

An architectural rendering of a modern building complex. The main building is a long, multi-story structure with a facade of vertical wooden slats. To the left, there's a taller building with a grid of windows. The foreground shows a paved area with trees, some with autumn-colored leaves, and small figures of people walking. The sky is a clear, light blue.

**COMMUNITY MEETING – JANUARY 10, 2018**

**100 Hood Park Drive**

Charlestown, MA



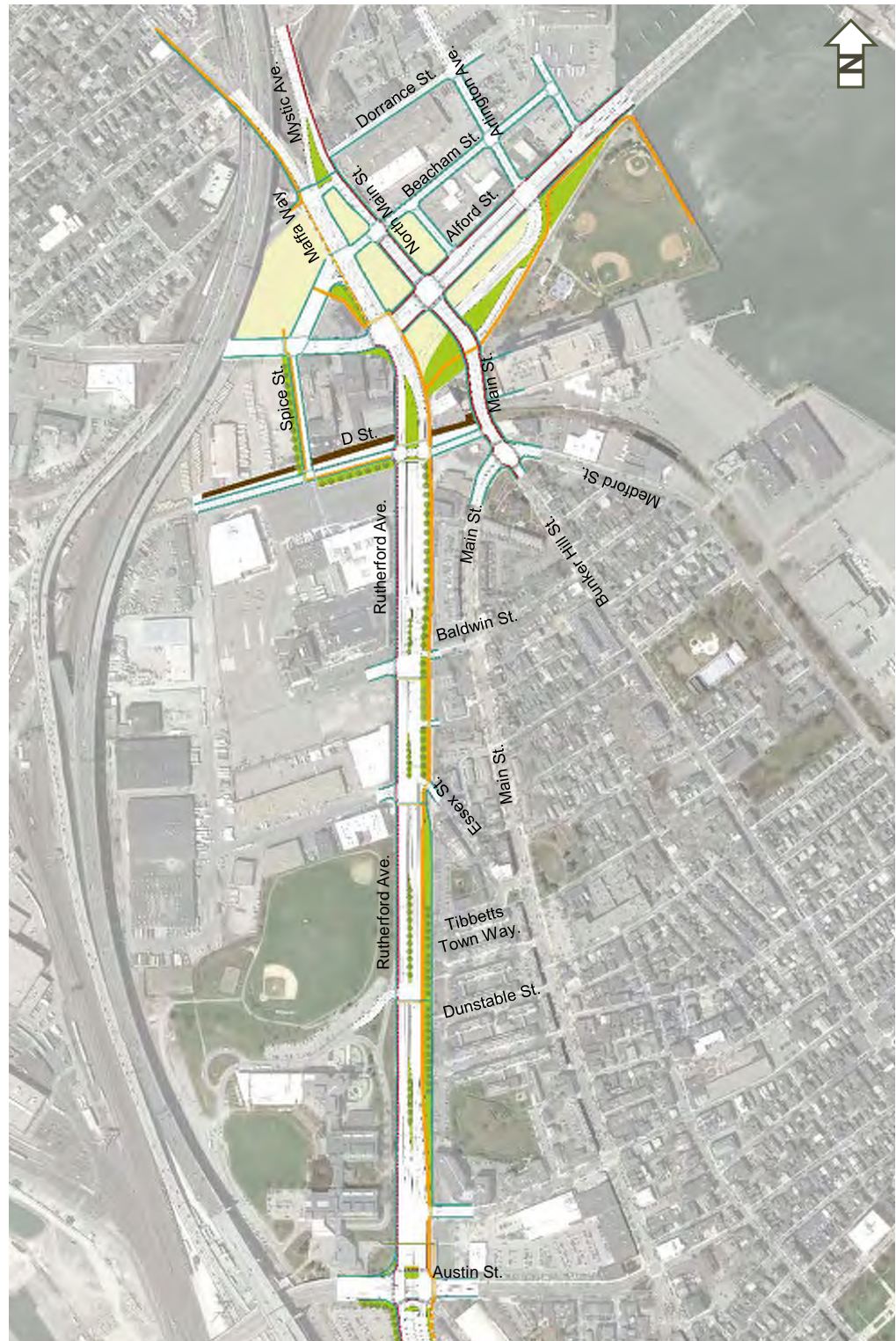
# EXISTING CONDITION...





# PROPOSED RUTHERFORD / SULLIVAN MODIFICATIONS

BTD PRESENTATION 11/17



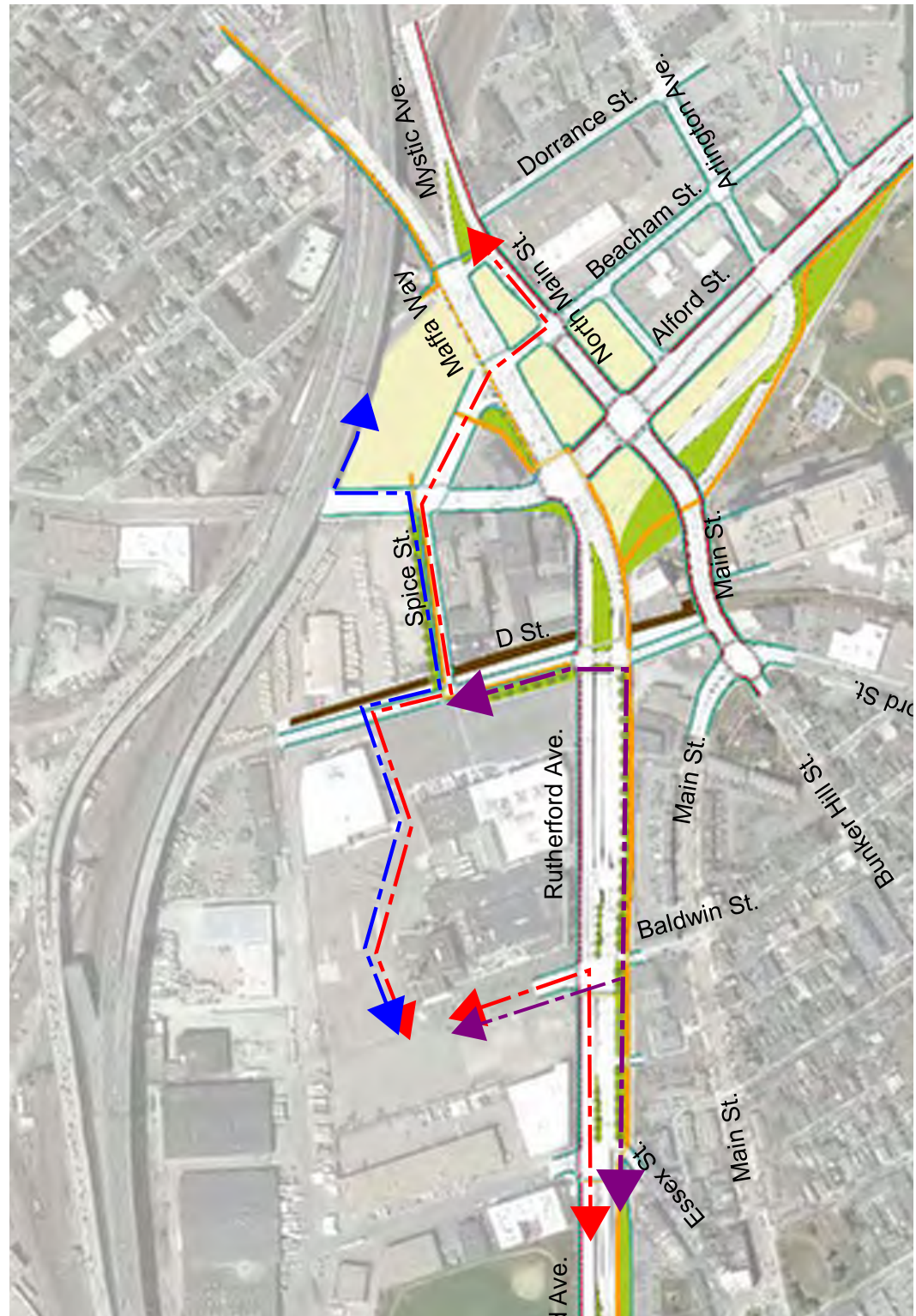


# PROPOSED RUTHERFORD / SULLIVAN MODIFICATIONS





# PROPOSED RUTHERFORD / SULLIVAN MODIFICATIONS





# PATH TO SULLIVAN STATION

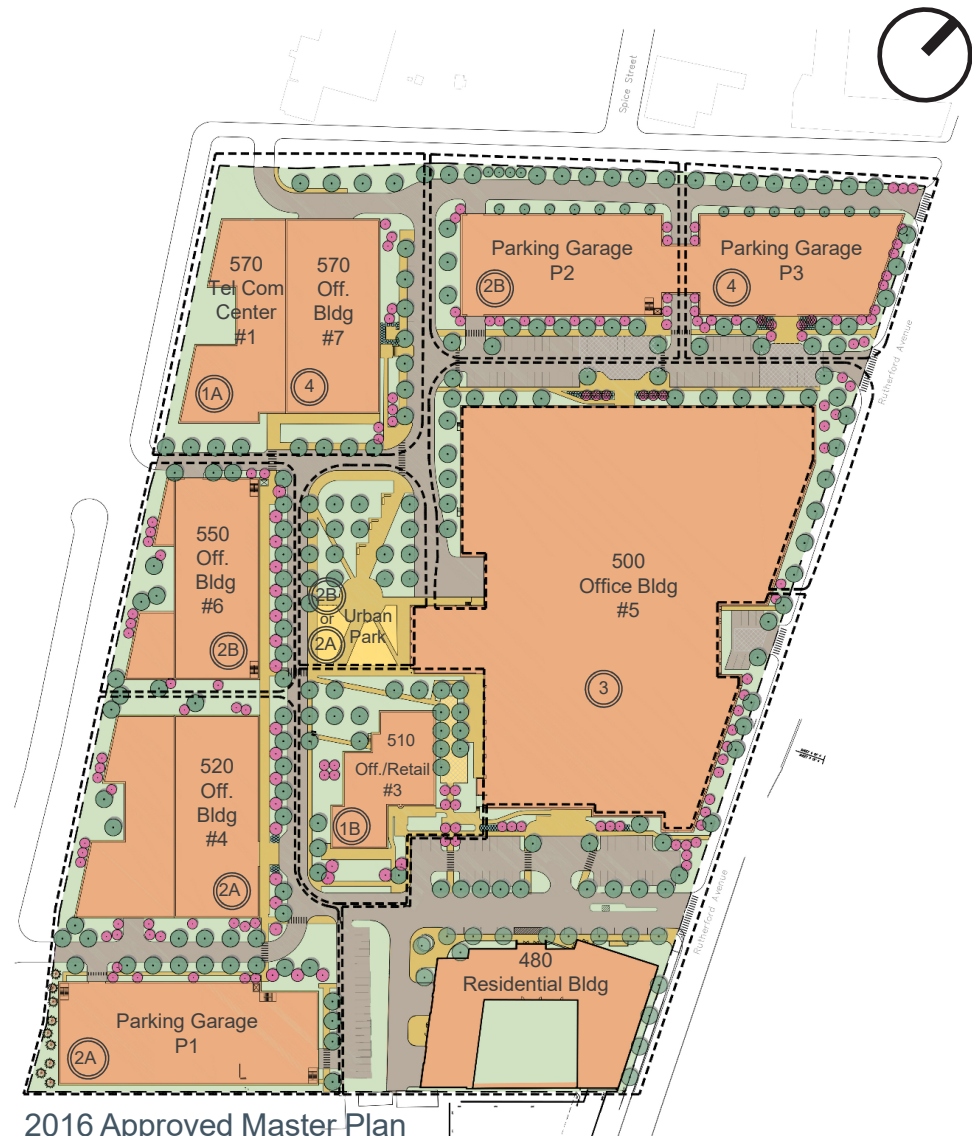




# REVISED MASTERPLAN



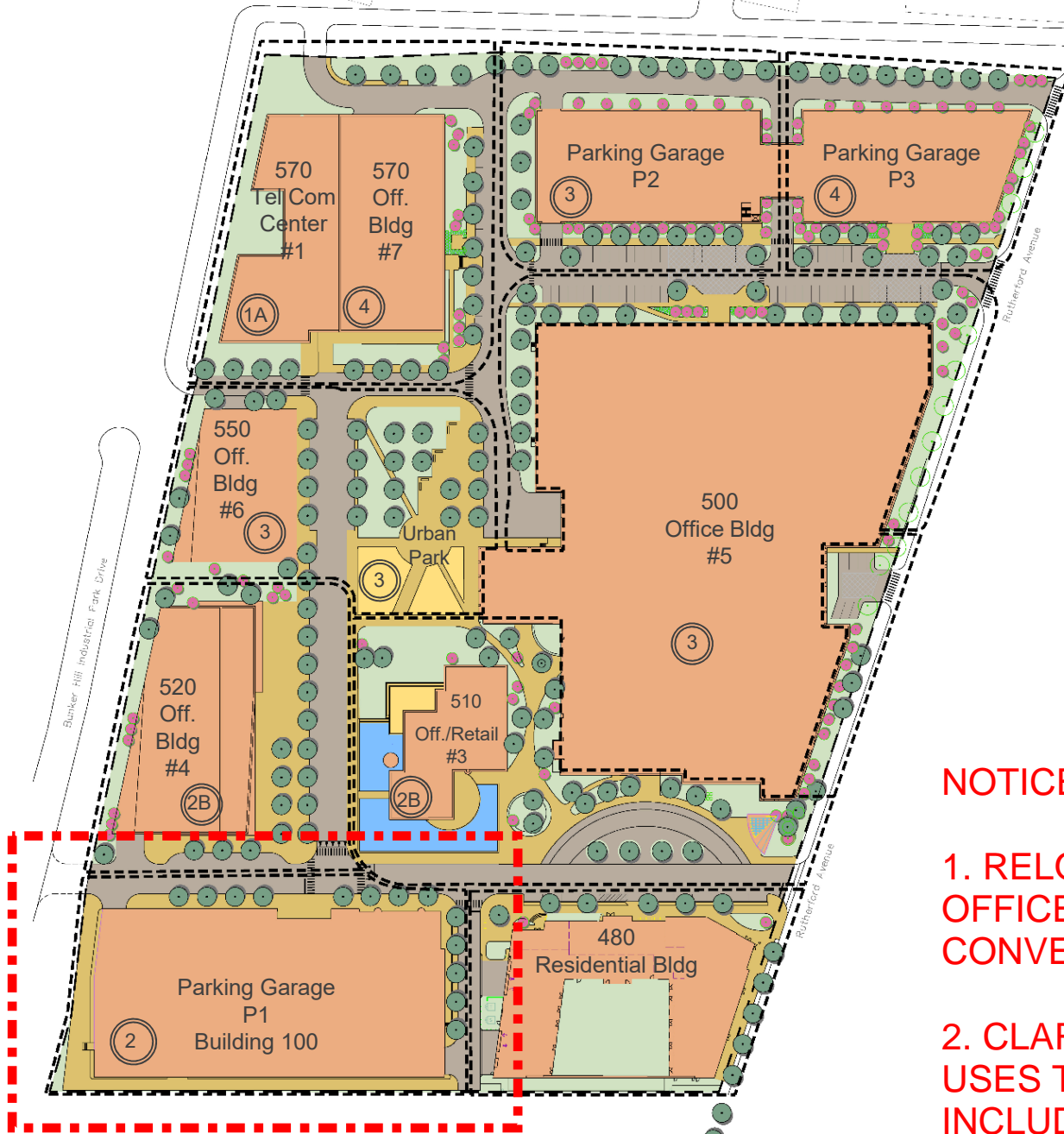
2017 Proposed Master Plan



2016 Approved Master Plan



# NOTICE OF PROJECT CHANGE



2017 Proposed Master Plan

## NOTICE OF PROJECT CHANGE:

1. RELOCATION OF 75,000 S.F. OF OFFICE SPACE TO 100 HPD AND CONVERSION TO RETAIL SPACE
2. CLARIFICATION AND ADDITION OF USES TO HOOD PARK PDA INCLUDING RETAIL / ENTERTAINMENT USE



# PROPOSED SITE WITH 100 HPD GARAGE

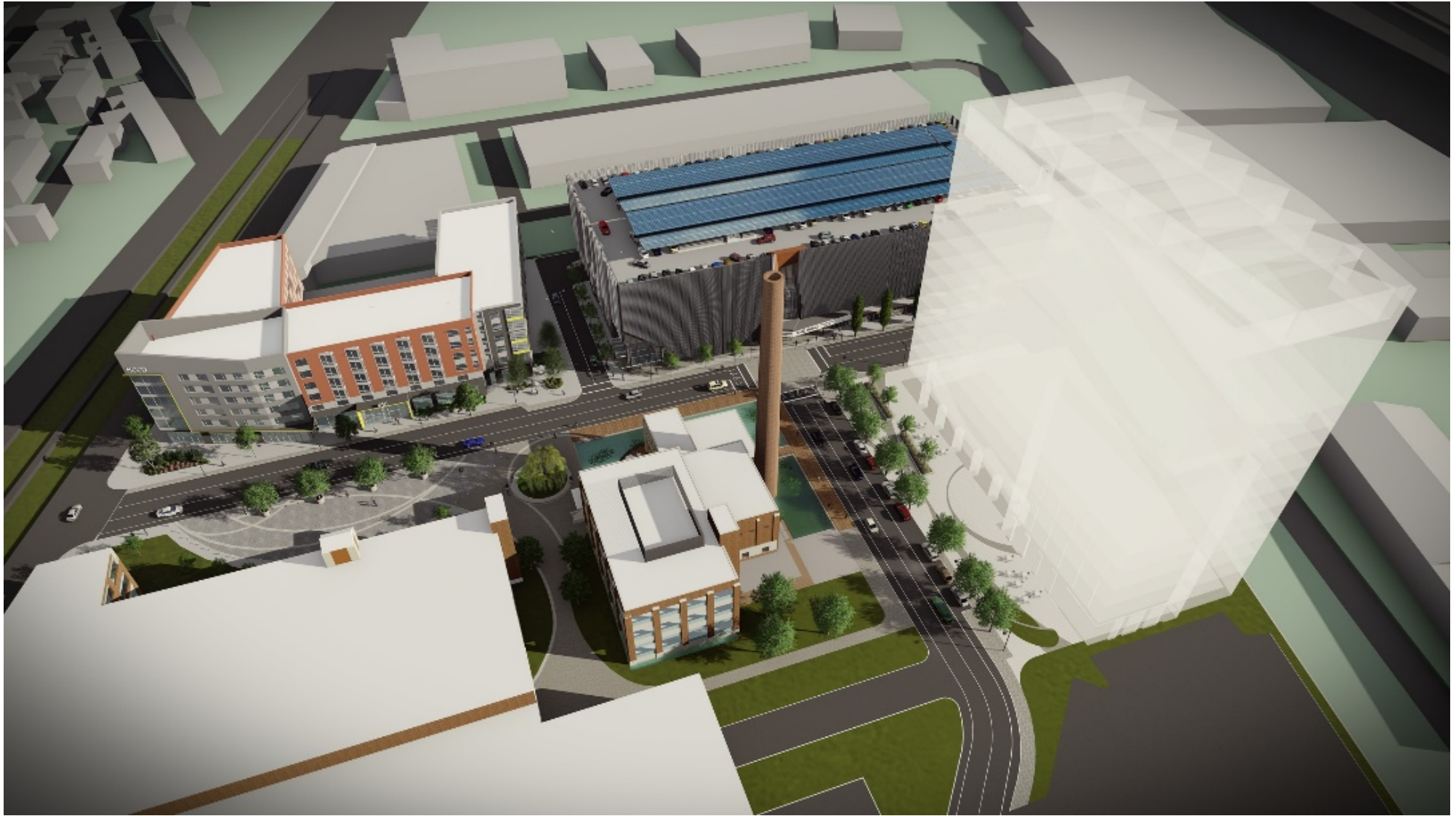




# PROPOSED SITE WITH 200 HPD

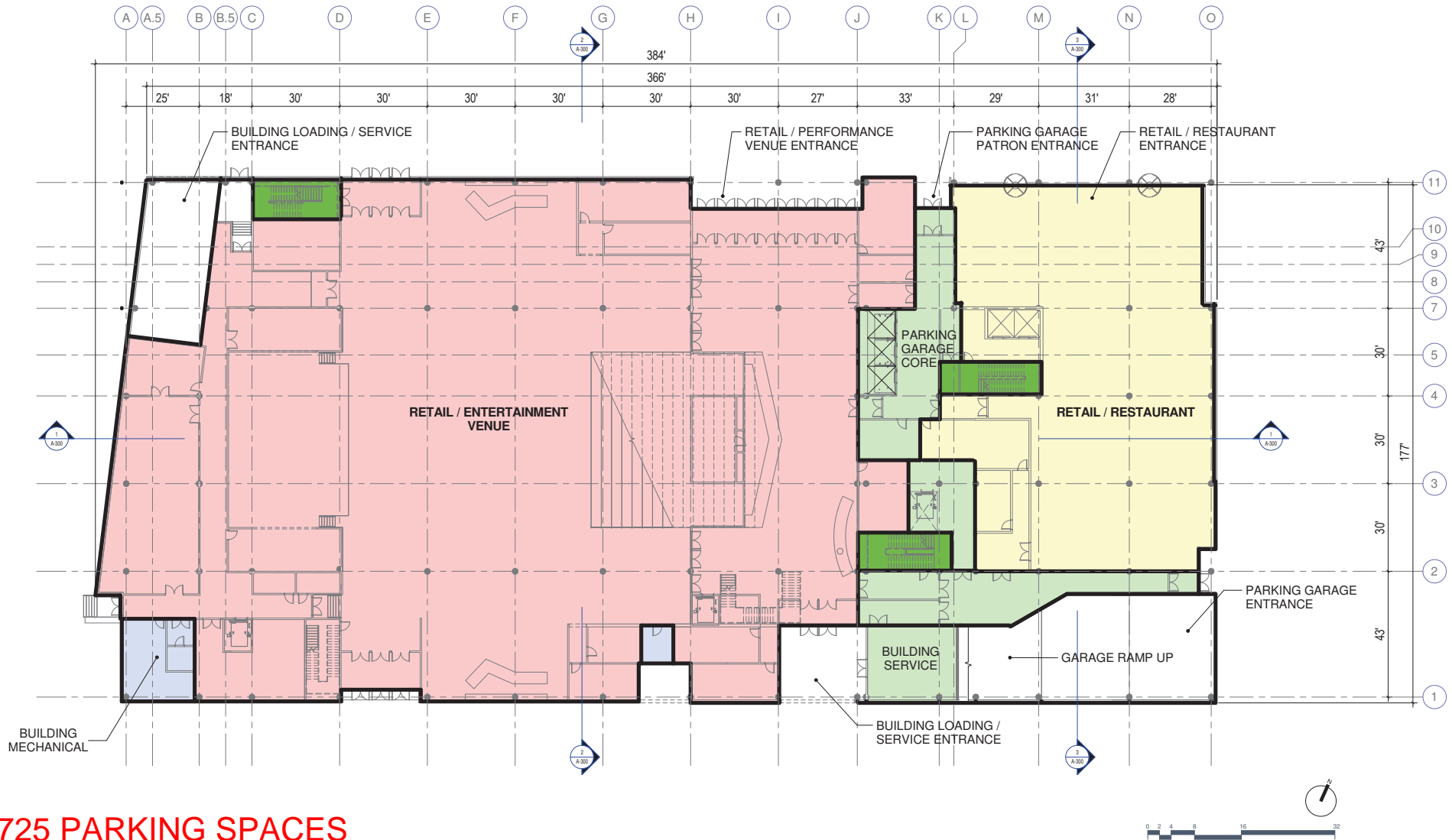


# PROPOSED SITE WITH 200 HPD



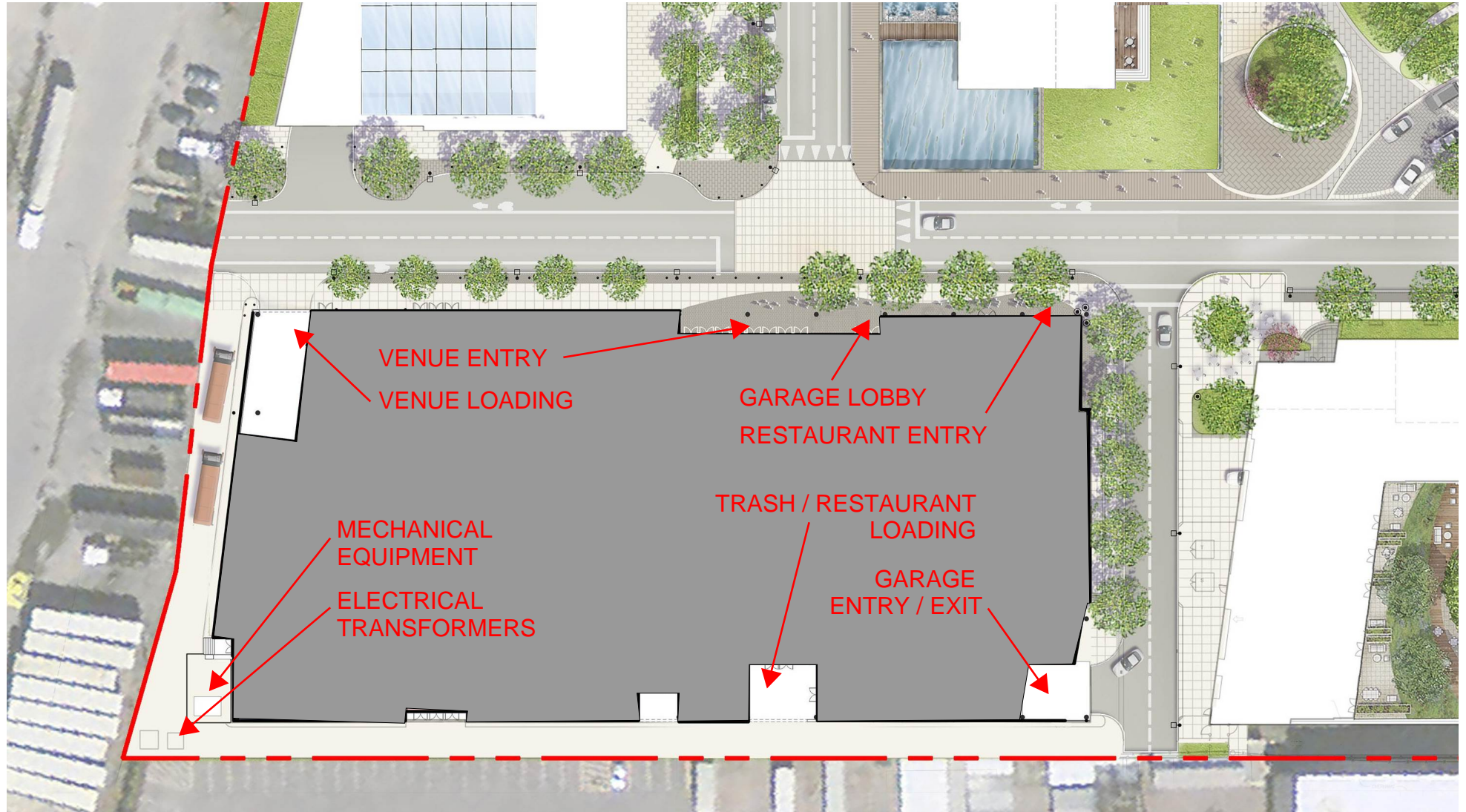


# PROPOSED 100 HPD GARAGE



- 725 PARKING SPACES
- 75,000 SF OF ACTIVE RETAIL USES
- CONSTRUCTION START: JULY 2018
- OPENS: JULY 2019

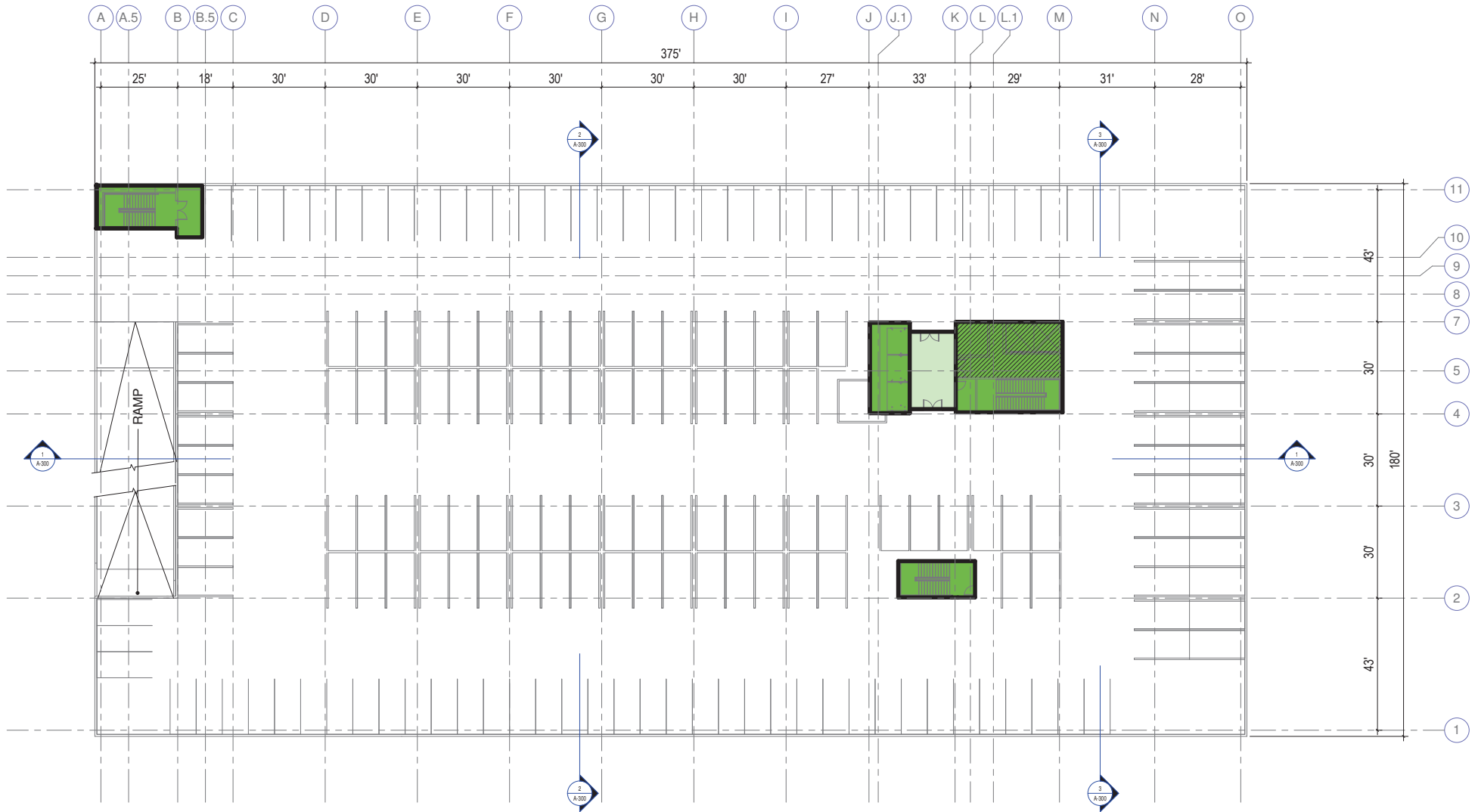
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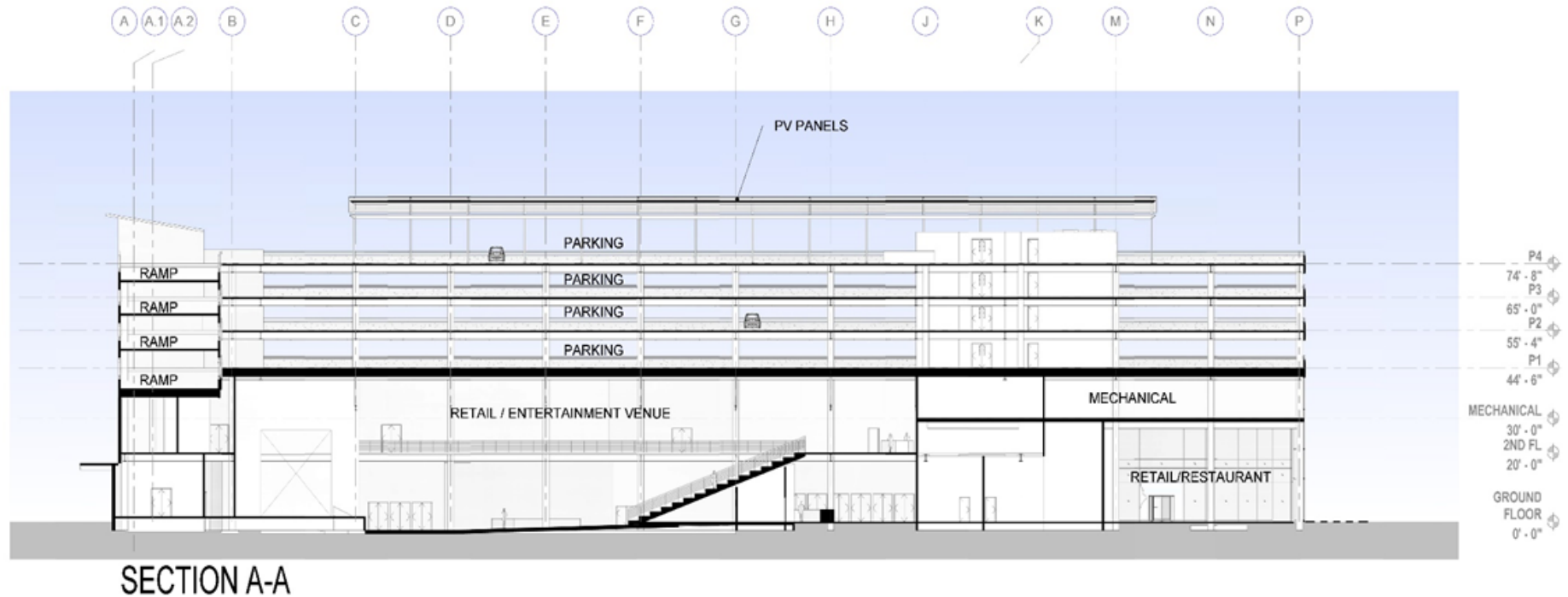


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# TRIP INFORMATION

TECHNICAL MEMORANDUM  
100 Hood Park Drive Redevelopment  
Notice of Project Change



*Table 1. Vehicle Trip Generation Comparison*

Time Period	Direction	Previous	Proposed NPC	Net Impact
Daily	In	244	1,227	+983
	<u>Out</u>	<u>244</u>	<u>1,227</u>	<u>+983</u>
	Total	488	2,454	+1,966
a.m. Peak Hour	In	50	7	-43
	<u>Out</u>	<u>9</u>	<u>2</u>	<u>-7</u>
	Total	59	9	-50
p.m. Peak Hour	In	9	83	+74
	<u>Out</u>	<u>48</u>	<u>29</u>	<u>-19</u>
	Total	57	112	+55

*Table 2. Transit Trip Generation Comparison*

Time Period	Direction	Previous	Proposed NPC	Net Impact
Daily	In	95	1,400	+1,305
	<u>Out</u>	<u>95</u>	<u>1,400</u>	<u>+1,305</u>
	Total	190	2,800	2,610
a.m. Peak Hour	In	20	8	-12
	<u>Out</u>	<u>3</u>	<u>0</u>	<u>-3</u>
	Total	23	8	-15
p.m. Peak Hour	In	4	127	+123
	<u>Out</u>	<u>19</u>	<u>0</u>	<u>-19</u>
	Total	23	127	+104

*Table 3. Walk/Bike Trip Generation Comparison*

Time Period	Direction	Previous	Proposed NPC	Net Impact
Daily	In	41	600	559
	<u>Out</u>	<u>41</u>	<u>600</u>	<u>559</u>
	Total	82	1,200	1,118
a.m. Peak Hour	In	9	18	+9
	<u>Out</u>	<u>1</u>	<u>0</u>	<u>-1</u>
	Total	10	18	+8
p.m. Peak Hour	In	2	55	+53
	<u>Out</u>	<u>8</u>	<u>0</u>	<u>-8</u>
	Total	10	55	+45

# ACOUSTIC INFORMATION



## Hood Park: Building #100 Acoustic Evaluation

Charlestown, Massachusetts

November 30, 2017

TABLE 4-2: List of Typical Equipment

TAG* NO.	PROJECT QTY	EQUIPEMENT DESCRIPTION	TYPICAL Mfg & Equipment Model Number	Overall Sound Power, dBA	Height, m
3	12	DOAS	York, YC-108X60	88.5	2.8
6a	11	Generator - Standard Enclosure	Caterpillar, C9 (w/ enclosure)	96.2	1.6
7	8	Kitchen Exhaust Fan	Greenheck, CUBE-360XP-30	78.3	1.0
8	8	Kitchen MAU	Greenheck, DGX-120-H32	90.8	1.2
9(indoor)	1	Condenser-less Chiller Unit (indoor)	SMARTD Condenser-less Unit	88.9	2.2
9(outdoor)	1	Air Cooled Condenser (outdoor)	SMARTD Air Cooled Condenser	89.5	2.8

\* Tag Numbers are taken from the master report of which some equipment was not part of this report.

TABLE 4-3: List of Equipment Sound Power Levels, dB re picoWatt.

TAG* NO.	Octave Band Center Frequency, Hz									dBA
	31.5	63	125	250	500	1000	2000	4000	8000	
3	88	85	86	91	86	81	79	78	72	88.5
6a	73	84	91	91	90	92	91	85	78	96.2
7	82	79	82	77	74	74	71	64	60	78.3
8	103	100	92	87	87	85	84	81	77	90.8
9(indoor)	82	79	78	81	82	86	82	75	79	88.9
9(outdoor)	85	82	84	83	83	86	82	76	79	89.5

\* Tag Numbers are taken from the master report of which some equipment was not part of this report.

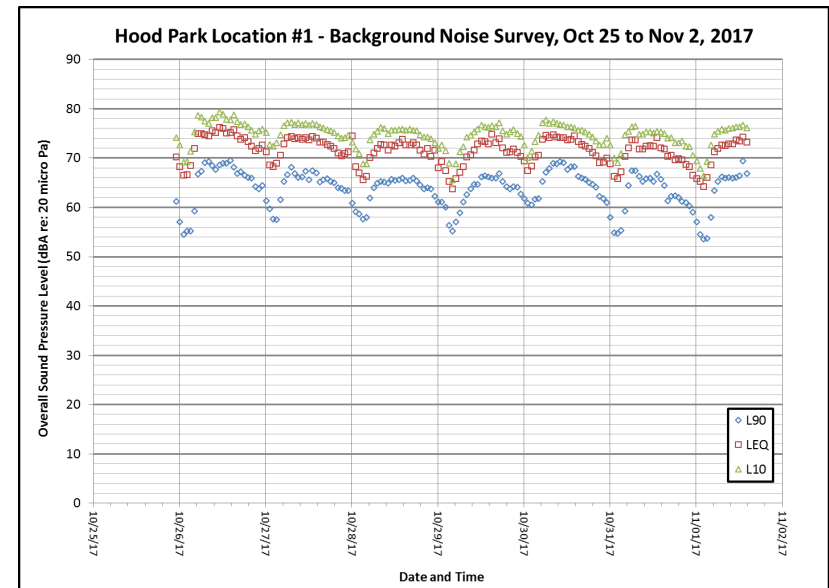
TABLE 5-2: Hood Park Building #100 DAYTIME Noise Prediction Results, dBA

Location #	Zoning	Calculated Project SPL, dBA	Boston/APPC Limit, dBA	MADEP Limit, dBA <sup>3</sup>
1	Residential/Industrial	25	65	76
2	Industrial	29	70	68
3	Industrial	28	70	69
4	Industrial	49	70	65
4-Aa	Industrial	60	70	65

TABLE 5-3: Hood Park Building #100 NIGHTTIME Noise Prediction Results, dBA

Location #	Zoning	Calculated Project SPL, dBA	Boston/APPC Limit, dBA	MADEP Limit, dBA <sup>4</sup>
1	Residential/Industrial	22	55	70
2	Industrial	24	70	66
3	Industrial	25	70	67
4	Industrial	49	70	62
4-A	Industrial	49	70	62

FIGURE 7



Background Survey Data for Location #1.



# LANDLORD REQUIREMENTS OF TENANT / PROJECT BENEFIT COMMITMENTS

- **LOCAL HIRING:** Required to conduct an initial Charlestown exclusive job fair and then annual job fair(s) in Charlestown, advertised locally in Patriot-Bridge, our website and through local elected officials and community groups.
- **COMMIT TO CHARLESTOWN POSITION INTERVIEWS:** Commit to a minimum of 25% Charlestown resident interviews for positions and a goal of 15% Charlestown hires for permanent and part-time positions, contingent upon Charlestown capacity.
- **VENDORS:** Commit to a Charlestown vendors invited to bid on all available contracts, subject to availability.
- **CHARITABLE EVENT CONTRIBUTION:** Up to twelve (12) events per year with subsidized base staffing (to be coordinated with local elected officials). Subject to Charlestown Non-profit need / usage. Boston based charities will be invited to participate if Charlestown organizations do not use all of the allocated nights.
- **TICKET DONATION:** Provide a bank of a minimum of 50 (25 pairs) of tickets (max 4 per show) to local community organizations for concerts. Tickets may be used for fundraising auctions or other fundraising efforts. Estimated value: \$25,000 per year.
- **OPERATIONS LIMITATIONS:** Venue required to comply with 1 a.m. end of event except for specific holidays (i.e. New Years Eve) subject to negotiation with the community during the ABCC review and approval.

# TRAFFIC MITIGATION

- FIRST NEW PARKING GARAGE IN CHARLESTOWN IN 30+ YEARS
- HOOD PARK COMMITTED TO FUNDING ALL COSTS ASSOCIATED WITH VEHICLE, BIKE AND PEDESTRIAN INTERSECTION AND SIGNALIZATION AT HOOD PARK DRIVE AND RUTHERFORD AVENUE.
- HOOD PARK COMMITTED TO CONTRIBUTION OF SPACE AND COSTS TO CREATE PEDESTRIAN AND BIKE PATH CONNECTION WITH IMPROVED LIGHTING TO SPICE STREET AT MISHUWAM INTERSECTION ON NORTH PROPERTY LINE
- COMMITTED TO A GOAL OF 20% CHARLESTOWN RESIDENT INTERVIEWS AND LOCAL HIRES FOR CONSTRUCTION WORK FORCE AND ANY GARAGE OPERATIONS PERMANENT STAFFING
- GARAGE TO BE FREE TO CHARLESTOWN RESIDENTS DURING DECLARED SNOW EMERGENCIES
- COMMITTED TO REQUIRED POLICE, SECURITY AND TRAFFIC MANAGEMENT STAFFING DURING EVENTS PER BPD, BFD, EMS AND BTD STANDARDS (FINAL TAPA TO INCLUDE REQUIREMENTS)
- COMMITTED TO CREATION ON-SITE OF LIGHTED AND SIGNED PATH ACROSS CAMPUS TO SULLIVAN SQUARE MBTA STATION FOR EVENT PEDESTRIAN EGRESS



# PROPOSED PROJECT SCHEDULE

## 480 Rutherford Avenue Residential Project:

Under Construction

Open in Late Spring 2019

## 100 Hood Park Drive (Garage & Venue) Project:

Proposed Start of Construction: July 2018

Proposed Completion of Landlord Work / Opening of Parking Garage: July 2019

Proposed Completion of Venue Construction / Opening of Venue: Winter 2019

## 200 Hood Park Drive (Office Building) Project:

Permitting Process Commences in April of 2018

Proposed Construction Start: July 2019 (Immediately after Garage Opens)

Proposed Completion of Landlord Work: Fall 2020

Proposed Opening of Office Building: Winter 2020-2021

## Wynn Casino Improvements at Spice & Cambridge Streets:

Under Construction

Completed in 2018

## Rutherford Avenue / Sullivan Square Reconstruction:

Proposed by BTB: Bid in 2020

Construction Complete by BTB: 2025 - 2027

**QUESTIONS?**