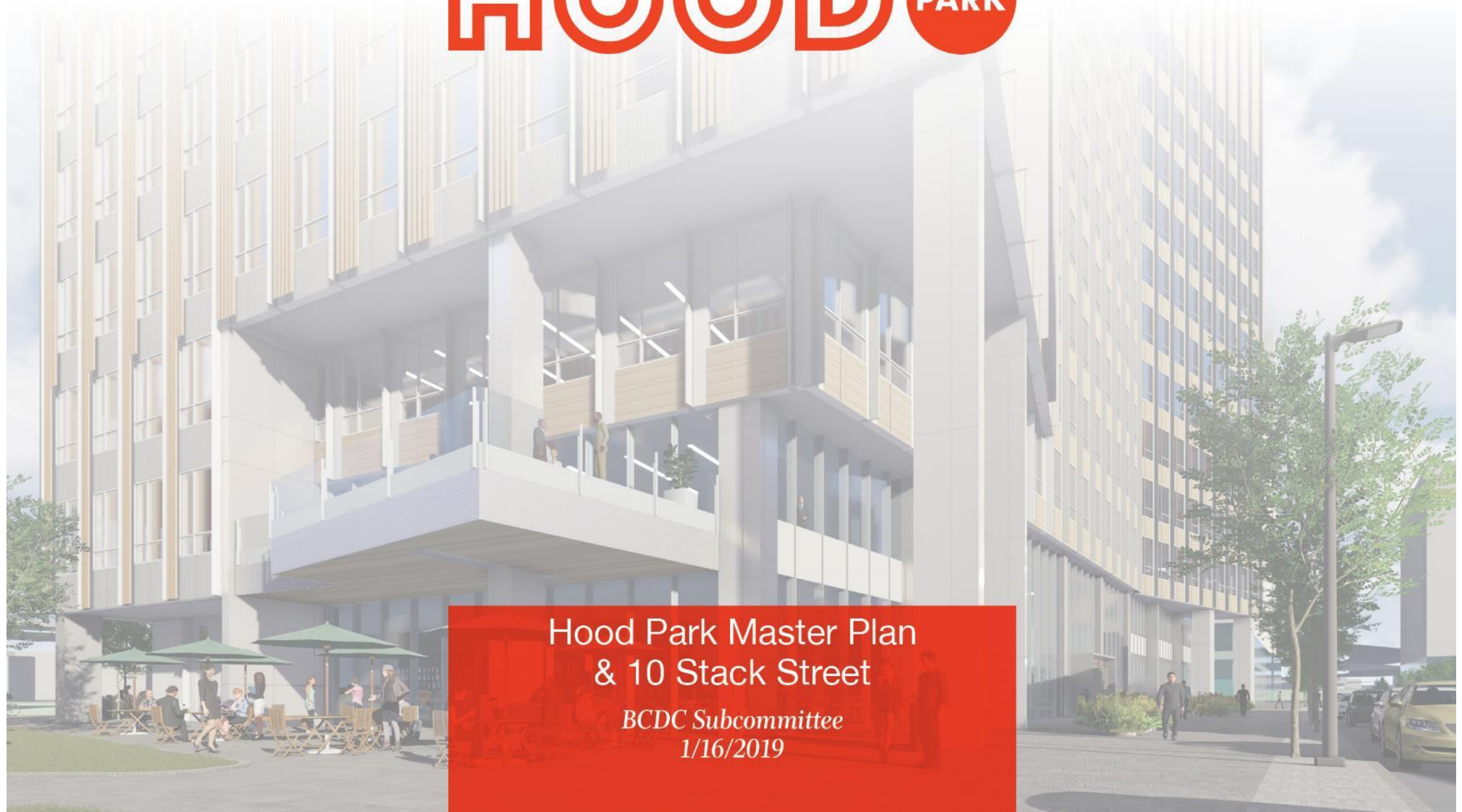


HOOD PARK

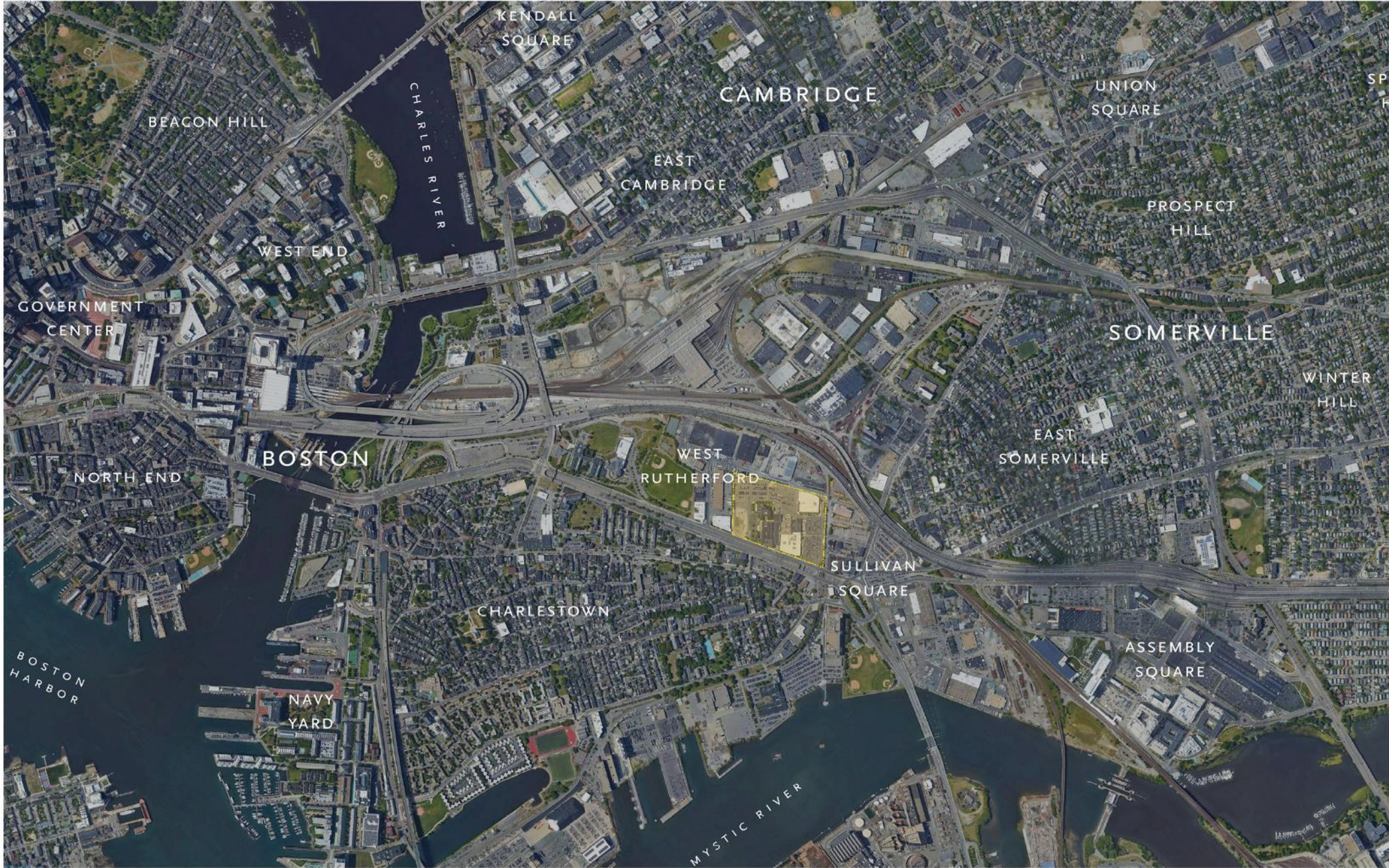


Hood Park Master Plan & 10 Stack Street

*BCDC Subcommittee
1/16/2019*

BCDC Response to Comments

1. 10 Stack Street in relation to Hood Park Drive open space
2. Additions to Design Guidelines
3. Hood Green (Phase 3 of 3) as primary open space – Hood Stack as feature landmark to Hood Park Drive open space (Phase 2A of 3)
4. 10 Stack Street – Massing Strategy
5. 10 Stack Street – Material Refinement



KENDALL SQUARE
BEACON HILL
CHARLES RIVER
WEST END
GOVERNMENT CENTER

CAMBRIDGE
EAST CAMBRIDGE

UNION SQUARE
PROSPECT HILL

NORTH END
BOSTON

WEST RUTHERFORD
SULLIVAN SQUARE

SOMERVILLE
EAST SOMERVILLE
WINTER HILL

BOSTON HARBOR
NAVY YARD

CHARLESTOWN

ASSEMBLY SQUARE
MYSTIC RIVER



Current Master Plan

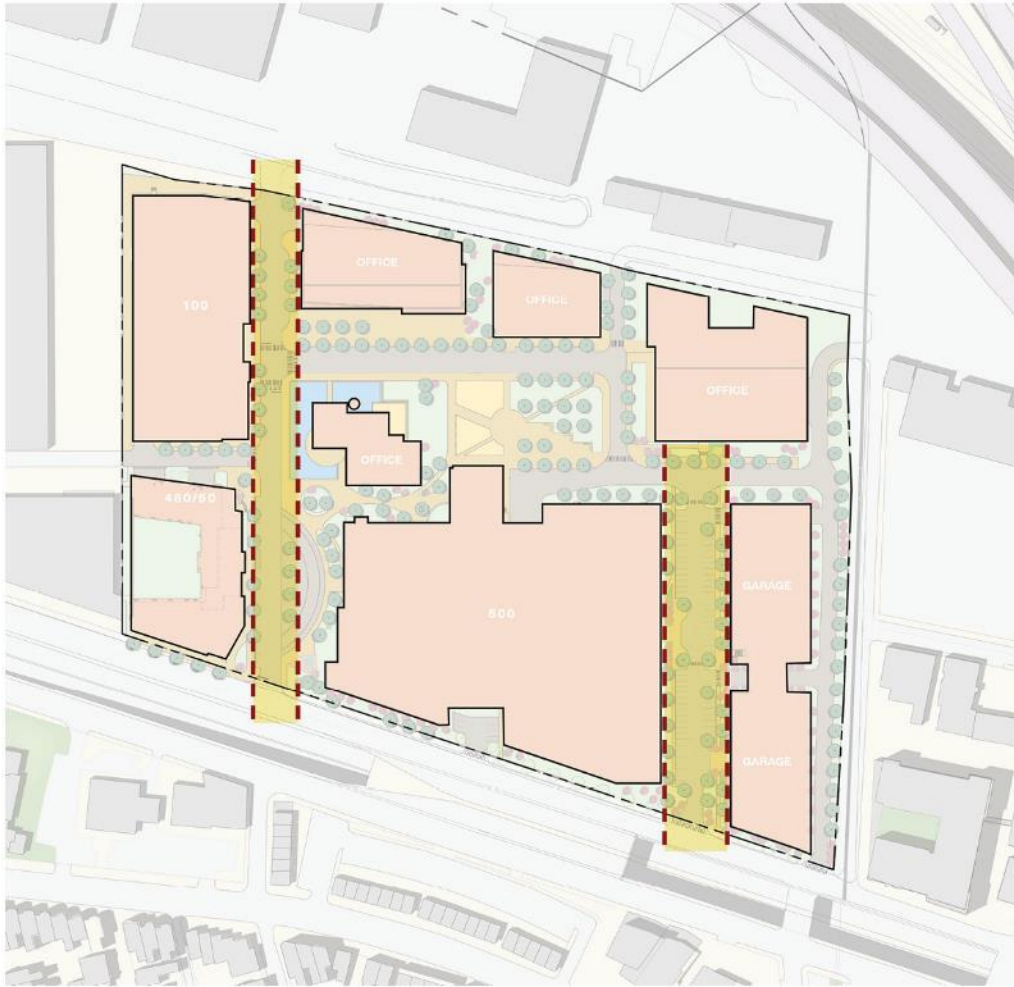


Proposed Master Plan



BCDC Response to Comments

1. 10 Stack Street in relation to Hood Park Drive open space



Current Master Plan



Proposed Master Plan





Baldwin View - Phase 1



Baldwin View - NPC Filing



Baldwin View - Proposed



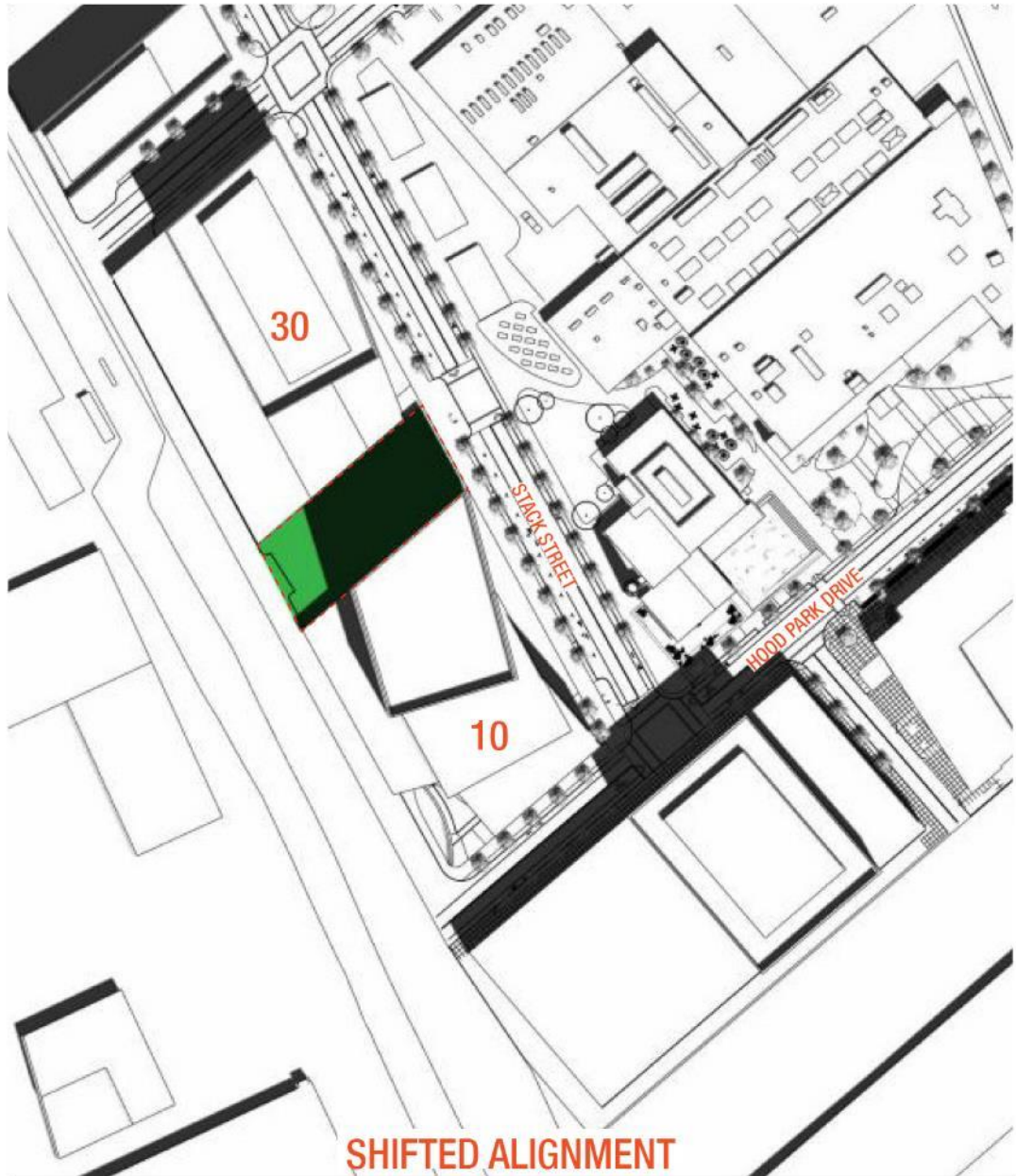
Baldwin View - (10 Stack Shift)

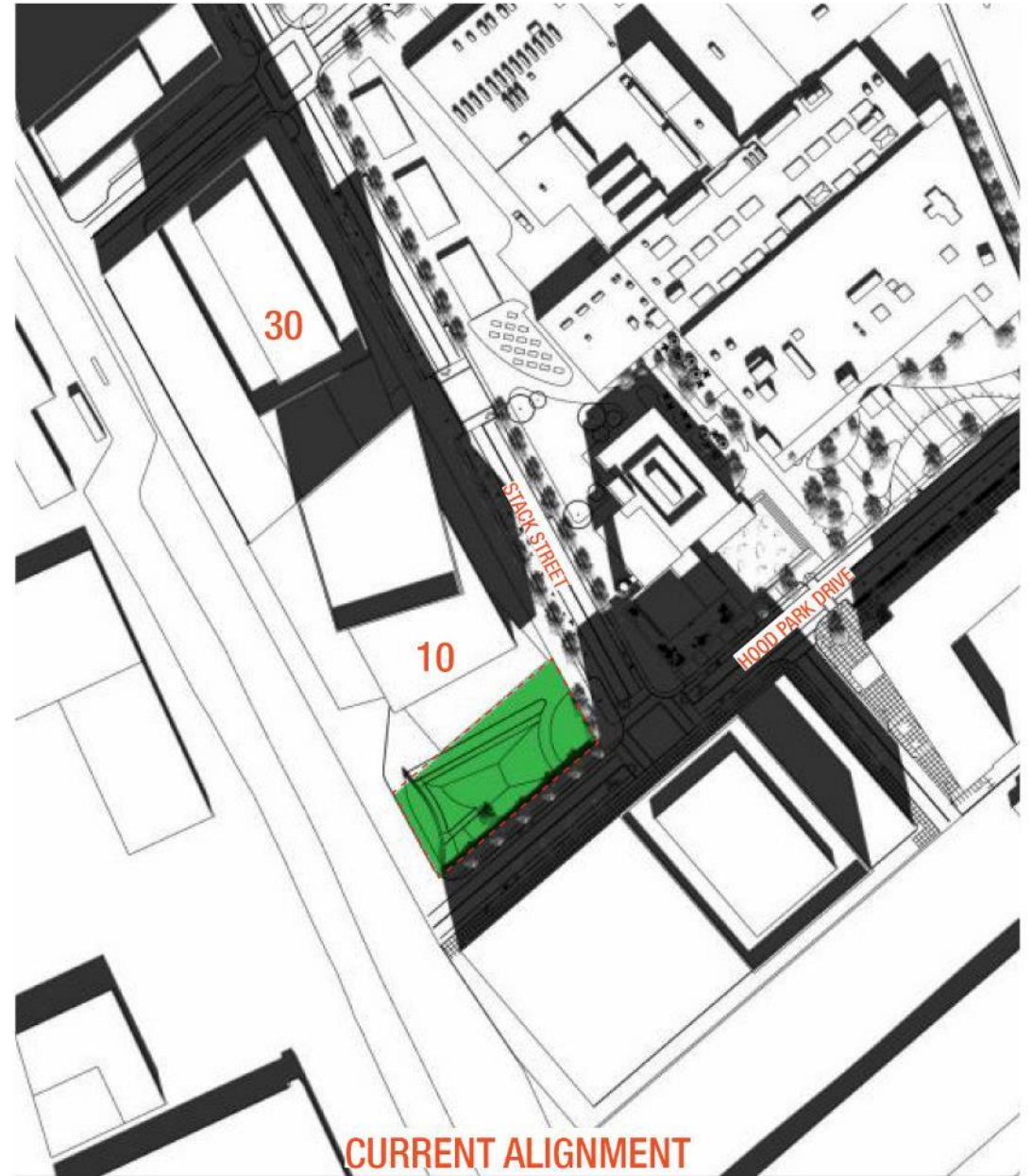
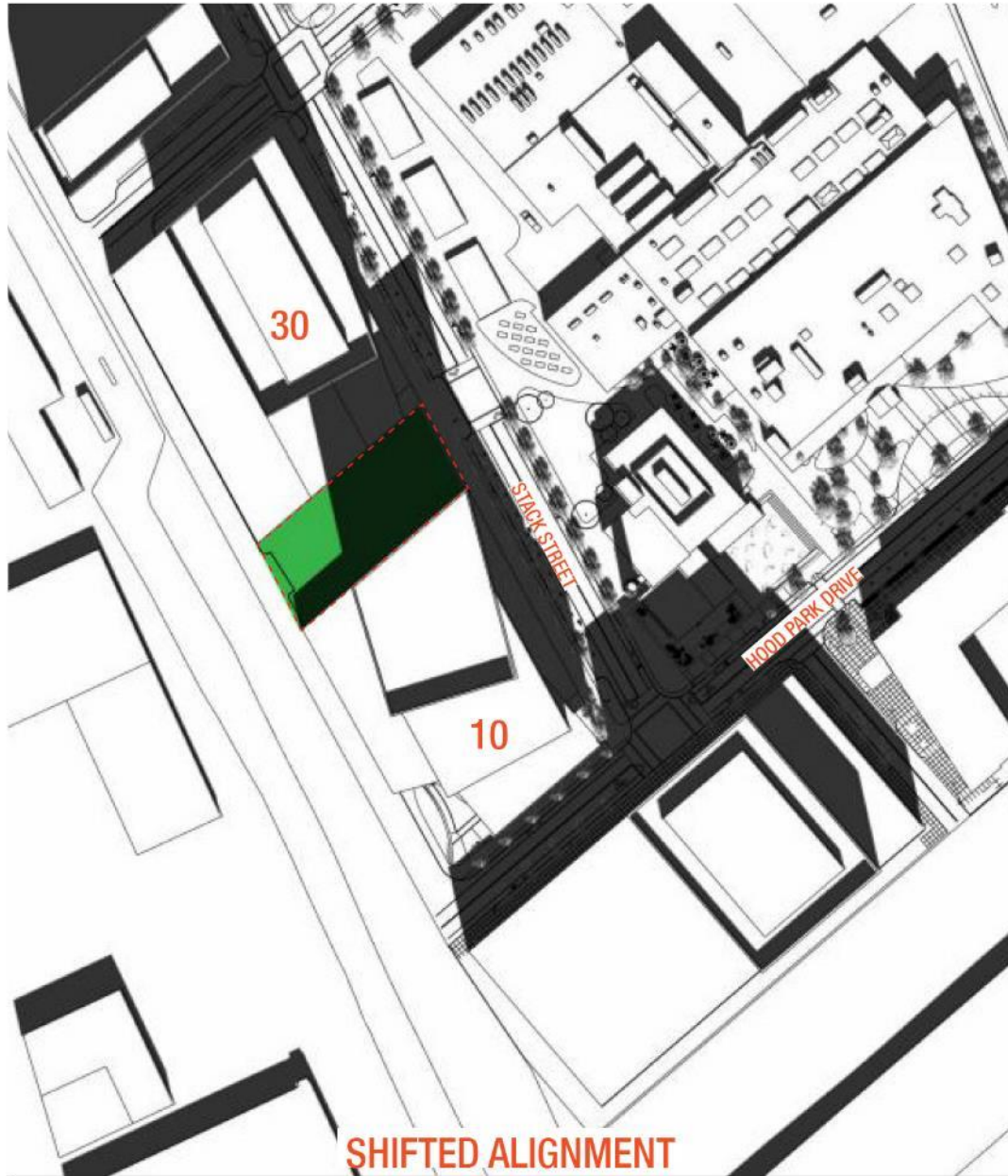
View Study from Baldwin Street

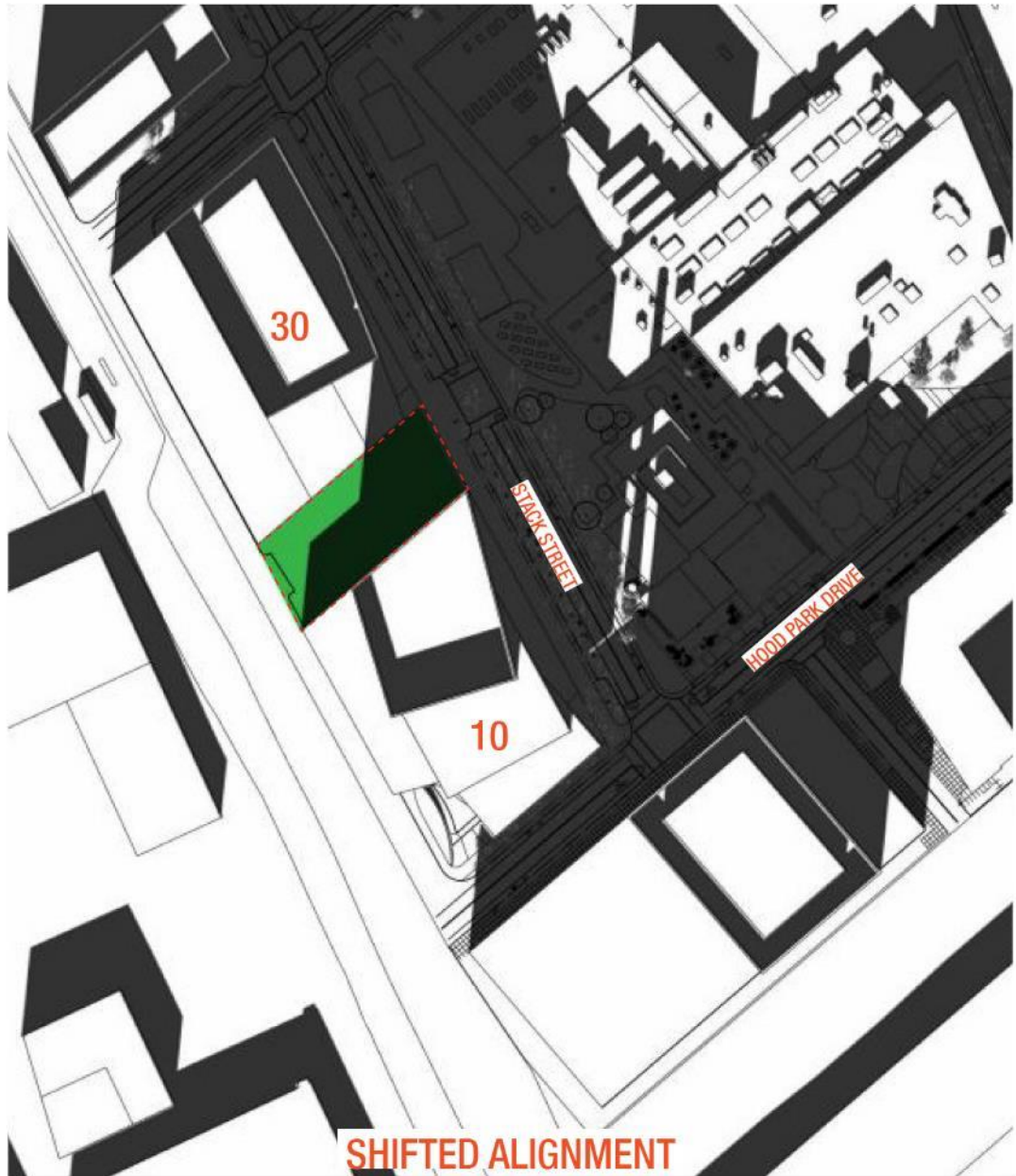
Hood Park Master Plan—Charlestown, MA



Future View Corridor
Hood Park Master Plan—Charlestown, MA

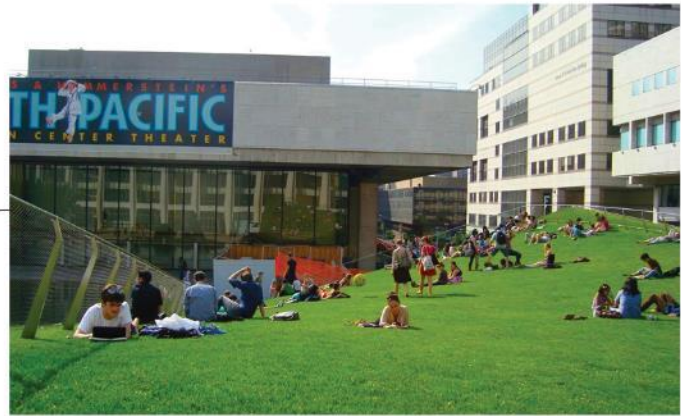
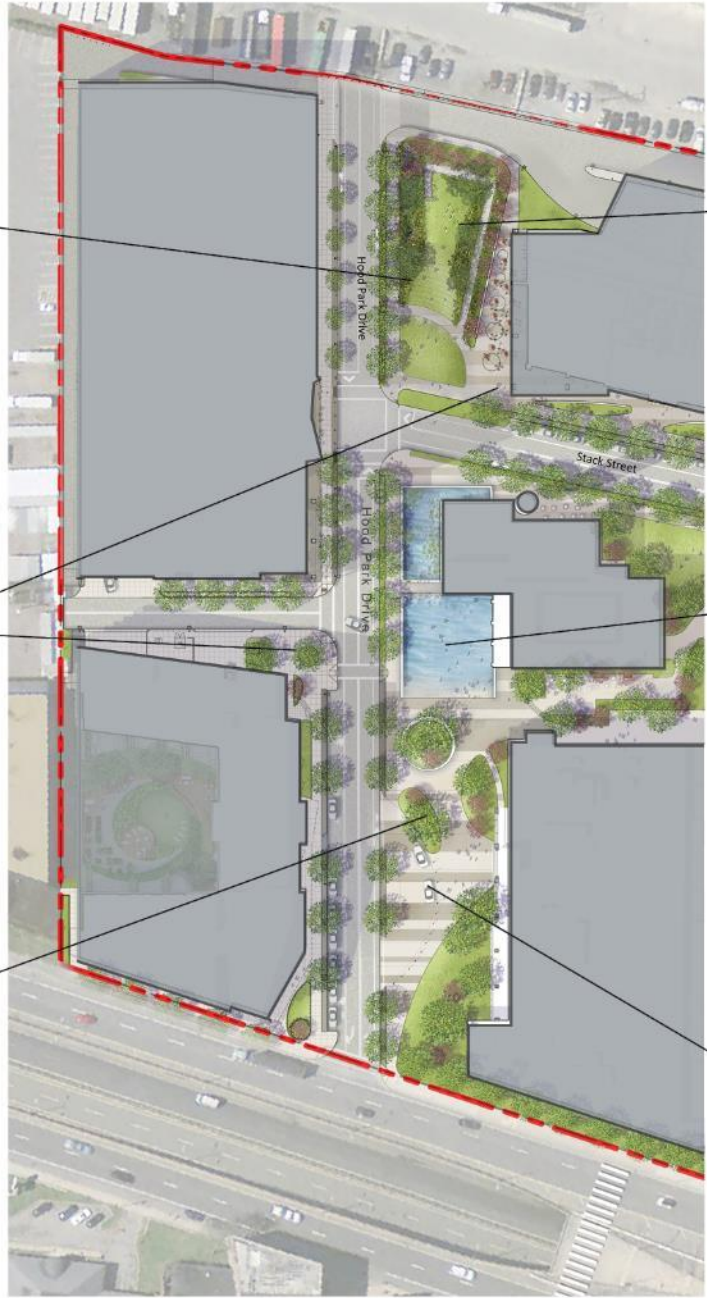








Phase 2A Plan
Hood Park Master Plan—Charlestown, MA



Activation of Hood Park Drive Open Spaces
Hood Park Master Plan—Charlestown, MA



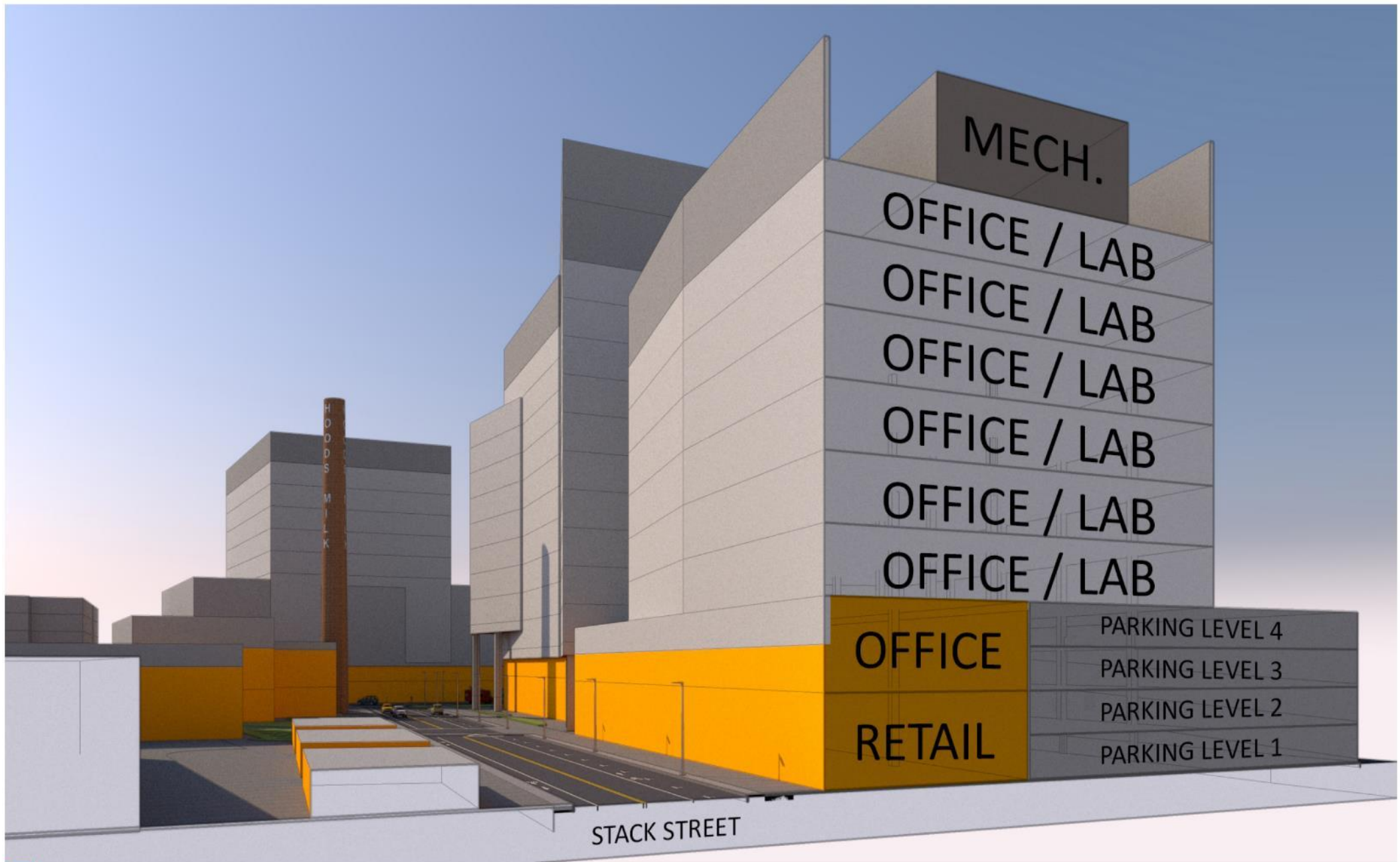
Retail Edges of Hood Park Drive Open Spaces

Hood Park Master Plan—Charlestown, MA

BCDC Response to Comments

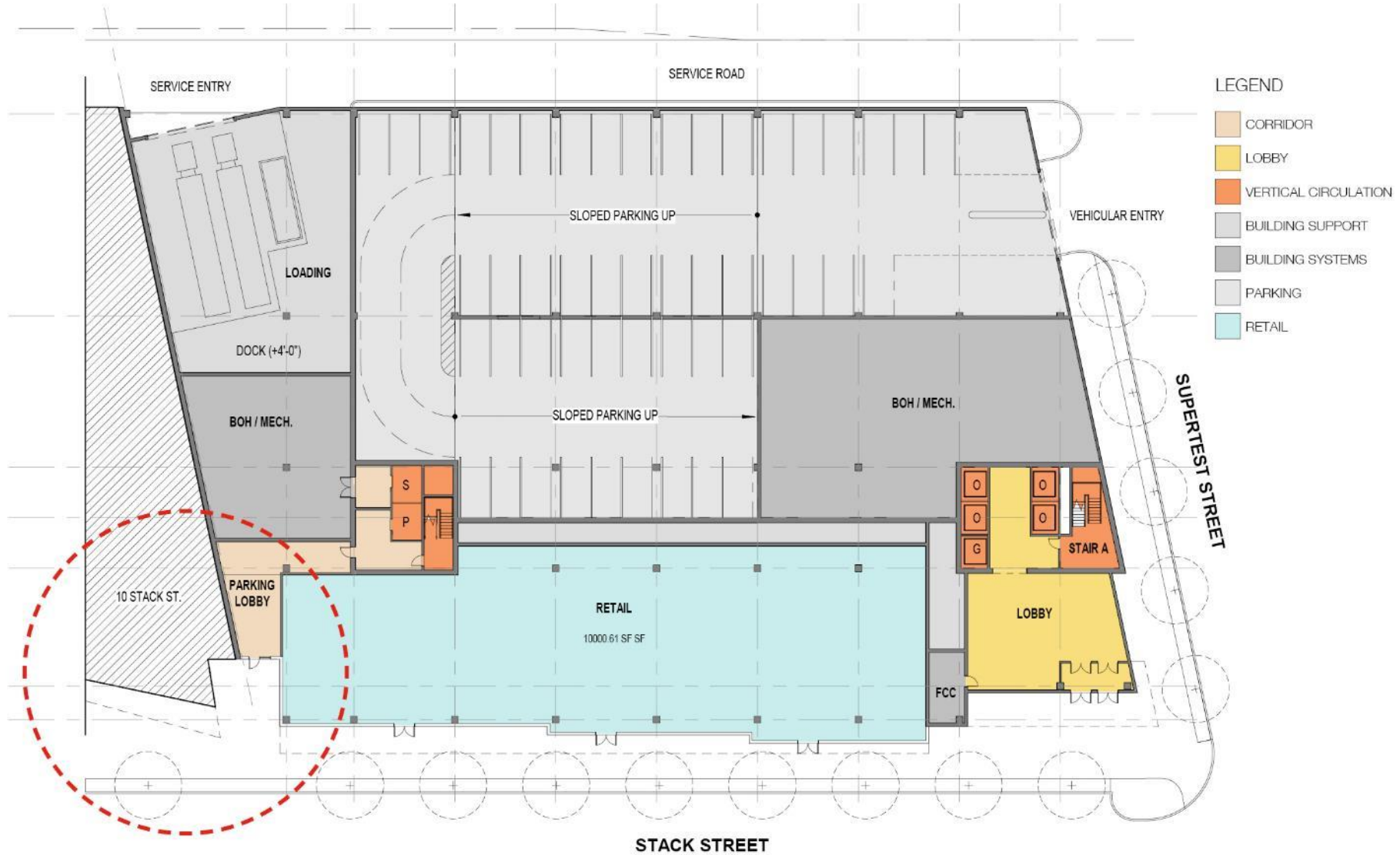
2. Additions to Design Guidelines

- a. Above grade parking behind retail
- b. Breaking up the Streetwall of 10+30 Stack St.
- c. Pedestrian Circulation
- d. Bicycle Circulation



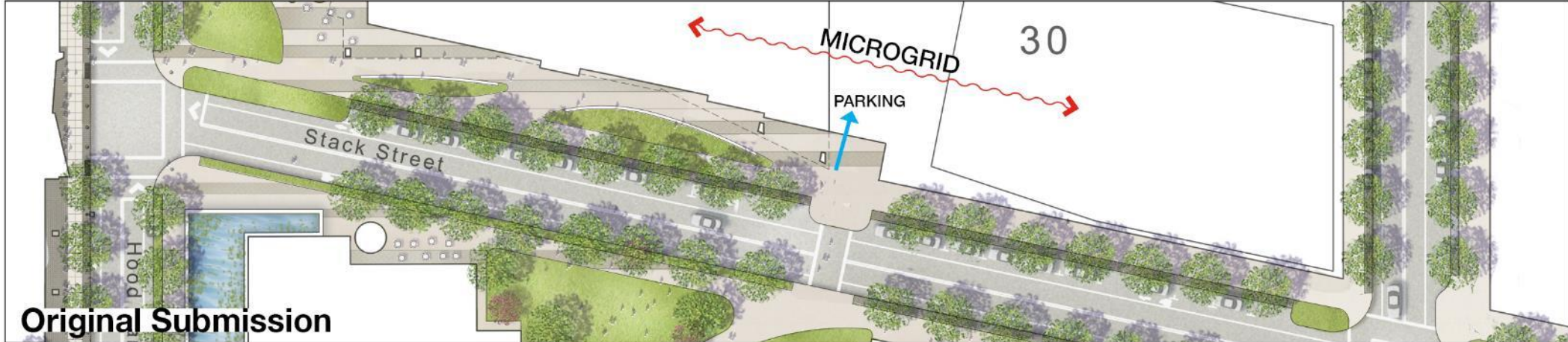
Parking Above Grade - 30 Stack

Hood Park Master Plan - Charlestown, MA

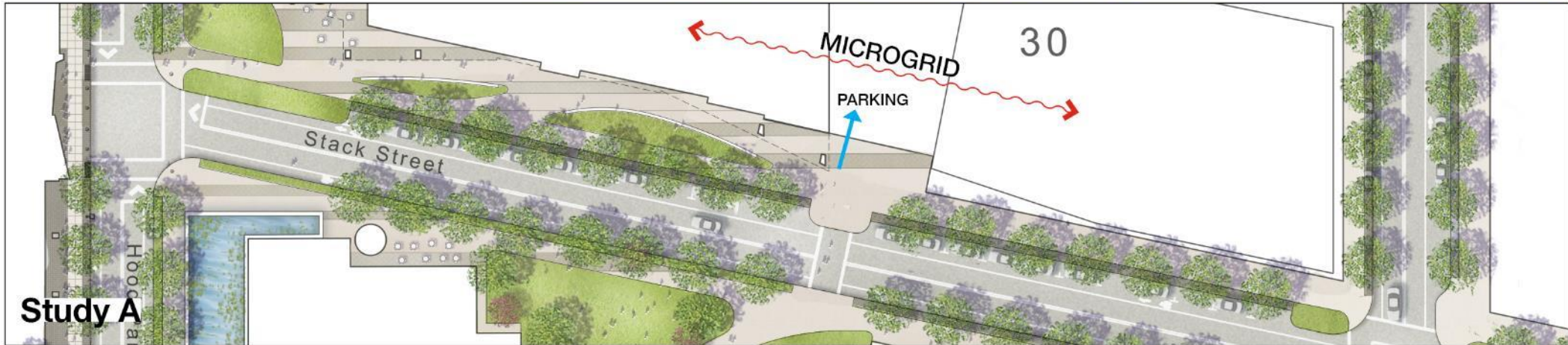


10-30 Building Connection

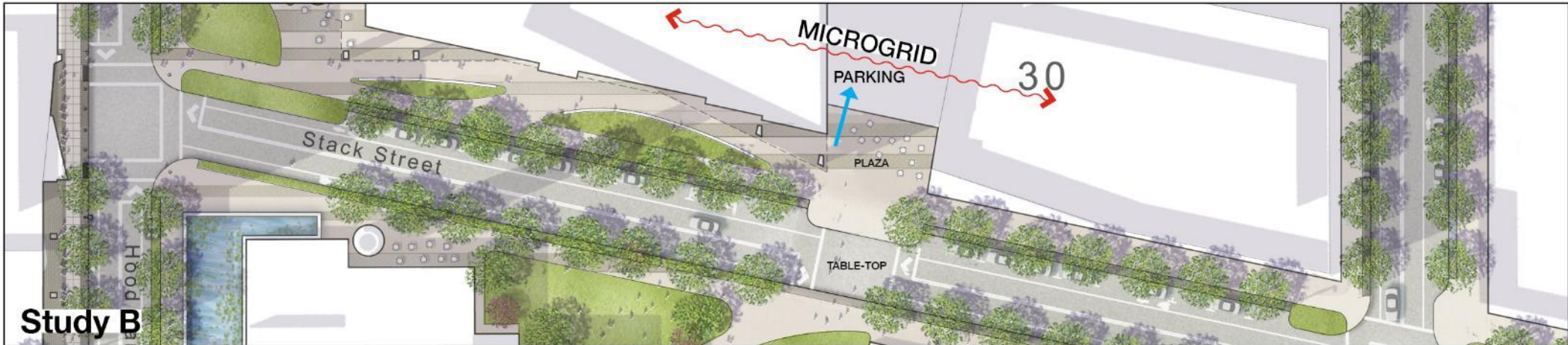
Hood Park Master Plan - Charlestown, MA



Original Submission



Study A



Study B



Pedestrian Circulation

Hood Park Master Plan—Charlestown, MA



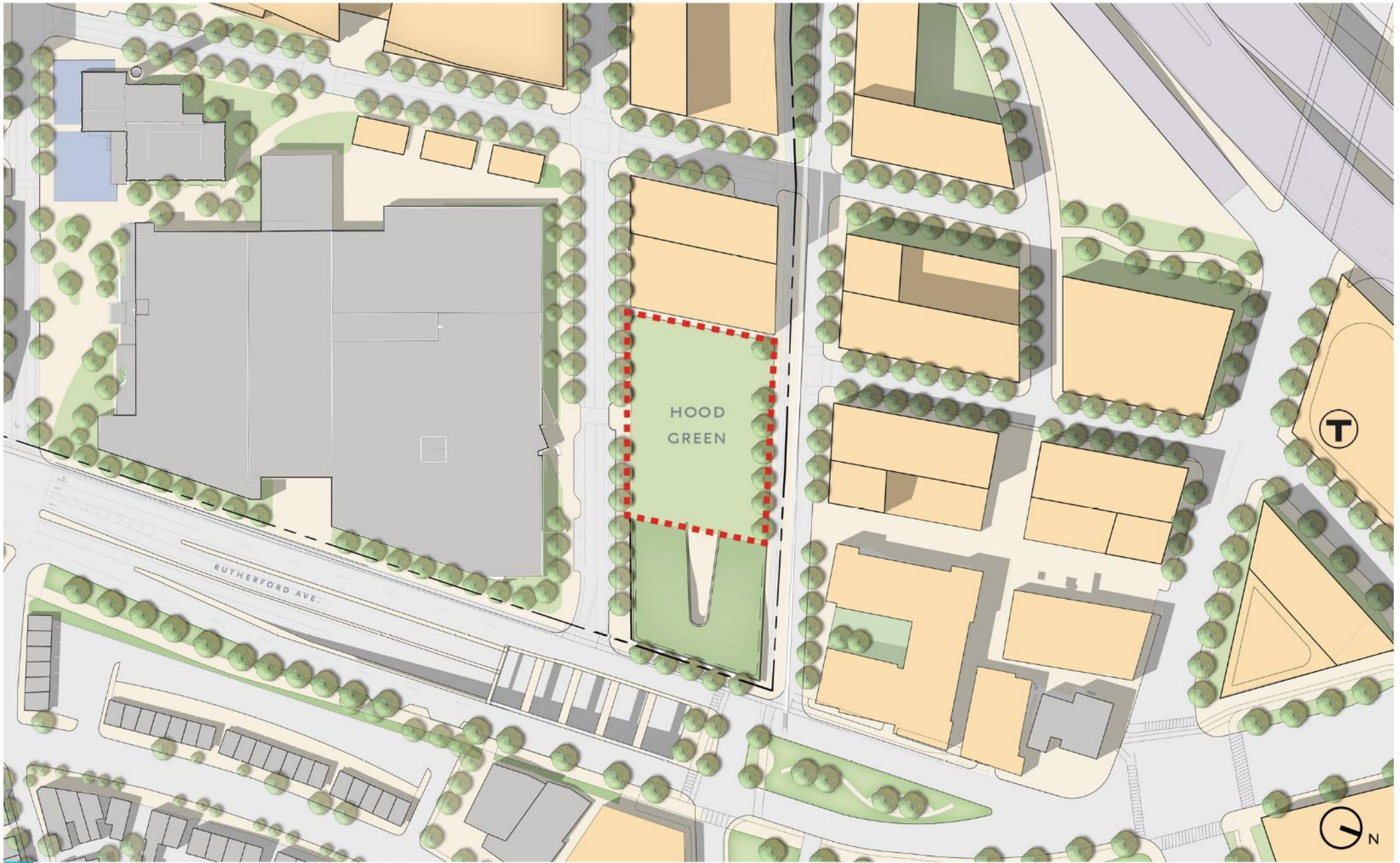
BCDC Response to Comments

3. Hood Green (Final Phase) as primary open space – Hood Stack as feature landmark to Hood Park Drive open space (Phase 2A)



West Rutherford and Sullivan Square

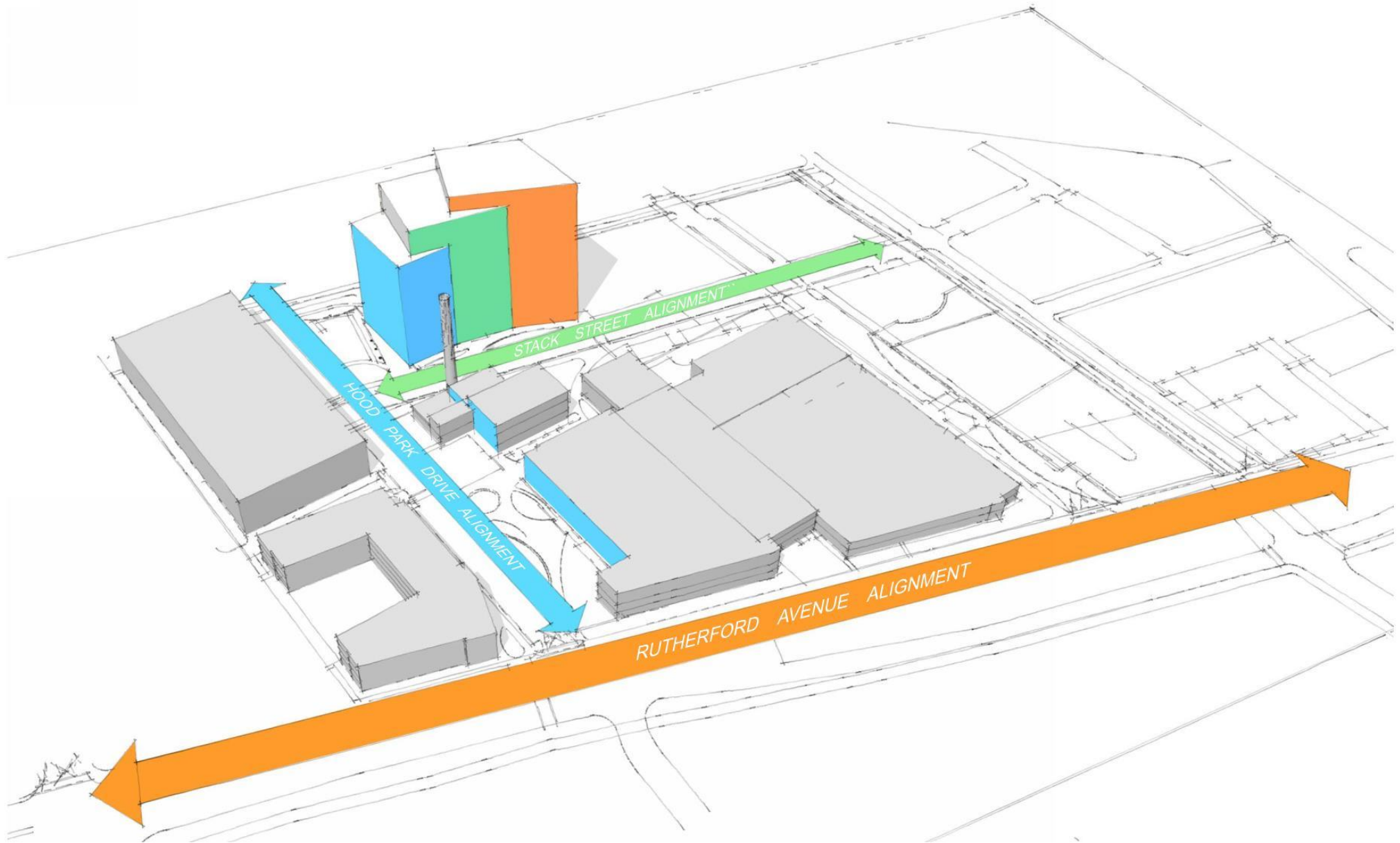
Hood Park Master Plan—Charlestown, MA



West Rutherford and Sullivan Square
Hood Park Master Plan—Charlestown, MA

BCDC Response to Comments

4. 10 Stack Street – Massing Strategy



10 Stack Massing Formation Diagram

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



Proposed Massing:



Flattened Massing:

10 Stack Massing Study

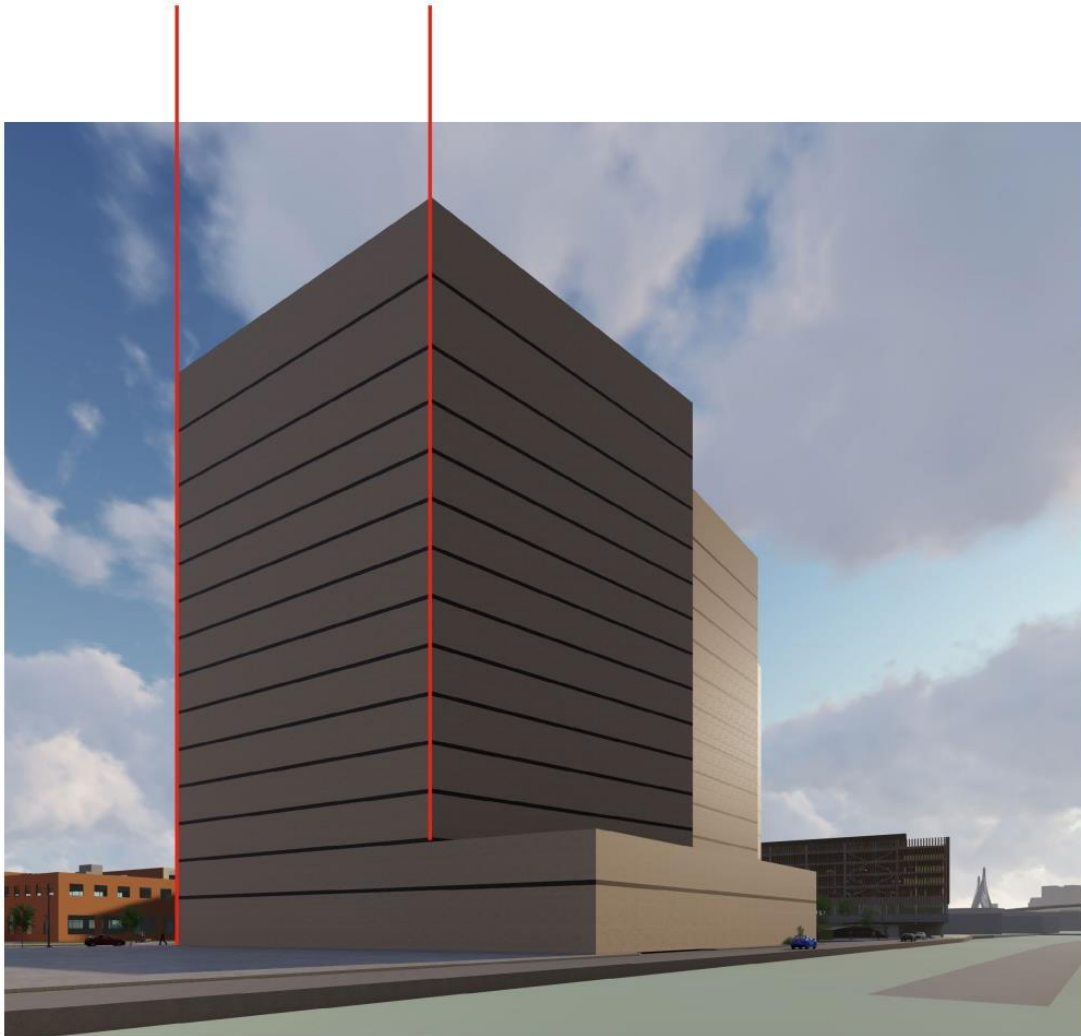
Hood Park Master Plan/10 Stack Street—Charlestown, MA



Proposed Massing:



Flattened Massing:



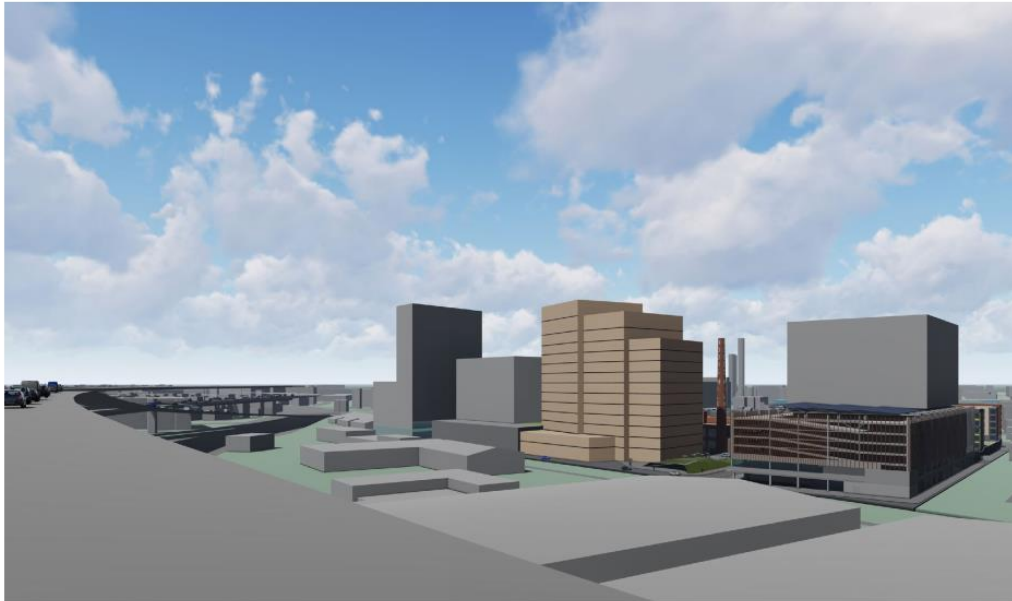
Proposed Massing:



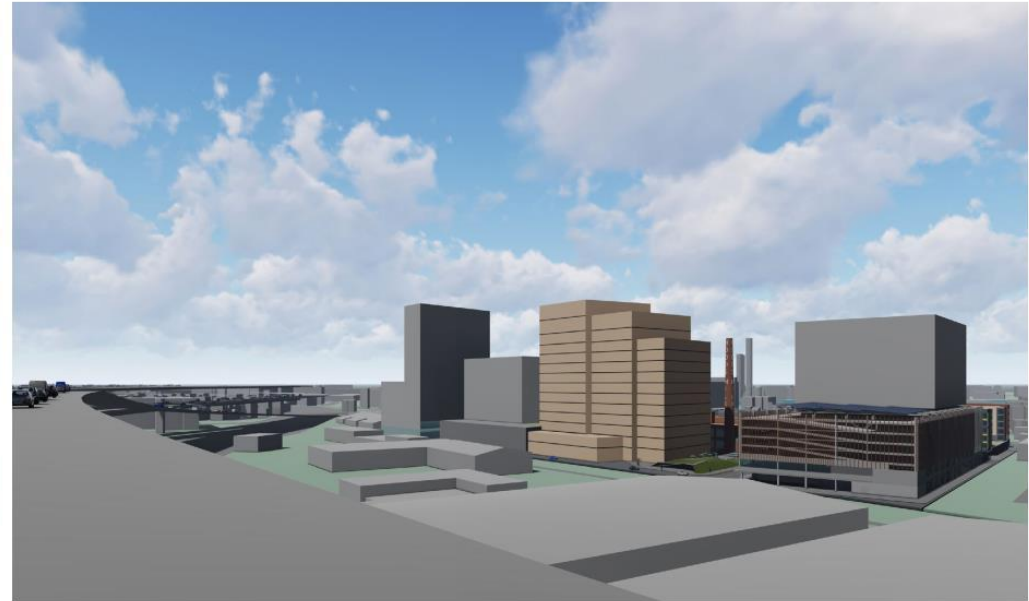
Flattened Massing:

10 Stack Massing Study

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



Proposed Massing from Southwest



Flattened Massing from Southwest

10 Stack Highway Views

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

BCDC Response to Comments

5. 10 Stack Street – Material Refinement



Original Design:



Revised Design:

10 Stack - West Facade Iteration

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



10 Stack - West Facade / Detail Views

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



Original Design:



Revised Design:

10 Stack - Facade Iteration

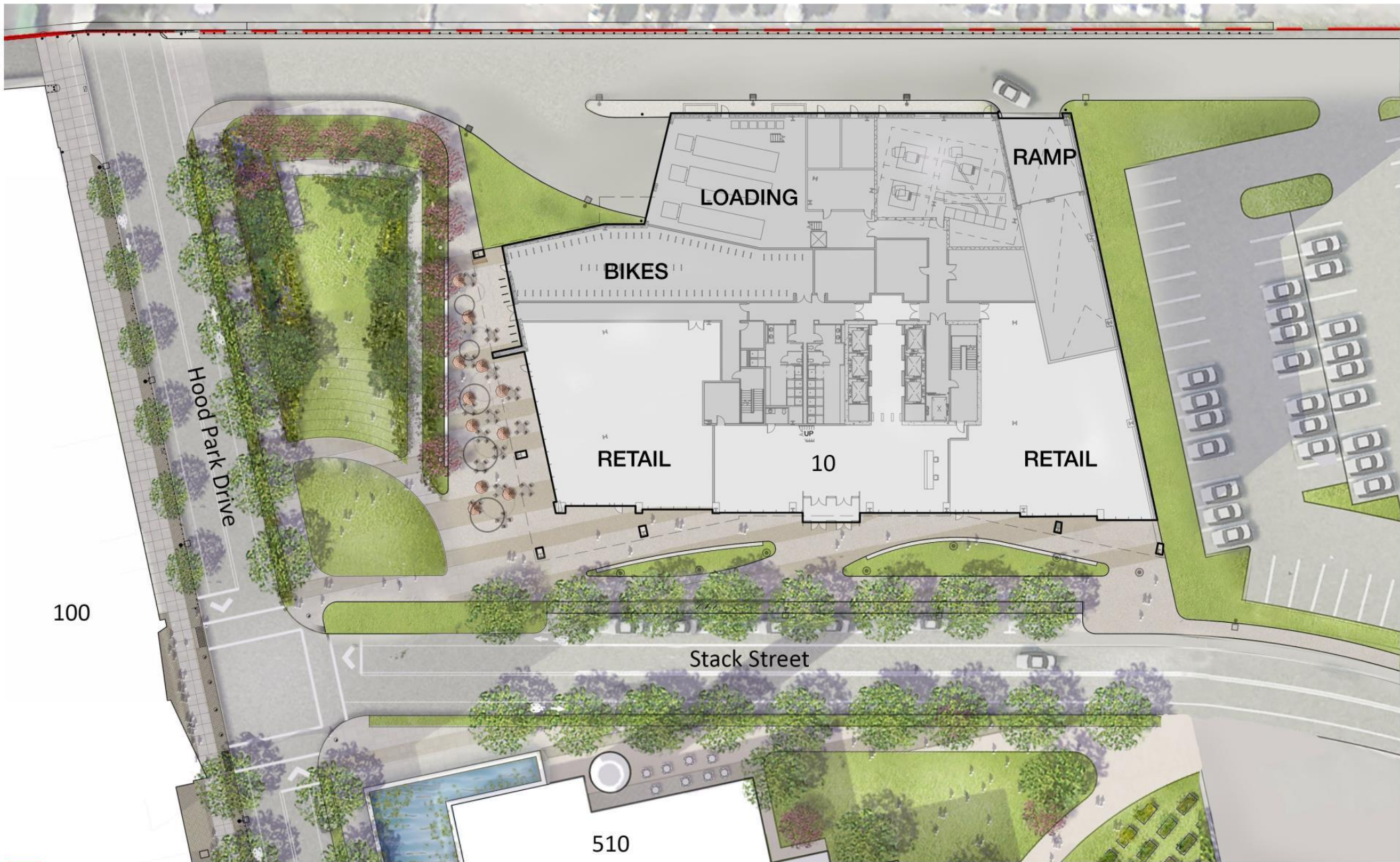
Hood Park Master Plan/10 Stack Street—Charlestown, MA



Stack Street view looking South

10 Stack

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



10 Stack - Site Plan

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



10 Stack - Framing the Public Realm

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



10 Stack - Framing the Public Realm

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



10 Stack - Corner Retail

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



10 Stack - Entry Plaza Overview

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

Additional Images:



10 Stack - East Elevation

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



Ground-Level Activation at 10 Stack

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



10 Stack - Framing the Public Realm

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



10 Stack - Facade Detail

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



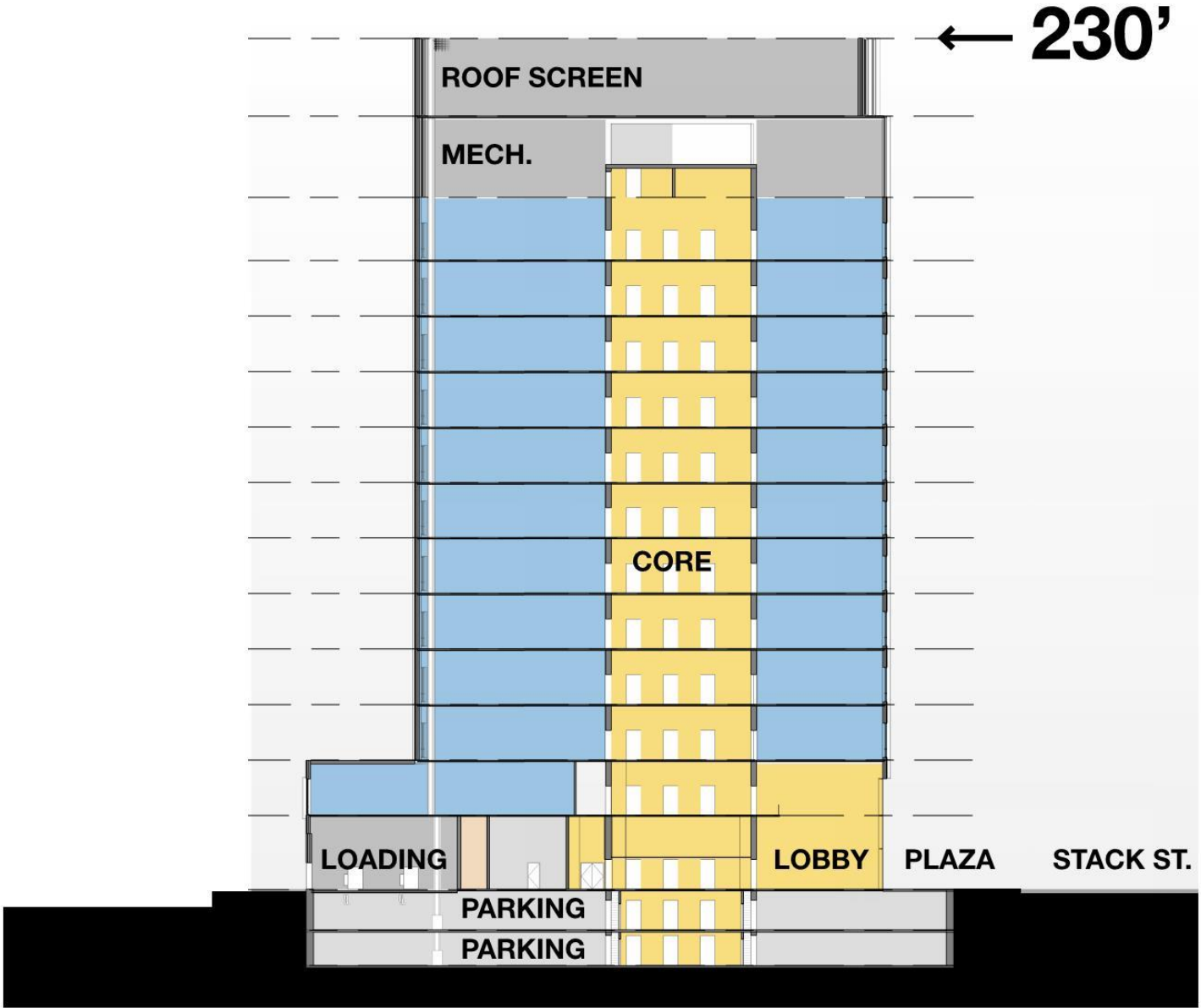
10 Stack - East Facade

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



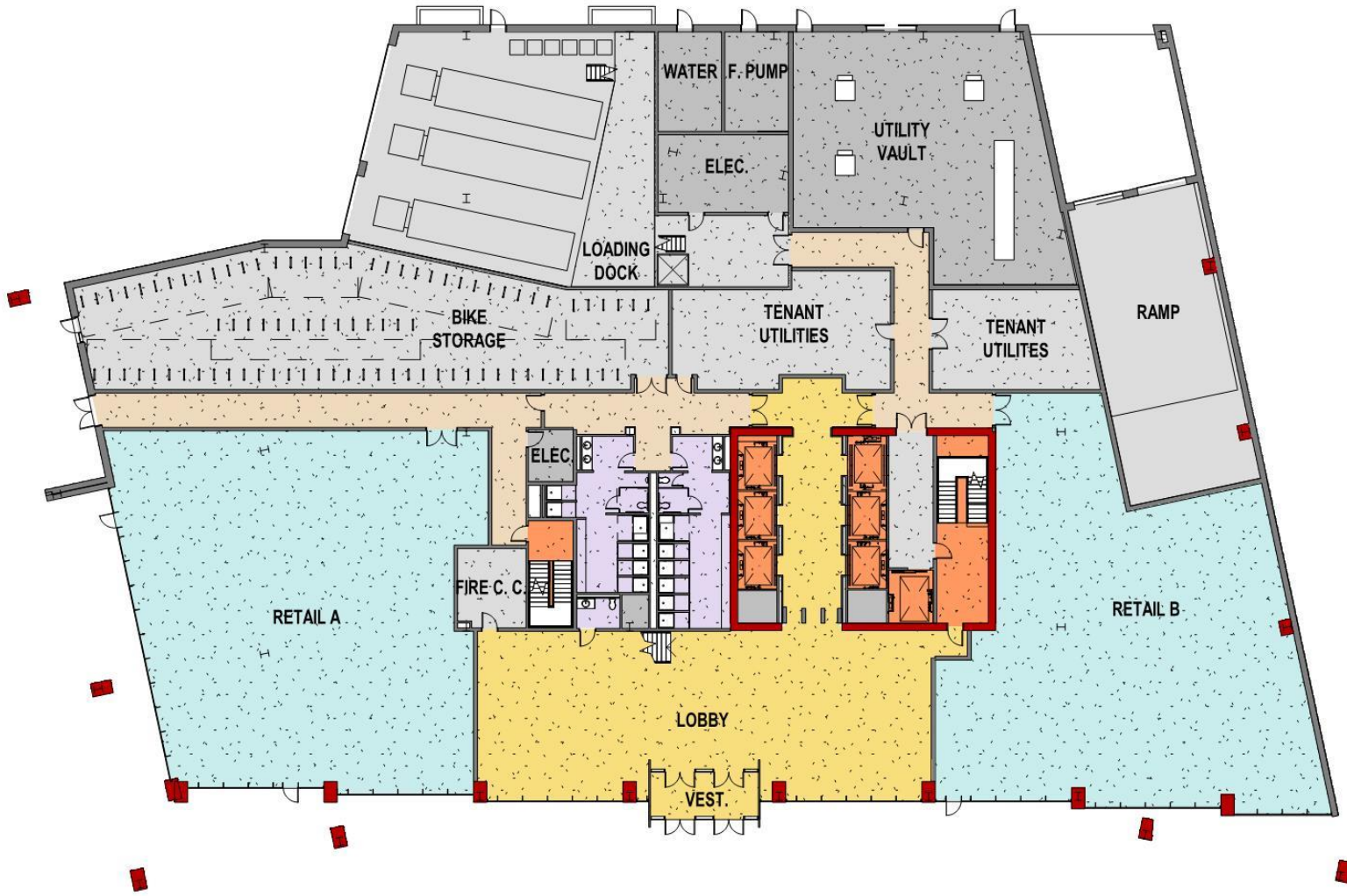
10 Stack - West Facade

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



10 Stack - Building Section

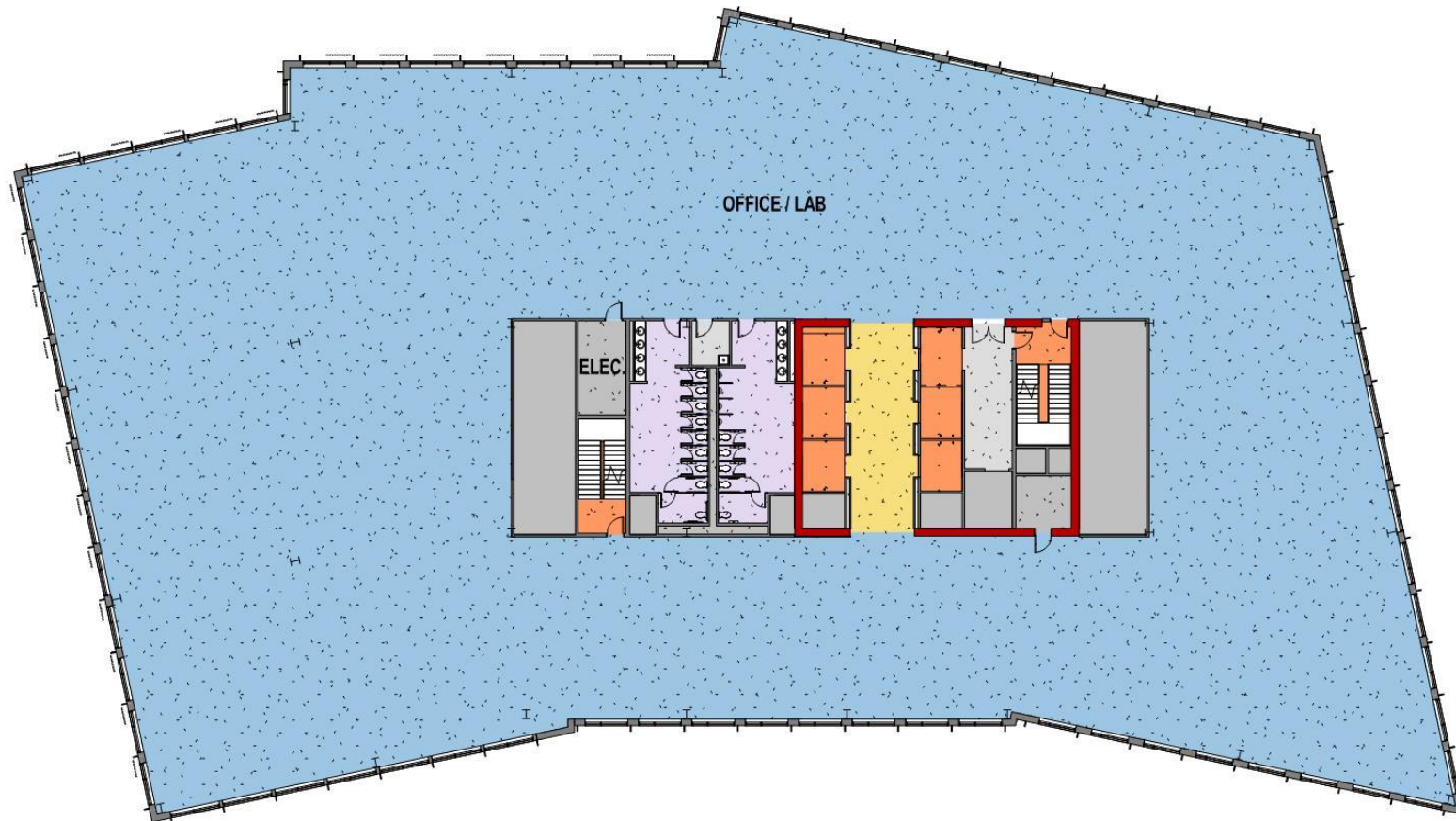
Hood Park Master Plan/10 Stack Street - Charlestown, MA



- LEGEND**
- CORRIDOR
 - LOBBY
 - VERTICAL CIRCULATION
 - BUILDING SUPPORT
 - BUILDING SYSTEMS
 - TOILET ROOMS
 - RETAIL

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



Glazing / Sun Control



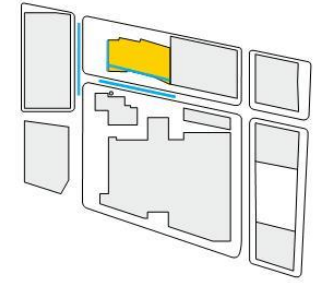
10 Stack

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



10 Stack

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



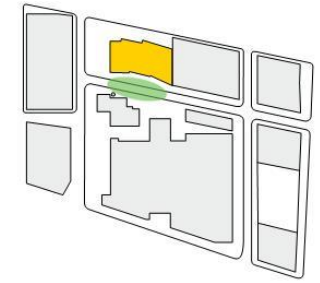
Original Design:



Revised Design:

10 Stack

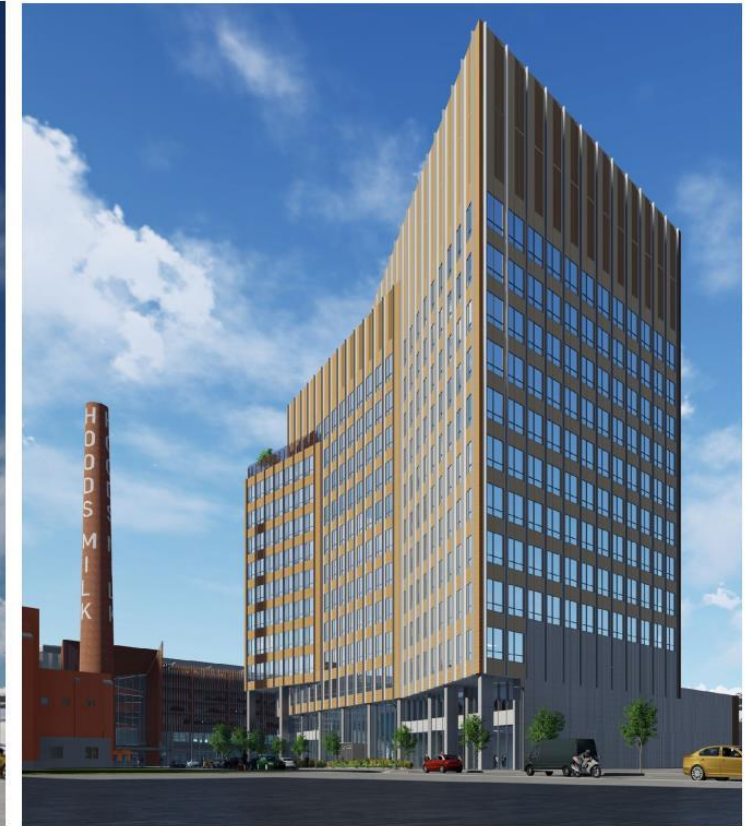
Hood Park Master Plan/10 Stack Street—Charlestown, MA



Original Design:



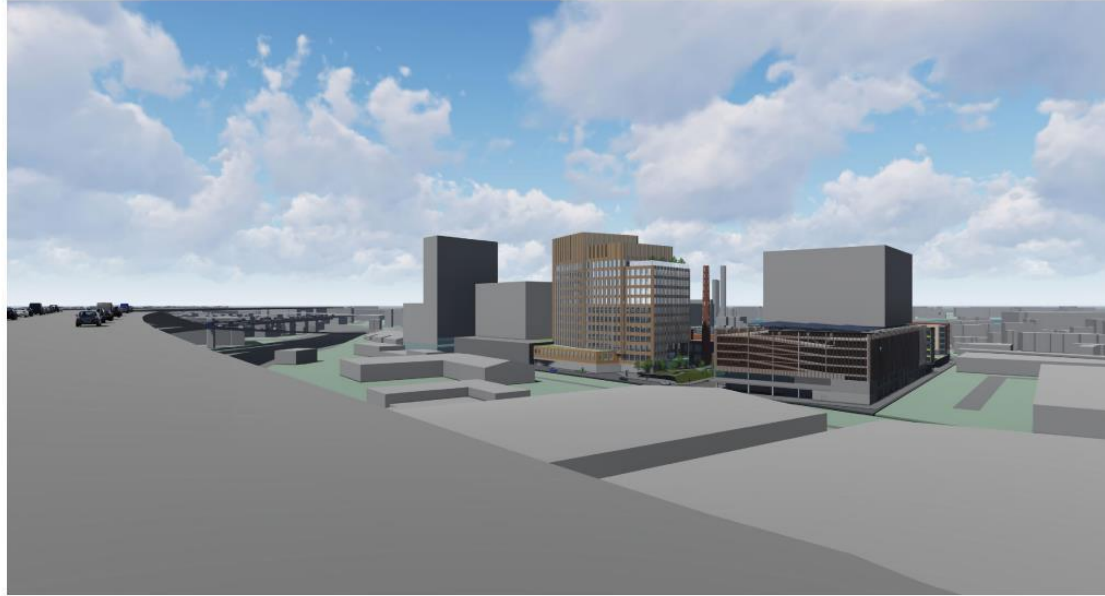
Revised Design:



Revised Design:

10 Stack - Facade Development

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



View from highway looking North



View from highway looking South

10 Stack Highway Views

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



10 Stack - Facade Iteration

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



Proposed Massing:



Flattened Massing:

10 Stack Massing Study

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



10 Stack Material Precedent

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

Additional Images:



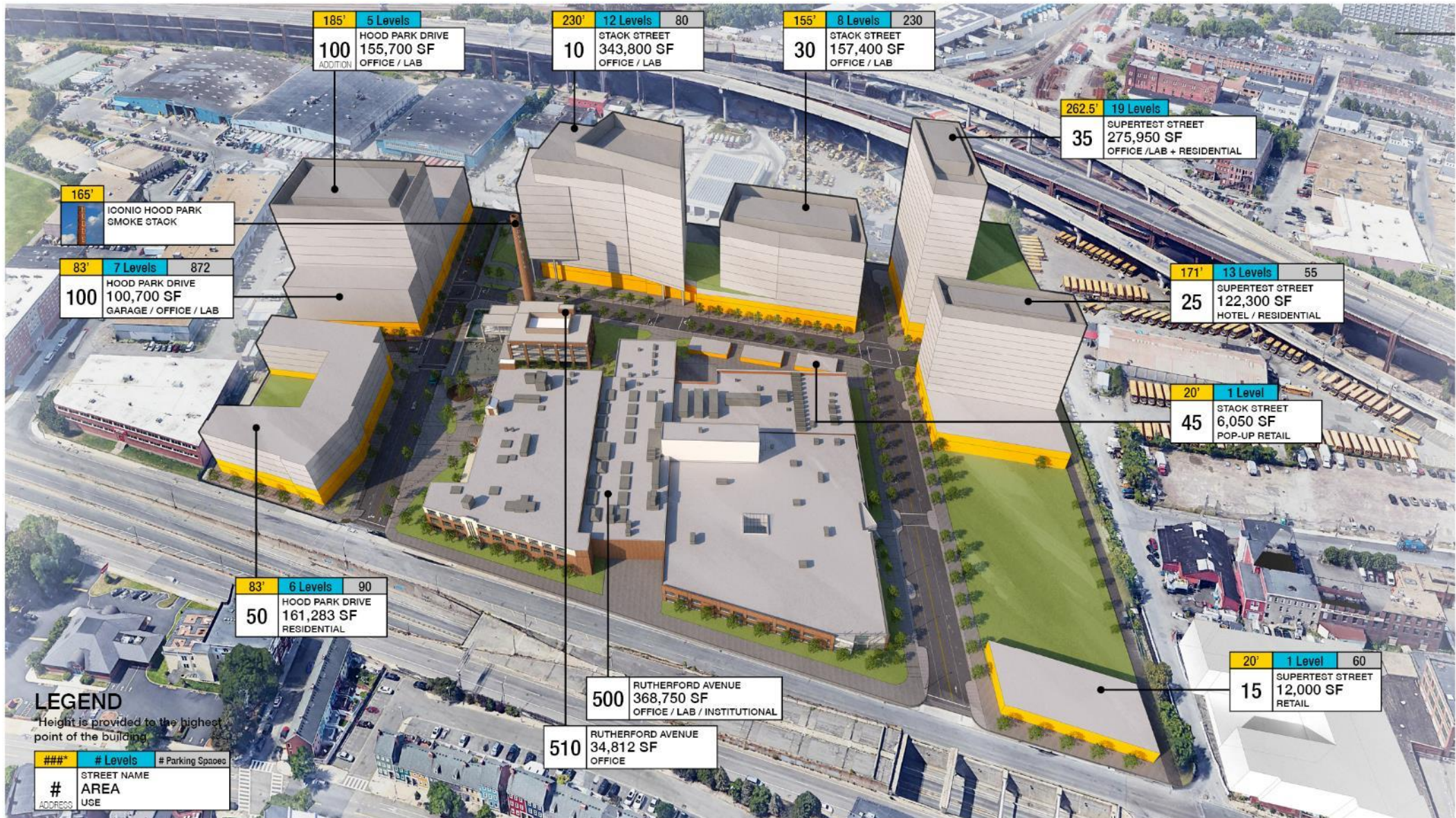
Master Plan - Phase 2A

Hood Park Master Plan—Charlestown, MA



Master Plan - Phase 3

Hood Park Master Plan—Charlestown, MA



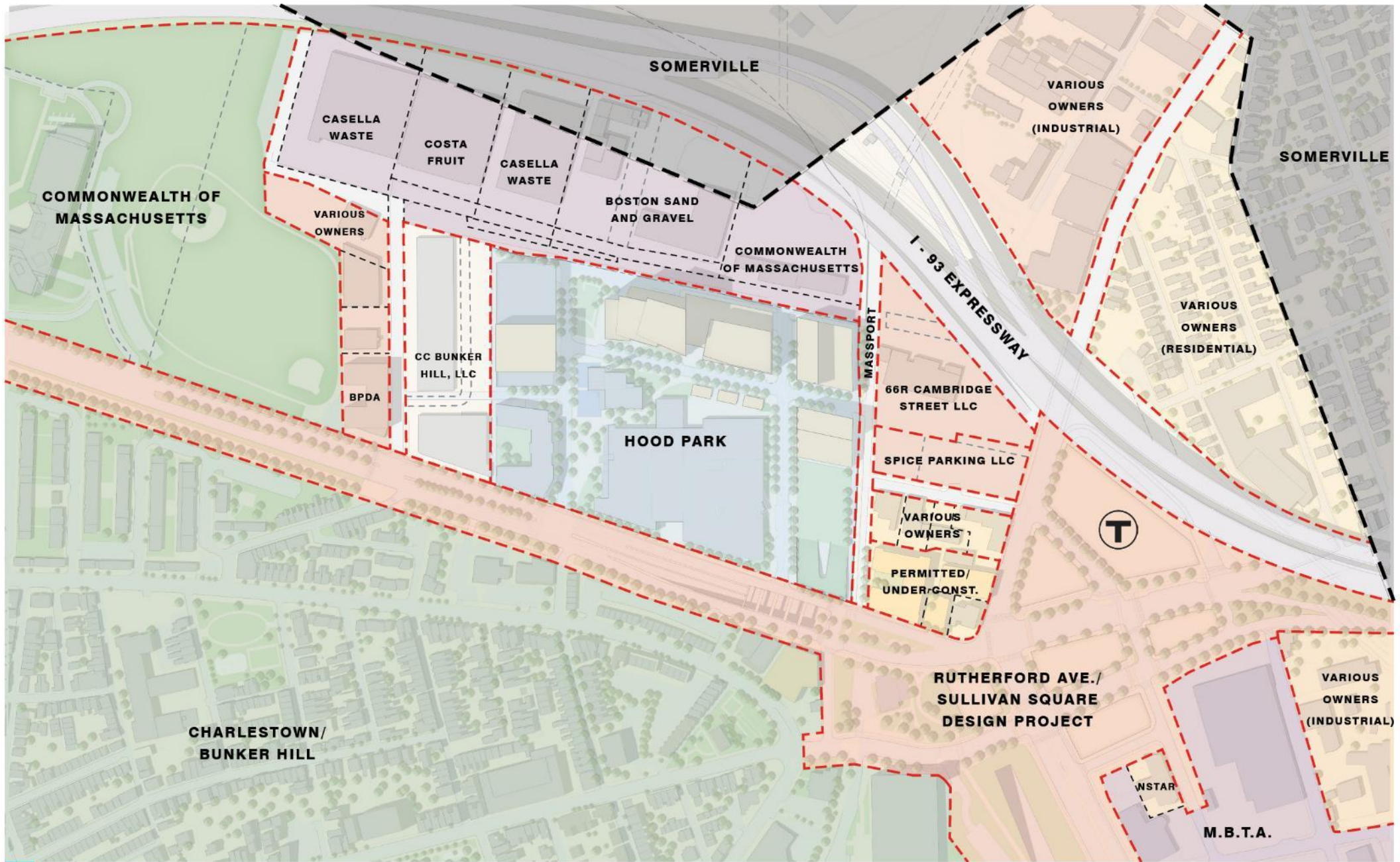
Area, Use, Parking, and Height Summary

Hood Park Master Plan—Charlestown, MA



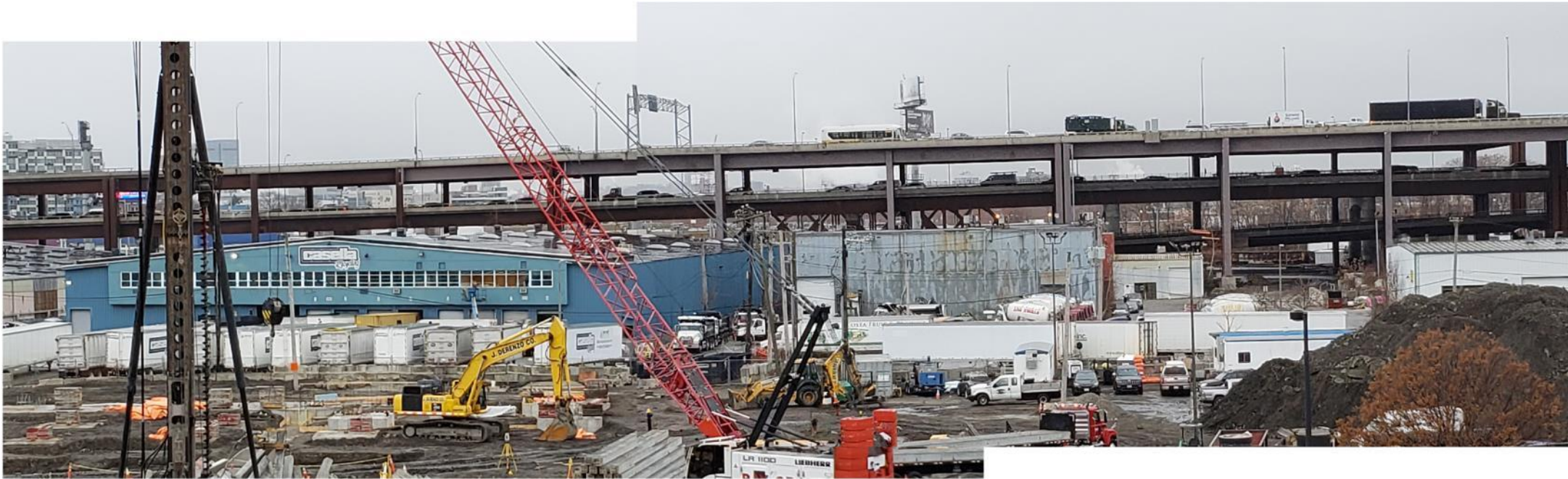
Ownership & R.O.W's Adjacent to Hood Park

Hood Park Master Plan—Charlestown, MA



West Rutherford and Sullivan Square Ownership

Hood Park Master Plan—Charlestown, MA



Existing West Properties

Hood Park Master Plan—Charlestown, MA



West Rutherford and Sullivan Square

Hood Park Master Plan—Charlestown, MA



Additional Images:



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.



Defining the Street Wall / "Build-To" Lines

Hood Park Master Plan—Charlestown, MA



Defining the Street Wall / “Build-To” Lines

Hood Park Master Plan—Charlestown, MA



Ground-Level Transparency
Hood Park Master Plan—Charlestown, MA



Boylston Street - BPL



Boylston Street - Apple Store



Mass Ave - Berklee College of Music



Main Street - Koch Center - Cambridge

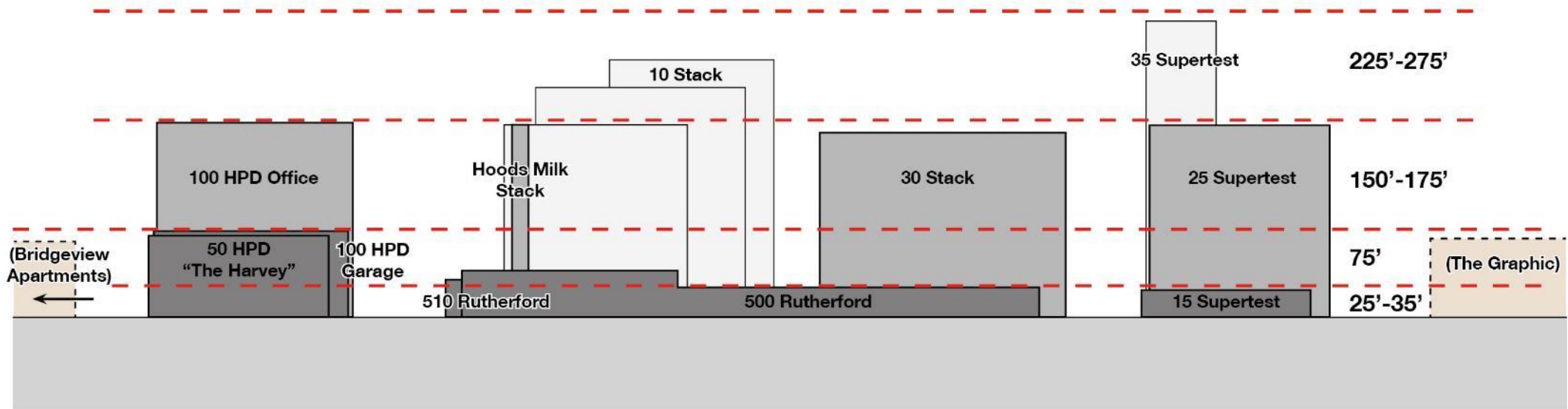
Ground-Level Transparency: Precedents

Hood Park Master Plan—Charlestown, MA



Ground-Level Transparency at 100 HPD

Hood Park Master Plan—Charlestown, MA



Establish Height Datums

Hood Park Master Plan—Charlestown, MA

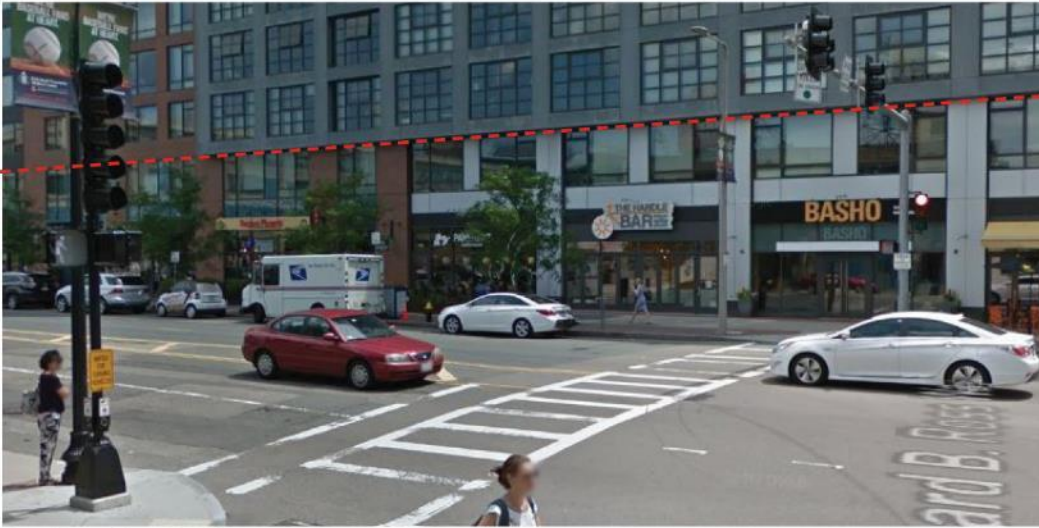


Establish Height Datums

Hood Park Master Plan—Charlestown, MA



Establish Height Datums: 25'-35' Public Realm
Hood Park Master Plan—Charlestown, MA



Boylston Street - Fenway



101 Seaport



Girard at 600 Harrison Ave



Ink Block



Congress Street

Establish Height Datums: 25'-35' Public Realm

Hood Park Master Plan—Charlestown, MA



Establish Height Datums: 50 & 100 HPD
Hood Park Master Plan—Charlestown, MA



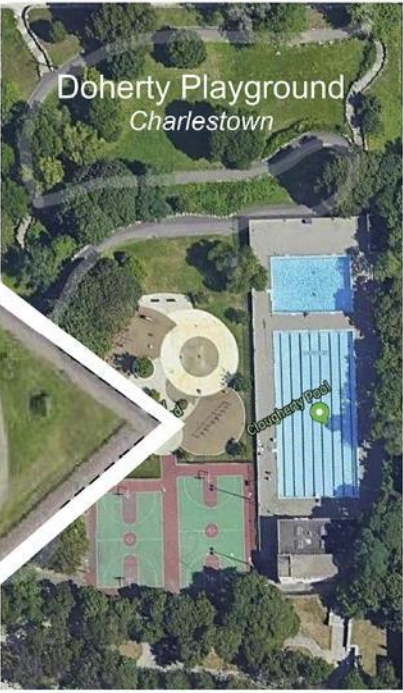
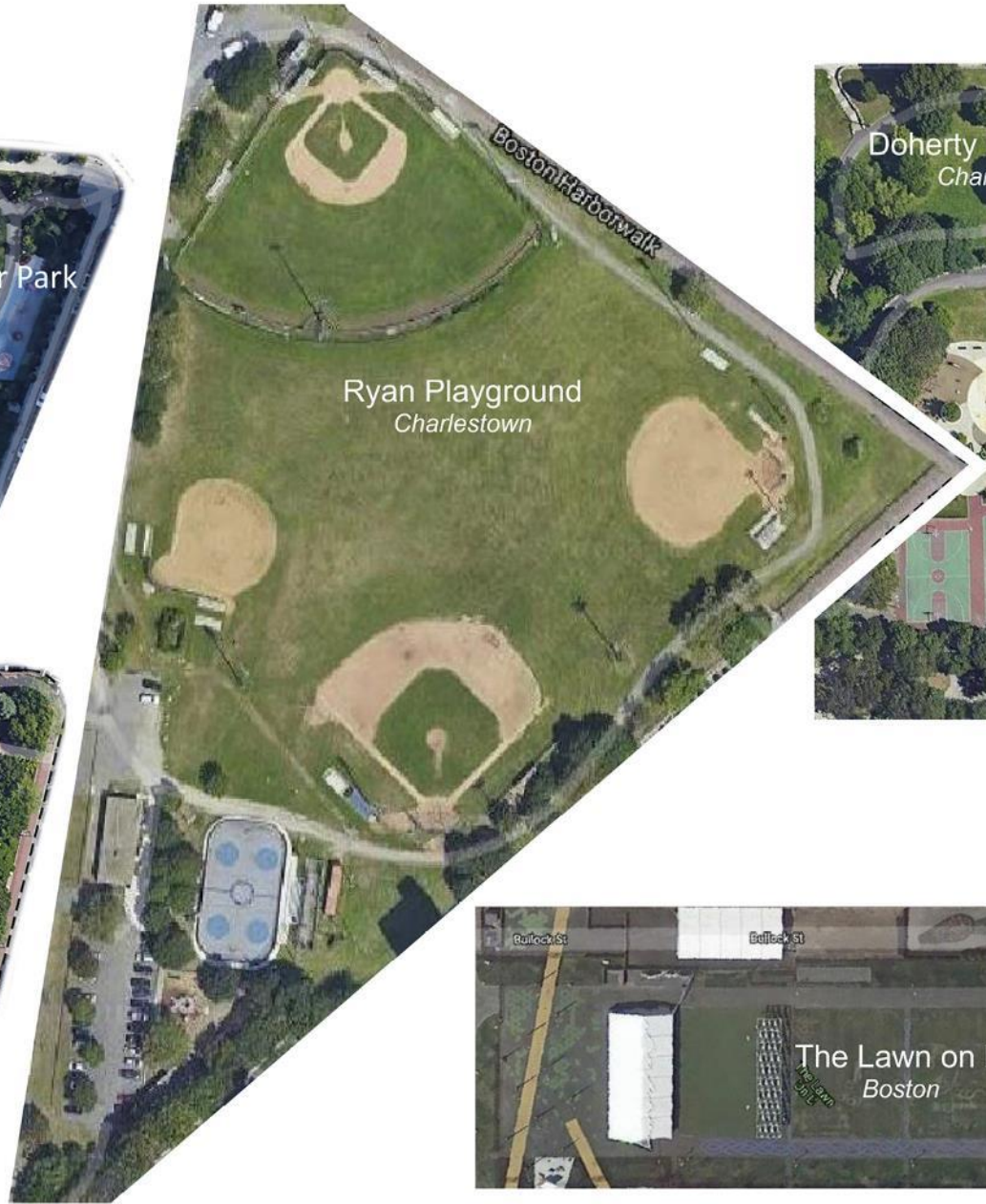
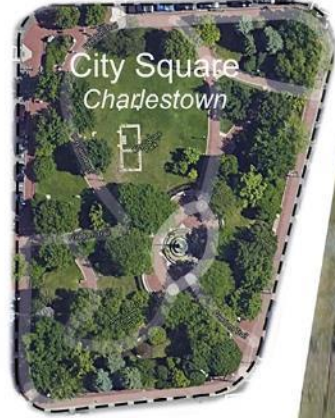
Integrated Mechanical Penthouses

Hood Park Master Plan—Charlestown, MA



Proposed Active & Green Roofs

Hood Park Master Plan—Charlestown, MA



Updated Master Plan

#	ADDRESS	AREA	PARKING	NOTES	TOTAL HT.	
500	Rutherford Avenue	368,750	-	Existing	50'	
510	Rutherford Avenue	34,812	-	Existing	50'	
50	Hood Park Drive	161,283	90	177 Units	83'	
100	Hood Park Drive	100,700	872	Garage	83'	
100	HPD Rooftop Addition	155,700	-		185'	
10	Stack Street	343,800	80	1 Level	230'	
30	Stack Street	157,400	230		155'	
45	Stack Street	6,050	-		20'	
15	Supertest Street	12,000	60		20'	
25	Supertest Street (Residential)	45,000	55	45 Units	171'	122,300
	Supertest Street (Hotel)	77,300		114 Keys		
35	Supertest Street (Residential)	104,900	-	116 Units	262.5'	272,950
	Supertest Street (Office/Lab)	168,050				

Totals for 25/35

Total Area 1,735,745 1,387 Structured
 Project FAR 1.99999 78 Street
 1,465 Total Parking

1,765 2008 MP
 -300 Delta

Total Lot Area	867,878
Maximum FAR	2.00
Maximum Area	1,735,756
Delta	11

Commercial	1,329,212	77%
Residential	311,183	18%
Hospitality	77,300	4%
Stand Alone Retail	18,050	1%
	1,735,745	100%

Area, Use, Parking, and Height Summary

Hood Park Master Plan—Charlestown, MA

