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Lee Kennedy completes \$77.3 million 100 Hood Park for Catamount - master-planned by Symmes Maini McKee Associates

October 02, 2020 - Owners Developers & Managers



Charlestown, MA Lee Kennedy Co. has completed 100 Hood Park Dr., a \$77.3 million key component in the reimagining of the former H.P. Hood Dairy Plant into a life science/technology hub being developed by Catamount Management. The seven-story building delivers 54,000 s/f of new laboratory/R&D shell space, 880 parking spaces, and 24,000 s/f of retail space. The garage also comes equipped with 50 electric vehicle charging stations and 54 bike storage spaces, laying the foundation to accommodate the region's growing community of life science and technology tenants.

"The completion of 100 Hood Park Dr. is a critical milestone in the transformation of Hood Park into a 21st Century mixed use, live/work/play campus," said Mark Rosenshein, partner at Trademark Partners, owner's project manager for Hood Park. "The creation of the parking structure, which can be converted to office/lab space in the future, provides the parking capacity at Hood to enable the next phase of development of approved lab, office, and retail uses."

Situated on 20 acres with access to the MBTA Orange Line and Rte. 93, Hood Park will combine first-class office, lab and R&D space along with a hotel, luxury apartments, retail space and Hood Green, a one-acre green

-space that will serve as a public venue for outdoor events such as concerts, neighborhood festivals and farmer's markets. Hood Park will also feature a series of pocket parks, gathering spaces and landscaped rooftop terraces designed to maximize greenspace on the campus.

Hood Park was master-planned by Symmes Maini McKee Associates (SMMA) and is being built in

phases over the next decade under the guidance of Trademark Partners. Prior to the construction of 100 Hood Park Dr., Catamount developed 500, 510 and 570 Rutherford Ave., home to Indigo Ag, Inc., Cambridge College, Bunker Hill Community College, as well as data and technology firms.

In August of 2019, Lee Kennedy Co. completed construction of The Harvey, a six-story, 177-unit luxury apartment community (designed by CBT Architects) adjacent to 100 Hood Park Dr. Named for Harvey Perley Hood, founder of H.P. Hood and Sons, and designed to emulate the scale and proportion of the existing industrial structures along Rutherford Ave., The Harvey includes a mix of studio, one and two-bedroom units (including 23 affordable units) and a host of amenities.

The next major project will be 10 Stack St. (designed by SMMA), a fully-permitted, 350,000 s/f class-A lab and office building that will serve as the commercial anchor to Hood Park. In the meantime, Lee Kennedy is building 6 Stack St., a single-story, 3,500 s/f campus amenity that will house space for 240 bicycles, restrooms and showers, a bike retail and repair space, and a rooftop terrace.

Lee Kennedy is simultaneously constructing “The Pond,” an interactive water feature included in the new open space and plaza on Hood Park Dr., creating new entry experiences for the 500 and 510 Rutherford Ave. buildings.

Future plans for Hood Park include: 30 Stack St., 157,400 s/f of office/lab space; 45 Stack St., 6,050 s/f of retail space; 35 Supertest St., 275,950 s/f of office and residential space, plus 100 parking spaces; 25 Supertest St.: 128,800 s/f of hotel space; and 15 Supertest St.: 12,000 s/f of retail space.

“As the recognized leader of the global life sciences industry, Greater Boston continues to expand beyond Kendall Sq. and Cambridge, and Hood Park is poised to be a key contributor to that expansion by providing first-class office and lab space on a sustainable urban campus,” said Lee Michael Kennedy, president & CEO of Lee Kennedy. “The completion of 100 Hood Park Dr. and the success of The Harvey really lays the groundwork for Hood Park to become a premier mixed-use urban science and technology campus.”

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