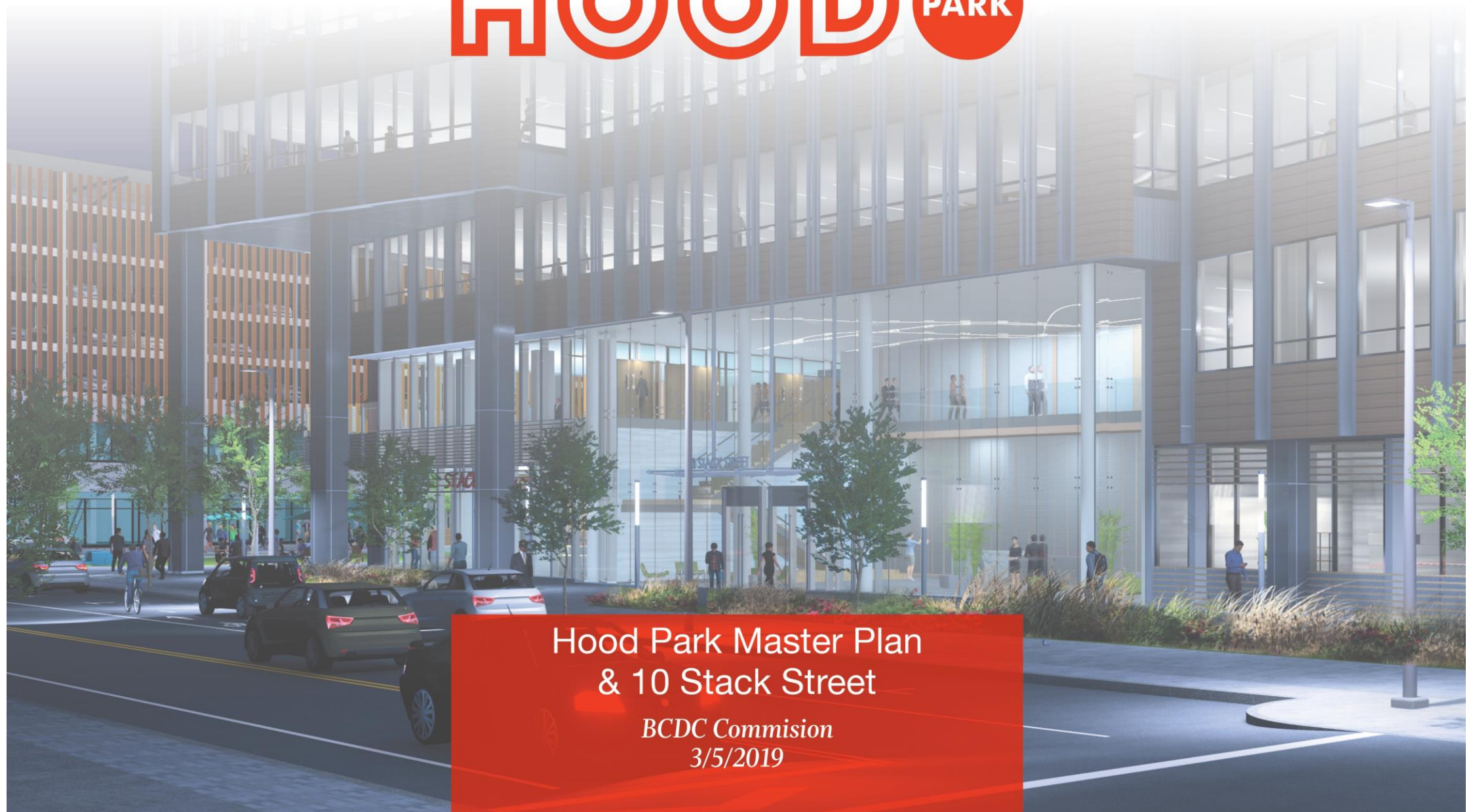
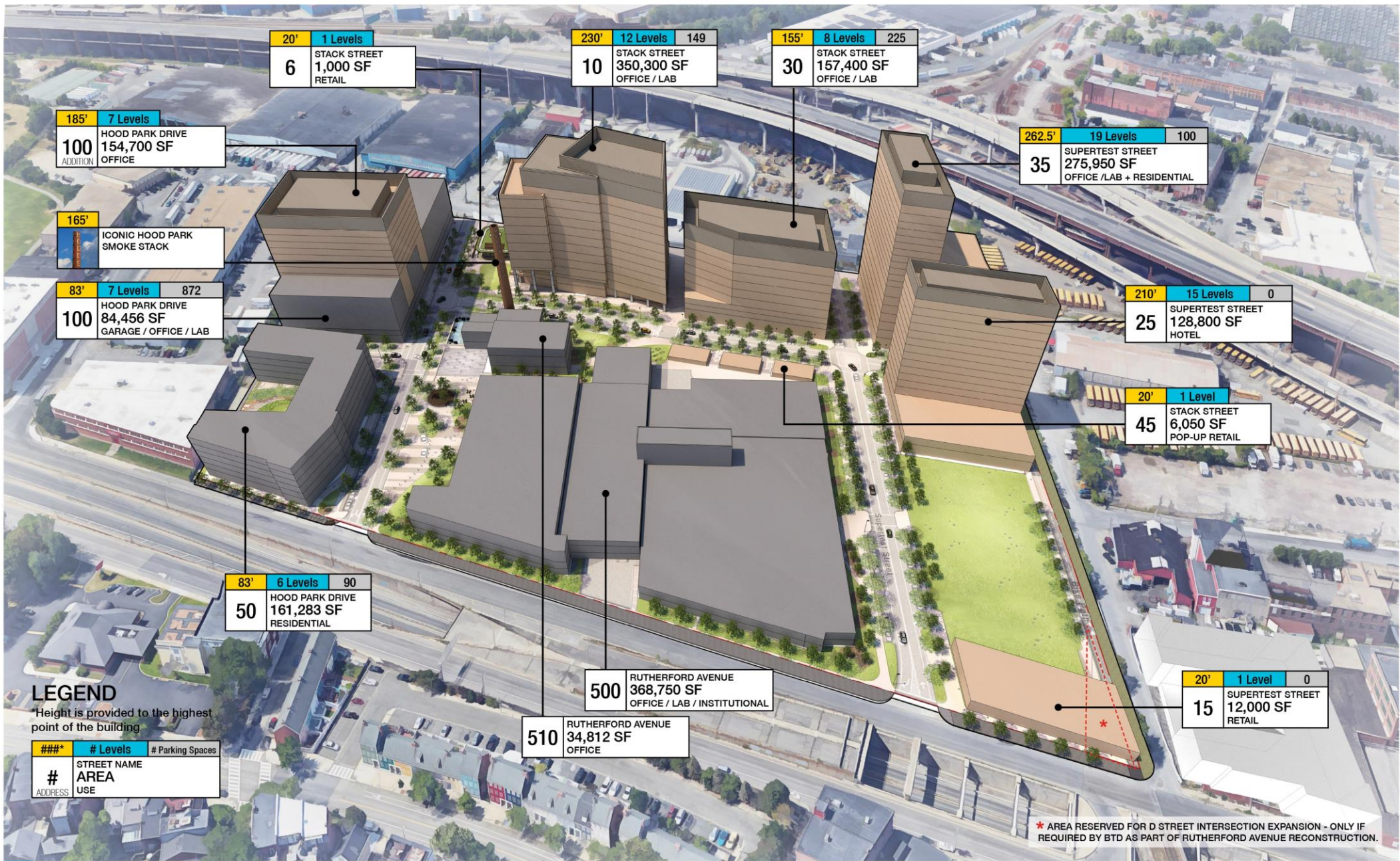


HOOD PARK



Hood Park Master Plan & 10 Stack Street

BCDC Commision
3/5/2019



Area, Use, Parking, and Height Summary

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



20' 1 Levels
 6 STACK STREET
 1,000 SF
 RETAIL

230' 12 Levels 149
 10 STACK STREET
 350,300 SF
 OFFICE / LAB

155' 8 Levels 225
 30 STACK STREET
 157,400 SF
 OFFICE / LAB

185' 7 Levels
 100 HOOD PARK DRIVE
 154,700 SF
 OFFICE

262.5' 19 Levels 100
 35 SUPERTEST STREET
 275,950 SF
 OFFICE / LAB + RESIDENTIAL

165'
 ICONIC HOOD PARK
 SMOKE STACK

83' 7 Levels 872
 100 HOOD PARK DRIVE
 84,456 SF
 GARAGE / OFFICE / LAB

210' 15 Levels 0
 25 SUPERTEST STREET
 128,800 SF
 HOTEL

20' 1 Level
 45 STACK STREET
 6,050 SF
 POP-UP RETAIL

83' 6 Levels 90
 50 HOOD PARK DRIVE
 161,283 SF
 RESIDENTIAL

500 RUTHERFORD AVENUE
 368,750 SF
 OFFICE / LAB / INSTITUTIONAL

20' 1 Level 0
 15 SUPERTEST STREET
 12,000 SF
 RETAIL

510 RUTHERFORD AVENUE
 34,812 SF
 OFFICE

To promote an innovative mixed-use environment the architects, landscape architects and designers deployed to execute the buildings and landscape at Hood Park should follow the framework principles below:

1. Defining the Street Wall / “Build-To” Lines

“Build-To” will be established for each development parcel. To provide a strong sense of urban placemaking, a consistent street wall is important, especially on streets that make connections beyond the immediate site boundaries. Edges of parcels on primary streets should maintain at least 90-percent of its respective frontage on the build-to line.

2. Ground-Level Transparency

To engage pedestrians and promote the walkability of the district, street-level uses shall be active and publicly accessible to the extent possible. Transparency on the ground level along primary streets should be at least 70-percent. The architectural expression of the base of the building (first and second levels) shall be distinguished from the building above.

3. Parking Above Grade

The building envelope for all above grade parking shall be of the same system, materials, and quality of the remainder of the building envelope.

4. Conformance to Master Plan Height Datums

Four Height Datums are set to distinguish a hierarchy of buildings across the site and relate to its surrounding context.

- a. Active-Use Ground Level (25’-35’)
- b. Base Upper Levels (75’)
- c. Hoods Milk Stack Level (150’-175’)
- d. Landmark Building Level (225’-275’)

5. Integrated Mechanical Penthouses

Mechanical floors or screening of mechanical equipment should be integral into the architecture of the building, and shall conceal any equipment from street-level view.

6. Campus Materials

The historic Hood Milk processing plant buildings, which consist of The Powerhouse (510) and 500, are primarily brick in character. The architectural palette of under-construction and future buildings should seek to compliment and frame these existing masonry structures.



Site Plan - Phase 3

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



Master Plan Principals

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



Campus Materials

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

10 Stack Street



Subcommittee Summary

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

Sub Committee #1 - "Original Design concept"



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

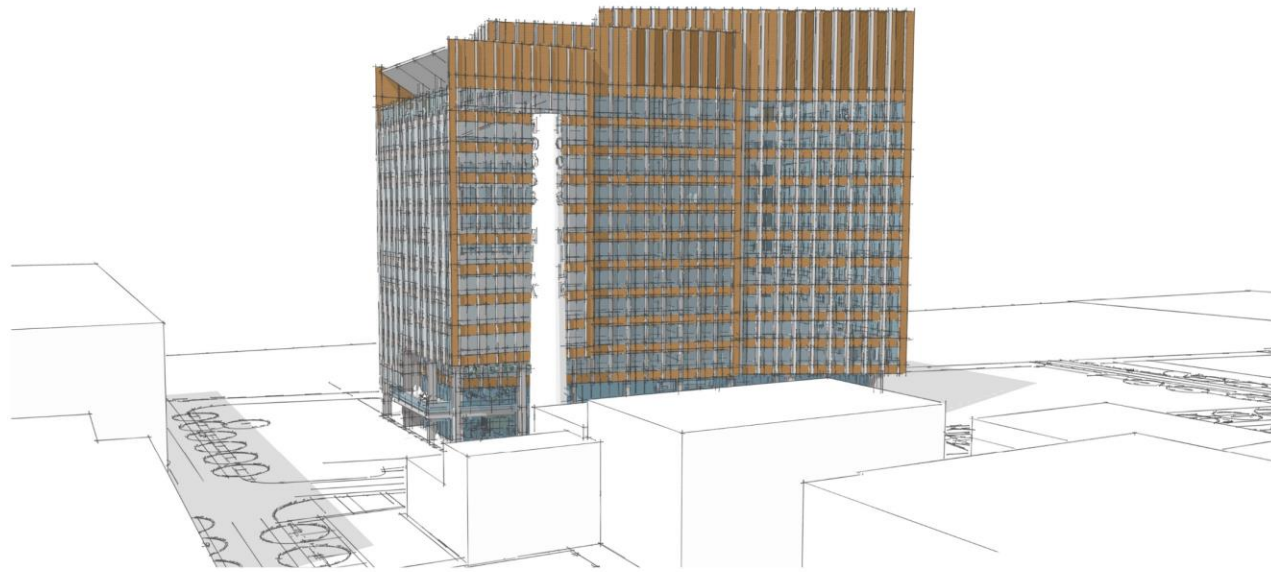
Sub Committee #2 - "simplify facades and materiality"



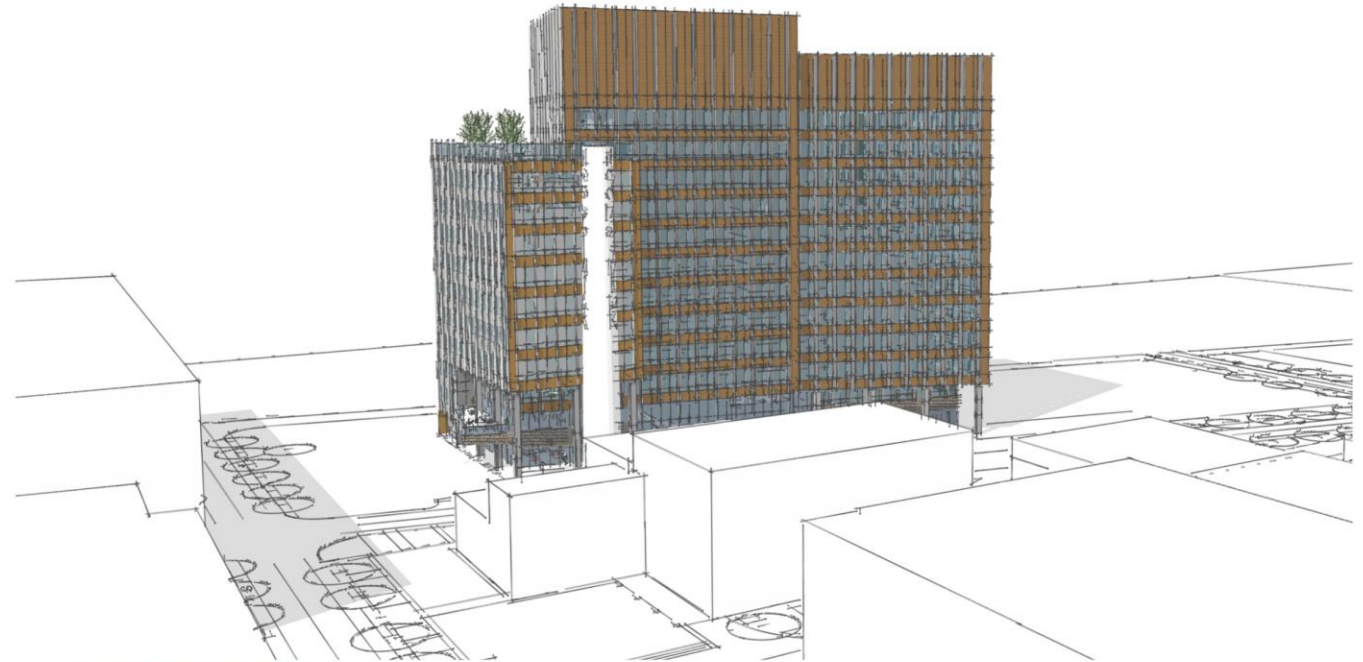
Subcommittee Summary
Hood Park Master Plan/10 Stack Street—Charlestown, MA

Sub Committee #3 - "west facade massing study"





Massing Option C - Architectural Concept



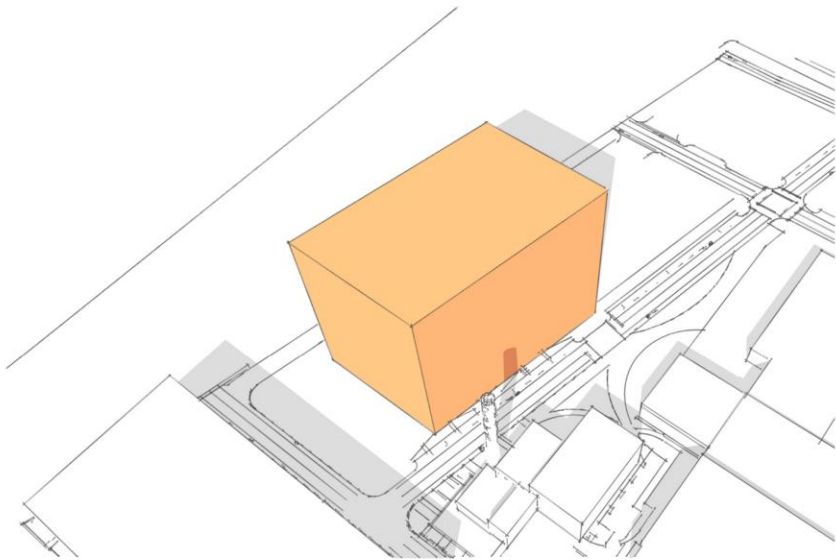
Massing Option D - Architectural Concept



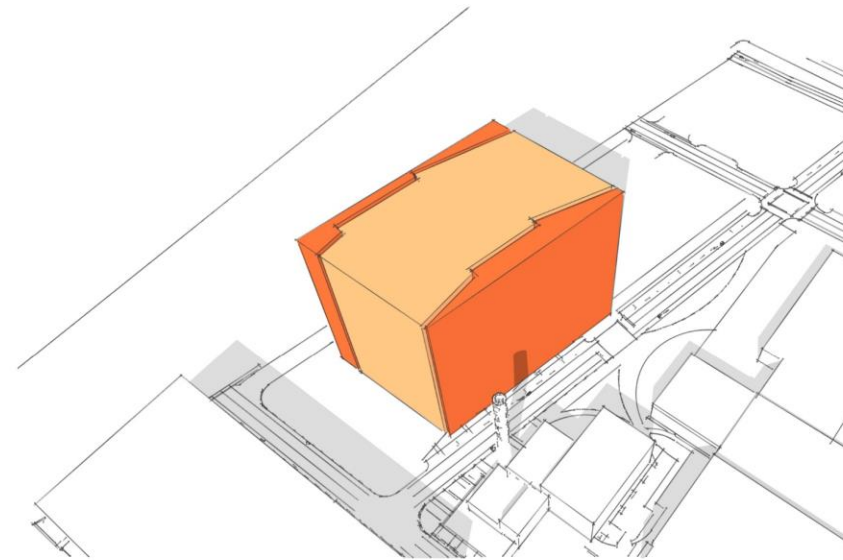
Subcommittee Summary
Hood Park Master Plan/10 Stack Street—Charlestown, MA

Sub Committee #5 - "alternate massing strategy B"

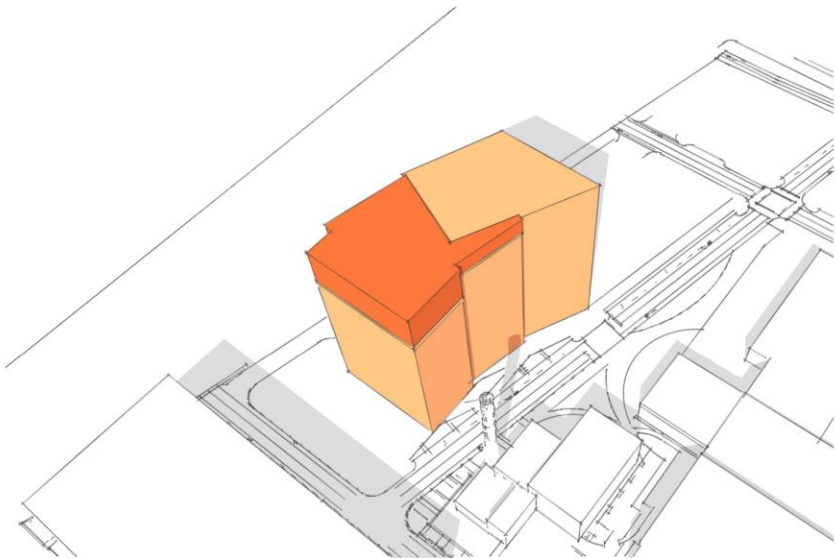




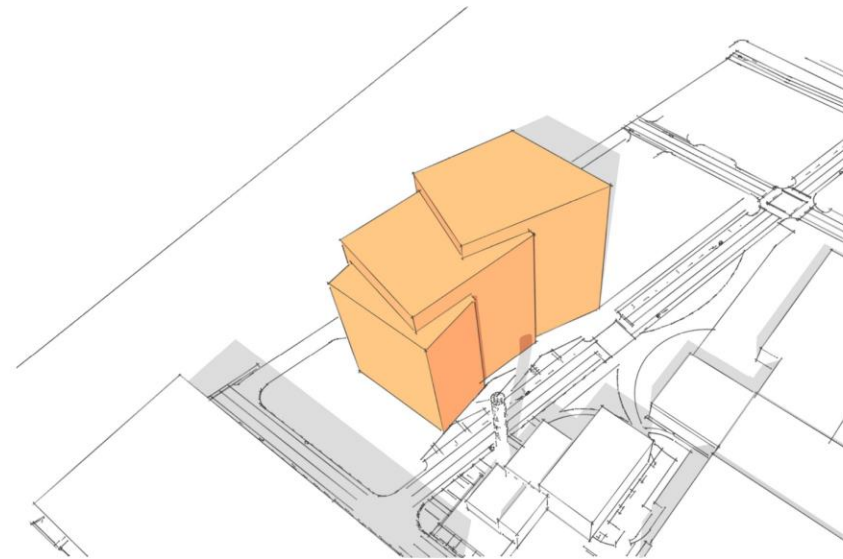
1. Site Development Envelope as Parallelogram



2. Carving of East (Concave) and West (Convex) Facades



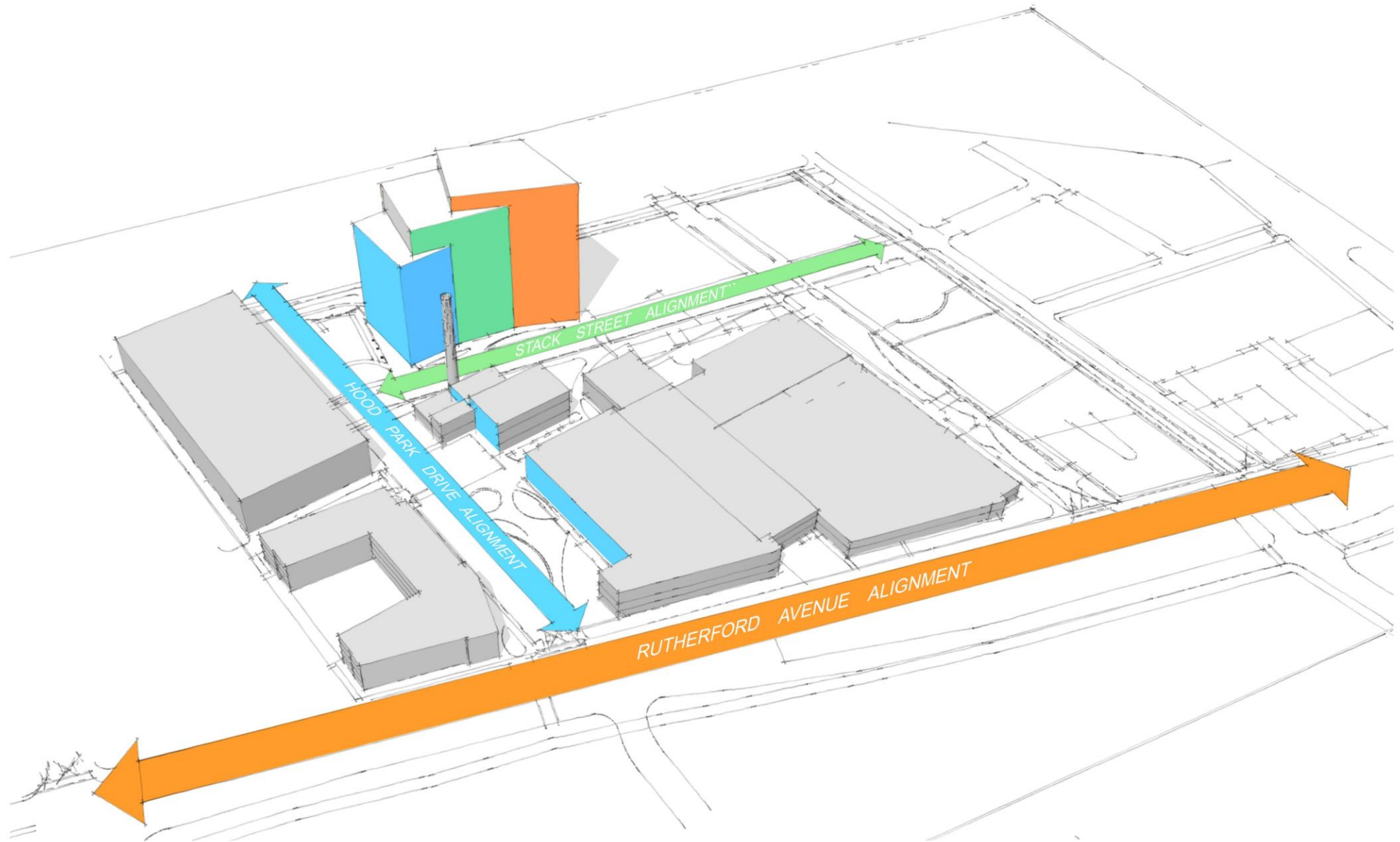
3. Carving of Top Stepping Down to the South



4. Final Massing Concept

Massing Concept

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



Facade & Form Diagram
Hood Park Master Plan/10 Stack Street—Charlestown, MA



Hood Park Drive approach

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



West Facade

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



Facade & Screen Detail

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



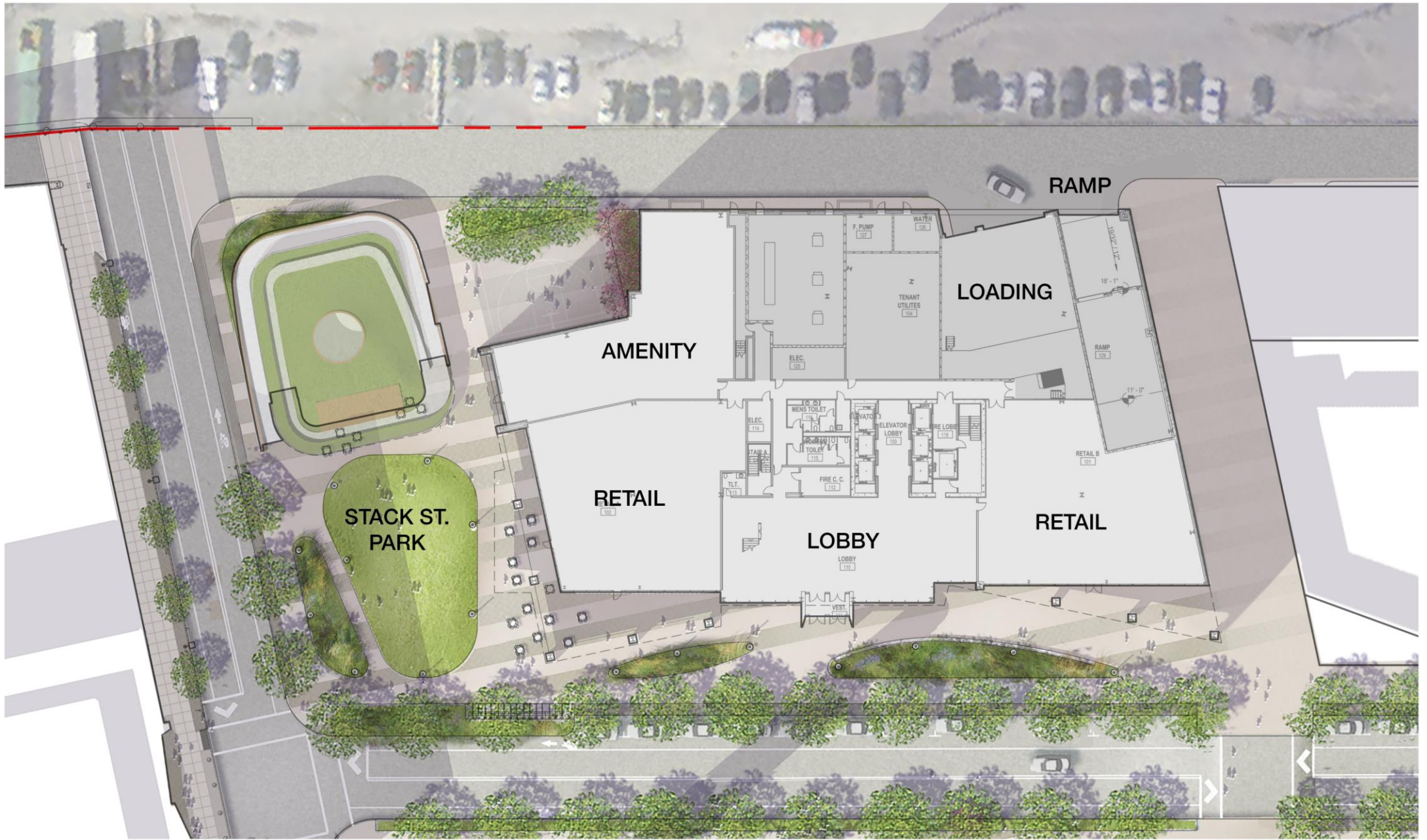
Public Realm

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



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

Appendix - 10 Stack Street



10 Stack - Site Plan

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



















10 Stack - Ground Floor Plan

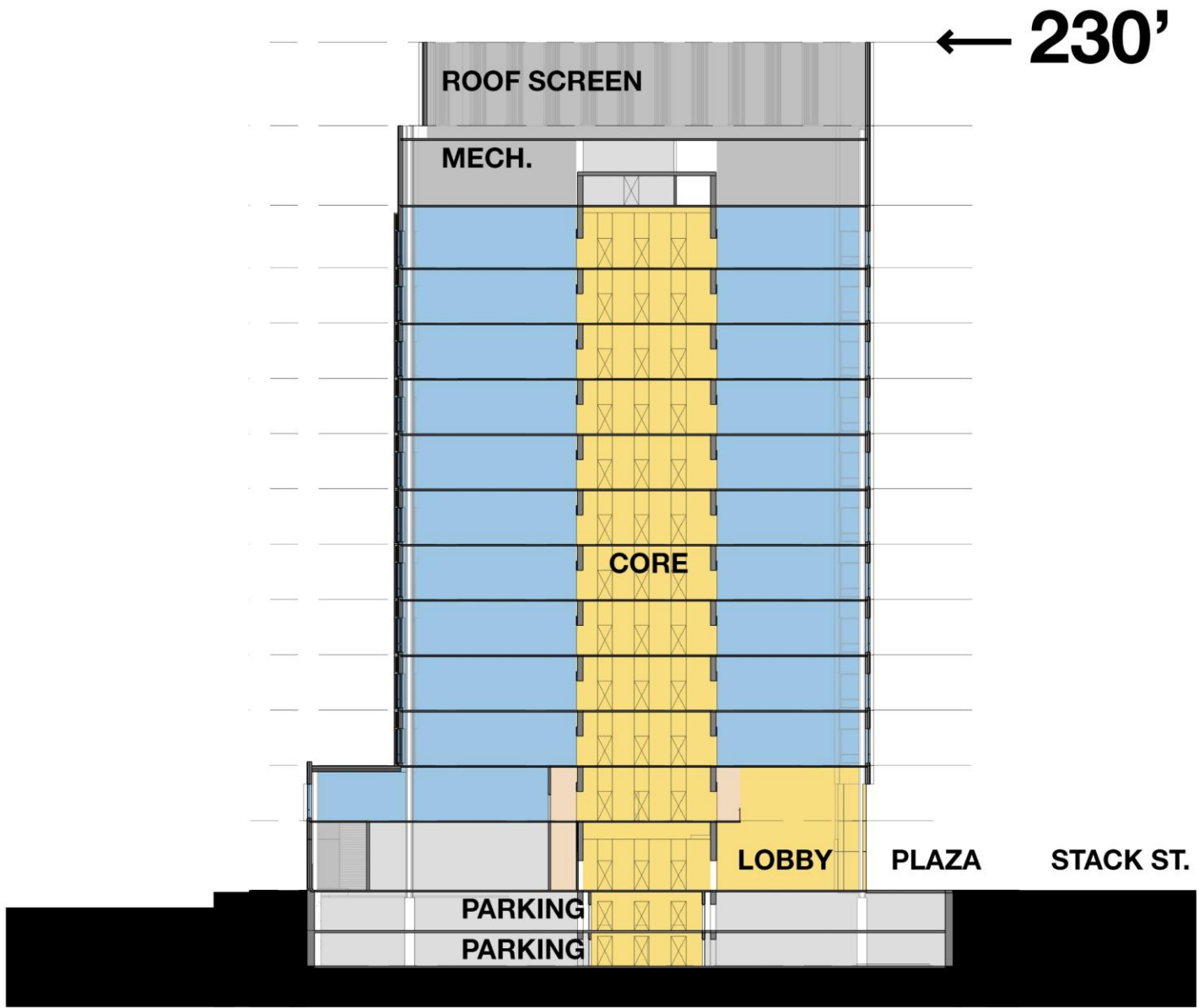
Hood Park Master Plan/10 Stack Street—Charlestown, MA



LEGEND

- LOBBY
- VERTICAL CIRCULATION
- BUILDING SUPPORT
- BUILDING SYSTEMS
- TOILET ROOMS
- OFFICE

10 Stack - Typical Upper Floor
 Hood Park Master Plan/10 Stack Street—Charlestown, MA



10 Stack - Building Section

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

