

**BOSTON REDEVELOPMENT AUTHORITY**  
**FIRST AMENDMENT TO AMENDED AND RESTATED MASTER PLAN**  
**For**  
**PLANNED DEVELOPMENT AREA NO. 51**  
**HOOD PARK**  
**\_\_\_\_\_ , 2019**

This First Amendment to the Amended and Restated Master Plan for Planned Development Area No. 51 Hood Park (“First Amendment”) hereby amends the Amended and Restated Master Plan for Planned Development Area No. 51, Hood Park, dated March 14, 2019, approved by the Boston Redevelopment Authority on March 14, 2009, adopted by the Zoning Commission on April 10, 2019, and approved by the Mayor of the City of Boston on April 11, 2019 (“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 **Table 1-2 Proposed Building Program** and substituting in its place **Table 1-2 REVISED Proposed Building Program** attached hereto as EXHIBIT A.

2. The paragraph entitled: “**PROPOSED PHASING OF CONSTRUCTION**” is amended by deleting under the sub-paragraph heading “**New Construction Components**” the subsection entitled **6 Stack Street**. and inserting in its place the following:

**6 Stack Street (Phase IIA, Year Complete 2021<sup>4</sup>)**. The construction of a new approximately 3,912 sf building not exceeding a height of 20 feet for retail, service and amenity uses along with bicycle spaces.

3. By deleting Appendix B Site Master Plan and substituting as Appendix B the updated Site Master Plan attached hereto as EXHIBIT B.

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

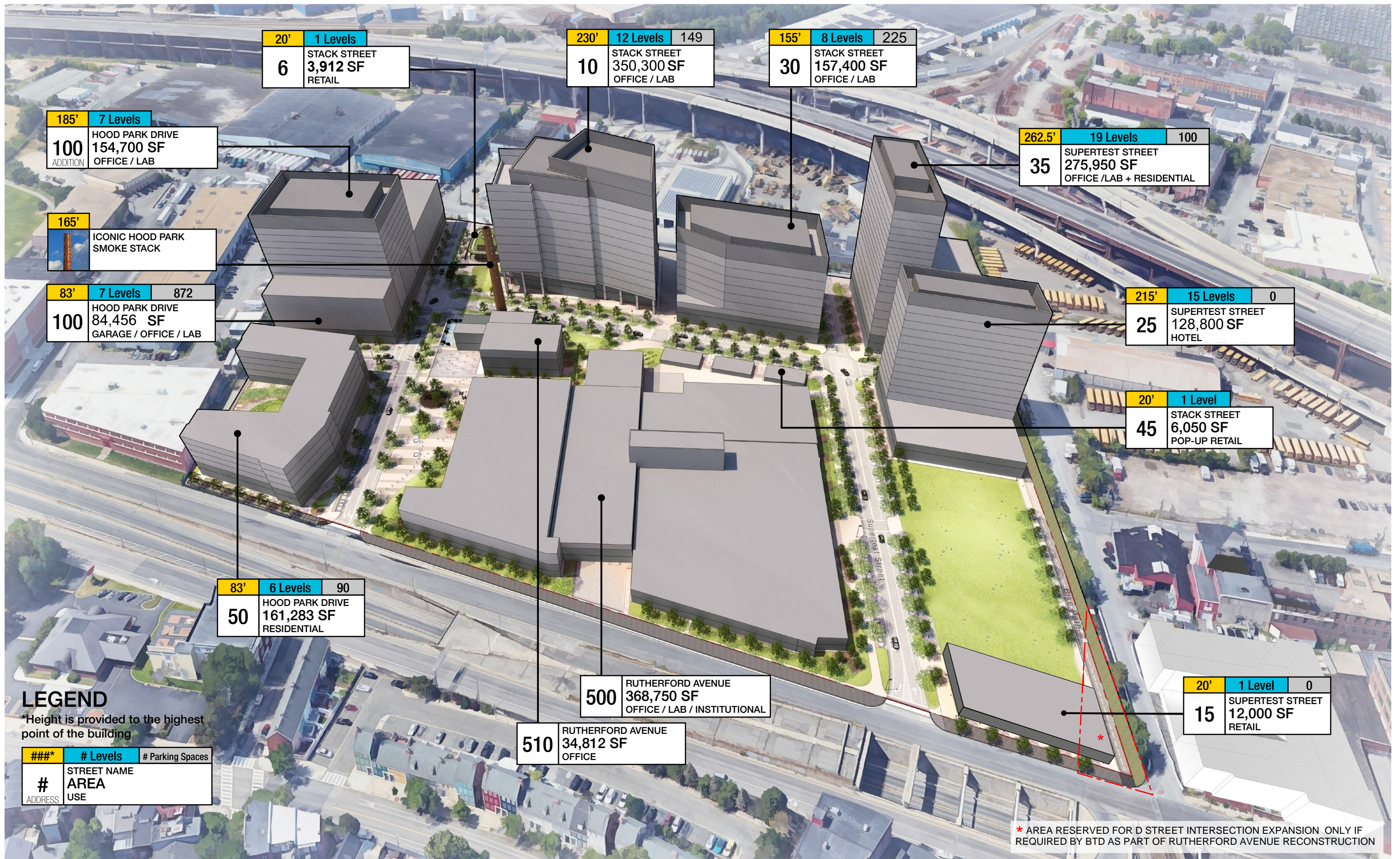
EXHIBIT A

**Table 1-2 REVISED Proposed Building Program**

<b>Building</b>	<b>Size (sf)</b>	<b>Height(feet)</b>	<b>Primary Use</b>	<b>Parking Spaces</b>
<b>Existing Buildings</b>				
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
<b>Proposed Buildings</b>				
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
<b>Totals</b>	<b>1,738,413</b>			<b>1,464</b>
<b>Total Lot Area</b>	<b>897,802</b>			
<b>Maximum FAR</b>	<b>1.999</b>			

EXHIBIT B  
SITE MASTER PLAN

DRAFT



# Area, Use, Parking, and Height Summary

Hood Park Master Plan—Charlestown, MA

