October 1, 2019 VIA

HAND DELIVERY

Brian P. Golden
Boston Redevelopment Authority
City Hall, 9th Floor
Boston, MA 02201

Re: Notice of Project Change
6 Stack Street, Charlestown
Planned Development Area No. 51, Hood Park

Dear Director Golden:

Please accept this letter as a Notice of Project Change under Article 80, Section 80A-6 and Section 80C-7 of the Boston Zoning Code (“Code”) submitted by Hood Park, LLC (the “Proponent”) in connection with the project located at 6 Stack Street, Charlestown (the “Project Site”). On March 14, 2019, the Boston Redevelopment Authority, doing business as the Boston Planning and Development Agency (the “Authority”), approved an Amended and Restated 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 Hood Park in Charlestown (the “Development”). The PDA plan describes a series of projects to be undertaken within Hood Park, with the projected square footages for the various project components approved in the PDA Master Plan totaling approximately 1,735,501 square feet of FAR area.

This NPC includes an Appendix including updated Hood Park Revised Building Program chart, updated Hood Park Area, Use, Parking and Height Summary diagram and a 6 Stack and Stack Park design submission package.

The PDA Master Plan includes 6 Stack Street (the "Project") which was proposed as a bike service facility with a maximum FAR area of 1,000 square feet of the 1,735,501 square feet proposed on the Project Site. At the time of the Master Plan filing and approval the Proponent anticipated that bicycle parking facilities would be exempt from FAR calculations as is the case for vehicle parking space.

During the design process the Proponent elected to include 241 bike parking racks within the 6 Stack Street project concept as well as locker and shower facilities for Hood Park tenant employees and public restrooms for community members utilizing the adjacent Stack Street Park. The area of the building not allocated to bike parking was limited to 924 square feet. The bike parking area was designed as 2,988 square feet to accommodate this important transit mitigation amenity.
The Proponent has been advised that bicycle parking area is not exempt from FAR calculations, similar to vehicle parking areas, and therefore 6 Stack Street would be calculated as including the total 3,912 square feet of area as FAR space. This results in a required increase in the approved Master Plan FAR allocation for 6 Stack Street from 1,000 square feet to 3,912 square feet of FAR area. The maximum allowed FAR for a PDA in the Charlestown neighborhood is 2.0. The lot area for Hood Park is 897,802 square feet resulting in a total allowed FAR area of 1,795,604 square feet. As the Master Plan only utilized 1,735,501 square feet, a modification to increase the 6 Stack Street area by 2,912 square feet resulting in a total FAR area of 1,738,413 would not result in the total project FAR exceeding the Zoning limit of 2.0.

Based on the above, the proposed total square footages of the various components described in the PDA Master Plan will increase by 2,912 square feet. This increase in the 6 Stack Street Development Plan and in the PDA Master Plan shall be further described in a proposed Sixth (6th) Amendment to the Master Plan for Planned Development Area No. 51, to be filed with the Authority in the month of October 2019.

This Notice of Project Change is being filed to seek the Authority's determination that the above describes changes do not constitute material changes and that there are no increases, significant or otherwise, in the impacts of the proposed changes that would warrant further review of the Proposed Project by the Authority under Article 80B of the Code.

We look forward to working with the Authority during Its continuing review of the Proposed Project.

Very Truly Yours;
Trademark Partners LLC

Mark Rosenshein
Partner

Cc: Paula Devereaux, Pierce Atwood LLP
    Chris Kaneb, Hood Park LLC
APPENDIX A

Revised Building Program Chart, Updated Hood Park Area, Use, Parking and Height Summary diagram and 6 Stack and Stack Park Proposed Design Package.
<table>
<thead>
<tr>
<th>Building</th>
<th>Size (sf)</th>
<th>Height (feet)</th>
<th>Primary Use</th>
<th>Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Buildings</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>500 Rutherford Avenue</td>
<td>368,750</td>
<td>50</td>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>510 Rutherford Avenue</td>
<td>34,812</td>
<td>50</td>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>570 Rutherford Avenue</td>
<td>51,000</td>
<td>50</td>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>50 Hood Park Drive</td>
<td>161,283</td>
<td>75</td>
<td>Residential</td>
<td>90</td>
</tr>
<tr>
<td>100 Hood Park Drive</td>
<td>84,456</td>
<td>83</td>
<td>Office/Lab</td>
<td>872</td>
</tr>
<tr>
<td><strong>Proposed Buildings</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 Stack Street</td>
<td>3,912</td>
<td>20</td>
<td>Retail</td>
<td></td>
</tr>
<tr>
<td>10 Stack Street</td>
<td>350,300</td>
<td>232</td>
<td>Office/Lab</td>
<td>149</td>
</tr>
<tr>
<td>100 Hood Park Drive (Addition)</td>
<td>154,700</td>
<td>185</td>
<td>Office/Lab</td>
<td></td>
</tr>
<tr>
<td>570 Rutherford Avenue (Demolition)</td>
<td>-51,000</td>
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<td></td>
<td></td>
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<td>30 Stack Street</td>
<td>157,400</td>
<td>155</td>
<td>Office/Lab</td>
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<tr>
<td>45 Stack Street</td>
<td>6,050</td>
<td>20</td>
<td>Pop-up Retail</td>
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<tr>
<td>35 Supertest Street</td>
<td>275,950</td>
<td>262.5</td>
<td>Office/Residential</td>
<td>100</td>
</tr>
<tr>
<td>25 Supertest Street</td>
<td>128,800</td>
<td>215</td>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>15 Supertest Street</td>
<td>12,000</td>
<td>20</td>
<td>Retail</td>
<td>28</td>
</tr>
</tbody>
</table>

| Street Parking Spaces          |           |               |                |                |
| **Totals**                     | 1,738,413 |               |                | 1,464          |
| **Total Lot Area**             | 897,802   |               |                |                |
| **Maximum FAR**                | 1.999     |               |                |                |
Area, Use, Parking, and Height Summary

- **100** HODD PARK DRIVE
  - **154,700 SF**
  - **OFFICE / LAB**
  - **6 Levels**
  - **100 Parking Spaces**

- **160** HODD PARK DRIVE
  - **161,283 SF**
  - **RESIDENTIAL**
  - **6 Levels**
  - **90 Parking Spaces**

- **183** RUTHERFORD AVENUE
  - **34,812 SF**
  - **OFFICE**
  - **50 Levels**
  - **3,912 SF**

- **872** HODD PARK DRIVE
  - **84,456 SF**
  - **RETAIL**
  - **5 Levels**
  - **20'**

- **292** HODD PARK DRIVE
  - **350,300 SF**
  - **OFFICE / LAB**
  - **10 Levels**
  - **100 Parking Spaces**

- **230** STACK STREET
  - **350,300 SF**
  - **OFFICE / LAB**
  - **12 Levels**

- **149** STACK STREET
  - **157,400 SF**
  - **OFFICE / LAB**
  - **8 Levels**

- **225** STACK STREET
  - **157,400 SF**
  - **OFFICE / LAB**
  - **8 Levels**

- **128,800 SF**
  - **HOTEL**
  - **15 Levels**

- **12,000 SF**
  - **RETAIL**
  - **1 Level**

- **6,050 SF**
  - **POP-UP RETAIL**
  - **1 Level**

- **35** SUPERTEST STREET
  - **275,950 SF**
  - **OFFICE / LAB + RESIDENTIAL**
  - **26 Levels**

- **0** SUPERTEST STREET
  - **128,800 SF**
  - **HOTEL**
  - **15 Levels**

- **0** SUPERTEST STREET
  - **12,000 SF**
  - **RETAIL**
  - **1 Level**

- **1 Level**
  - **AREA RESERVED FOR D STREET INTERSECTION EXPANSION ONLY IF REQUIRED BY BTD AS PART OF RUTHERFORD AVENUE RECONSTRUCTION**

- **AREA RESERVED FOR D STREET INTERSECTION EXPANSION ONLY IF REQUIRED BY BTD AS PART OF RUTHERFORD AVENUE RECONSTRUCTION**

*Height is provided to the highest point of the building.*

**LEGEND**
- **#** STREET NAME
- **AREA** USE
- **# Parking Spaces**
- **# Levels**
- **7 Levels**
- **6 Levels**
- **5 Levels**
- **4 Levels**
- **3 Levels**
- **2 Levels**
- **1 Level**
6 STACK STREET

Height: 21'-0"

Area: 17,168 SF

Program:
- 241 bike parking spaces
- Locker and shower facilities
- Bicycle retail space (924 SF)
- Public restrooms

Setbacks: 10'-0"
(Boston Complete Streets)

Project FAR area: 3,912 SF

PDA Master Plan FAR area:
1,738,413 SF