

October 1, 2019 VIA

HAND DELIVERY

Brian P. Golden
Boston Redevelopment Authority
City Hall, 9th Floor
Boston, MA 02201

Re: Notice of Project Change
6 Stack Street, Charlestown
Planned Development Area No. 51, Hood Park

Dear Director Golden:

Please accept this letter as a Notice of Project Change under Article 80, Section 80A-6 and Section 80C-7 of the Boston Zoning Code (“Code”) submitted by Hood Park, LLC (the “Proponent”) in connection with the project located at 6 Stack Street, Charlestown (the “Project Site”). On March 14, 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 in Charlestown (the “Development”). The PDA plan describes a series of projects to be undertaken within Hood Park, with the projected square footages for the various project components approved in the PDA Master Plan totaling approximately 1,735,501 square feet of FAR area.

This NPC includes an Appendix including updated Hood Park Revised Building Program chart, updated Hood Park Area, Use, Parking and Height Summary diagram and a 6 Stack and Stack Park design submission package.

The PDA Master Plan includes 6 Stack Street (the "Project") which was proposed as a bike service facility with a maximum FAR area of 1,000 square feet of the 1,735,501 square feet proposed on the Project Site. At the time of the Master Plan filing and approval the Proponent anticipated that bicycle parking facilities would be exempt from FAR calculations as is the case for vehicle parking space.

During the design process the Proponent elected to include 241 bike parking racks within the 6 Stack Street project concept as well as locker and shower facilities for Hood Park tenant employees and public restrooms for community members utilizing the adjacent Stack Street Park. The area of the building not allocated to bike parking was limited to 924 square feet. The bike parking area was designed as 2,988 square feet to accommodate this important transit mitigation amenity.

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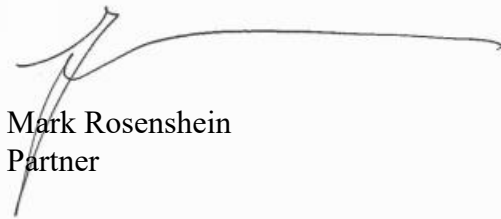
The Proponent has been advised that bicycle parking area is not exempt from FAR calculations, similar to vehicle parking areas, and therefore 6 Stack Street would be calculated as including the total 3,912 square feet of area as FAR space. This results in a required increase in the approved Master Plan FAR allocation for 6 Stack Street from 1,000 square feet to 3,912 square feet of FAR area. The maximum allowed FAR for a PDA in the Charlestown neighborhood is 2.0. The lot area for Hood Park is 897,802 square feet resulting in a total allowed FAR area of 1,795,604 square feet. As the Master Plan only utilized 1,735,501 square feet, a modification to increase the 6 Stack Street area by 2,912 square feet resulting in a total FAR area of 1,738,413 would not result in the total project FAR exceeding the Zoning limit of 2.0.

Based on the above, the proposed total square footages of the various components described in the PDA Master Plan will increase by 2,912 square feet. This increase in the 6 Stack Street Development Plan and in the PDA Master Plan shall be further described in a proposed Sixth (6th) Amendment to the Master Plan for Planned Development Area No. 51, to be filed with the Authority in the month of October 2019.

This Notice of Project Change is being filed to seek the Authority's determination that the above describes changes do not constitute material changes and that there are no increases, significant or otherwise, in the impacts of the proposed changes that would warrant further review of the Proposed Project by the Authority under Article 80B of the Code.

We look forward to working with the Authority during Its continuing review of the Proposed Project.

Very Truly Yours;
Trademark Partners LLC

A handwritten signature in black ink, appearing to read 'Mark Rosenshein', with a long horizontal flourish extending to the right.

Mark Rosenshein
Partner

Cc: Paula Devereaux, Pierce Atwood LLP
Chris Kaneb, Hood Park LLC

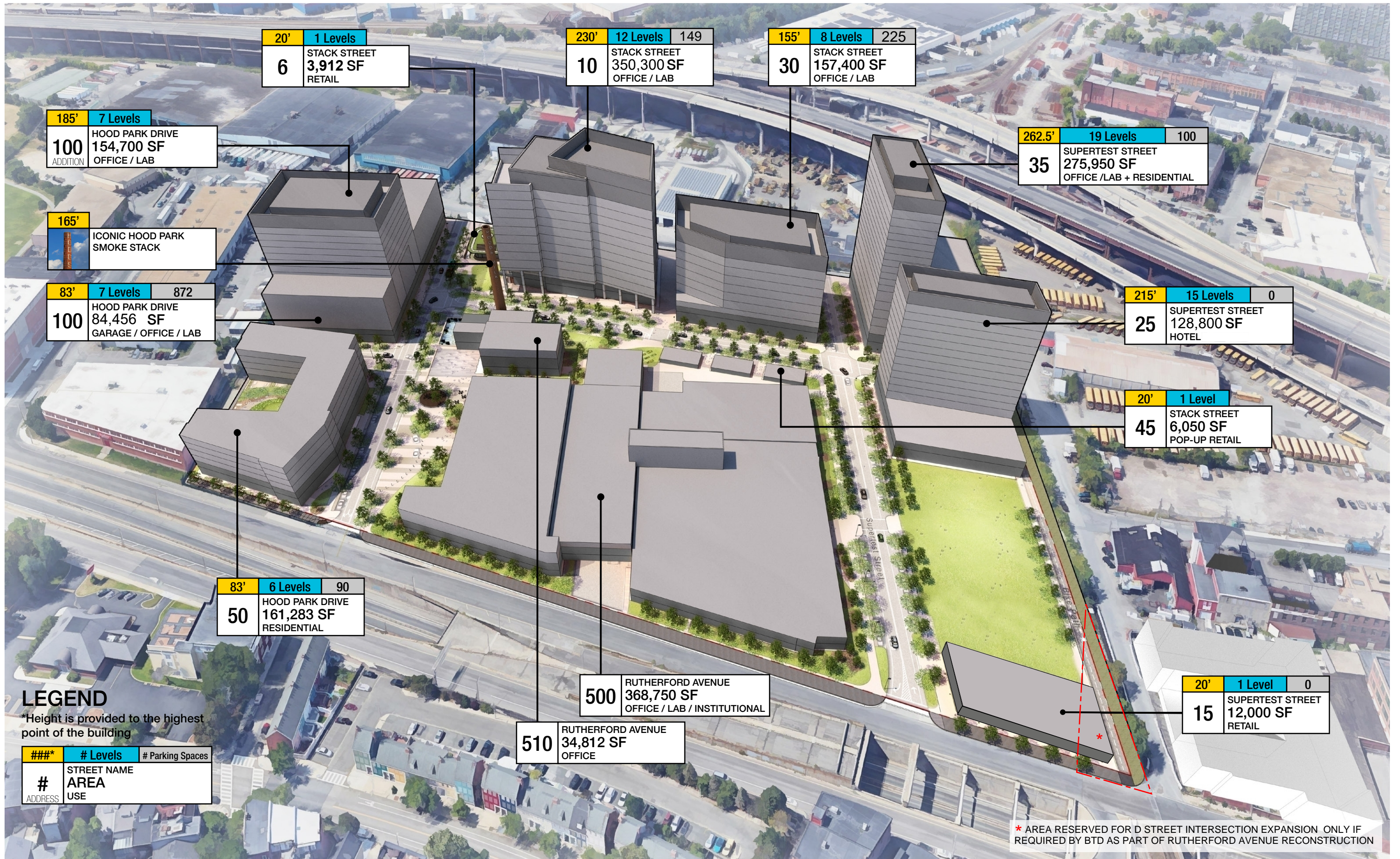
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APPENDIX A

Revised Building Program Chart, Updated Hood Park Area, Use, Parking and Height Summary diagram and 6 Stack and Stack Park Proposed Design Package.

Table 1-2 REVISED Proposed Building Program

Building	Size (sf)	Height(feet)	Primary Use	Parking Spaces
Existing Buildings				
500 Rutherford Avenue	368,750	50	Office	
510 Rutherford Avenue	34,812	50	Office	
570 Rutherford Avenue	51,000	50	Office	
50 Hood Park Drive	161,283	75	Residential	90
100 Hood Park Drive	84,456	83	Office/Lab	872
Proposed Buildings				
6 Stack Street	3,912	20	Retail	
10 Stack Street	350,300	232	Office/Lab	149
100 Hood Park Drive (Addition)	154,700	185	Office/Lab	
570 Rutherford Avenue (Demolition)	-51,000			
30 Stack Street	157,400	155	Office/Lab	225
45 Stack Street	6,050	20	Pop-up Retail	
35 Supertest Street	275,950	262.5	Office/Residential	100
25 Supertest Street	128,800	215	Hotel	
15 Supertest Street	12,000	20	Retail	
Street Parking Spaces				28
Totals	1,738,413			1,464
Total Lot Area	897,802			
Maximum FAR	1.999			



Area, Use, Parking, and Height Summary

Hood Park Master Plan—Charlestown, MA







6 STACK STREET

Height: 21'-0"

Area: 17,168 SF

- Program:
- 241 bike parking spaces
 - Locker and shower facilities
 - Bicycle retail space (924 SF)
 - Public restrooms

Setbacks: 10'-0"
(Boston Complete Streets)

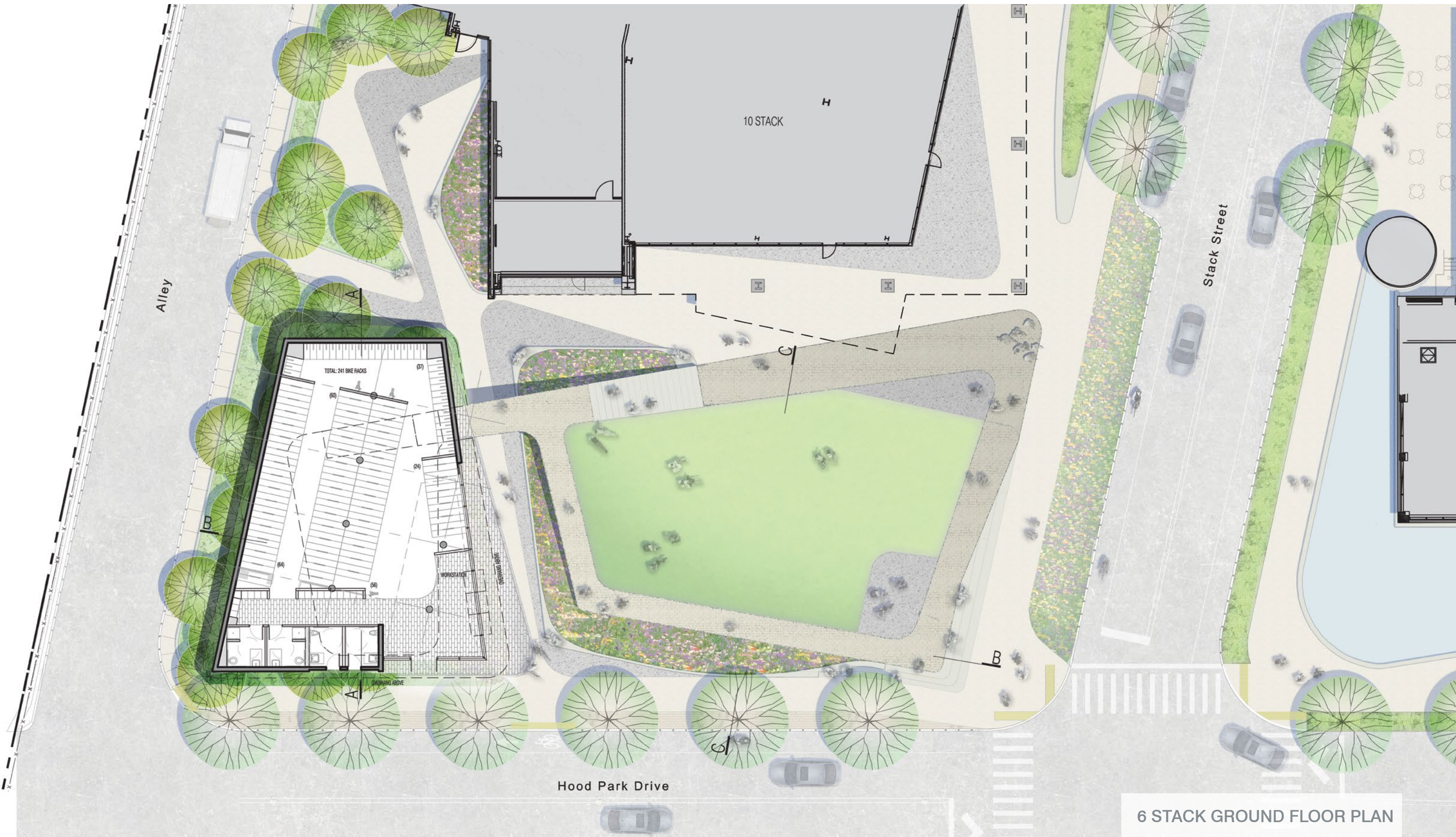
Project FAR area: 3,912 SF

PDA Master Plan FAR area:
1,738,413 SF

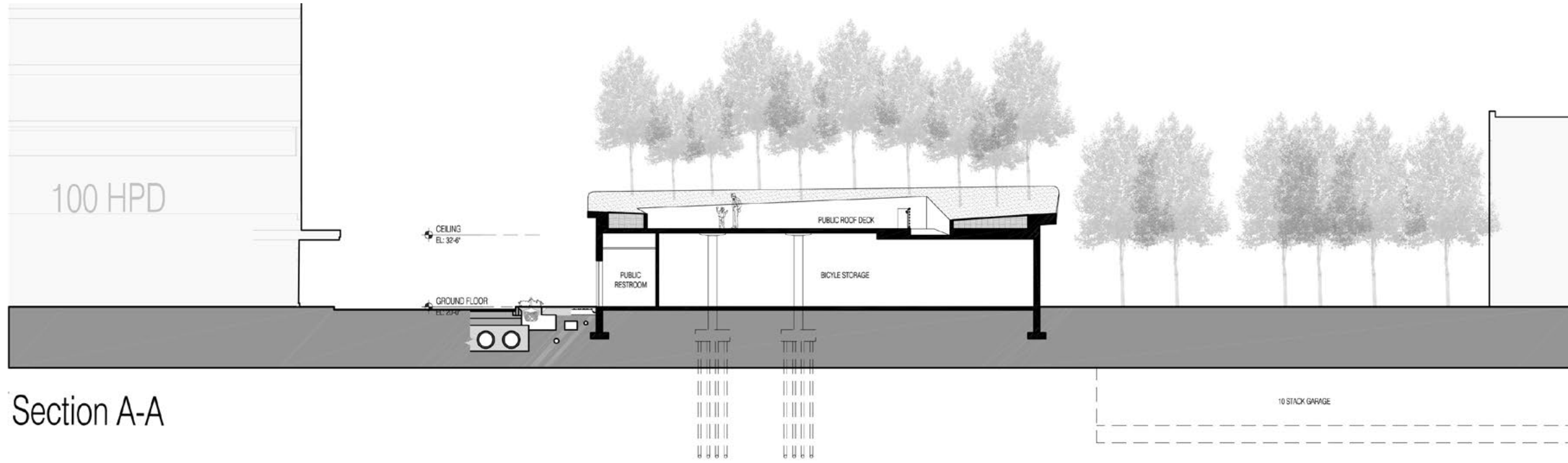
PROPOSED STREETScape



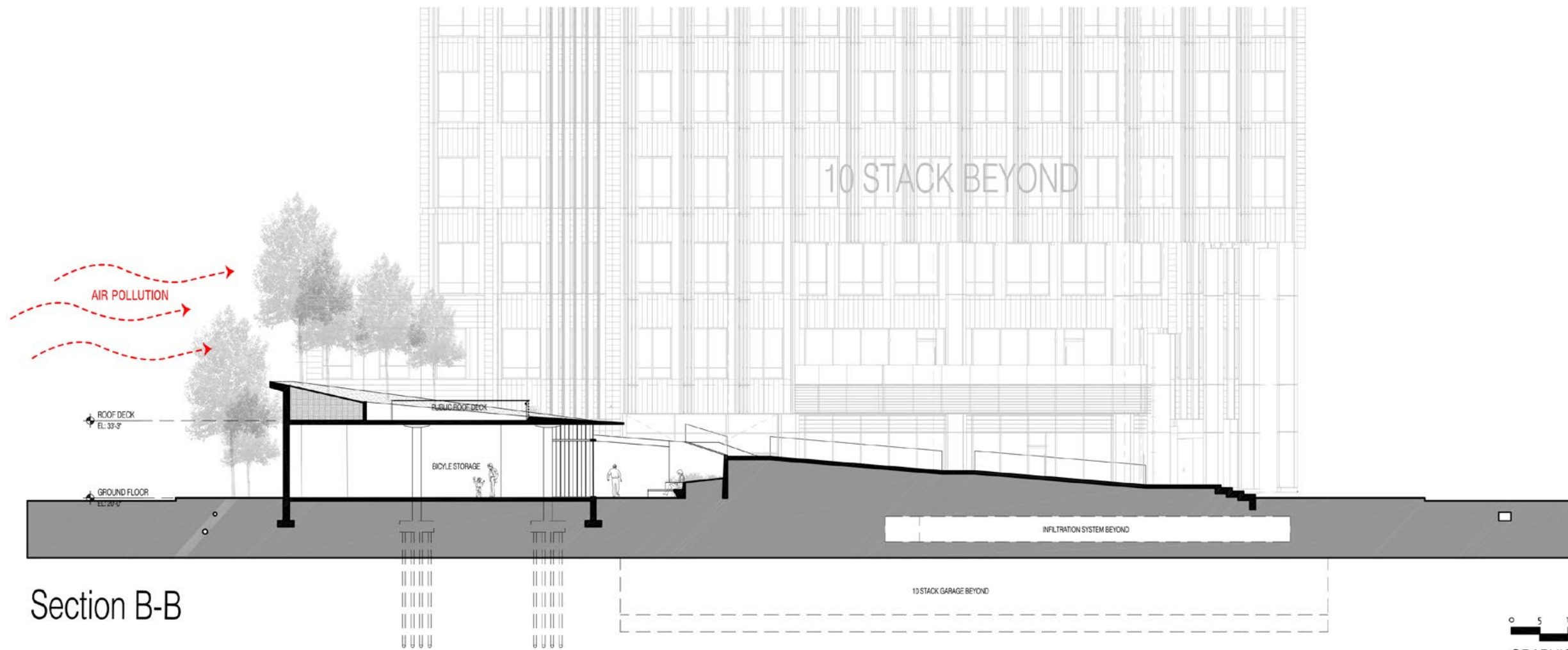
6 STACK ROOF PLAN



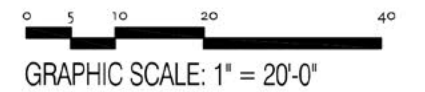
6 STACK GROUND FLOOR PLAN

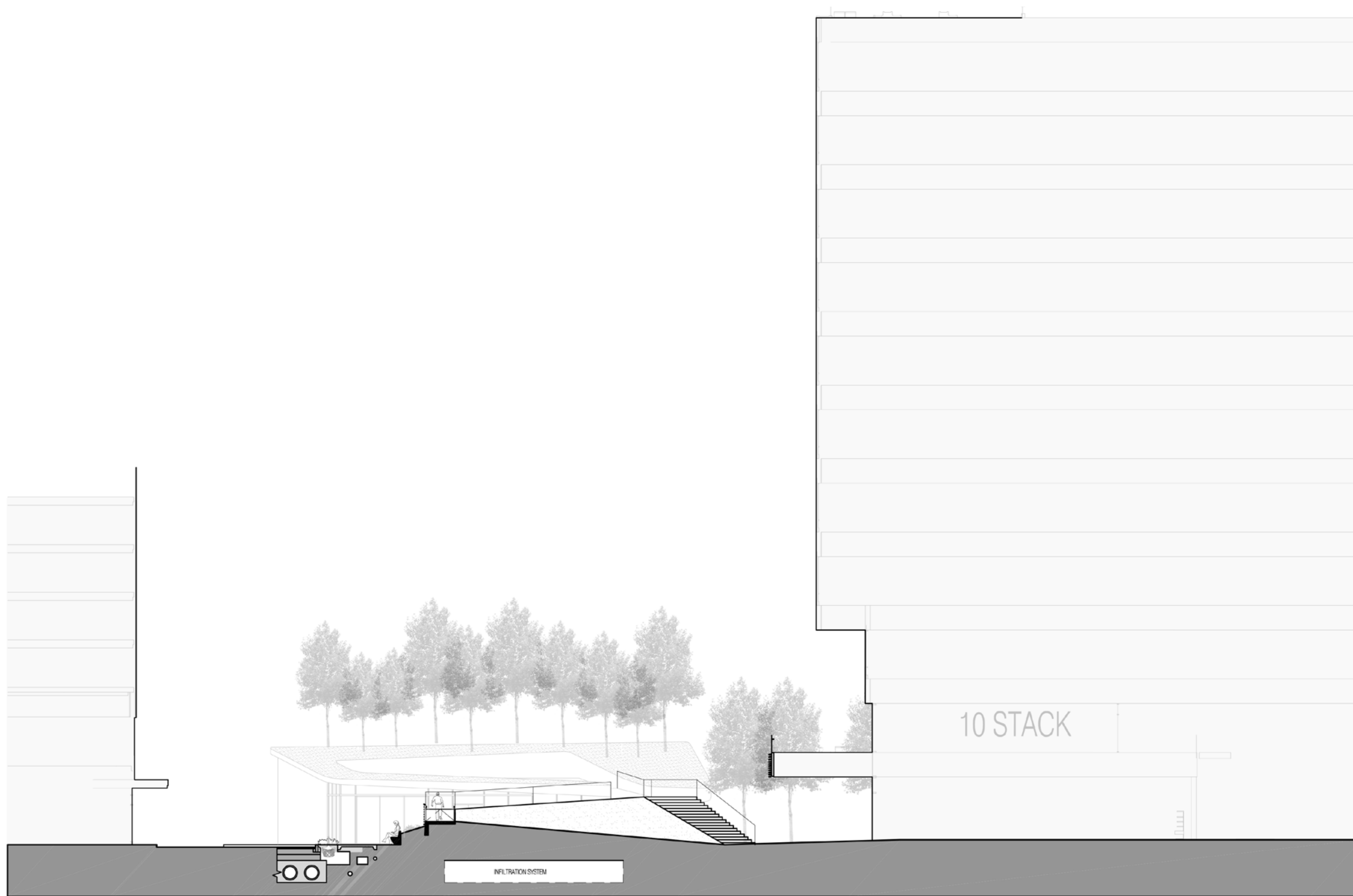


Section A-A

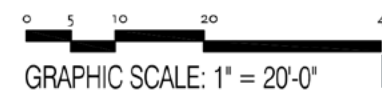


Section B-B





Section C-C









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