

BOSTON REDEVELOPMENT AUTHORITY  
FOURTH AMENDMENT TO MASTER PLAN  
for  
PLANNED DEVELOPMENT AREA NO. 51  
HOOD PARK

\_\_\_\_\_, 2018

This Fourth Amendment to the Master Plan for Planned Development Area No 51, Hood Business Park hereby amends the Master Plan for Planned Development Area No 51, Hood Business Park, October 12, 2000, approved by the Boston Redevelopment Authority (“Authority”) on October 12, 2000, adopted by the Zoning Commission on October 20, 2000, and approved by the Mayor of the City of Boston on October 20, 2000, as amended by First Amendment to the Master Plan For Planned Development Area No. 51, Hood Business Park, May 28, 2008, approved by the Authority on April 29, 2008, adopted by the Zoning Commission on May 28, 2008, and approved by the Mayor of the City of Boston on May 29, 2008, the Second Amendment to Master Plan for Planned Development Area No. 51, Hood Business Park, March 13, 2014, approved by the Authority on March 13, 2014, adopted by the Zoning Commission on April 9, 2014, and approved by the Mayor of the City of Boston on April 16, 2014; and Third Amendment to Master Plan for Planned Development Area No. 51, Hood Business Park, March 13, 2014, approved by the Authority on November 17, 2016, adopted by the Zoning Commission on December 14, 2016, and approved by the Mayor of the City of Boston on December 16, 2016 (as amended, the “Master Plan”). Capitalized terms used herein without definition and which are defined in the Master Plan shall have the meanings ascribed to them therein.

The Master Plan is hereby amended as follows:

1. The paragraph entitled: “STATEMENT OF DEVELOPMENT CONCEPT” is amended by deleting the first paragraph and adding the following new paragraph:

The development concept for the site is to retain, rehabilitate, and enlarge the existing facilities on the Site, and to construct new office, residential, hotel, and

research and development buildings plus three new parking structures, resulting in an approximately 1,168,820 square foot mixed use development. At full build out, a total of nine structures will exist on the site and parking capacity will be provided for up to 1,765 vehicles, approximately 1,638 in parking garages and approximately an additional 127 surface parking spaces. By maintaining the majority of the existing buildings on the Site and proposing infill structures, the PDA Master Plan for the Site demonstrates how Boston's outmoded industrial building stock can be creatively and sensitively renovated and adapted to meet the needs of the regional economy. This concept for the Development is consistent with the Imagine Boston 2030 City of Boston Master Plan and the Boston Landmarks Commission's 1998 survey of industrial buildings, and the workshop conducted by the Boston Landmarks Commission to encourage the retention and adaptive reuse of such buildings.

2. The paragraph entitled: "PLANNING OBJECTIVES AND CHARACTER OF DEVELOPMENT" is amended by deleting the paragraph and adding the following new paragraph:

The planning objectives for the development of the Site are: (i) to create an appropriately-scaled active and vibrant mixed-use environment consistent with the Imagine Boston 2030 City of Boston Master Plan which meets the evolving needs of the Boston economy and growing population while preserving the essential character of the historic industrial buildings on the Site; (ii) to provide sufficient on-site and structured parking suitable for the needs of the Development; (iii) to provide for incidental, accessory, ancillary and auxiliary uses necessary and/or convenient to the commercial and residential uses on the Site: and (iv) to create a pedestrian friendly environment both within the Site and along its public edges. This PDA Master Plan allows for the retention and/or creation of the physical facilities to fulfill these planning objectives. Such objectives will enhance and improve the evolving Rutherford Avenue streetscape, the neighborhood in which the Site lies, and improve the Site as a neighbor to the residential neighborhood on the east side of Rutherford Avenue.

These objectives will be met by incorporation of the following principles in the design of the Development:

Design all buildings having frontage on Rutherford Avenue to establish an attractive streetwall and denote a gateway to the Site while confining the zone of taller buildings to the rearmost (westerly) portion of the site;

Strike the right balance between a degree of consistency in the physical characteristics of the scale, materials, and massing, necessary for the creation of a coherent neighborhood, while introducing variations in height, massing, and surface treatment;

Design parking garages that complement the buildings in Hood Park while displaying their own individual architectural character and providing active ground floor uses;

Create a street pattern that will serve the immediate development, and also be able to be connected to the City's existing street network. In this regard, design buildings in anticipation of the private interior roadways becoming true neighborhood streets and take advantage of opportunities to connect the Site to existing city streets to the north and south of the Site; and

Establish pedestrian connections to the Sullivan Square and Bunker Hill Community College MBTA stations, adjacent neighborhoods, and Rutherford Avenue.

The planning objectives of the development are consistent with the criteria specified in Article 62, Section 62-23 of the Code for the approval of planned development areas in the Zoning District. These include the diversification and expansion of Charlestown's economy and job opportunities through economic activity, such as private investment in...commercial uses, or research and development," as well as "improvements to the urban design characteristics and aesthetic character of the development site and its surroundings and the creation of new open space."

The conceptual plan for the Development is annexed hereto as Appendix B dated December 1, 2017, and incorporated herein by this reference (the "Site Master Plan").

3. The paragraph entitled: "**PROPOSED USES OF THE SITE**" is amended by adding the following uses:

- Theater
- Cinema
- Daycare
- Concert hall
- Ticket Sales
- Amusement game machines in commercial establishment

Auditorium  
Community Center  
Bowling Alley  
Billiard Parlor  
Restaurant with live entertainment not operating after 10:30 p.m.  
Restaurant with live entertainment operating after 10:30 p.m.  
Executive Suites  
Hotel  
Conference Center  
Bar  
Bar with Live entertainment  
Dance Hall  
Research Lab  
Product and Prototype development  
Restaurant  
Large Take-out Restaurant  
General Retail Business

Accessory and Ancillary Uses, which shall not be subject to Article 10 of the Code including, without limitation, the following:

Accessory Parking  
Accessory Outdoor Cafe  
Accessory Storage of flammable liquids and gases,  
both small and large  
Accessory Keeping of Honey Bees

In addition to the foregoing, the following uses and activities, defined in Article 86 of the Code, shall be permitted in accordance with the provisions of Article 86:

Wireless Communication Equipment, including without limitation Equipment Mounting Structures, may be installed on the Project.

4. The paragraph entitled: “**PROPOSED PHASING OF CONSTRUCTION**” is further amended as follows:

**520 Rutherford Avenue; Garage P1** is deleted and the following is substituted:

***100 Hood Park Drive (formerly known as 520 Rutherford Avenue); Garage P1 (Phase Two, Year Complete 2020).*** The construction of a new building containing approximately 218,130 gross square feet, together with a parking garage for up to 990 vehicles and approximately 75,000 of active first and second floor uses including but not limited to restaurant, retail, laboratory, office or other active uses. To maintain the required number of parking spaces for the entirety of the Development, Garage P1 may be constructed prior to the development of 520 Rutherford Avenue.

550 Rutherford Avenue; Garage P3 is deleted and the following is substituted:

***550 Rutherford Avenue; Garage P3 (Phase Three, Year Complete 2025).*** The construction of a new building containing approximately 27,160 gross square feet, together with a parking garage for approximately 495 vehicles.

and said paragraph is further amended by substituting the following new completion years for the Proposed Project as follows:

***570 Rutherford Avenue; Garage P2, (Phase Four, Year Complete 2030<sup>5</sup>)***

**Landscape Components** is deleted and the following is substituted:

**Landscape Components:**

The Development's landscape program will be phased to correspond to the development schedule for the Proposed Projects. Each Proposed Project in the Development will provide sufficient amount of landscaping to create a completed environment for such phase (the "Landscape Phase"). A conceptual allocation of the Development's landscape improvements to each of the Proposed Projects' Landscape Phase is annexed hereto as Appendix C dated December 1, 2017 and incorporated herein by reference.

**5. Amendments to name of Planned Development Area No. 51 and Owner of the Site.** The name of Planned Development Area No. 51 shall be changed from Hood Business Park to Hood Park. The Owner of the Site is Hood Park LLC (formerly known as Hood Business Park LLC).

Except to the extent amended by Sections 1, 2, 3, 4, and 5 of this Fourth Amendment, the Master Plan is hereby ratified and confirmed.

