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# SUPPLEMENTAL INFORMATION

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# HOOD PARK MASTER PLAN

Submitted to:  
**Boston Planning & Development Agency**  
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Boston, Massachusetts 02201

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## **1.0 SUPPLEMENTAL INFORMATION FILING**

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### **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 provide confirmation and verification related to specific aspects of the proposed Master Plan including definition of the area and location of the proposed Hood Green open space, confirmation of the location and area of the proposed pedestrian and bicycle path, proposed surface easements adjacent to the Massport rail right of way referred to as “D Street”, and codification of Hood Park’s commitment to construction, maintenance and operation of the Hood Green open space and pedestrian and bicycle path in perpetuity. The submission of this supplemental information is also intended as a response to the comment letter received from the Boston Parks and Recreation Department, dated November 14, 2018.

### **1.2 Submission Intent**

Throughout the community and permitting process for the amended Hood Park Master Plan, the Proponent has stated that they are committed to creating a large-scale open space, privately owned but deed restricted for public open space use, along with the commitment to fund the construction, maintenance and operations of this public open space. The Proponent has stated that one of the benefits of an opportunity for greater building height in the West Rutherford area of Charlestown is the potential for creating additional usable open space that benefits both the development and the community, including both the existing residential community in Charlestown and the future community of workers, residents and visitors to a completed Hood Park. The Proponent has proposed a revised Master Plan concept which includes three major open space zones (Refer to Figure 1) located along the major thoroughfares:

- 1) Hood Park Drive linear open space on the north side of Hood Park Drive including Stack Street Park, the water feature and play area adjacent to 510 Rutherford Avenue and the open plaza area at the entry to 500 Rutherford Avenue;
- 2) Stack Street open space located on the east side of Stack Street including open spaces, landscaped areas, proposed community garden space and pop-up retail stalls between Stack Street and 500 Rutherford Avenue;
- 3) Hood Green and the roof of 15 Supertest Street, located in the northeast quadrant of Hood Park, adjacent to Rutherford Avenue and D Street, including the 1 acre, privately owned, deed restricted public open space park labelled Hood Green and the green roof area of 15 Supertest as a sloped lawn and landscaped area as well as the 20 foot wide privately owned pedestrian and bicycle path with a public easement, along the entire northern property line.

These open spaces, parks, landscaped areas, community garden spaces, and recreation areas are intended to address the full range of open space requirements, commitments and benefits to both the community and the users of Hood Park.

The Proponent intends that this document codify the nature, extent, intent, and regulatory compliance of these open spaces and make clear to the community, the City of Boston and those interested stakeholders that these provisions are clear and documented in a manner that will resolve the questions posed regarding the final and formal resolution of the open space commitment on the part of the Proponent.

### **1.3 Proposed Open Space Provisions**

The following are the Open Space commitments the Proponent has proposed be codified in the Cooperation Agreement with the City of Boston as part of the discretionary permitting approval process:

- 1) The Proponent is allocating a 1 acre area, known as Hood Green and located as illustrated in Figure 2, as privately owned public open space.
- 2) The area of Hood Green will be dedicated to remain as public open space, through a deed restriction, conservation easement, or other similar recorded document. The size, location and use will not be diminished and may only be relocated or changed as a result of City of Boston, State of Massachusetts, or similar public agency requirement related to land usage or infrastructure improvements needed for servicing the City of Boston or community of Charlestown.
- 3) The Proponent will allocate up to \$10.00 per square foot (\$435,600.00) for the cost of building Hood Green, such costs being for at and above grade finishes, plantings, amenities and programming elements and excluding costs associated with below grade utilities, infrastructure, soil mitigation and management, hazardous material remediation, and similar construction issues occurring not less than 8 inches below the finish surface.
- 4) The Proponent will commit to completion of the improvements at Hood Green in a timeframe consistent with or earlier than the completion of roadway and open space improvements associated with the BTM Rutherford Avenue / Sullivan Square improvement projects such that Hood Green and the intersections and crossings from the east side of Rutherford Avenue and the multi-modal pathway proposed by BTM on the east side of Rutherford Avenue will come on line simultaneously.
- 5) The Proponent will create a permanent twenty (20) foot wide, public easement for a pedestrian and bicycle path along the entire northern property line, as illustrated in Figure 2.

- 6) The Proponent will commit to completion of improvements to create a bike and walking path of material, detail, and design consistent with the BTD Rutherford Avenue multi-modal pathway on the east side of Rutherford Avenue. The pedestrian and bicycle path will be completed simultaneously with the creation of the BTD pathway and will open for use no later than the opening of the Rutherford Avenue multi-modal path.
- 7) The Proponent will be responsible for the costs of maintaining and operating the pedestrian and bicycle path and the Hood Green open space, in a manner consistent with the maintenance and operations of similar open spaces including City Square Park and the open space proposed by BTD at Parcel A in Sullivan Square. Each year the Proponent will establish and fund a “maintenance account” for Hood Green and the adjacent path, (with not less than \$100,000 for use within that calendar year), for maintenance, repair, plantings, programming and similar operations and maintenance costs associated with the spaces. In the event the Proponent conveys the Hood Green parcel, any future owner of Hood Green will be required to maintain such an annual maintenance account, which obligation shall be set forth in the deed or other recorded document governing Hood Green.
- 8) The Proponent will submit appropriate documentation relative to a Development Plan for 15 Supertest Street, upon commencement of Phase III development at Hood Park, such development plans to include an accessible, green roof component generally consistent with the design images and renderings provided as part of the Master Plan submissions. While not part of the formal “Hood Green” acre of public open space, the roof area of 15 Supertest is intended as additional open and landscaped area for community access and use upon completion of the building, subject to permitting and approval of the proposed 15 Supertest project development.
- 9) The Proponent will be responsible for negotiating acceptable easements with Massport and associated parties responsible for the Rail Right-Of-Way at “D Street” along the northern property line of Hood Park to allow for pedestrian and bicycle crossings and a private vehicle crossing as generally indicated in Figure 2.
- 10) The Proponent will be responsible for any costs of construction and permitting associated with the final requirements for the Massport easements including but not limited to new fencing along the property line, new infrastructure for future rail crossing signal and safety equipment for installation in the event of reactivation of the rail line, and similar costs as negotiated with Massport related to the easements for crossings.
- 11) The Proponent has committed to design the Master Plan at the northeast corner to allow, if and only if needed by BTD and Massport, an area of Hood property to be taken by the City of Boston eminent domain process to accommodate a realignment of “D Street” at its intersection with Rutherford Avenue, relative to aligning with Mishuwam Street at Rutherford Avenue. The Proponent will continue to coordinate and work with the BPDA, BTD and Massport through the design and engineering process for the

Rutherford Avenue / Sullivan Square reconfiguration project to determine the most efficient and appropriate configuration for the intersections of Rutherford Avenue, D Street and Mishuwam Street. Upon completion of the 100% design documents for that project a final decision will be made on the need for the area indicated in Figure 2, at the intersection of D Street and Rutherford Avenue and at that time either a taking will occur or the future rights associated with that area will revert exclusively to Hood Park for incorporation into Hood Park and the 15 Supertest project.

- 12) The Proponent will be responsible for the design, construction and maintenance of all other open spaces, hardscape area, planting spaces, and open public amenity areas on Hood Park property, as generally illustrated in Figure 1 and consistent with final permitting and approvals obtained as part of the Development Plans for each proposed structure included in the Master Plan. The Proponent proposes the following phasing of the open spaces:
  - a. Stack Street Park, the water features adjacent to 510 Rutherford Avenue and the hardscape plaza at the entry to 500 Rutherford Avenue will be constructed as part of the 10 Stack Street Development Plan, such open spaces to be constructed and completed no later than 6 months after Temporary Certificate of Occupancy is issued for 10 Stack Street (weather permitting);
  - b. Stack Street open spaces and pop-up retail area, located between Stack Street and 500 Rutherford Avenue, between the northern façade of 510 Rutherford Avenue and Supertest Street, will be constructed as part of the 30 Stack Street project Development Plan;
  - c. Hood Green and the pedestrian and bicycle path at the northern property line shall be constructed with the earlier of the 25 Supertest Development Plan, the 15 Supertest Development Plan or independently of a building Development Plan but in conjunction with the completion of the Rutherford Avenue / Sullivan Square work.

#### **1.4 Response to Boston Parks and Recreation Department Comments**

The following are the additional information in response to the Boston Parks and Recreation Department letter dated November 14, 2018 (*BPRD comments in italics*):

*BPRD respectfully requests that mitigation commensurate to the scale of the development be provided in the form of a contribution to the City's Fund for Parks, to be used for the reconstruction of Ryan Playground. Additionally, BPRD requests consideration of a maintenance endowment for this heavily utilized public open space.*

Per the discussion with representatives of BPRD and the BPDA, the Proponent believes that the best mitigation opportunity represented by the Hood Park development is the creation of

substantial new open space in Charlestown, including the 1 acre of Hood Green. The Proponent has committed to participation in of a robust community planning and programming effort, in conjunction with BPRD, BTM and the BPDA, related to Ryan Playground, Parcel A in the BTM Sullivan Square reconfiguration plan and Hood Park, as a cohesive network of open spaces that should provide a variety of open space recreation uses and programs, rather than the potential for three similar open space programs. In the discussion with BPRD it was suggested that this collaborative process could yield beneficial outcomes that offset future investment costs at Ryan Playground, potentially including parking and restroom facility creation at Hood Park, in association with Hood Green, that would reduce the need for similar facilities at Ryan Playground and therefore reduce construction and maintenance costs at Ryan Playground through creation of aligned programs and facilities at Hood Park. The Proponent is committed to funding the creation of compatible and synergistic spaces and programming at Hood Green and on the entirety of Hood Park campus that will support the overall Charlestown open space and parks program and reduce impacts and usage at existing facilities through the creation of extensive new facilities at Hood Park.

*Open space that is provided as mitigation for Article 80 or MEPA approval should be publicly owned and protected in perpetuity to ensure access for generations to come.*

The Proponent agrees and as noted above is proposing to deed restrict the 1 acre of Hood Green proposed as mitigation for Article 80 and MEPA through the implementation of a conservation overlay or filed deed restriction at Suffolk County registry of deeds.

*Finally, the Article 80 and MEPA approvals should consider a requirement that the open space be implemented in the first phase of development, particularly the one acre Hood Green. This will ensure that the public benefit of new open space in the neighborhood of Charlestown is fully realized in the near term and is not subject to ongoing amendments to the development plan.*

The Proponent will commit and dedicate the one acre Hood Green as open space that will not be subject to ongoing amendments to future development plans or Master Plan revisions. The proposed Master Plan includes substantial open space improvements during the initial phase of construction as part of the 10 Stack Street Development Plan being permitted simultaneous to the Master Plan amendment. This commitment includes the creation of Stack Street Park, the water features adjacent to 510 Rutherford and the hardscape plaza in front of 500 Rutherford Avenue, all of which will be completed prior to final occupancy certification of 10 Stack Street. Finally, with regard to Hood Green, the Proponent has committed to development of this open space as a prerequisite to development of Phase III of development (the current Phase proposed being Phase II) and in concert with the redevelopment of Rutherford Avenue. At the time of the development and completion of Hood Green, the Proponent will dedicate Hood Green, through a deed restriction, conservation easement or other such recorded document, as public open space not subject to future amendments of the Master Plan, or any development plan under Article 80C of the Zoning Code. The Proponent and the community have expressed skepticism regarding the utilization, safety of access and benefits of creating the Hood Green open space

on the opposite side of Rutherford Avenue from the Charlestown residential community prior to completion of the major tunnel and highway reconstruction project represented by BTD's Rutherford Avenue and Sullivan Square reconfiguration. Further, it is important to note that the major modification involving an impact on open space in Charlestown resulting from the amendment to the existing Master Plan is the addition of approximately 566,000 square feet of development area. The additional height provided in the amended PDA has no impact on public open space as it casts no shadows on any public open space or City of Boston Parks areas as noted in the BPRD comment letter. Therefore, the impact requiring mitigation is the additional square footage of permitted FAR representing additional users at Hood Park as compared to the existing approved Master Plan. To that point, 410,000 of the additional 566,000 square feet of added FAR is restricted to Phase III development, after Hood Green would be required to be completed and brought on line. In this way, the Proponent is effectively committing to building Hood Green prior to the Development Plan area it is intended to mitigate.

*The submittal does not include the acreage of open space or the expected residents, employees, shoppers, or visitors.*

*The total acreage of open space has not been provided.*

The attached Figure 3 is provided to document both the area of hardscape and open space approved as part of the current 2000 Master Plan, as well as the density of development and anticipated number of employees in the previously approved 1,168,000 square foot development (please note that there are no residential or retail components in the previously approved Master Plan Concept). Table 1 also provides data on the new Master Plan areas of hardscape and landscape open space, along with density of expected residents, employees and other visitors and users to Hood Park.

*The viability and feasibility of a vegetated sloping roof at 15 Supertest should be fully evaluated so that it does not become a green space in conceptual plan only.*

The Proponent acknowledges that the proposed sloped vegetated roof at 15 Supertest Street is aspirational in nature and requires further study, detailing and design to bring to fruition. The potential modification of this concept, as a result of that study, is one of the primary reasons that this area was not included in the calculation of the one acre of Hood Green, such that the commitment to an area of privately owned and financed public open space would not be subject to design or engineering variability. However, the Proponent is committed to the design concept and creation of elevated open space on the roof of 15 Supertest Street. There are numerous examples of existing and successful sloped vegetative open space (e.g. Boston Landing), elevated public open space over active retail (e.g. the Seaport) and active green spaces over structures (Post Office Square) which provide realistic precedents for the 15 Supertest concept.

*A needs analysis should be completed based on projected users of open space. An impact assessment should be conducted to determine impacts to public open space.*

The Proponent has recognized and acknowledged throughout the Development process that there is a tremendous need for additional open space within the Charlestown community, particularly at the northern and western edges, closer to Sullivan Square and more remote from the areas around City Square Park, the Charlestown Navy Yard parks, Eden Street Playground and Dougherty Park and Swimming Pool. As part of the collaborative effort with BPRD to assess and plan for Hood Green, Parcel A open space and Ryan Playground, Hood Park is committed to participating in and assisting with a formal needs assessment process, for the purpose of determining what the most appropriate programming and design features for each space are based on community input.

As previously noted, the Proponent has provided in Table 1 the data for the previously approved 2000 Master Plan open space, the data for the proposed revised Master Plan open space, and an analysis of the additional users represented by the amended and restated plan. It is worth noting, contrary to the statement in the comment letter, that the proposed amended and restated Master Plan is not adding 1.7 million square feet of development to the neighborhood. The existing buildings represent approximately 500,000 square feet of space which has been continuously operated in the neighborhood for over a century and the approved 2000 Master Plan already accounted for 1,168,000 square feet of development. The proposal is for an increase of 566,000 square feet, as part of Phase III development, restricted to development no sooner than 2023 or the completion of the Rutherford / Sullivan reconfiguration, whichever is later. An analysis of this development area, as the impact represented by the amended and restated Master Plan proposal, would certainly indicate that the numerous open spaces provided throughout the Master Plan concept, including the one acre Hood Green and pedestrian and bicycle paths, would more than offset the limited impact the additional future users of this 566,000 square feet would have on the generally remote open spaces of the neighborhood, as located on the opposite side of Rutherford Avenue from Hood Park, even in its future modified format with more surface crossings but retaining the boat section opening to the tunnel. The Proponent is committed to a robust open space program and maintenance effort which meets or exceed those minimum standards published as part of the *Boston 2030 plan* and *Open Space and Recreation Plan 2015-2021*, neither of which proposed or indicated any future open space in the former light industrial area of the West Rutherford section of Charlestown.

The relevant page from the Charlestown Open Space and Recreation Plan 2015 – 2021 has been included as part of this filing. The plan shows that the proposed Hood Park open spaces, including Hood Green, are proposed in an area designated as “Beyond any park service area” and in an area noted as being “Served by 1 Park”. It is worth noting that this figure does not account for the significant open space owned by the State of Massachusetts at Bunker Hill Community College, which is heavily utilized by the community for recreation and sports group activities. The diagram would indicate that the new residential units being built along the west side of Rutherford Avenue, including the Graphic and Bridgeview off campus, and The Harvey now under construction on campus, as well as the new and existing business and lab users in the West Rutherford area of Charlestown, would greatly benefit by the additional public open space represented by Hood Green and the open spaces proposed as part of Hood Park.



The Proponent, while supporting the proposal for a formal needs analysis noted by BPRD, would suggest that it is not required to determine a tremendous need for additional open space and recreation space both in Charlestown and particularly in the West Rutherford area of the neighborhood, justifying the 1 acre of Hood Park open space and the 125,450 sf of total open space proposed at Hood Park as part of the amended and restated Master Plan concept.

*Open space that is required, negotiated or proposed as mitigation or as a public benefit should be quantified to ensure that it does not change with future amendments to the development plan.*

The Proponent concurs and as previously noted has proposed one (1) acre of privately owned and funded, public open space with a deed restriction to ensure it remains a public benefit in perpetuity. The Proponent has, in Figure 3, also quantified all other open spaces proposed as part of the amended and restated Master Plan, as well as the delta between the currently approved 2000 Master Plan and the increased open space proposed in the new Master Plan.

*It is unclear why the provision of the one acre Hood Green at Rutherford Avenue is not listed as mitigation under Chapter 91 or a public benefit for development in landlocked tidelands. If Hood Green is intended to be permanent open space, it should be part of these negotiations.*

The proposed project and Hood Park development are not subject to Chapter 91 regulations and therefore Hood Green is not listed as mitigation or public benefit for a regulation that does not apply to the proposed project.

*The public realm of streets, sidewalks, retail plazas, bike paths and parking areas is distinct from parks, though it can be complementary. This type of space should be counted separately.*

The Proponent has been very clear in the community and its filings that it is not counting streets, sidewalks or parking areas as open space. Hardscape plazas and pedestrian and bicycle paths are counted as part of open space and codified in the attached Figure 3 and Table 1 as part of the calculation of the current Master Plan and the expanded open space proposed in the proposed amended and restated Master Plan.

*The proponent should detail how the open space will meet or mitigate each of the following and whether the same acreage is fulfilling multiple roles as regulated, mitigation or public benefit:*

- *Open space as mitigation under M.G.L. Chapter 30 Section 61:*

The Proponent is not proposing the open space, as such, as mitigation for any determination by a public agency of damage to the environment as related to climate change impacts. Instead the Proponent has proposed to increase the elevation of the entire Hood Park campus by several feet, except at location that must connect to existing public infrastructure currently located below that elevation (Rutherford Avenue, D Street, etc.) In so doing the Proponent is raising the park above the 100 year flood elevation and both creating a safe haven area at Hood Park for users and residents

while simultaneously increasing the resiliency of all downstream real estate currently below that elevation but at risk to flooding of the lower Mystic watershed through “the Neck” area of Charlestown and across Hood Park area.

- *Open space required under M.G.L. Chapter 91:*

The proposed project and area of Hood Park are not subject to Chapter 91.

- *Open space approved by the EOEEA Secretary as Public Benefits Determinations:*

DEIR Section 9.7 Benefits to Public Trust Rights in Tidelands discusses the creation of new public open space, which will be open to users and guests of Hood Park and that all will be privately funded, maintained, and operated. The Final EIR will clarify and state definitively that this includes the 1.0-acre Hood Green, as one of multiple roles Hood Green and the proposed open spaces at Hood Park are intended to meet with respect to public benefits.

- *Open Space required by the underlying zoning:*

The underlying zoning in Article 62 of the Boston Zoning Code covering Charlestown’s Local Industrial Subdistricts lists the Open Space requirement as “N/A”. As part of the recent community process promulgated by the BPDA related to an increase in height for PDA eligible areas, while open space specifically was mentioned as one of the major potential benefits to the community, noting that the retained FAR of 2.0 if applied to taller buildings necessarily resulted in an increased amount of potential open space, did not codify or state any specific requirement or regulation related to open space provisions relative to PDA development and height allocations. That being said, the Proponent has indicated that the one acre of Hood Green should be considered as a benefit to the community related to the increased height proposed in the amended and restated Master Plan as a direct increase in the amount of open space provided in the currently approved 2000 Master Plan.

- *Open space mitigation for the Article 80 Planned Development Area in lieu of zoning:*

Like the above noted underlying zoning, the Article 62, Section 21 Planned Development Area regulations for Charlestown do not indicate a specific ratio or allocation of open space in a dimensional format, but rather indicate that improvements to the urban design characteristics can be accomplished with “the creation of new open space”. To that end, the creation of the one acre Hood Green is being applied as one of several public benefits meeting the obligations of Section 80C-4 as noted above.

- *Open space intended to protect the project from coastal impacts of climate change:*

As previously noted, the Proponent has proposed raising Hood Park, currently at an average elevation of 16 (BCB) to an elevation range of 18 to 21 (BCB) to protect the campus from

the coastal impacts of climate change. Similarly, the increased open space, the improved ground water recharge systems, the construction of a storm management pond encouraging off-peak discharge, and similar features of the campus, including the LEED Platinum residential project under construction and the commitment to LEED Silver or Gold level certification for all future projects, all serve as means of complying both with City requirements for climate change resiliency as well as the Proponent's own priorities and goals for long term sustainability at Hood Park.

- *Open Space which serves the needs of the users of the development:*

The Proponent is proposing the one acre Hood Green, and the balance of open spaces, including Stack Street Park, as well as the generous plazas, landscape areas and community gardens as open space which serve the users of the development.

- *Open Space which serves the needs of the neighborhood as identified in the Imagine Boston 2030 and the Open Space and Recreation Plan:*

The Proponent is proposing the one acre Hood Green, and the balance of open spaces, including Stack Street Park, as well as the generous plazas, landscape areas and community gardens as open space which serve the needs of the neighborhood as identified in the Imagine Boston 2030 and the Open Space and Recreation Plan.

- *Mitigation for impacts to existing public open space in the neighborhood:*

The Proponent is proposing the single largest new privately funded and maintained public open space (refer to Section 1.3(7) of this document) in Charlestown since the creation of the similarly scaled and intended City Square Park as mitigation for the impact of the added 566,000 square feet of development area on the existing open space in the neighborhood. As noted previously, the Proponent also proposes to support and collaborate with BPRD on an effort to coordinate the programming and design of Hood Green, BTD's Parcel A and Ryan Playground, and provisions for public facilities beneficial to all three open spaces, including parking, service and restroom areas, and similar infrastructure opportunities, as mitigation for impacts to existing public open spaces.

*Open space required under regulation such as zoning, provided as mitigation of a PDA, required under Chapter 91 or approved as a public benefit by the EOEEA should be permanently protected to ensure that it remains a public benefit in perpetuity.*

The Proponent strongly agrees and continues to state publicly that the proposed one acre Hood Green Park, privately funded and maintained and open to public use, will be codified as illustrated in the attached Figure 2, along with the adjacent pedestrian and bicycle path. Upon completion of the improvements, an engineered drawing stamped and signed by a licensed land surveyor will be provided, documenting the legal boundaries and location of Hood Green and this area will be

dedicated as public open space by recording a deed restriction, conservation easement, or other such instrument with the Suffolk County Registry of Deeds. This will ensure its continued existence in perpetuity, subject to the usual regulations regarding City, State or Federal takings of land for public benefit. Similarly an easement for public use will be established for the pedestrian and bicycle path along the northern property line, along with easements for pedestrian and bicycle crossing and private vehicle crossing at the adjacent Massport Rail Right-Of-Way. The Proponent will work with the BPDA and Massport to coordinate the necessary definitions and details related to these easements and restrictions to ensure they are recorded in a manner consistent with the ongoing efforts related to D Street and Rutherford Avenue, as well as the proposed joint effort toward coordination with BPRD. Similarly, the Proponent will work with the BPDA to establish appropriate long term agreements for maintenance and improvements at Hood Green consistent with similar agreements at open spaces throughout the City of Boston.

*The Project should include a dog recreation space onsite to reduce impacts to public open space.*

The Proponent has included dog recreation spaces associated with the proposed residential projects at Hood Park including a large dedicated dog recreation area currently under construction as part of The Harvey project, anticipated to open in Summer of 2019. The Proponent will continue to provide dedicated dog recreation areas for Hood Park resident use to ensure limited impact on surrounding community open space and dog recreation areas by future Hood Park tenants.

**TABLE 1**

The original Master Plan approved in 2000 provided for approximately 57,415 square feet of open space, divided between landscaped areas of approximately 31,365 sf and hard scape areas of 26,050 square feet, excluding typical street and adjacent sidewalk areas. The Master Plan as approved included approximately 1,168,820 sf of office uses, translating to a density of approximately 4,675 office users based on an average of 250 sf per worker. This translates to a ratio of 12.3 sf of open space per user on campus in the approved Master Plan.

The proposed Master Plan increases the FAR area by 566,980 square feet and changes the user ratio from 100% office user to a mix of office / lab, resident and retail / hotel guest. It also increases the proposed total open space to approximately 125,450 sf. This represents an increase of open space of 118% against an increase in developed area of 48%. Based on the revised open space area and a user total of 6,399 (5,908 office users at 1 per 250 sf, 625 residential users at 2.5 per unit, and 191 retail and hotel users at 1 per 500 sf), the proposed Master Plan increases the area of open space per user on campus to 19.6 sf or an increase of 60.6%.

**2000 Master Plan Open Space**

<b>ZONE</b>	<b>AREA (AC)</b>	<b>HARDSCAPE (SF)</b>	<b>GREEN AREA (SF)</b>
Central Open Space	1.32	26,050	31,365
Total Open Space	1.32		
SF of Open Space per User	12.30	SF	

**Proposed Master Plan Open Space**

<b>ZONE</b>	<b>AREA (AC)</b>	<b>HARDSCAPE (SF)</b>	<b>GREEN AREA (SF)</b>
Hood Park Drive Linear Open Space	0.95	19,980	21,325
Stack Street Open Space	0.53	10,747	12,191
Hood Green	1.00		43,560
Bikeway/ Path	0.40	17,424	
Total Open Space	2.88	48,151	77,076
SF of Open Space per User	19.60	SF	

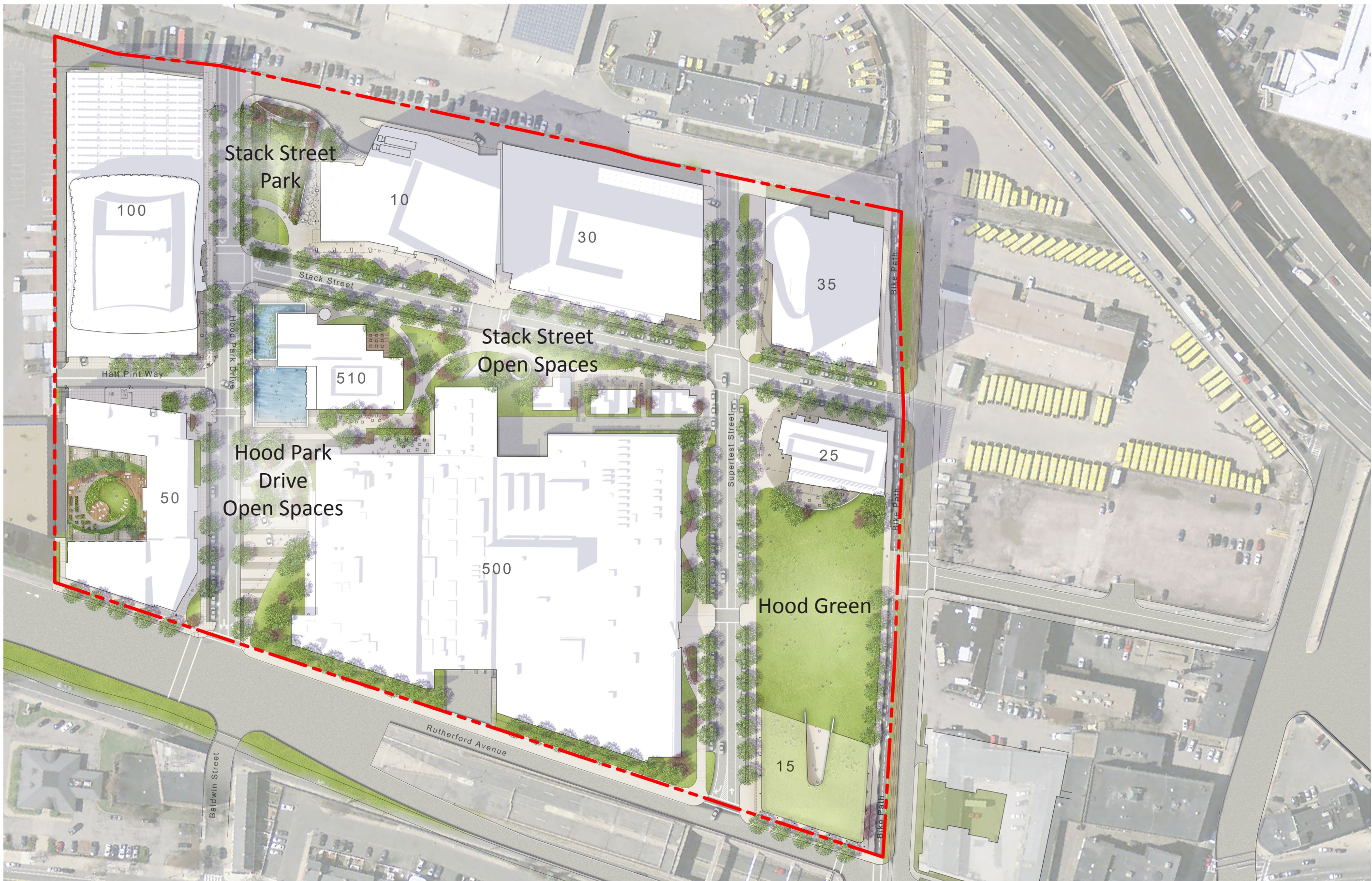
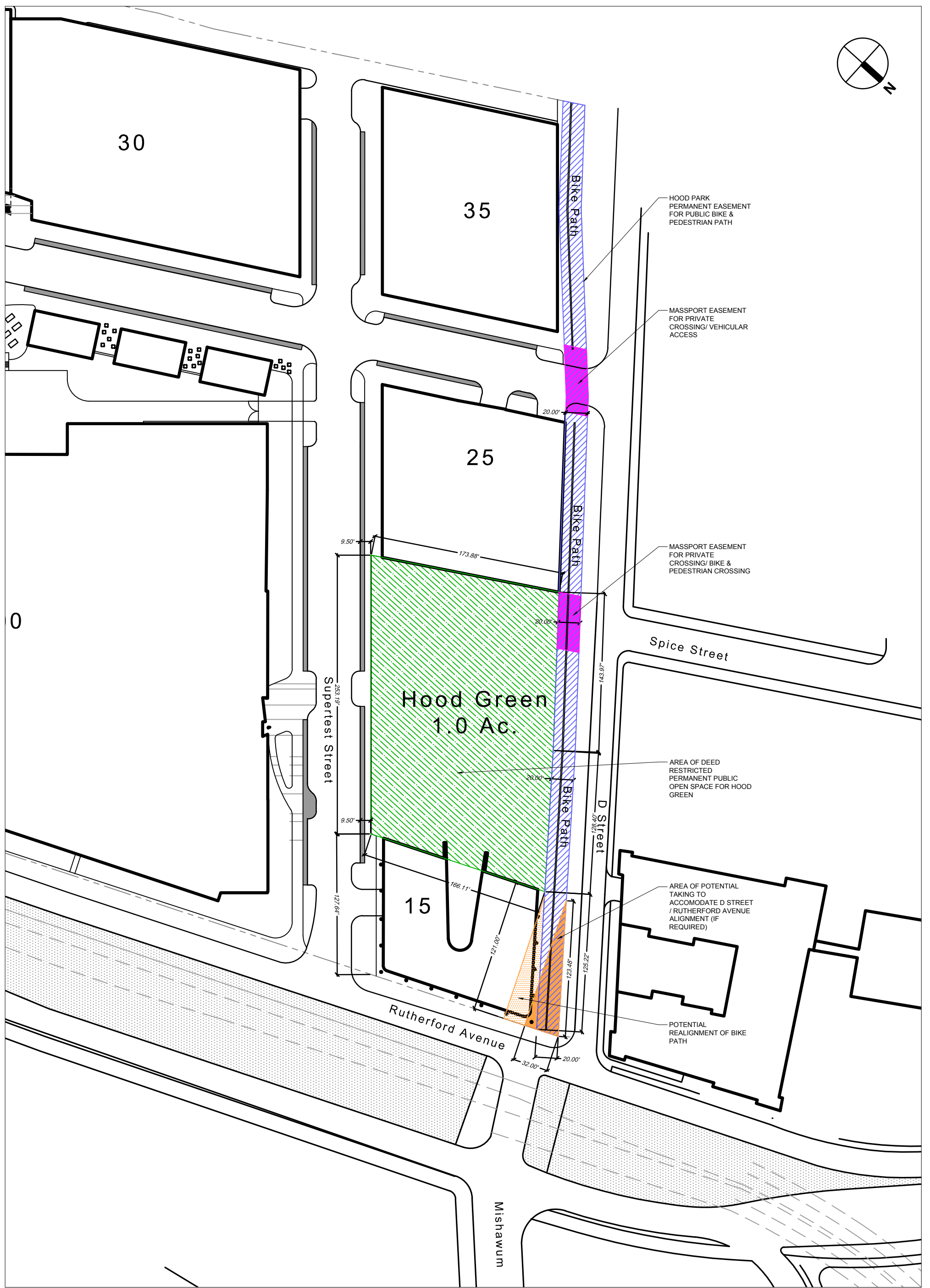
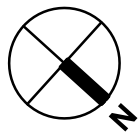


FIGURE 1

# Hood Park Proposed Site Plan

Hood Park Master Plan/10 Stack Street—Charlestown, MA



# FIGURE 2

DATE: 1/14/2019  
 ISSUE: -  
 SCALE: 1"=80'  
 REF: -  
 DR BY: AWE  
 CK BY: BWL

**Hood Park  
 Charlestown, MA**

# DRAFT

JOB NO.: 18029.00

Hood Green Extents Plan



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2000 Master Plan  
57,415 SF Open Space



Proposed Master Plan  
125,450 SF Open Space

FIGURE 3

# Open Space Area Analysis

Hood Park Master Plan/10 Stack Street—Charlestown, MA



