

FIRST AMENDMENT
to
DEVELOPMENT PLAN
for
100 HOOD PARK DRIVE
within
PLANNED DEVELOPMENT AREA NO. 51

Dated: _____, 2019

Pursuant to Section 3-1A and Article 80, Section 80C-7 of the Zoning Code of the City of Boston (the “Zoning Code”), this amendment constitutes the First Amendment to Development Plan for 100 Hood Park Drive, Charlestown, within Planned Development Area No. 51 (“First PDA Amendment”).

- A. The Original Development Plan. On March 15, 2018 the Boston Redevelopment Authority, doing business as the Boston Planning and Development Agency, approved a Development Plan for 100 Hood Park Drive within Planned Development Area No. 51 (the “Original Development Plan”) for the property located at 100 Hood Park Drive in the Charlestown neighborhood of Boston, which was adopted by the Boston Zoning Commission on April 11, 2018, and approved by the Mayor of the City of Boston on April 13, 2018. The project described in the Original Development Plan consisted of the construction of a new mixed-use building to contain up to 990 on-site garage parking spaces, approximately 25 garage bicycle spaces, approximately 15 outdoor bicycle spaces, with approximately 75,000 square feet of ground and second floor restaurant, retail, laboratory and lobby space (the “Original Project”).
- B. First PDA Amendment. As a result of further refinements to the design of the Original Project, the number of garage parking spaces has been reduced from up to 990 to up to 872 parking spaces and the ground and second floor restaurant, retail, laboratory and lobby space has increased from approximately 75,000 square feet to approximately 100,700 square feet for restaurant, retail, laboratory, service, and other commercial uses and lobby space (“Current Project”).

The Original Development Plan hereby is amended by this First PDA Amendment as follows:

1. In Section 1, **PLANNED DEVELOPMENT AREA DEVELOPMENT PLAN**, the first paragraph is deleted and replaced with the following:

PLANNED DEVELOPMENT AREA DEVELOPMENT PLAN: On _____, 2019 the Boston Redevelopment Authority, doing business as the Boston Planning and Development Agency (the “Authority”) approved an Amended and Restated Planned Development Area Master Plan for Planned Development Area No. 51 (the “PDA Master Plan”) pursuant to Article 3, Section 3-1A and Article 80, Section 80C of the Boston Zoning Code (the “Code”) for Hood Park (the “Development”). Capitalized terms used herein without definition which are defined in the PDA Master Plan shall have the meanings ascribed to them therein.

2. In Section 1, **PLANNED DEVELOPMENT AREA DEVELOPMENT PLAN**, the fourth paragraph is deleted and replaced with the following:

In accordance with Article 3, Section 3-1A of the Code and Article 80, Section 80C, this development plan sets forth information of the construction of a new building to contain up to 872 on-site garage parking spaces, approximately 25 garage bicycle spaces and approximately 15 outdoor bicycle spaces, with approximately 100,700 square feet of ground and second floor restaurant, retail, laboratory, service, other commercial and lobby space fronting on Hood Park Drive, a private roadway to be constructed off of Rutherford Avenue (the “Project”). The Project is located on a portion of an approximately twenty-acre site, the former Hood Dairy Plant, located on the east side of Rutherford Avenue in the Charleston section of Boston, Suffolk county, Massachusetts (the “Site”) within a Special Purpose Overlay Planned Development Area (“PDA”). The Project will be located on a vacant portion of the Site that was most recently used for surface parking.

3. In Section 4, **PROPOSED LOCATION AND APPEARANCE OF STRUCTURE**, the first paragraph is deleted and replaced with the following:

PROPOSED LOCATION AND APPEARANCE OF STRUCTURE: The Project consists of the development of a new building located at 100 Hood Park Drive, a private street that leads from Rutherford Avenue that will be constructed as part of the Project. The Project Site was formerly used as a surface parking area for approximately 241 vehicles. The Project will be seven (7)

stories and up to 95 feet in building height and contain approximately 448,000 square feet (which includes parking garage area) for use for up to 872 parking spaces and 100,700 square feet of restaurant, laboratory, retail, service, and other commercial uses. The ground floor will also contain lobby and circulation spaces. The Project will also include landscaping on the Project Site.

4. Section 6, Proposed Uses of the Site and Structure is amended to include service uses.

5. Section 8, Proposed Density and Zoning, the first paragraph is deleted and replaced with the following:

8. **PROPOSED DENSITY AND ZONING**: This Development Plan provides for an overall FAR for the Project Site of 0.116 based upon the ratio of approximately 100,700 square feet of gross floor area of the Project (excluding parking areas) to the total Site area of approximately 867,878 square feet, which may be subject to change depending upon the final calculation of “gross floor area,” “floor area ratio,” and “lot area.” The Project is located with the PDA Master Plan, which provides that the density of the entire Development will not exceed a total proposed density of 2.0 FAR. As required by the PDA Master Plan, an analysis of the gross floor area on the Site, including all previously completed and then proposed Projects, indicating the resulting FAR is attached hereto as Appendix C and incorporated herein by this reference.

6. Section 12, Article 80B, Large Project Review, is deleted and replace with the following:

12. **ARTICLE 80B, LARGE PROJECT REVIEW**. The undertaking of the Development (including without limitation the Project) has been subject to Large Project Review by the Authority. In accordance with the requirements set forth in Section 80B, the Developer caused to be filed a Project Notification Form dated April 18, 2000 (the “PNF”), a Supplementary Response to Comments document dated June 27, 200 (the “Response”). On June 11, 2001, the Authority issued its Scoping Determination waiving further review of the Development under Article 80, Section 80B. On September 14, 2018 the Developer caused to be filed Notice of Project Change dated September 14, 2018 (the “NPC”). A Supplemental Information filing was made on November 21, 2018. On _____, the Director of the Authority issued is determination waiving further review of the Development under Article 80, Section 80A (the “Determination,” together with the PNF, Response, NPC and

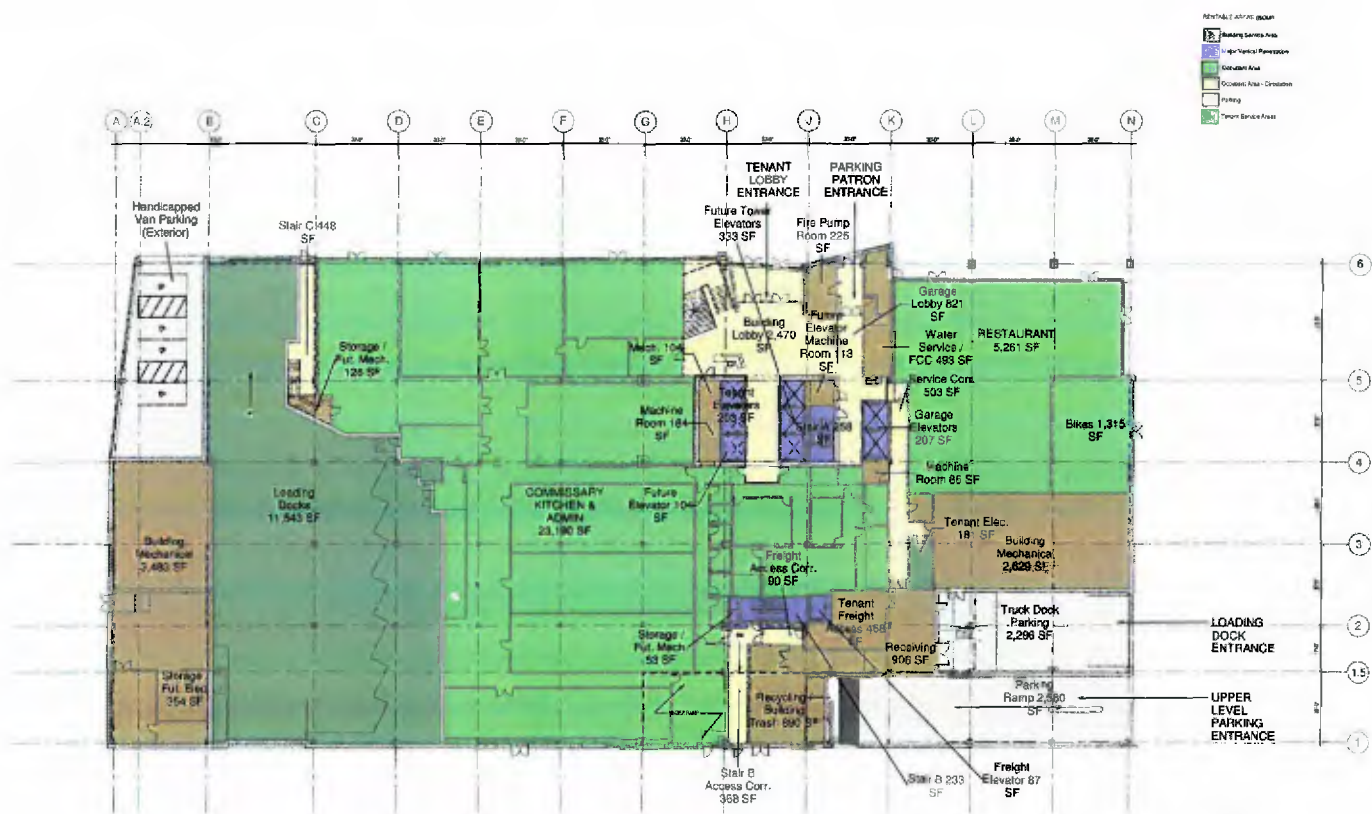
Supplemental Information filing, the “Article 80B Documents”). The Project shall comply with the provision of Article 37 of the Code, Green Buildings.

7. Appendix A containing the Project Plans is amended by deleting the Ground Floor Plan and inserting the First Floor Plan attached hereto as Exhibit A.
8. Appendix C containing the Interim FAR Calculation is deleted and replaced with Exhibit B attached hereto.
9. Except as amended by Sections 1 through 8 of this First PDA Amendment, the Original Development Plan remains unmodified and in full force and effect.

Exhibit A

Revised First Floor Plan

To be inserted into Appendix A



FIRST FLOOR AREA PLAN

100 HOOD PARK GARAGE - TENANT FITOUT

Exhibit B

Revised Appendix C

Appendix C

Interim FAR Calculation

Total Lot Area of Site:	867,878 square feet
Gross Floor Area of Existing Buildings:	454,562 square feet
Additional Gross Floor Area 50 Hood Park Drive (U/C)	161,283 square feet
Total Gross Floor Area of Existing and Under Construction Buildings	615,845 square feet
Additional Gross Floor Area 100 Hood Park Drive	100,700 square feet
Total Gross Floor Area	716,545 square feet
FAR:	0.826

Note: All figures are approximate