
SUPPLEMENTAL INFORMATION

HOOD PARK MASTER PLAN

Submitted to:
Boston Planning & Development Agency
One City Hall, 9th Floor
Boston, Massachusetts 02201

Submitted by:
Hood Park LLC
6 Kimball Lane
Lynnfield, Massachusetts 01940

Prepared by:
Trademark Partners LLC

In Association with:
Epsilon Associates, Inc.
SMMA
Elkus Manfredi Architects
Howard Stein Hudson
Haley & Aldrich, Inc.

FEBRUARY 27, 2019

1.0 SUPPLEMENTAL INFORMATION FILING

1.1 Introduction

This document is intended as supplemental information to the Hood Park Master Plan Notice of Project Change document, dated September 14, 2018 and filed with the Boston Planning and Development Agency (BPDA). The purpose of this submission is to update the proposed Master Plan diagram notations regarding individual Development Plan FAR areas, heights, additional building locations and sizes, and relationships between proposed buildings.

1.2 Submission Intent

This information is being updated to reflect adjustments to the previously submitted master plan information as a result of community, agency and commission input and is intended to reflect the final configurations agreed to by the development team as a result of the permitting process.

1.3 Master Plan Revisions

The following details were modified or updated on the attached Master Plan diagram & chart:

- 1) The total FAR area associated with the 100 Hood Park Drive garage was reduced to reflect final design dimensions for the retail, lobby and office / lab areas accounted for as part of the FAR calculation for 100 Hood Park Drive.
- 2) 6 Stack Street was added as a new, 1,000 square foot FAR area retail / amenity building immediately south of 10 Stack Street and at the western end of Stack Street Park.
- 3) 10 Stack Street FAR area was updated to 350,300 FAR square feet to reflect the final volume as determined through the BCDC process.
- 4) 10 and 30 Stack Street were modified to provide a potential opportunity for public access space between the two buildings, subject to final configuration and design of 30 Stack Street and reconciliation of the proposed system components associated with the District Energy Micro-Grid policy initiative agreements coordinating mechanical and energy systems between the two structures.
- 5) The number of levels, the total height and the total FAR area for 25 Supertest were modified to 215 feet of maximum height, 128,800 FAR square feet and 15 levels of hotel program.
- 6) An area at the northeast corner of Hood Park was designated as potentially reserved for utilization as part of the intersection work at D Street and Rutherford Avenue, if required, to accommodate necessary lanes and alignments. This area will not reduce the 1 acre area designated for Hood Green but may result in a reduced area for 12 Superstest

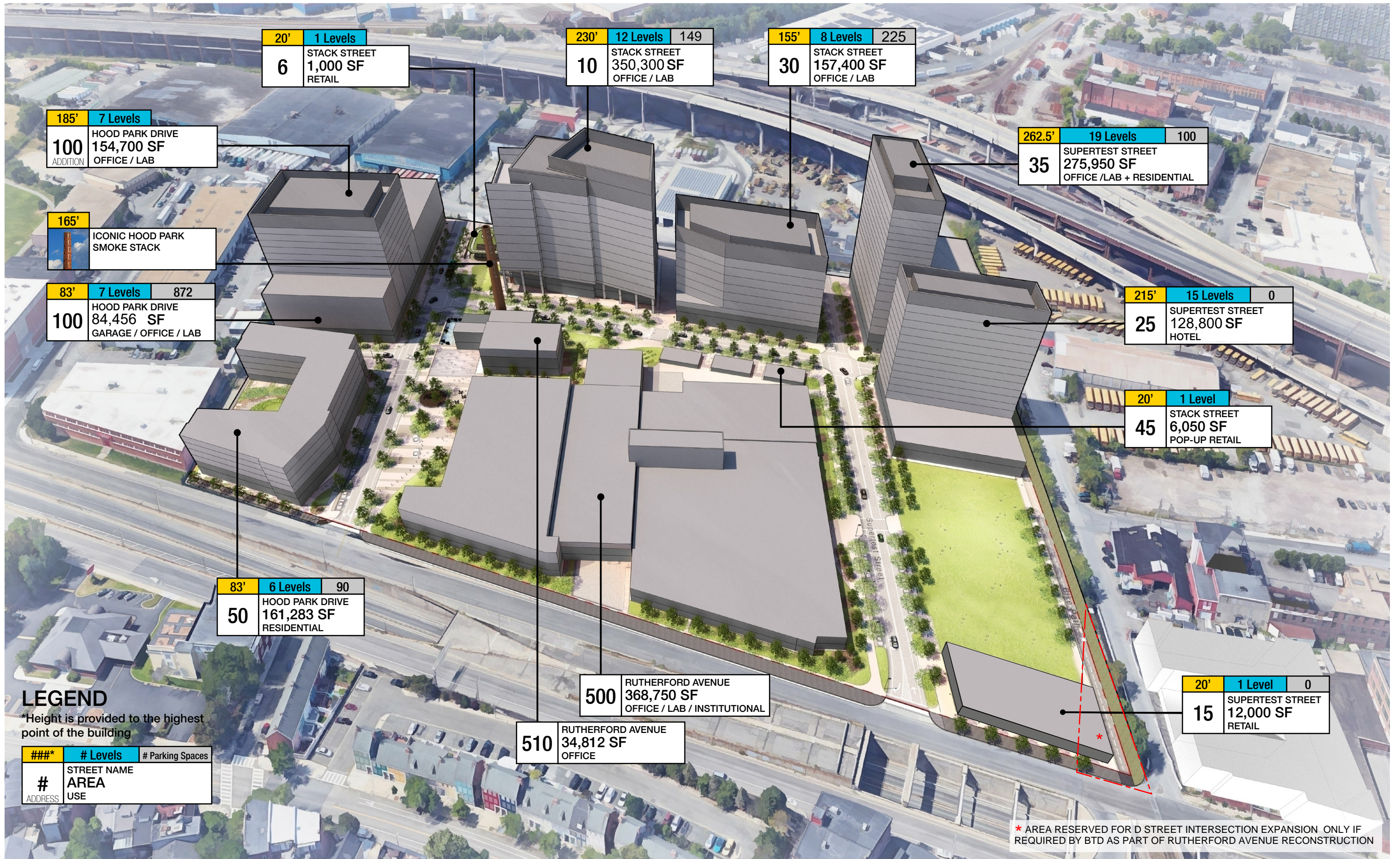
Street, in which case this reduced FAR area would be reallocated to other Development Plan projects on the property as appropriate.

- 7) The parking counts for 10 Stack Street, 30 Stack Street, 35 Supertest and 25 Supertest Development Plans were adjusted to reflect final design configurations proposed for these structures and the priority of reallocating parking out from under Hood Green. This revision will allow for greater ground water recharge at the Hood Green area.

The development team notes that the above modifications were in direct response to input from community members, agencies or commissions reviewing the project as part of the permitting process and have no impact on the total FAR area, which remains at 2.0 for the property at full build out.

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	1,000	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	1,735,501			1,464
Total Lot Area	897,802			
Maximum FAR	1.999			



Area, Use, Parking, and Height Summary

Hood Park Master Plan—Charlestown, MA

