

FACT SHEET
480 RUTHERFORD AVENUE
HOOD BUSINESS PARK
PLANNED DEVELOPMENT AREA DEVELOPMENT PLAN
WITHIN PLANNED DEVELOPMENT AREA NO. 51

OWNER Hood Park, LLC, a Massachusetts limited liability company and its successors and assigns.

PROJECT SITE An approximately 72,850 square foot portion of the 20-acre site which is the former Hood Dairy Plant located on the west side of Rutherford Avenue in the Charlestown section of Boston, Suffolk County, Massachusetts.

PROJECT The construction of a new building at 480 Rutherford Avenue to contain approximately 177 dwelling units, with approximately 90 on-site garage parking spaces, approximately 170 garage bicycle spaces, and approximately 10,500 square feet of ground floor retail space fronting on Rutherford Avenue. The building will contain approximately 168,000 gross square feet excluding the parking garage area. The Project is a phase of the Development described in Master Plan for Planned Development Area No. 51 for the whole of the former Hood Dairy Plant site.

PROPOSED USES Residential, retail, and other uses as further described in both the Master Plan for Planned Development Area No. 51 and the Development Plan.

PARKING Approximately 90 on-site garage parking spaces will be included.

PUBLIC BENEFITS Constructive reuse and transformation of an industrial site into a 21st century mixed-use development by addition of new residential uses and ground floor retail space along Rutherford Avenue. Consistent with City of Boston's goal of providing mixed-use developments for residential, commercial and retail close to major transit hubs. Reduction in truck traffic, noise and air quality from industrial uses.

PUBLIC NOTICE

The Boston Redevelopment Authority ("BRA") pursuant to Article 80, Section 80A-2 of the Boston Zoning Code (the "Code"), hereby gives notice that on September 9, 2016, Hood Park, LLC submitted a: (1) Second Amended and Restated Development Plan for 480 Rutherford Avenue within Planned Development Area No. 51 (the "Development Plan"), and (2) a Third Amendment to the Master Plan for Planned Development Area No. 51 (the "Master Plan") pursuant to Section 80C of the Code for the project to be located at 480 Rutherford Avenue, Charlestown ("Proposed Project"). The Proposed Project is located within Planned Development Area No. 51. The Proposed Project consists of a 168,000 square foot building (excluding parking garage area) containing approximately 177 residential units, accessory amenity spaces, approximately 10,500 square feet of ground floor retail space, and approximately 90 parking spaces. The Proposed Project also includes landscaping adjacent to the Proposed Project. Approval is requested of the BRA pursuant to Article 80 for the approval of a petition to the Zoning Commission for the approval of the Development Plan and the Master Plan, and the issuance of a Certification of Consistency by the Director of the BRA. The Development Plan and the Master Plan may be viewed at the following location: Office of the Secretary of the BRA, Boston City Hall, 9th Floor, Boston, MA 02210 (Monday through Friday, 9 AM to 5 PM, except legal holidays). Public comments on the Development Plan and Master Plan should be transmitted to Mr. Edward McGuire, Project Manager, BRA, at the address stated above, or by email at Edward.mcguire@boston.gov on or before October 24, 2016.

Boston Redevelopment Authority
Teresa Polhemus, Executive Director/Secretary

BOSTON REDEVELOPMENT AUTHORITY

THIRD AMENDMENT TO MASTER PLAN

for

PLANNED DEVELOPMENT AREA NO. 51

HOOD BUSINESS PARK

_____, 2016

This Third 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, and 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 (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: “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 mixed-use environment 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 office buildings while displaying their own individual architectural character;

Create a street pattern that will serve the immediate development, and also be sustainable as part of the City's existing street network. In this regard, design buildings abutting the service road to the rear of the Site in anticipation of such service road becoming a true neighborhood street 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 Appendices B, B1 and B-2, and incorporated herein by this reference (the “Site Master Plan”). Appendices B-1 and B-2 show two potential alternatives for the Site Master Plan, each showing building alignments which parallel the service road at the rear of the Site, and also showing potential alternative locations for office buildings and parking garages.

2. The paragraph entitled: **“PROPOSED USES OF THE SITE”** is amended by adding the following uses:

Multi-family dwellings including accessory services for apartment and hotel residents

Supermarket

Liquor Store

Bakery

Fitness Uses

Urban Agriculture

Accessory Keeping of Honey Bees

3. The paragraph entitled **“RANGE OF DIMENSIONAL REQUIREMENTS”** is amended by deleting the following sentence from footnote 4: “Notwithstanding the height limit of 75 feet and 115 feet, the last habitable floor shall not exceed a Building Height of 55 feet and 95 feet, respectively.”

4. The paragraph entitled: **“PROPOSED PHASING OF CONSTRUCTION”** is amended by deleting under the sub-paragraph heading: **“Reuse/Rehabilitation Components”**, the sub-section entitled: 480

Rutherford Avenue, the “Rosev Building” (Phase Two, Year Complete 2018) and by adding the following new paragraph

480 Rutherford Avenue. (Phase One, Year Complete 2019). The Development proposes the construction of an approximately 168,000 gross square feet (excluding parking garage area) building containing approximately 177 dwelling units, approximately 90 on-site garage parking spaces, approximately 170 on-site garage bicycle parking spaces, with ground floor retail space (approximately 10,500 square feet) fronting on Rutherford Avenue.

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

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

570 Rutherford Avenue; Garage P3 (Phase Four, Year Complete 2020). The construction of a new six story (105 feet building including twenty feet for mechanical penthouse) building containing approximately 291,780 gross square feet, together with a parking garage for approximately 408 vehicles.

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

520 Rutherford Avenue; Garage P1, (Phase Three, Year Complete 2020⁵)

550 Rutherford Avenue; Garage P2, (Phase Three, Year Complete 2020⁵)

6. The paragraph entitled: “General Provisions Concerning Phasing:” is amended by deleting in the second subparagraph the fourth (4th) subparagraph thereof, which begins with the phrase: “For each Proposed Project which will exceed a height of 60’ ...”, and inserting in its place thereof the following:

For each Proposed Project which will exceed a Building Height of 75', (i) a Daylight Analysis using the Authority BRADA program, analyzing points of view along the west (rear) road and internal circulation areas, which analysis will contrast the Proposed Project with existing context and with a building in the same location as the proposed Project at a building height of 75'; and (ii) a shadow analysis for existing and build conditions for the hours 9:00 a.m., 12:00 noon, and 3:00 p.m. for the vernal equinox, summer solstice, autumnal equinox, and winter solstice, and for 6:00 p.m. for summer solstice and autumnal equinox. The shadow analysis shall show net new shadow, contrasting existing shadows from existing buildings on the Site and in the vicinity of the Site with those added by the Proposed Project, and with those added by a building in the same location as the proposed Project at a height of 75'.

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

Comparative Building Area Analysis
Hood Park PDA Master Plan
September 9, 2016

| Building No. / Building Name | 2014 Master Plan (currently approved) GFA (ex. Parking) | 2016 Master Plan (as proposed) GFA (ex. Parking) |
|--|---|--|
| (1) 570 Rutherford Avenue Cooler Building Renovation | 55,000 | 55,000 |
| (2) 480 Rutherford Avenue | 143,200 | 168,000 |
| (3) 510 Rutherford Avenue Power Building Renovation | 20,000 | 20,000 |
| (4) 520 Rutherford Avenue | 218,130 | 218,130 |
| (5) 500 Rutherford Avenue Renovation | 368,750 | 368,750 |
| (6) 550 Rutherford Avenue | 102,160 | 102,160 |
| (7) 570 Rutherford Avenue | 316,580 | 291,780 |
| Demolition of Cooler Building 570 Rutherford Avenue | (55,000) | (55,000) |
| Total GFA (excluding parking) | 1,168,820 | 1,168,820 |

**Full Build Parking Analysis
Hood Park PDA Master Plan
September 9, 2016**

| Building No. / Building Name | 2016 Master Plan (as proposed) | | Required Parking @1.5/1000 |
|---|--------------------------------|-----------------------|----------------------------|
| | GFA (ex. Parking) | Office/Retail/R&D GFA | |
| (1) 570 Rutherford Avenue Cooler Building Renovat | 55,000 | 55,000 | 83 |
| (2) 480 Rutherford Avenue | 168,000 | 10,500 | 16 |
| (3) 510 Rutherford Avenue Power Building Renovat | 20,000 | 20,000 | 30 |
| (4) 520 Rutherford Avenue | 218,130 | 218,130 | 327 |
| (5) 500 Rutherford Avenue Renovation | 368,750 | 368,750 | 553 |
| (6) 550 Rutherford Avenue | 102,160 | 102,160 | 153 |
| (7) 570 Rutherford Avenue | 291,780 | 293,780 | 441 |
| Demolition of Cooler Building 570 Rutherford Aven | (55,000) | (55,000) | (83) |
| Total GFA (excluding parking) | 1,168,820 | 1,013,320 | 1,520 |

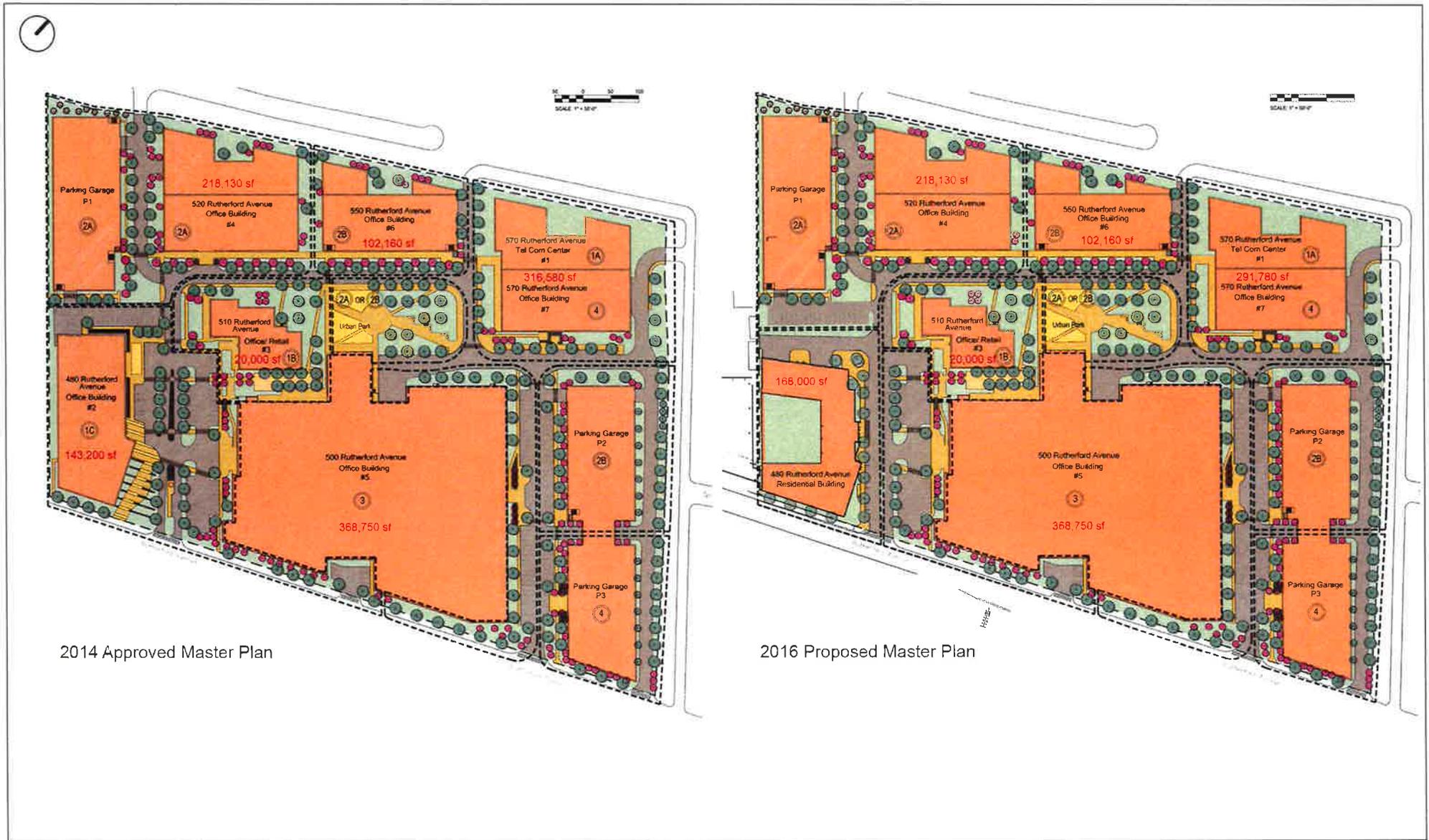
| Planned Parking | Parking Spaces |
|------------------|----------------|
| (P1) Garage | 812 |
| (P2) Garage | 418 |
| (P3) Garage | 408 |
| On Grade Parking | 127 |
| | 1,765 |

| | |
|--|-------|
| Required spaces @1.5/1000 at full build out | 1,520 |
| Total office/retail/R&D spaces at full build out | 1,765 |
| Surplus | 245 |
| Residential spaces | 90 |
| Total spaces | 1,855 |
| Residential units | 177 |
| Ratio | 0.51 |

Existing Parking Analysis
Hood Park PDA Master Plan
September 9, 2016

| Building No. / Building Name | 2016 Master Plan (as proposed) GFA (ex. Parking) | Existing office/retail/R&D | Required parking @1.5/1000 |
|---|---|----------------------------|----------------------------|
| (1) 570 Rutherford Avenue Cooler Building Renova | 55,000 | 55,000 | 83 |
| (2) 480 Rutherford Avenue | 168,000 | 10,500 | 16 |
| (3) 510 Rutherford Avenue Power Building Renova | 20,000 | 9,450 | 14 |
| (4) 520 Rutherford Avenue | 218,130 | - | - |
| (5) 500 Rutherford Avenue Renovation | 368,750 | 368,750 | 553 |
| (6) 550 Rutherford Avenue | 102,160 | - | - |
| (7) 570 Rutherford Avenue | 291,780 | - | - |
| Demolition of Cooler Building 570 Rutherford Aven | (55,000) | - | - |
| Total GFA (excluding parking) | 1,168,820 | 443,700 | 666 |

| | |
|--|------|
| Required Spaces @ 1.5/1000 upon 480 Rutherford completion | 666 |
| Existing parking spaces (ex 90 spaces within 480 Rutherford) | 966 |
| Surplus office/retail/R&D spaces | 300 |
| Residential spaces | 90 |
| Residential units | 177 |
| Ratio | 0.51 |



2014 Approved Master Plan

2016 Proposed Master Plan

COMPARATIVE MASTER PLAN

480 RUTHERFORD AVE BOSTON, MA
8/31/16 NTS

C-104



617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114

Landscape Architect
Symmes Maini McKee Associates Inc.
1000 Massachusetts Ave, Cambridge, MA 02138

Structural Engineer
McNamara / Salvia Inc.
101 Federal Street, Boston, MA 02110

MEP Engineer
R.W. Sullivan Engineering
529 Main Street, Boston, MA 02129

BOSTON REDEVELOPMENT AUTHORITY

SECOND AMENDED AND RESTATED

DEVELOPMENT PLAN

for

480 RUTHERFORD AVENUE

within

PLANNED DEVELOPMENT AREA NO. 51

HOOD BUSINESS PARK

_____, 2016

1. PLANNED DEVELOPMENT AREA DEVELOPMENT PLAN: On October 12, 2000, the Boston Redevelopment Authority (“the Authority”) approved a 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 the Hood Business Park (the “Development”). Capitalized terms used herein without definition which are defined in the PDA Master Plan shall have the meanings ascribed to them therein.

On October 20, 2000 the Boston Zoning Commission (the “Commission”), by the adoption of Map Amendment No. 382, approved the PDA Master Plan and amended the series of maps entitled “Zoning Districts City of Boston,” dated August 15, 1962, as amended, by adding a “D” designation, indicating a Planned Development Area overlay district, to the Site.

The PDA Master Plan contemplates that one or more PDA Development Plans for phases of the Development may be submitted either simultaneously with or subsequent to the submission of the PDA Master Plan.

In accordance with Article 3, Section 3-1A of the Code and Article 80, Section 80C, this development plan sets forth information on the construction of a new building to contain approximately 177 dwelling units, with approximately 90 on-site garage parking spaces, approximately 170 garage bicycle spaces, with approximately 10,500 square feet of ground floor retail space fronting on Rutherford Avenue (the “Project”). The Project is located on a portion of an approximately twenty-acre site which is the former Hood Dairy Plant located on the west side of Rutherford Avenue in the Charlestown section of Boston, Suffolk County, Massachusetts (the “Site”) within a Special Purpose Overlay District Planned Development Area (“PDA”). The

Project will be located on the site of the former distribution building, previously referred to as the "Rosev Building." This development plan includes the proposed location and appearance of structures, open spaces and landscaping, the proposed uses of the Project, the proposed dimensions of the structure, the proposed density, the proposed traffic circulation, parking and loading facilities, access to public transportation and other major elements of the Project (the "Second Amended and Restated Development Plan"). This Second Amended and Restated Development Plan amends and restates the (i) Development Plan for Rosev Building-480 Rutherford Avenue within PDA No. 51, Hood Park, approved by the Authority on July 17, 2001, approved and adopted by the Commission on December 19, 2001, and approved by the Mayor on December 27, 2001 ("2001 Development Plan"); and (ii) the Amended and Restated Development Plan for Rosev Building – 480 Rutherford Avenue, approved by the Authority on April 29, 2008, approved and adopted by the Commission on May 28, 2008, and approved by the Mayor on May 29, 2008 (the "2008 Development Plan"). Upon the effective date of the Second Amended and Restated Development Plan, the 2001 Development Plan and the 2008 Development Plan are revoked in their entireties and the Second Amended and Restated Development Plan is approved in place thereof.

2. **DEVELOPER:** The owner and developer of the portion of the Site on which the Project will be undertaken (the "Project Site") is Hood Park, LLC, a Massachusetts limited liability company (the "Owner").

3. **LOCATION AND DESCRIPTION OF THE PROJECT SITE:** The Project Site is the approximately 72,850 square foot portion of the Site as referenced in the Project Plans, as hereinafter defined. As of the date of this Second Amended and Restated Development Plan, the Project Site has not been subdivided into a separate lot for zoning purposes. The Developer shall have the right to so subdivide the Project Site at any time, which subdivision shall not require amendment of this Second Amended and Restated Development Plan.

The Project Site lies in the Charlestown Neighborhood District established by Article 62 of the Code, and more particularly within a Local Industrial Subdistrict-D in which Planned Development Areas are allowed (the "Zoning District").

4. **PROPOSED LOCATION AND APPEARANCE OF STRUCTURE:** The Project consists of the development of a new building located at 480 Rutherford Avenue. The Project Site was formerly used as a distribution building for milk and milk products which building was demolished in 2008. The Project will be six (6) stories and up to 70 feet in building height and contain approximately 168,000 gross square feet (excluding parking garage area) for use for approximately 177 dwelling units, approximately 90 on-site garage parking spaces, on-site garage bicycle parking area for approximately 170 bicycles and approximately 10,500 square feet of retail space along Rutherford Avenue. The Project will also include landscaping on the Project Site.

The Project is 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,” 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.”

Plans showing the architectural elements of the Project entitled “480 Rutherford Avenue, Boston, MA 02129” prepared by CBT Architects (the “Project Plans”) are attached hereto as Appendix A and incorporated herein by this reference.

5. **OPEN SPACES AND LANDSCAPING:** The Project also includes landscaping for this new building as shown on the Landscape Plan attached hereto.

6. **PROPOSED USES OF THE SITE AND STRUCTURE:** In accordance with Article 80, Section 80C of the Code, the uses of the Site may include the allowed and conditional uses set forth in Article 62 of the Code, including without limitation the following uses, described by reference to the definitions set forth in Article 2A of the Code as in effect on the date of approval of the PDA Master Plan, except as otherwise noted, all of which uses, notwithstanding any classification to the contrary in Article 62 of the Code, are expressly allowed within the Project Site. A description of the major use components is set forth below:

Multi-Family Dwelling Use

Bank and Postal Uses

Local Retail Business

Liquor Store

Bakery

Supermarket

Restaurant Uses, including take-out service

Fitness Uses

Office Uses

Urban Agriculture

Vehicular Uses, limited to parking garage, parking lot, accessory car wash/cleaning within a parking garage, rental agency for cars

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

Accessory Services for Apartment and Hotel Residents

Accessory Parking

Accessory Cafeteria
 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.

7. **PROPOSED DIMENSIONS OF STRUCTURE:** The Project will have a maximum building height of seventy (70) feet on 6 levels plus rooftop mechanical equipment, penthouses and screen walls for a total maximum height of eighty-six (86) feet. The gross floor area of the Project will be approximately 168,000 square feet. For purposes of determining gross floor area in accordance with the Code, storage areas, parking garage areas, and mechanical and electrical spaces, both within the Project and on the penthouse, shall not be included.

8. **PROPOSED DENSITY AND ZONING:** This Second Amended and Restated Development Plan provides for an overall FAR for the Project Site of 0.22 based upon the ratio of approximately 168,000 square feet of gross floor area of the Project to the total Site area of approximately 867,715 square feet, which may be subject to change depending upon the final calculations of “gross floor area,” “floor area ratio” and “lot area.” The Project is located within the PDA Master Plan, which provides that the density of the entire Development will not exceed a total proposed density of a 2.0 FAR. As required by the PDA Master Plan, an analysis of the gross floor area on the Site, including all previously completed and then proposed Projects, indicating the resulting FAR is attached hereto as Appendix C and incorporated herein by this reference.

The Project shall be subject to only the following dimensional requirements, which shall supersede any other provisions of the Code which are at variance with such dimensional requirements.

| Dimensional Category | Applicable Limit or Requirement |
|--------------------------------------|--|
| Maximum Floor Area Ratio | 2.0 ¹ |
| Maximum Building Height ² | 75 feet |

¹ Notwithstanding the FAR calculation for a project within a Development Plan, the overall FAR limitation of 2.0 shall be calculated for the entire Site, without regard to any parcelization or the division of the Site into separate Lots (whether by subdivision, conveyance, or ground lease) for the purpose of the separate ownership and/or financing of one or more phases of the Development. FAR shall be calculated by excluding the gross floor area of all garages.

| | |
|----------------------|------|
| Minimum Lot Size | None |
| Minimum Lot Width | None |
| Minimum Lot Frontage | None |
| Minimum Front Yard | None |
| Minimum Side Yard | None |
| Minimum Rear Yard | None |

9. PROPOSED VEHICULAR AND PEDESTRIAN TRAFFIC CIRCULATION:

Traffic Circulation:

Currently, the Site has three driveways. Two are located on Rutherford Avenue. The third is located on the northwestern corner of the Site adjacent to the railroad serving the Mystic River Seaport at Charlestown. This driveway primarily serves traffic coming from or heading toward Spice Street. All driveways serving the Site provide access to the Project Site.

The Site is located on the west side of Rutherford Avenue (Route 99) and just east of Interstate Route 93 (I-93), which runs parallel to Route 99. The Route 99 underpass is adjacent to the Site, with two travel lanes in each direction. The I-93 overpass adjacent to the Site connects Charlestown with I-93 North, with two travel lanes in each direction. Rutherford Avenue itself near the Site is divided into a one-way pair by the Route 99 underpass and I-93 overpass.

The Site can be directly accessed by entering traffic from the I-93 overpass and Rutherford Avenue. Traffic from the Route 99 underpass, however, cannot access the Site directly. Traffic leaving the Site toward the north has to use Rutherford Avenue southbound and then turn back at the Gilmore Bridge/Austin Street to access either the I-93 overpass or the Route 99 underpass.

A portion of the traffic to the Site can also use Spice Street via Cambridge Street which has two travel lanes in each direction. Spice Street has one travel lane in each direction with parking on both sides of the street.

Pedestrian Circulation:

² Building Height shall be as defined in Article 2A of the Code as in effect on the date of approval of the PDA Master Plan.

The major pedestrian route to the Site is the sidewalk on the westerly side of Rutherford Avenue. As shown in the Project Plans, a sidewalk is included in front of the Project. This sidewalk will connect the Project Site to Rutherford Avenue.

10. PARKING AND LOADING FACILITIES:

Parking Facilities:

Pursuant to Article 62, Section 62-29 of the Code, because the Project, as part of the Development, is subject to and has been reviewed under Article 80, Section 80B, Large Project Review, of the Code, the provisions of Table E of Article 62 are not applicable to the Development. In lieu of conformity with the off-street parking requirements of said Table E, parking will be provided for the Project as specified in this Second Amended and Restated Development Plan with approximately 100 garage spaces to be constructed as part of the Project. Such parking spaces need not comply with any parking stall or maneuvering aisle dimensional requirements of the Code.

Loading Facilities:

Pursuant to Article 62, Section 62-29 of the Code, because the Project, as part of the Development, is subject to and has been reviewed under Article 80, Section 80B, Large Project Review, of the Code, the provisions of Table F of Article 62 are not applicable to the Project. The Project will contain a single loading area on the westerly side of the building, access to which is through the main entrance to the Site off of Rutherford Avenue, and then a circulation drive perpendicular to the main access drive to the Project.

11. ACCESS TO PUBLIC TRANSPORTATION: The Project Site is located within convenient distance of the MBTA public transportation system. The Orange Line Sullivan Station is located to the north, at a 5-10 minutes walking distance from the Site. Sullivan Station is also a major MBTA bus hub. Eleven bus routes go through the station, including bus routes #86, # 89, #90, #91, #92, #93, #95, #101, # 104, #105 and # 109. However, these buses do not stop on Rutherford Avenue in front of the Site. The following table illustrates both MBTA subway and bus service in the area:

| Subway/ Bus Route | Origin-Destination | Rush Hour Headway (Min.) |
|-------------------|---------------------------|--------------------------|
| Orange Line | Oak Grove-Forest Hills | 5 |
| #86 | Sullivan-Cleveland Circle | 20 |
| #89 | Sullivan-Clarendon Hill | 10 |
| #90 | Davis Square-Wellington | 35 |
| | | |

| | | |
|------|---|----|
| #91 | Sullivan-Central Square, Cambridge | 25 |
| #92 | Assembly Square Mall-Downtown | 13 |
| #93 | Sullivan-Downtown | 7 |
| #95 | Sullivan-West Bedford | 15 |
| #101 | Sullivan-Malden Station via Salem Street | 12 |
| #104 | Sullivan-Malden Station via Ferry Street | 15 |
| #105 | Sullivan-Malden Station via Faulkner Street | 30 |
| #109 | Sullivan-Linden Square | 15 |

12. ARTICLE 80B, LARGE PROJECT REVIEW: The undertaking of the Development (including without limitation the Project) has been subject to Large Project Review by the Authority. In accordance with the requirements set forth in Section 80B, the Developer caused to be filed a Project Notification Form dated April 18, 2000 (the “PNF”) and a supplementary Response to Comments document dated June 27, 2000 (the “Response”). On June 11, 2001, the Authority issued its Scoping Determination waiving further review of the Development under Article 80, Section 80B (the “Determination,” and together with the PNF and the Response, the “Article 80B Documents”). The Project shall comply with the provisions of Article 37 of the Code, Green Buildings.

13. PUBLIC BENEFITS: The Project, as a part of the Development, will provide substantial public benefits to the City of Boston and the surrounding neighborhood. These benefits will include:

Constructive Reuse of an Industrial Site. The Project continues the transformation of the former Hood Dairy plant from an obsolete industrial plant to a state-of-the-art 21st century mixed-use development. The introduction of residential uses and ground-floor retail uses along Rutherford Avenue will animate the Rutherford Avenue streetscape and result in many active improvements to the neighborhood. The construction of residential units is consistent with and will assist in the fulfillment of the City of Boston’s *Boston 2030 Plan* to create 53,000 housing units by 2030 and is consistent with the goal to locate housing and jobs at major transit nodes.

The significant landscaping program will provide the neighborhood with a new landscaped program will improve the water quality and runoff in and around the Site by replacing the current expanses of asphalt on the Site with new pervious areas.

The proposed uses of the Development will result in a reduction in traffic impacts (i.e. noise, road infrastructure damages, air quality) by the elimination of uses relying upon trucks and other heavy vehicles that currently service the Site.

The residential portion of the Project will provide for rental housing and will comply with the City of Boston Inclusionary Development Policy.

Construction Employment. Construction of the Project will create approximately 100 construction jobs. Pursuant to a Boston Residents Construction Employment Plan, the Developer will agree to make good-faith efforts to have at least 50% of the total employee work hours be by Boston residents, at least 25% of total employee work hours be by minorities and at least 10% of the total employee work hours be by women.

Permanent Employment. The Project will result in approximately 15 permanent jobs.

Redirected Growth. The Development will enhance the City's goals of providing mixed-use developments for residential, commercial and retail close to major transit hubs.

14. **DEVELOPMENT REVIEW PROCEDURES:** All design plans for the Project are subject to the on-going development review and approval of the Authority. Such review is to be conducted in accordance with Article 80 of the Code and the Authority's Development Review Procedures, dated 2006.

15. **CONSISTENCY WITH THE PDA MASTER PLAN:** This Second Amended and Restated Development Plan provides for the construction of a new residential and retail building on the current vacant parcel. The Project is consistent with the overall planning objectives and character of the Development described in the PDA Master Plan. The dimensional provisions, allowed uses, landscape phasing, parking and loading provisions described in this Second Amended and Restated Development Plan shall be controlling for the Project and shall be consistent with and in compliance with the provisions in PDA Master Plan No. 51.

16. **OWNERSHIP OF SITE AND PROJECT.** Although the Site is currently a single lot, it is contemplated that the Project may be separately owned and financed including, without limitation, by the creation of separate parcels, condominium ownership, or otherwise. The compliance or non-compliance of any other project described in the PDA Master Plan shall not affect the compliance of the Project with the requirements of this Development Plan. The Project will be eligible to receive its own Certification of Consistency or Partial Certification of Consistency if, and only if, the Director of the BRA makes the findings set forth in Article 80C-8 of the Code. If the Project is separately owned, the owner of the Project may seek an amendment of this Development Plan as to the Project, provided that such amendment does not change any obligation or requirement of the PDA Master Plan or any other project built in accordance with a separate development plan pursuant to the PDA Master Plan.

17. **LIMITED UNDERTAKING:** Nothing in this Second Amended and Restated Development Plan shall be construed as an undertaking by the Developer to construct or complete the Project. Notwithstanding the fact that (i) the Project is described in the PDA Master Plan and in the Article 80B Documents (as hereinafter defined), each of which describe

Appendix A

PROJECT PLANS

| Level | GROSS SF Area |
|------------|----------------|
| Level 0 | 9,203 |
| LOWER MEZZ | 5,969 |
| Level 1 | 34,911 |
| UPPER MEZZ | 7,660 |
| Level 2 | 27,689 |
| Level 3 | 28,471 |
| Level 4 | 28,478 |
| Level 5 | 28,471 |
| Level 6 | 28,471 |
| | 199,323 |

| | unit count | NRSF | avg | % of # of units |
|----------|------------|----------------|-----|-----------------|
| 0 studio | 67 | 32,165 | 480 | 37.9% |
| 1 bed | 81 | 55,251 | 682 | 45.8% |
| 2 bed | 29 | 28,739 | 991 | 16.4% |
| | 177 | 116,155 | | |

AMENITY/FRONT OF HOUSE 7,524 NSF

BIKES 1,337 NSF

172 # of bikes ACTUAL
0.97 bike parking ratio ACTUAL

RETAIL 10,721 NRSF

RETAIL LOADING 1,472 NRSF

RETAIL CORRIDOR 1,227 NRSF

TBD 1,465 NSF

PARKING 31,605 NSF

0.51 resi parking ratio ACTUAL
91 # of resi spaces ACTUAL

RESI LOADING 463

RESI TRASH 547

RESI STORAGE 817 NSF

ZONING GROSS FLOOR AREA 162,231

| LEED 2009 for New Construction and Major Renovations | | Project Checklist | | 480 Rutherford Avenue, Boston, MA 02129 | |
|--|----|--|---|--|---|
| 18 6 2 Sustainable Sites | | Possible Points: 26 | | Materials and Resources, Continued | |
| Y | 1 | Prereq 1 | Construction Activity Pollution Prevention | 1 | 1 |
| | 1 | Credit 1 | Site Selection | 1 | 1 |
| 5 | 1 | Credit 2 | Development Density and Community Connectivity | 5 | 1 |
| | 1 | Credit 3 | Brownfield Redevelopment | 1 | 1 |
| 6 | 1 | Credit 4.1 | Alternative Transportation—Public Transportation Access | 6 | 1 |
| | 1 | Credit 4.2 | Alternative Transportation—Bicycle Storage and Changing Rooms | 1 | 1 |
| 3 | 1 | Credit 4.3 | Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles | 3 | 1 |
| 2 | 1 | Credit 4.4 | Alternative Transportation—Parking Capacity | 2 | 1 |
| | 1 | Credit 5.1 | Site Development—Protect or Restore Habitat | 2 | 1 |
| | 1 | Credit 5.2 | Site Development—Maximize Open Space | 1 | 1 |
| | 1 | Credit 6.1 | Stormwater Design—Quantity Control | 1 | 1 |
| | 1 | Credit 6.2 | Stormwater Design—Quality Control | 1 | 1 |
| | 1 | Credit 7.1 | Heat Island Effect—Non-roof | 1 | 1 |
| | 1 | Credit 7.2 | Heat Island Effect—Roof | 1 | 1 |
| | 1 | Credit 8 | Light Pollution Reduction | 1 | 1 |
| 4 2 4 Water Efficiency | | Possible Points: 10 | | 12 1 2 Indoor Environmental Quality | |
| Y | 2 | Prereq 1 | Water Use Reduction—20% Reduction | 2 | 1 |
| 2 | 2 | Credit 1 | Water Efficient Landscaping | 2 | 1 |
| | 2 | Credit 2 | Innovative Wastewater Technologies | 2 | 1 |
| 2 | 2 | Credit 3 | Water Use Reduction | 2 | 1 |
| 5 14 16 Energy and Atmosphere | | Possible Points: 35 | | 1 1 2 Innovation and Design Process | |
| Y | 5 | Prereq 1 | Fundamental Commissioning of Building Energy Systems | 5 | 1 |
| Y | 4 | Prereq 2 | Minimum Energy Performance | 4 | 1 |
| Y | 10 | Prereq 3 | Fundamental Refrigerant Management | 10 | 1 |
| | 6 | Credit 1 | Optimize Energy Performance | 6 | 1 |
| | 2 | Credit 2 | On-Site Renewable Energy | 2 | 1 |
| | 2 | Credit 3 | Enhanced Commissioning | 2 | 1 |
| | 2 | Credit 4 | Enhanced Refrigerant Management | 2 | 1 |
| | 3 | Credit 5 | Measurement and Verification | 3 | 1 |
| | 2 | Credit 6 | Green Power | 2 | 1 |
| 3 3 8 Materials and Resources | | Possible Points: 14 | | 2 1 1 Regional Priority Credits | |
| Y | 3 | Prereq 1 | Storage and Collection of Recyclables | 3 | 1 |
| | 1 | Credit 1.1 | Building Reuse—Maintain Existing Walls, Floors, and Roof | 1 | 1 |
| | 1 | Credit 1.2 | Building Reuse—Maintain 50% of Interior Non-Structural Elements | 1 | 1 |
| | 1 | Credit 2 | Construction Waste Management | 1 | 1 |
| | 2 | Credit 3 | Materials Reuse | 2 | 1 |
| 45 30 35 Total | | Possible Points: 110 | | 45 30 35 Total | |
| | | Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 | | | |

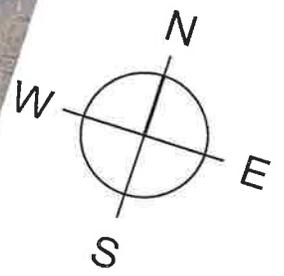
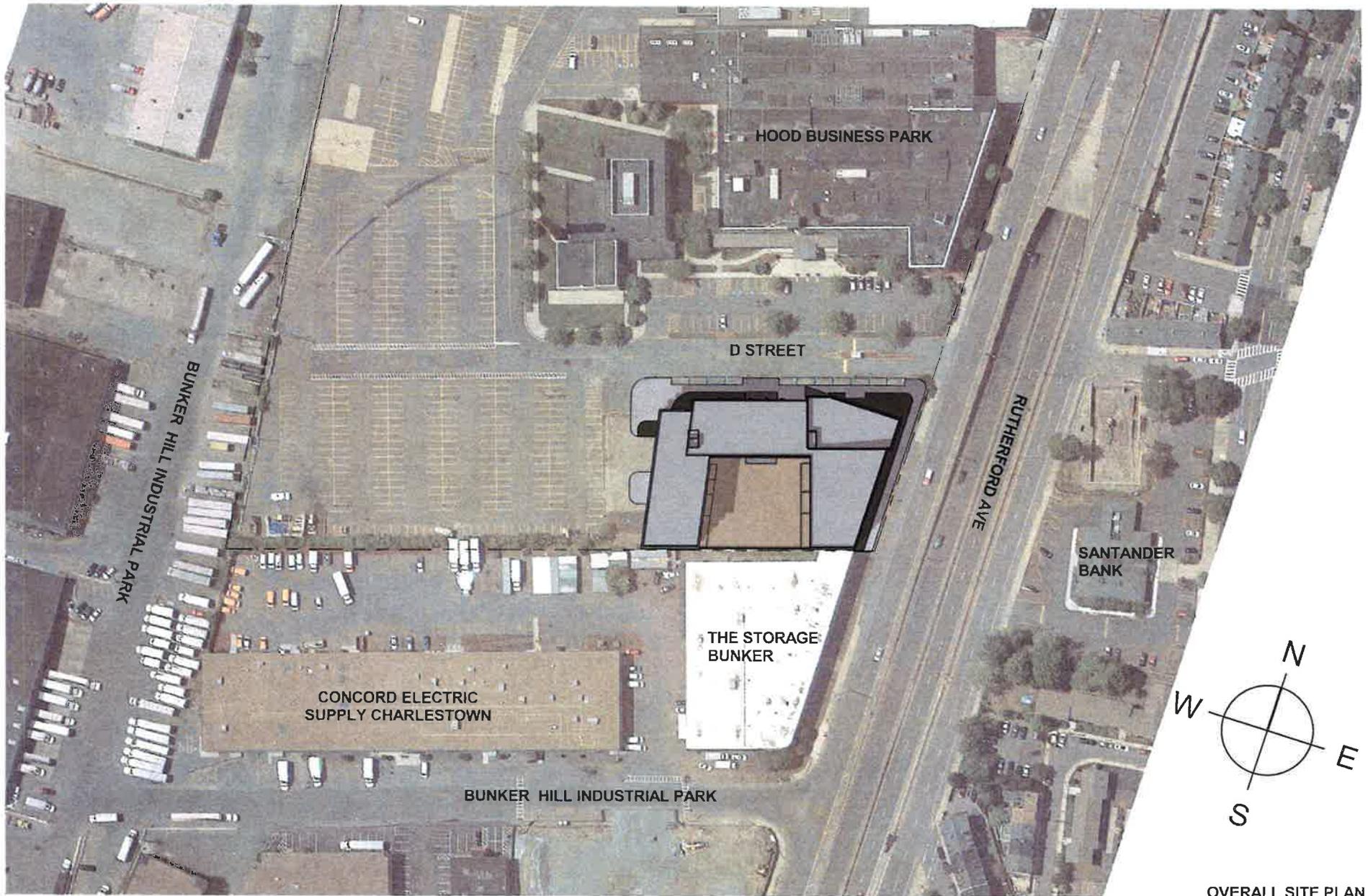
BUILDING ANALYSIS
480 RUTHERFORD AVE BOSTON, MA
8/31/16

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Landscape Architect
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1000 Massachusetts Ave, Cambridge, MA 02138

Structural Engineer
McNamara / Salvia Inc.
101 Federal Street, Boston, MA 02110

MEP Engineer
R.W. Sullivan Engineering
529 Main Street, Boston, MA 02129



OVERALL SITE PLAN
 480 RUTHERFORD AVE BOSTON, MA
 8/31/16 1" = 100'-0"

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SITE PLAN
 480 RUTHERFORD AVE BOSTON, MA
 8/31/16 1"=30'
 C-101

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EXTERIOR RENDERINGS
 480 RUTHERFORD AVE BOSTON, MA
 8/31/16



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Landscape Architect

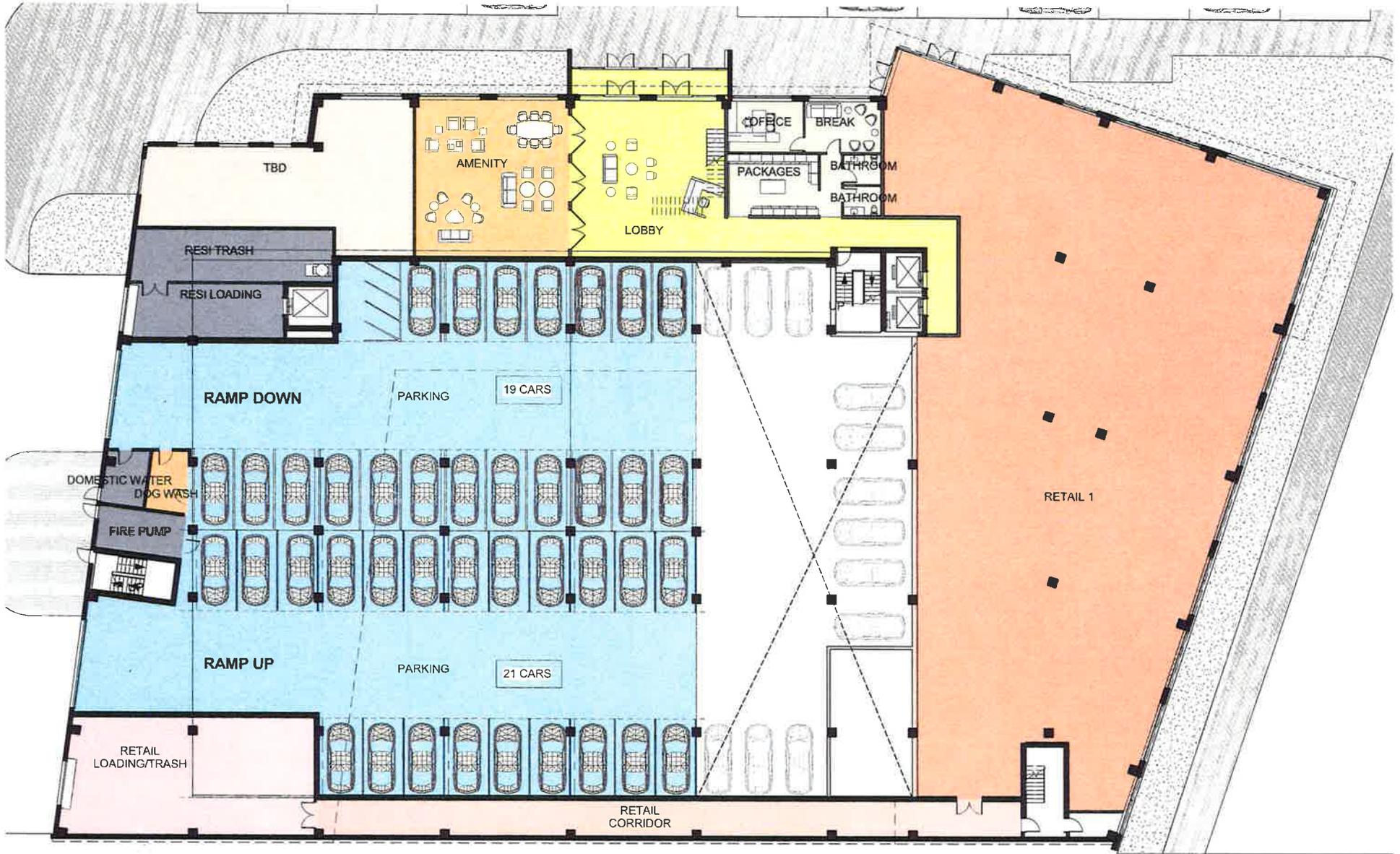
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MEP Engineer

R.W. Sullivan Engineering
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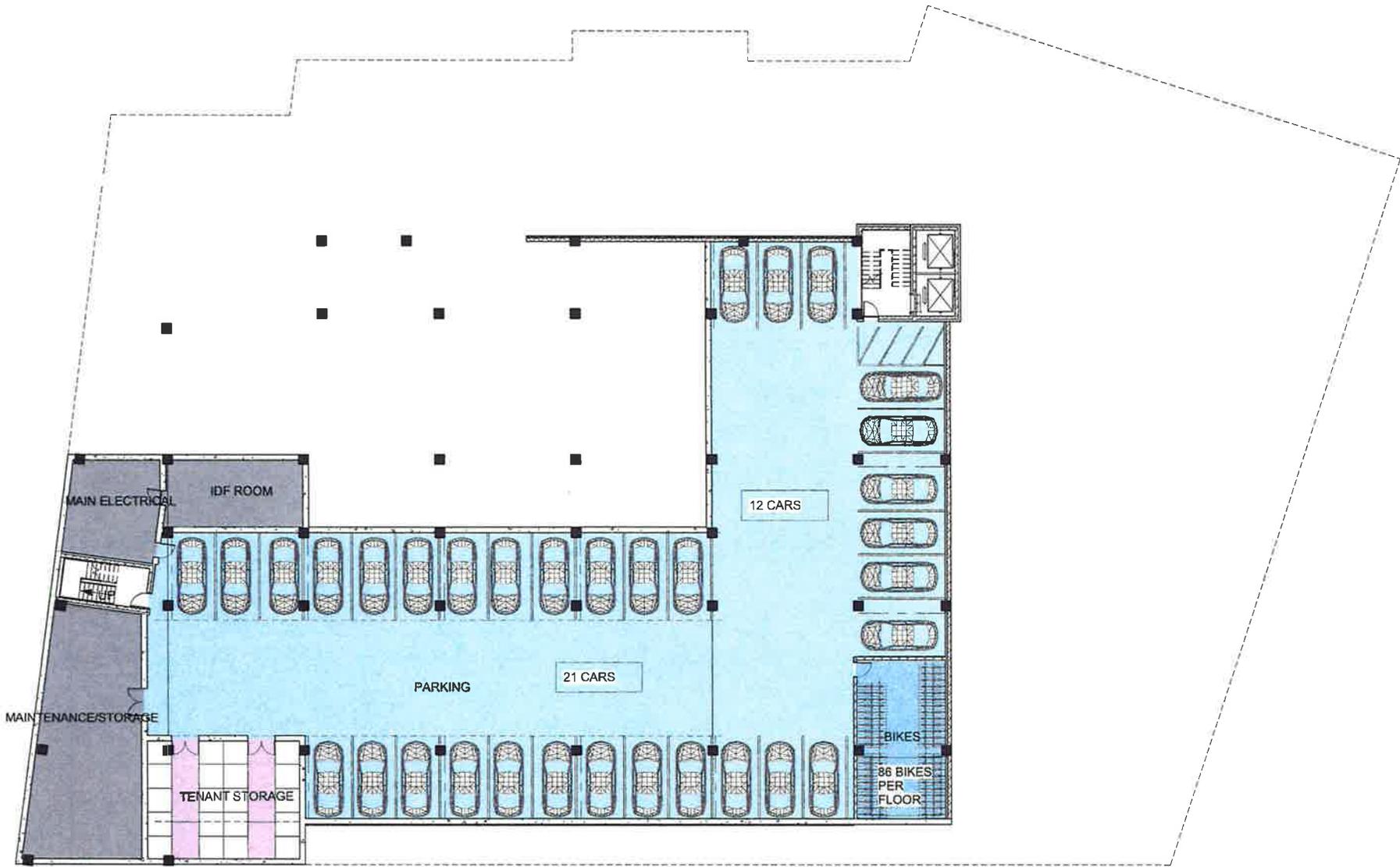
GROUND FLOOR PLAN
 480 RUTHERFORD AVE BOSTON, MA
 8/31/16 1" = 20'-0"

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Structural Engineer
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BASEMENT PLAN
 480 RUTHERFORD AVE BOSTON, MA
 8/31/16 1" = 20'-0"

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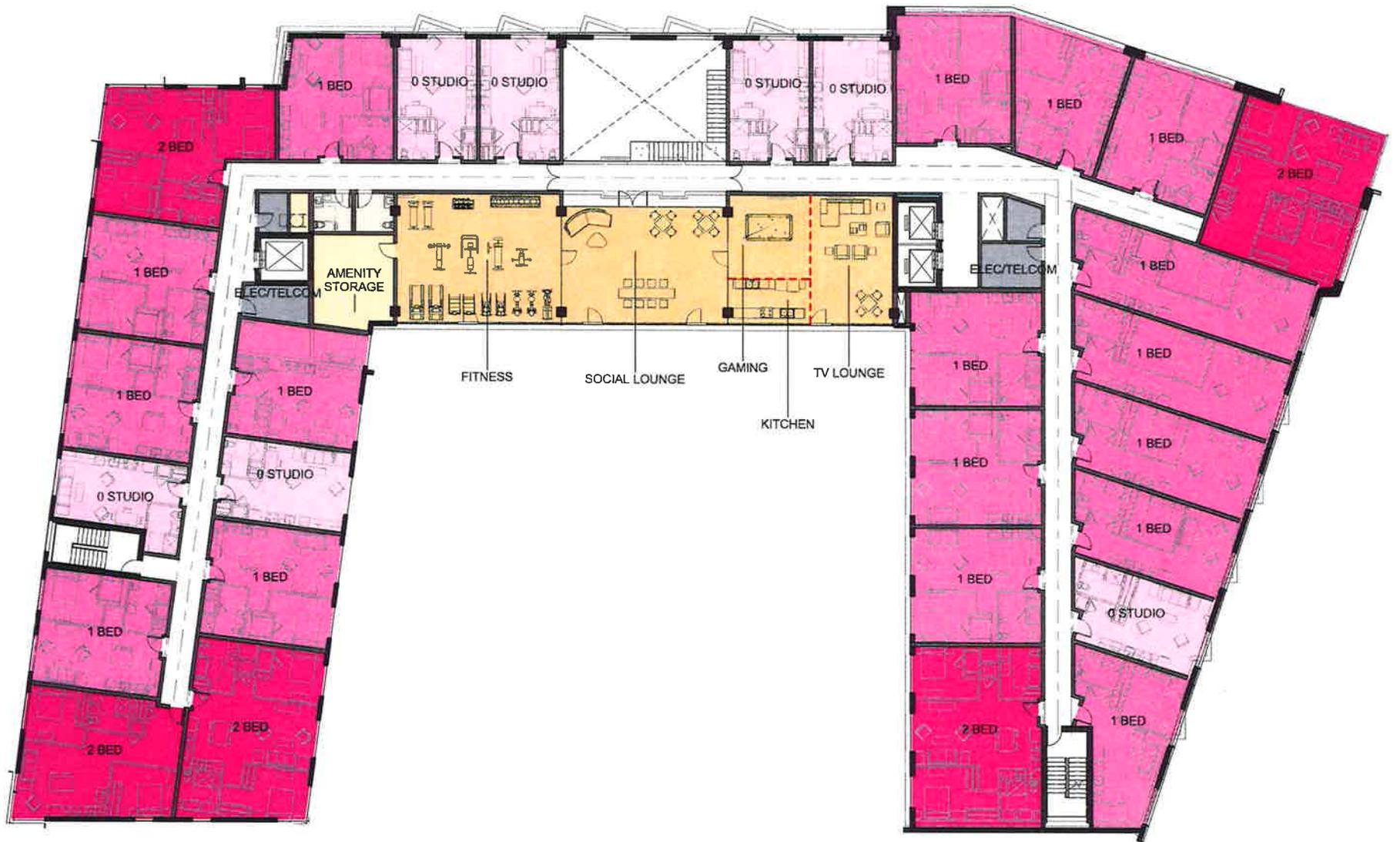
MEZZANINE PLAN
 480 RUTHERFORD AVE BOSTON, MA
 8/31/16 1" = 20'-0"

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LEVEL 2 PLAN
 480 RUTHERFORD AVE BOSTON, MA
 8/31/16 1" = 20'-0"

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Structural Engineer
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MEP Engineer
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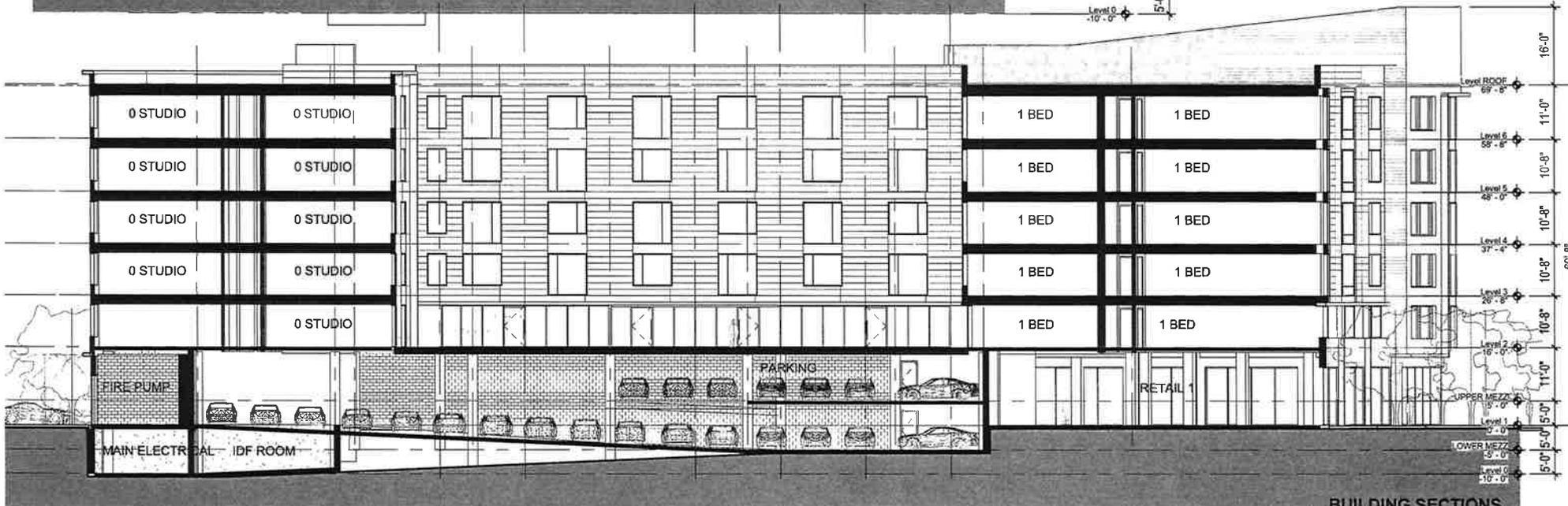
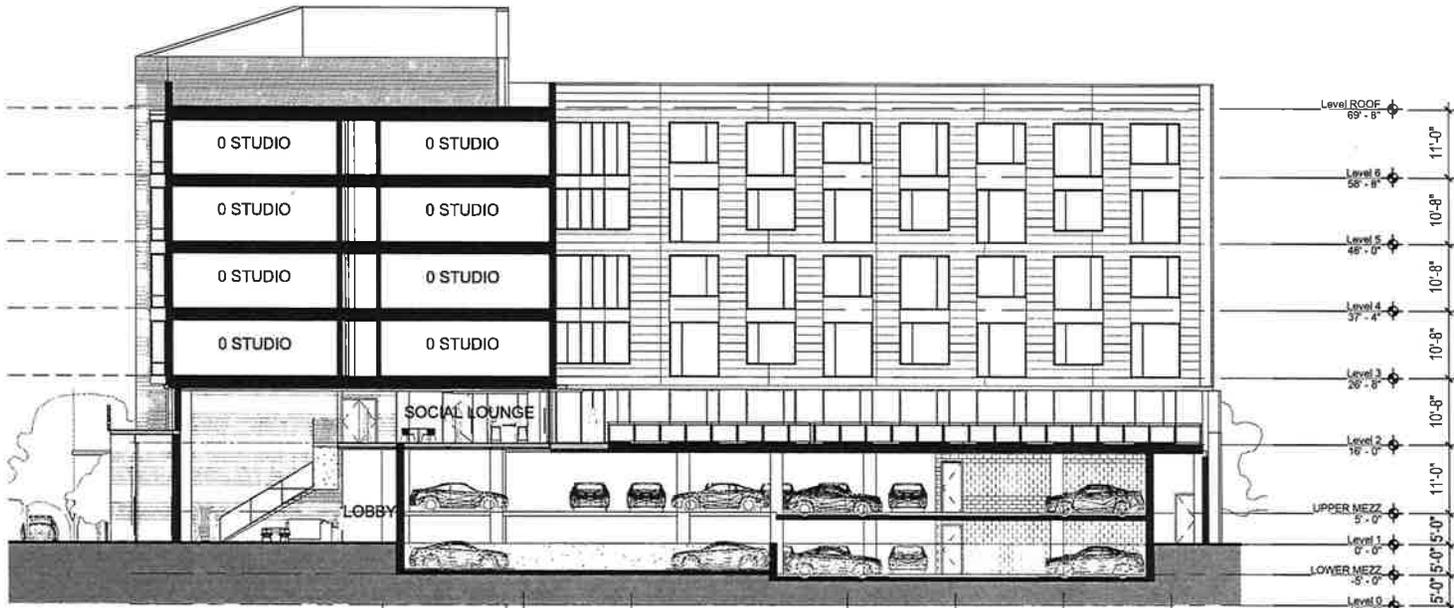
LEVEL 3,4,5,6 PLAN
 480 RUTHERFORD AVE BOSTON, MA
 8/31/16 1" = 20'-0"

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BUILDING SECTIONS

480 RUTHERFORD AVE BOSTON, MA
8/31/16 1" = 20'-0"



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TERRA COTTA
RAINSCREEN SYSTEM

METAL PANELS IN
HORIZONTAL STRIPS

DARK MASONRY FOR
GROUND LEVEL

METAL CANOPY/
FACADE TRIM

STOREFRONT
GLAZING SYSTEM



EAST

NORTHEAST

NORTH

METAL PANEL

FIBER CEMENT
PANELING SYSTEM



WEST

METAL PANEL



SOUTH

GLASS STOREFRONT

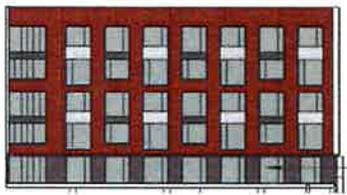
GLASS/ALUMINUM
GARAGE DOORS

DUAL TONED METAL
PANEL SPANDREL

METAL SPANDRELS



COURTYARD WEST



PATIO DOORS

COURTYARD EAST

ELEVATIONS

480 RUTHERFORD AVE BOSTON, MA
8/31/16 1" = 40'-0"



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Appendix B

LANDSCAPE PLAN



LANDSCAPE PLAN
 480 RUTHERFORD AVE BOSTON, MA
 8/31/16 1"=30'
 C-103

cbt

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Appendix C

INTERIM FAR CALCULATION

| | |
|---|------------------------|
| Total Lot Area of Site: | 867,715.20 square feet |
| Gross Floor Area of Existing Buildings: | 461,000 square feet |
| Additional Gross Floor Area Added by The Powerhouse Building | 25,362 square feet |
| Additional Gross Floor Area 480 Rutherford | 141,450 square feet |
| Total Gross Floor Area | 627,812 square feet |
| FAR: | 0.72 |

Note: All figures are approximate

Appendix D
PARKING PLAN



PARKING ACCESS PLAN
 480 RUTHERFORD AVE BOSTON, MA
 8/31/16 1"=30'
C-102

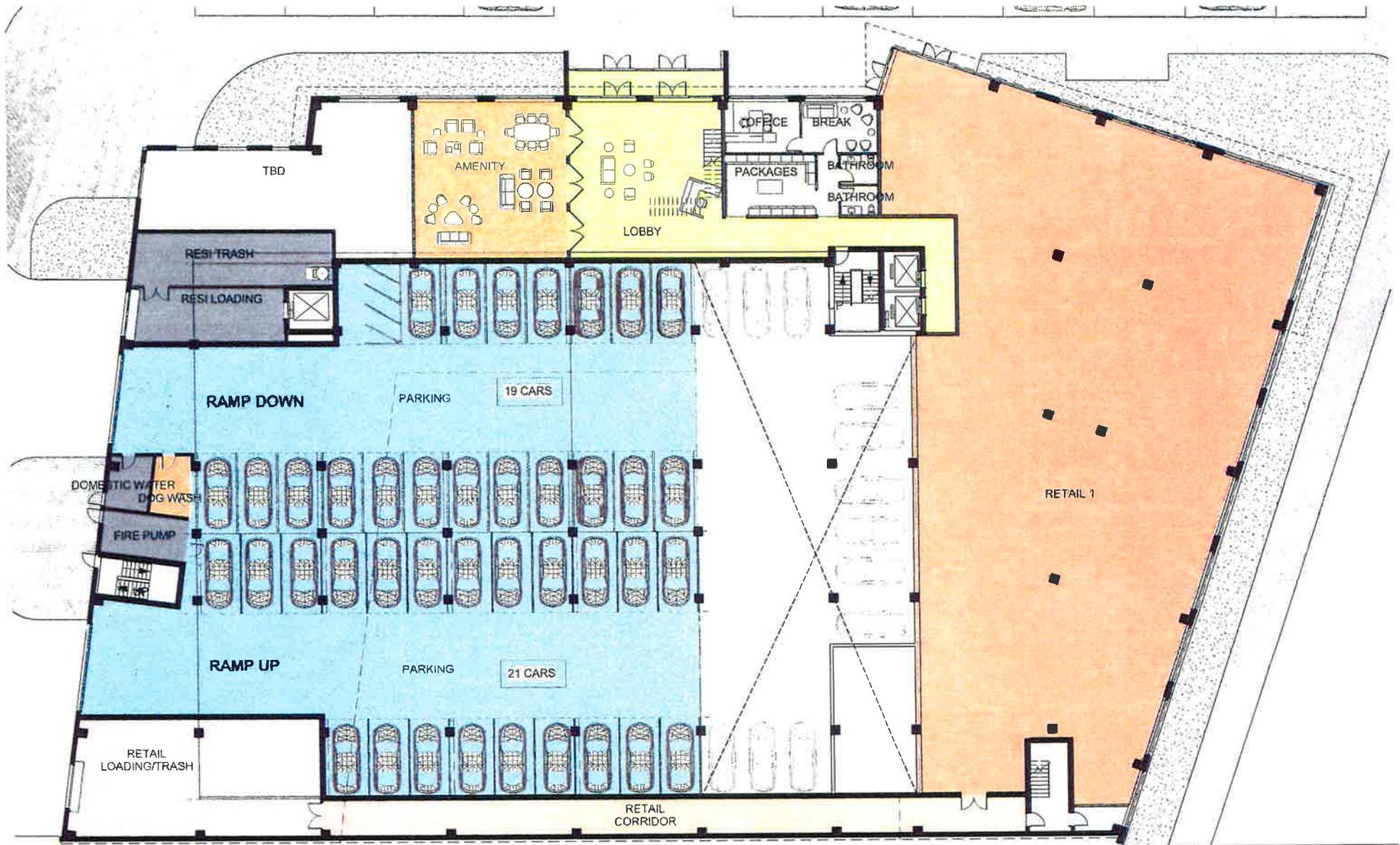
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GROUND FLOOR PLAN

480 RUTHERFORD AVE BOSTON, MA
8/31/16 1" = 20'-0"



BASEMENT PLAN
 480 RUTHERFORD AVE BOSTON, MA
 8/31/16 1" = 20'-0"

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MEZZANINE PLAN
 480 RUTHERFORD AVE BOSTON, MA
 8/31/16 1" = 20'-0"

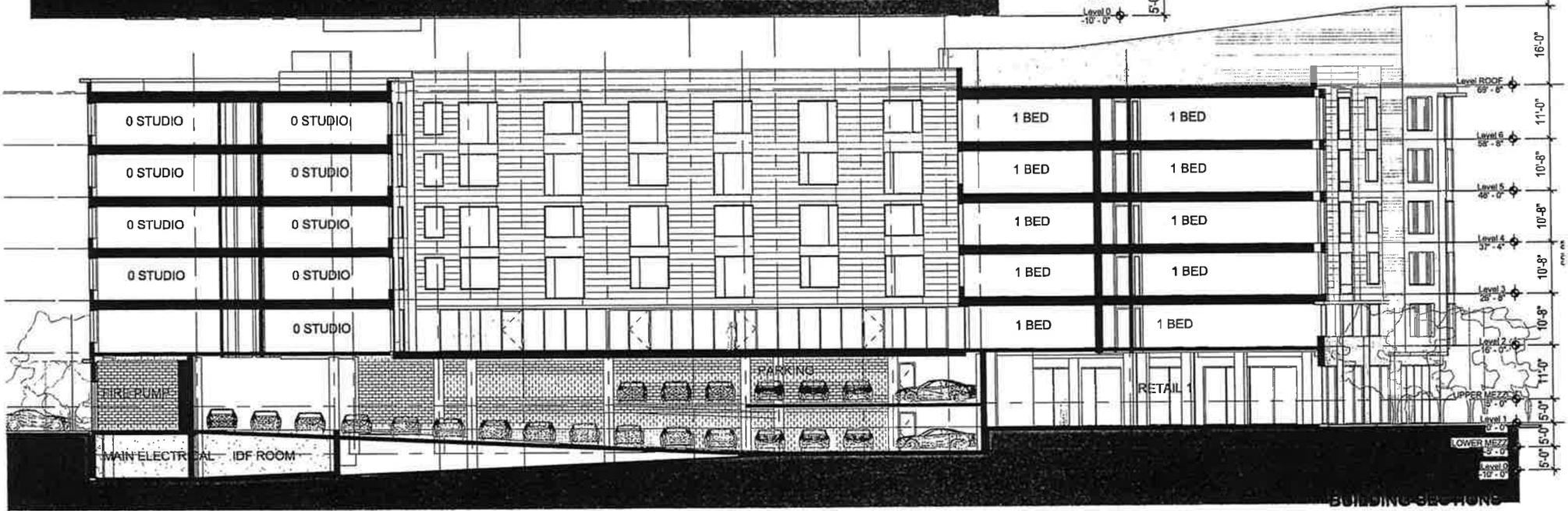
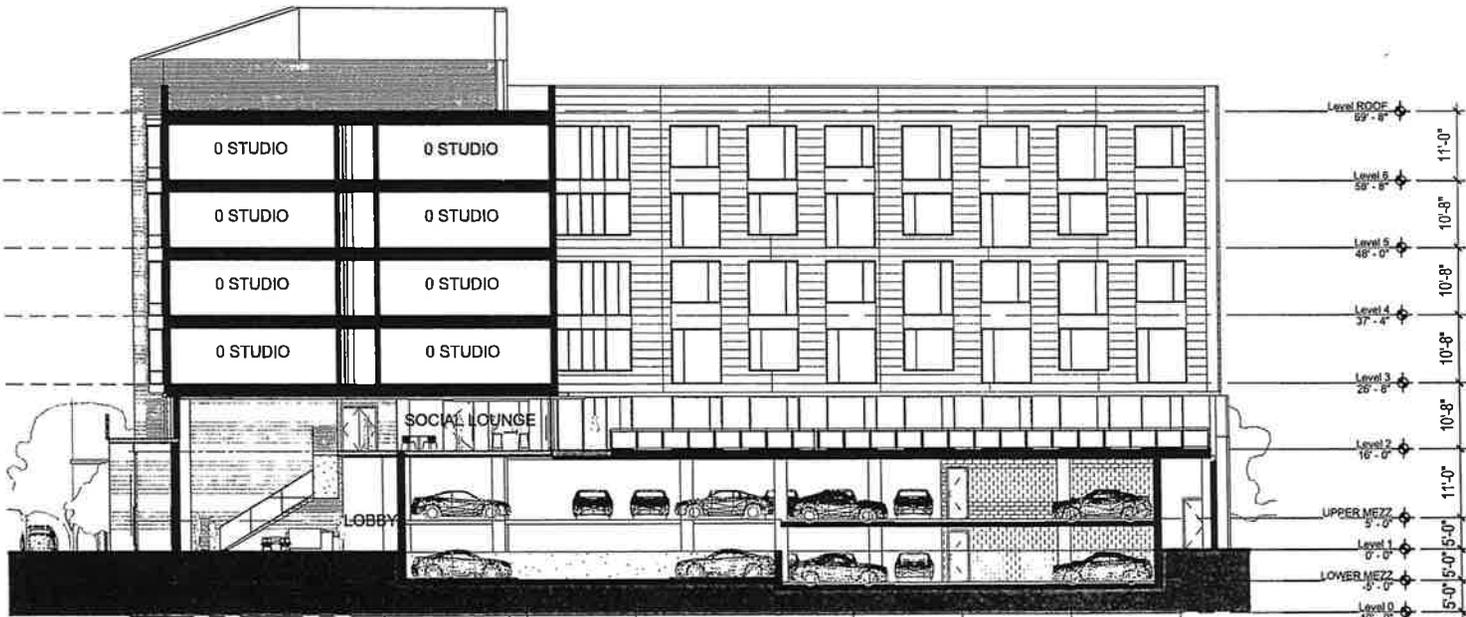


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BUILDING SECTIONS

480 RUTHERFORD AVE BOSTON, MA
8/31/16 1" = 20'-0"

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MEP Engineer
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529 Main Street, Boston, MA 02129

**Full Build Parking Analysis
Hood Park PDA Master Plan
September 9, 2016**

| Building No. / Building Name | 2016 Master Plan (as proposed) | | Required Parking @1.5/1000 |
|---|--------------------------------|-----------------------|----------------------------|
| | GFA (ex. Parking) | Office/Retail/R&D GFA | |
| (1) 570 Rutherford Avenue Cooler Building Renovat | 55,000 | 55,000 | 83 |
| (2) 480 Rutherford Avenue | 168,000 | 10,500 | 16 |
| (3) 510 Rutherford Avenue Power Building Renovat | 20,000 | 20,000 | 30 |
| (4) 520 Rutherford Avenue | 218,130 | 218,130 | 327 |
| (5) 500 Rutherford Avenue Renovation | 368,750 | 368,750 | 553 |
| (6) 550 Rutherford Avenue | 102,160 | 102,160 | 153 |
| (7) 570 Rutherford Avenue | 291,780 | 293,780 | 441 |
| Demolition of Cooler Building 570 Rutherford Aven | (55,000) | (55,000) | (83) |
| Total GFA (excluding parking) | 1,168,820 | 1,013,320 | 1,520 |

| Planned Parking | Parking Spaces |
|------------------|----------------|
| (P1) Garage | 812 |
| (P2) Garage | 418 |
| (P3) Garage | 408 |
| On Grade Parking | 127 |
| | 1,765 |

| | |
|--|--------------|
| Required spaces @1.5/1000 at full build out | 1,520 |
| Total office/retail/R&D spaces at full build out | 1,765 |
| Surplus | 245 |
| Residential spaces | 90 |
| Total spaces | 1,855 |
| Residential units | 177 |
| Ratio | 0.51 |

Comparative Building Area Analysis
Hood Park PDA Master Plan
September 9, 2016

| Building No. / Building Name | 2014 Master Plan (currently approved) GFA (ex. Parking) | 2016 Master Plan (as proposed) GFA (ex. Parking) |
|--|---|--|
| (1) 570 Rutherford Avenue Cooler Building Renovation | 55,000 | 55,000 |
| (2) 480 Rutherford Avenue | 143,200 | 168,000 |
| (3) 510 Rutherford Avenue Power Building Renovation | 20,000 | 20,000 |
| (4) 520 Rutherford Avenue | 218,130 | 218,130 |
| (5) 500 Rutherford Avenue Renovation | 368,750 | 368,750 |
| (6) 550 Rutherford Avenue | 102,160 | 102,160 |
| (7) 570 Rutherford Avenue | 316,580 | 291,780 |
| Demolition of Cooler Building 570 Rutherford Avenue | (55,000) | (55,000) |
| Total GFA (excluding parking) | 1,168,820 | 1,168,820 |