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May 17, 2018

VIA HAND DELIVERY

Mr. Brian Golden, Director
Boston Planning & Development Agency
Boston City Hall, 9th Floor
One City Hall Square
Boston, MA 02201

Re: 10 Stack Street, Charlestown MA
Hood Park Master Plan, Charlestown, MA

Dear Director Golden:

On behalf of our client, Hood Park LLC, we are pleased to submit this Letter of Intent to the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency (“BPDA”) to submit a Notice of Project Change regarding the project known as 10 Stack Street (formerly referred to as 520 Rutherford Avenue Office Building) in Boston’s Charlestown neighborhood. This submission is being made in accordance with the Executive Order dated October 10, 2000 relative to the Provision of Mitigation by Development Projects in Boston, as amended, as the initial step in convening an Impact Advisory Group for the proposed project. The 10 Stack Street office and lab building is being proposed to support new businesses and to accommodate existing businesses at Hood Park, like Indigo Agriculture, which are looking to remain as Charlestown based businesses with headquarters at Hood Park, while growing their business and adding significant new job creation in the technology sector of the market.

Hood Park is a 20-acre site located between Rutherford Avenue in Charlestown and the Route 93 Interstate highway. Hood Park is the subject of an existing Master Plan for Planned Development Area #51 and is currently occupied by approximately 443,000 square feet of existing structures, a 177-unit residential project currently under construction and a mixed-use 905 car parking garage with 25,000 square feet of ground level active uses and 50,000 square feet of second level office / lab space. The 100 Hood Park Drive garage is proposed for construction starting in July 2018. This building was permitted as part of Hood Park’s commitment to build the necessary parking infrastructure prior to developing the next new office / lab building on campus, represented here by the 10 Stack Street project proposal.

The proposed 10 Stack Street project that will be the subject of a Notice of Project Change to be filed no earlier than September 2018, comprises approximately 450,000 gross square feet including approximately 10,000 gross square feet of ground floor retail use and 440,000 gross square feet of office and laboratory space on thirteen (13) levels with a zoning height of approximately 230 feet in height. The project will include two levels of below-grade parking accommodating up to 150 parking spaces as well as support space for systems and equipment associated with laboratory programing. The project will include

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a ground level lobby and appropriate amenity spaces within the building and significant outdoor plaza and patio areas both open to the public and dedicated to the office tenants.

The Hood Park development team understands that the proposed project of 230 feet in height exceeds the currently zoned limit of 115' of height at Charlestown Planned Development Areas. We will look to work with the community of Charlestown to provide the necessary overall planning context and urban design framework to support a proposed Text Amendment to the existing Zoning Code through the Boston Zoning Commission, allowing for submission PDA Development Plan applications for this project. The development team proposes an engagement period with the community during which a dialogue about planning, zoning, community priorities, and development goals for the West Rutherford area of Charlestown can be discussed and assessed by the entire community, relative to the opportunities presented by modifying this limit as part of a larger contextual dialogue about planning and development.

In addition to the Notice of Project Change regarding 10 Stack Street our client is also seeking limited amendments to the Master Plan for Planned Development Area #51 as part of an effort to update that Master Plan, originally approved in 2000, to reflect current urban design principals associate with a mixed-use neighborhood.

The proposed amendments will be limited to:

- 1) Reorganization of the urban design plan including new street, sidewalk and bike path configurations which anticipate the reconfiguration of Rutherford Avenue, Spice and D Streets and creation of a network of complete streets throughout the Hood campus, connecting to the existing Charlestown neighborhood and providing for future connections to additional areas in the West Rutherford portion of Charlestown;
- 2) Reallocation of the uses and proposed development pads in the 2000 Master Plan to more appropriately reflect current planning concepts and goals, including the replacement of inefficient stand-alone parking structures located on Rutherford Avenue with residential uses, open spaces and more efficient parking plates integrated into mixed-use structures;
- 3) Creation of a robust sustainable and resilient development strategy incorporating elevation of the 20 acre Hood Park campus to above the flood elevation datum of 20'-0" (Boston Base Elevation), creation of water retention ponds and ground water recharge structures, incorporation of PV and sustainable energy management systems, and establishment of a minimum standard of LEED Silver Certification or greater for all future planned development projects;
- 4) Reorganization of the proposed plan to encourage and prioritize pedestrian and bicycle access, creation of direct and improved pedestrian connections to Spice Street and the MBTA Sullivan Station subway and bus hub, connection to the proposed Rutherford Avenue bike and pedestrian path proposed as part of the reconfiguration of Rutherford Avenue and design and funding of the at-grade intersection at Rutherford Avenue and Hood Park Drive creating direct, signalized pedestrian and bike crosswalks to the Charlestown neighborhood;
- 5) And reassessment of the appropriate massing and height of proposed projects to allow Hood Park to remain competitive in the current real estate market when compared with Cambridge Crossing, Assembly Row, Bulfinch Triangle and US2 Somerville. Hood Park believes that to fulfill the stated goal in the Boston 2030 plan of being a job creation center and encouraging existing and new

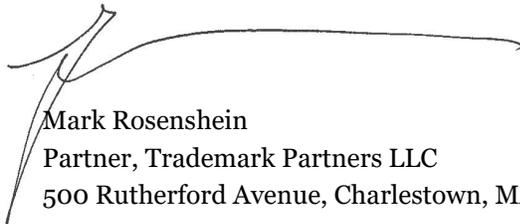
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business to located at Hood Park and increase employment on campus, the built environment at Hood Park must be economically and environmentally competitive with proximate development on both sides of Route 93 within the northern corridor of Boston.

It is important to note that the above proposed modifications to the Master Plan DO NOT include any request for additional density or development area above the currently contemplated FAR of 2.0 defined in Article 62 of the Boston Zoning Code. We remain committed to adhering to the current density allowed in Planned Development Area projects as defined in the Charlestown code. It is also worth noting that all proposed additional height is located on the western third of Hood Campus, closer to Route 93 and beyond the zoning limitation delineated as greater than three hundred feet from Rutherford Avenue. We look forward to showing how reorganization of the currently allowed density into taller but more efficient structures, strategically located on campus, will benefit the community of Charlestown and the City of Boston by creating additional open space, allowing for greater energy efficiency and resiliency at Hood Park, and resulting in an appropriate development plan for a former industrial area located along a multi-modal transportation corridor, as part of the growing West Rutherford area of Charlestown, Boston.

On behalf of the entre development team we look forward to working with you and our staff at the BPDA, the City of Boston, and the community at large through the appointment of an Impact Advisory Group in furtherance of this major investment in residential living, technology job creation and infrastructure investment in the Charlestown neighborhood. Hood Park and Charlestown are proud to serve as a home for locally grown and developed businesses and look forward to continuing to accommodate their growth.

Sincerely:



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