



Boston Civic Design Commission

November 6, 2018

- Project Changes
- Future West Rutherford
- 10 Stack Street
- Public Realm
- Comments



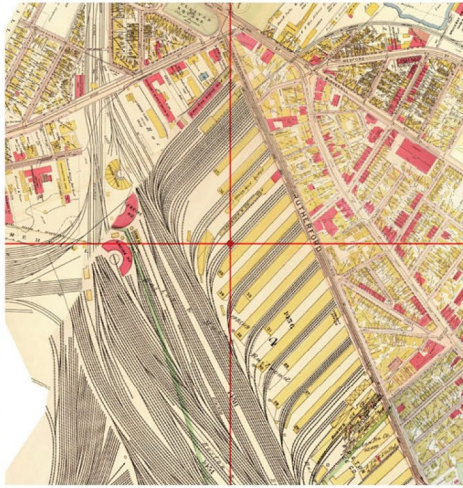
HOOD PARK

CHARLESTOWN
CONTEXT



HOOD PARK

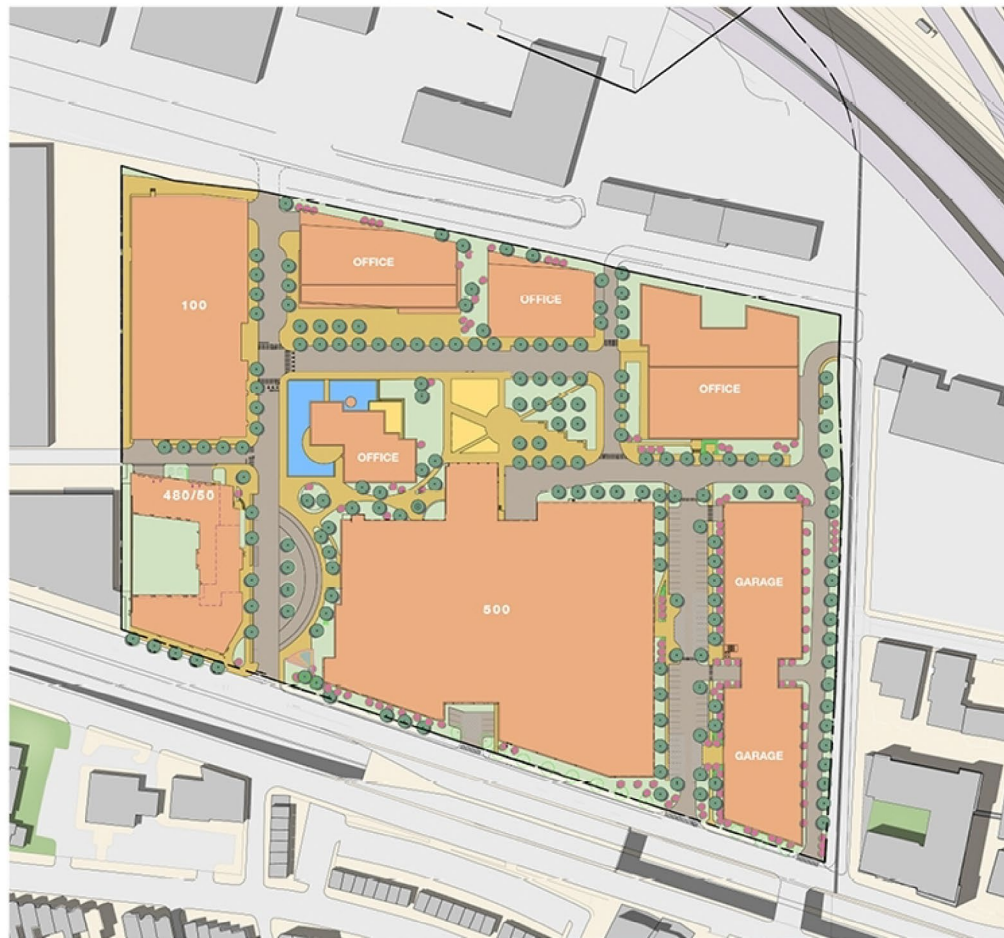
CHARLESTOWN
CONTEXT



The West Rutherford Area of Charlestown Industrial History



BTD Presentation – 11/17

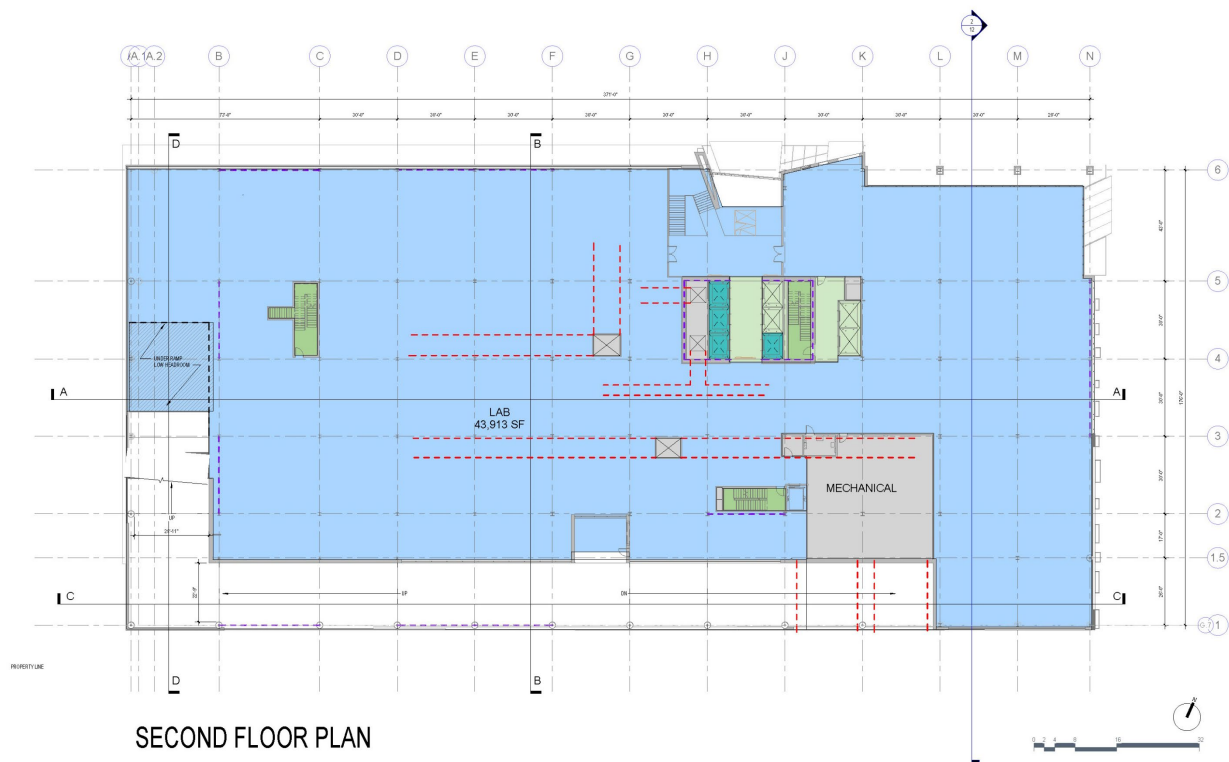


Existing Master Plan



DRAFT Master Plan Concept – Feb. 6, 2018 BCDC





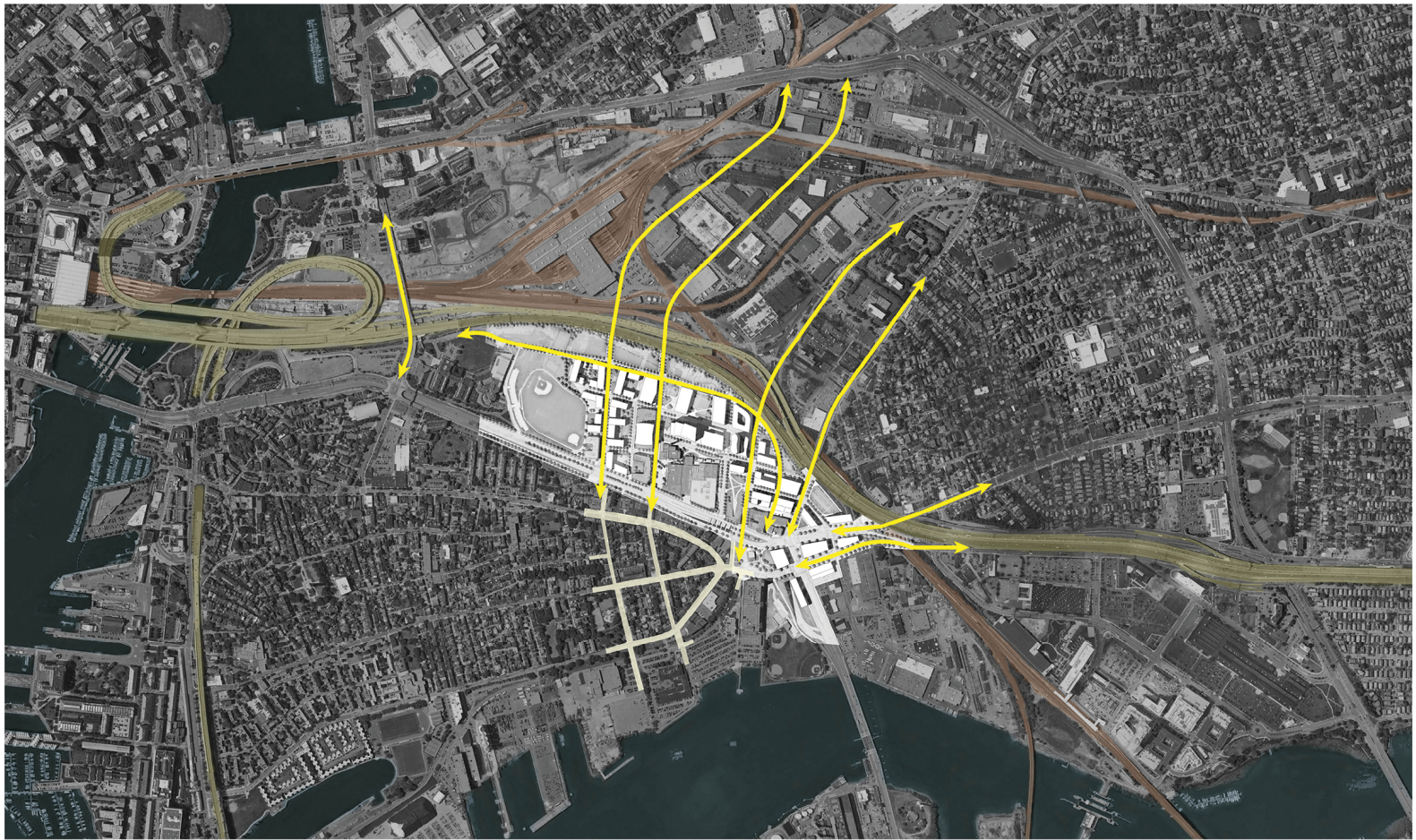


100 Hood Park Drive



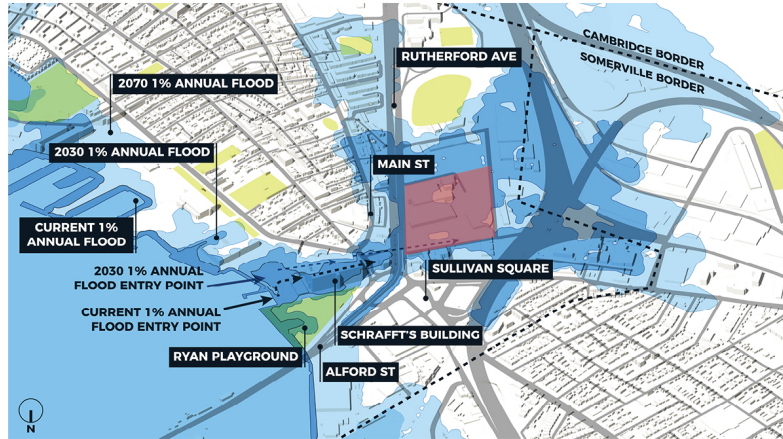
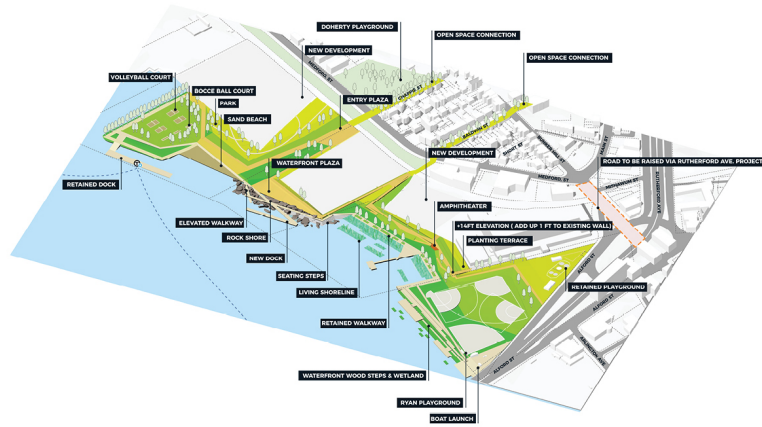
Current Neighborhood Connections

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



Future Neighborhood Connections

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



Climate Resiliency (via City of Boston)

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



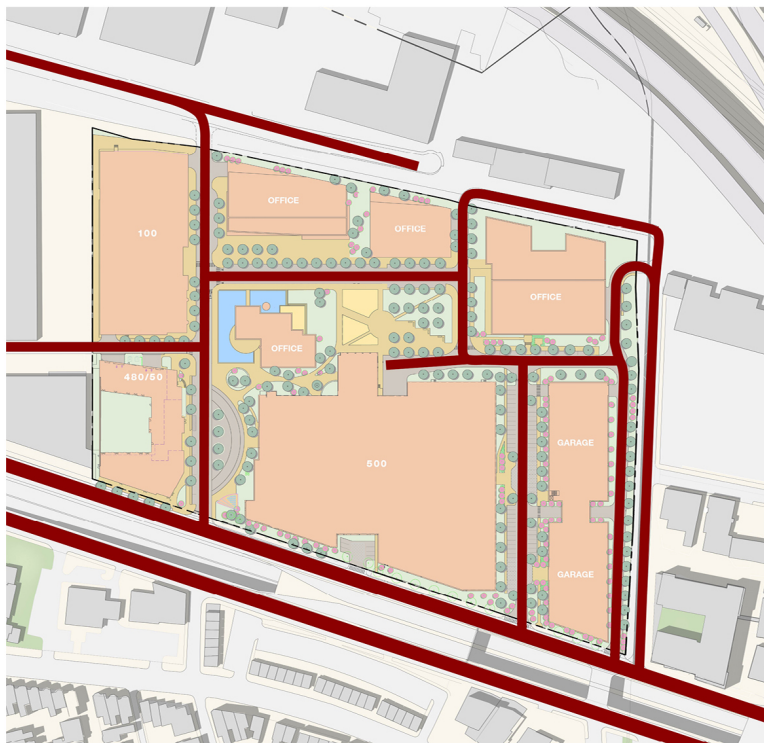
Current Approved Masterplan



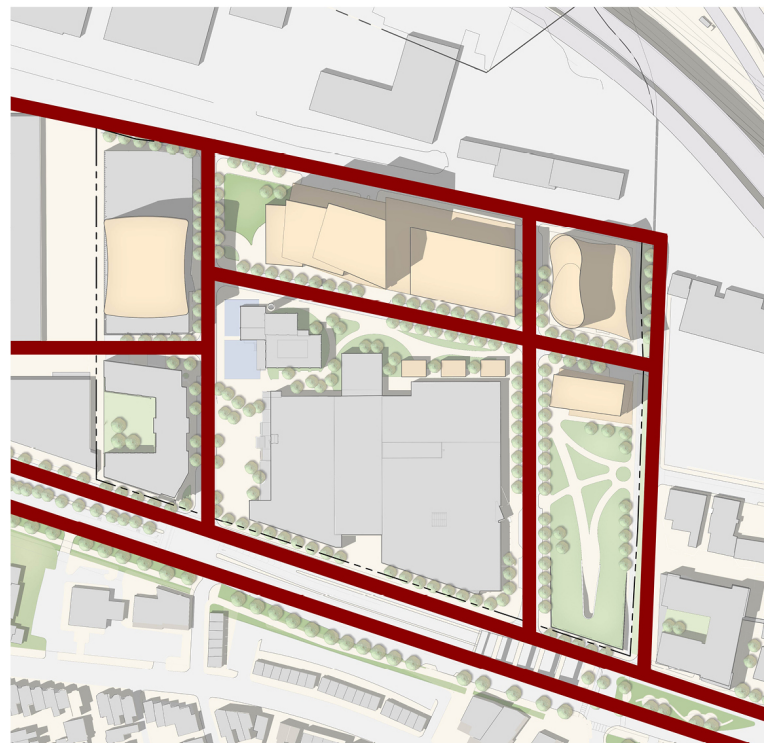
Proposed Masterplan

Street Framework Expansion

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



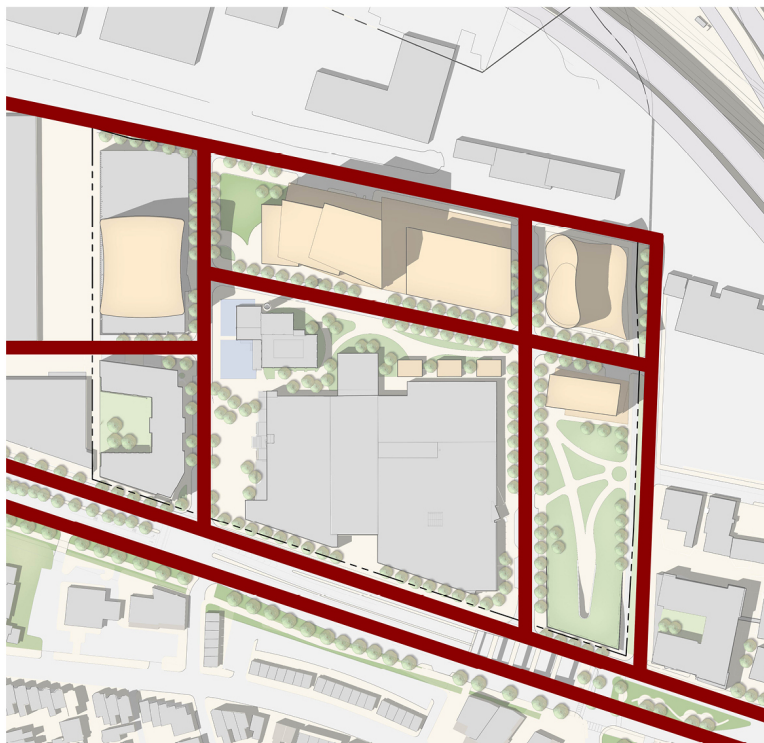
Current Approved Masterplan



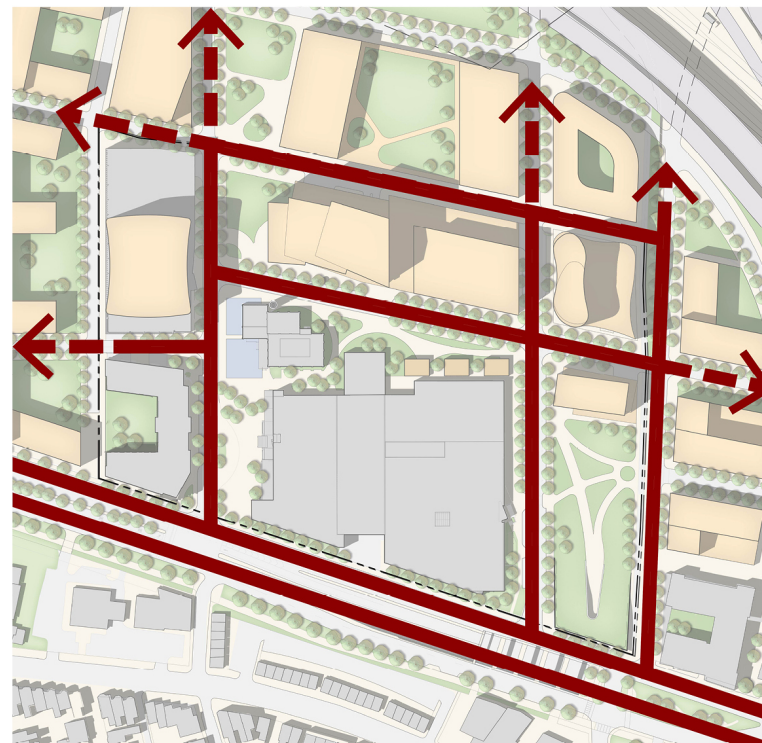
Proposed Masterplan

Street Framework

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



Proposed Masterplan



Proposed Masterplan w/ Hypothetical Expansion

Street Framework Evolution

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



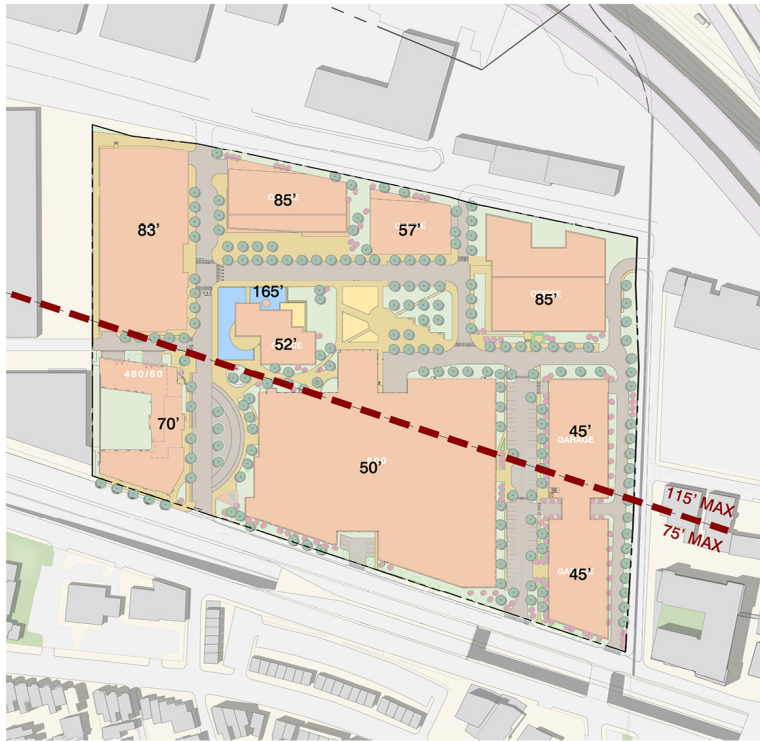
Current Approved Masterplan



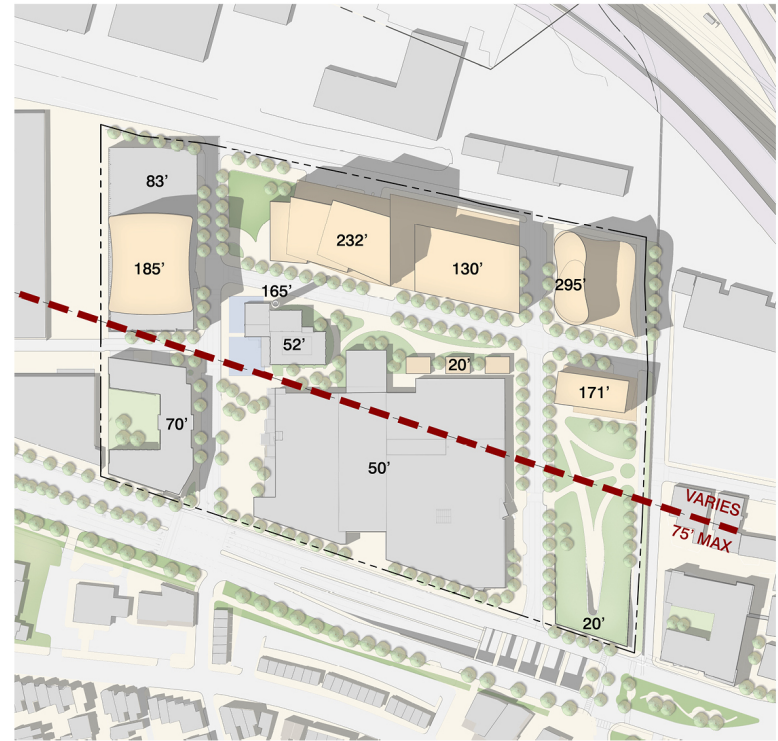
Proposed Masterplan

View Corridors | Visual Porosity

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



Current Approved Masterplan



Proposed Masterplan

Diversity of Height

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



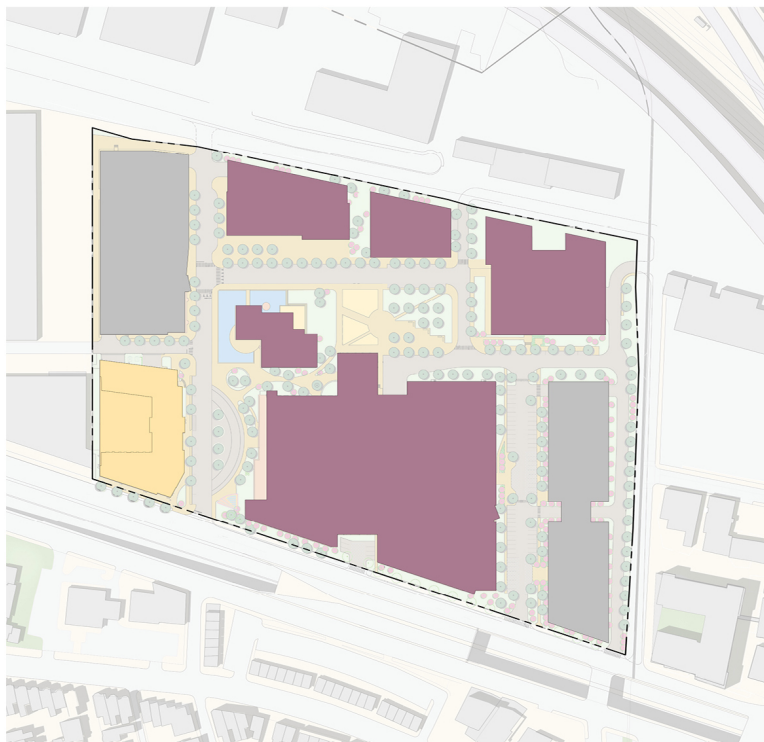
Current Masterplan



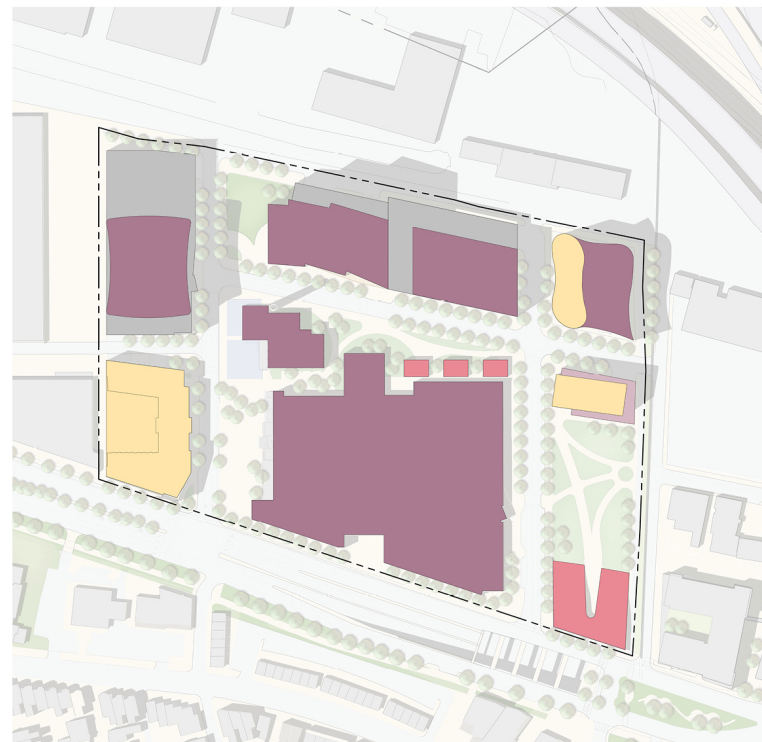
Proposed Masterplan

Open Space

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



Current Masterplan



Proposed Masterplan

LEGEND

Grey	Garage
Yellow	Residential
Purple	Office/Lab
Light Purple	Hotel
Red	Retail

Primary Building Use

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



Current Masterplan



Proposed Masterplan

Use | Active Edges

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

LEGEND

- Retail
- Residential/Office/Hotel Lobby



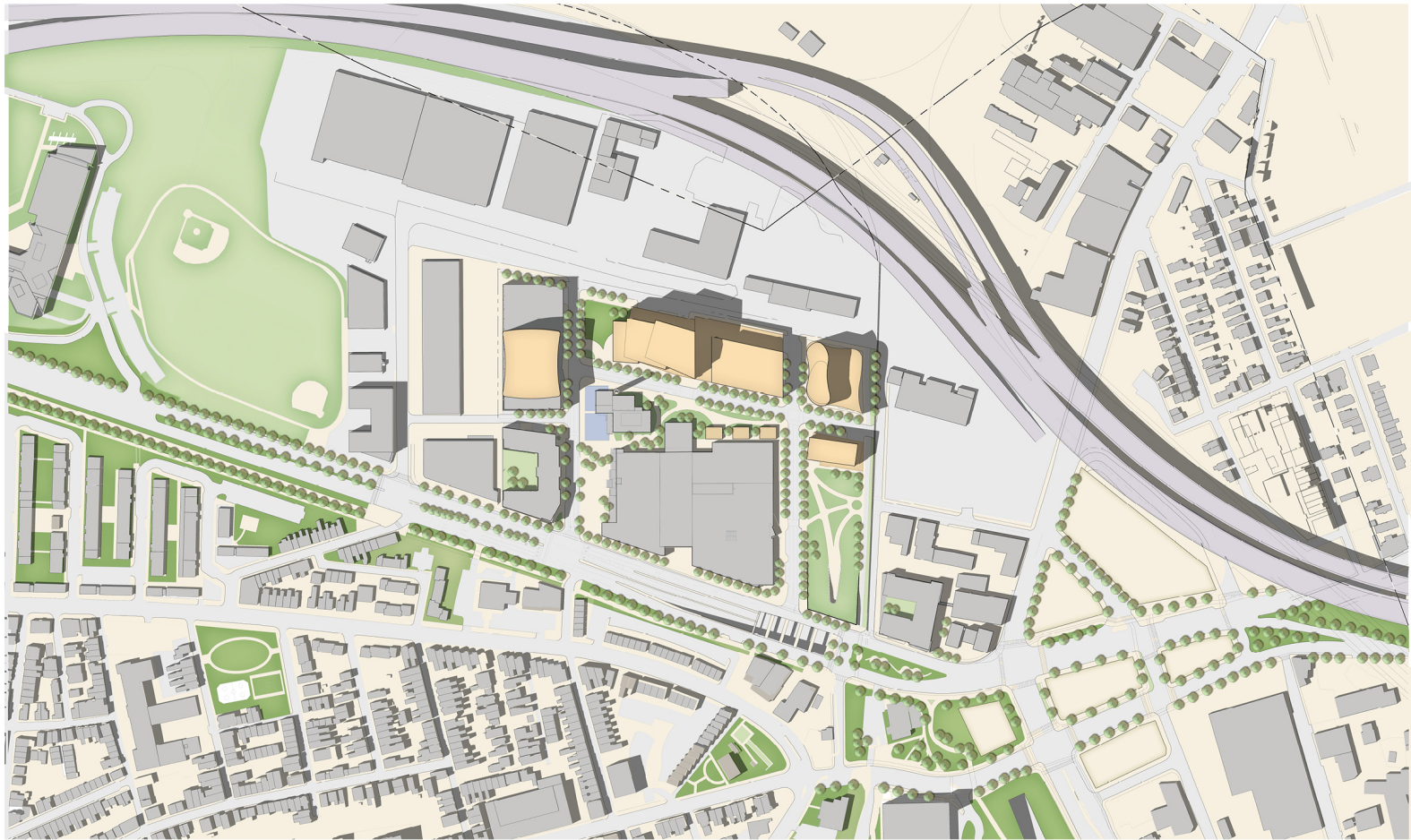
Chapter 1

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



Chapter 2

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



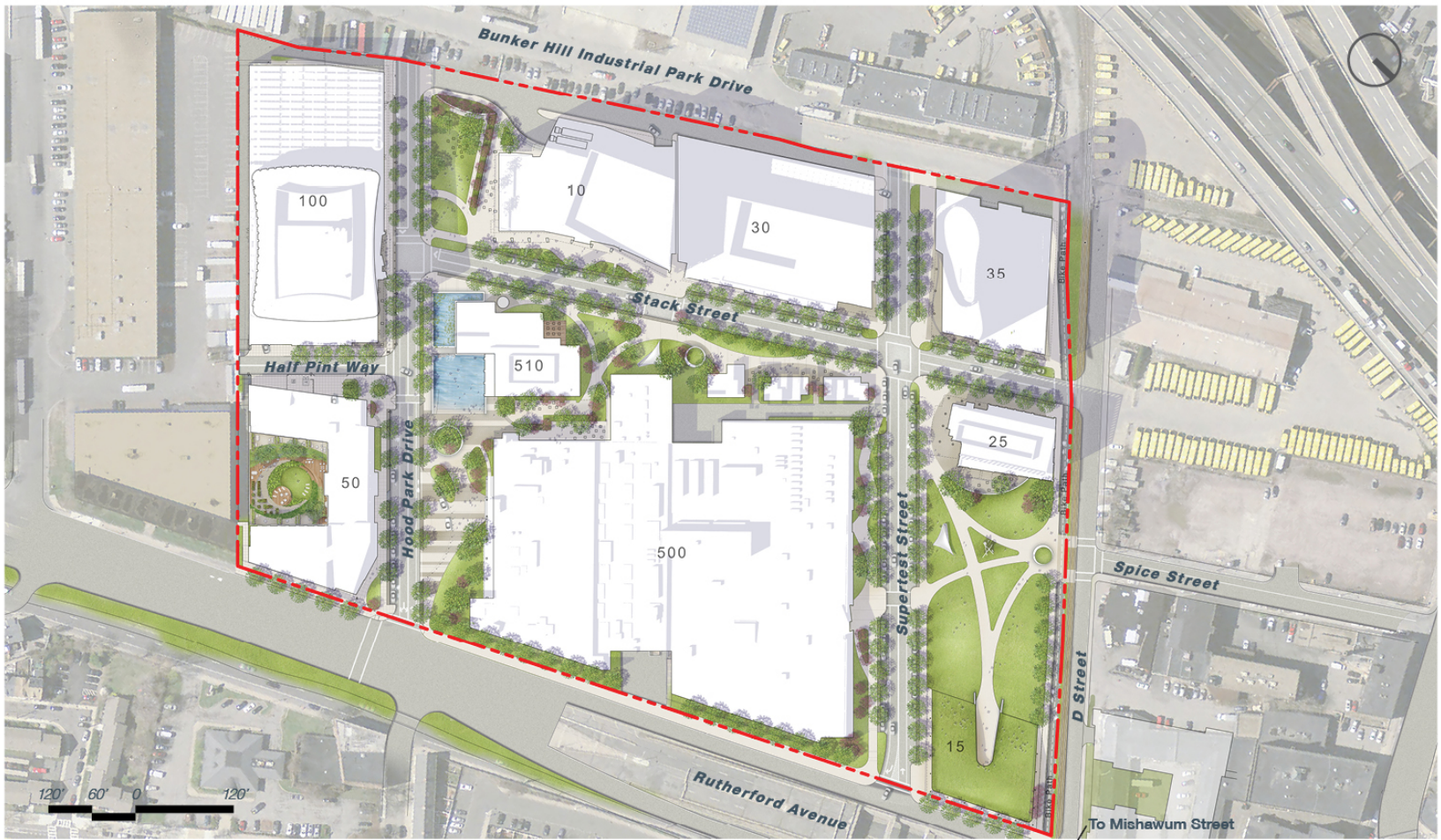
Chapter 3

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

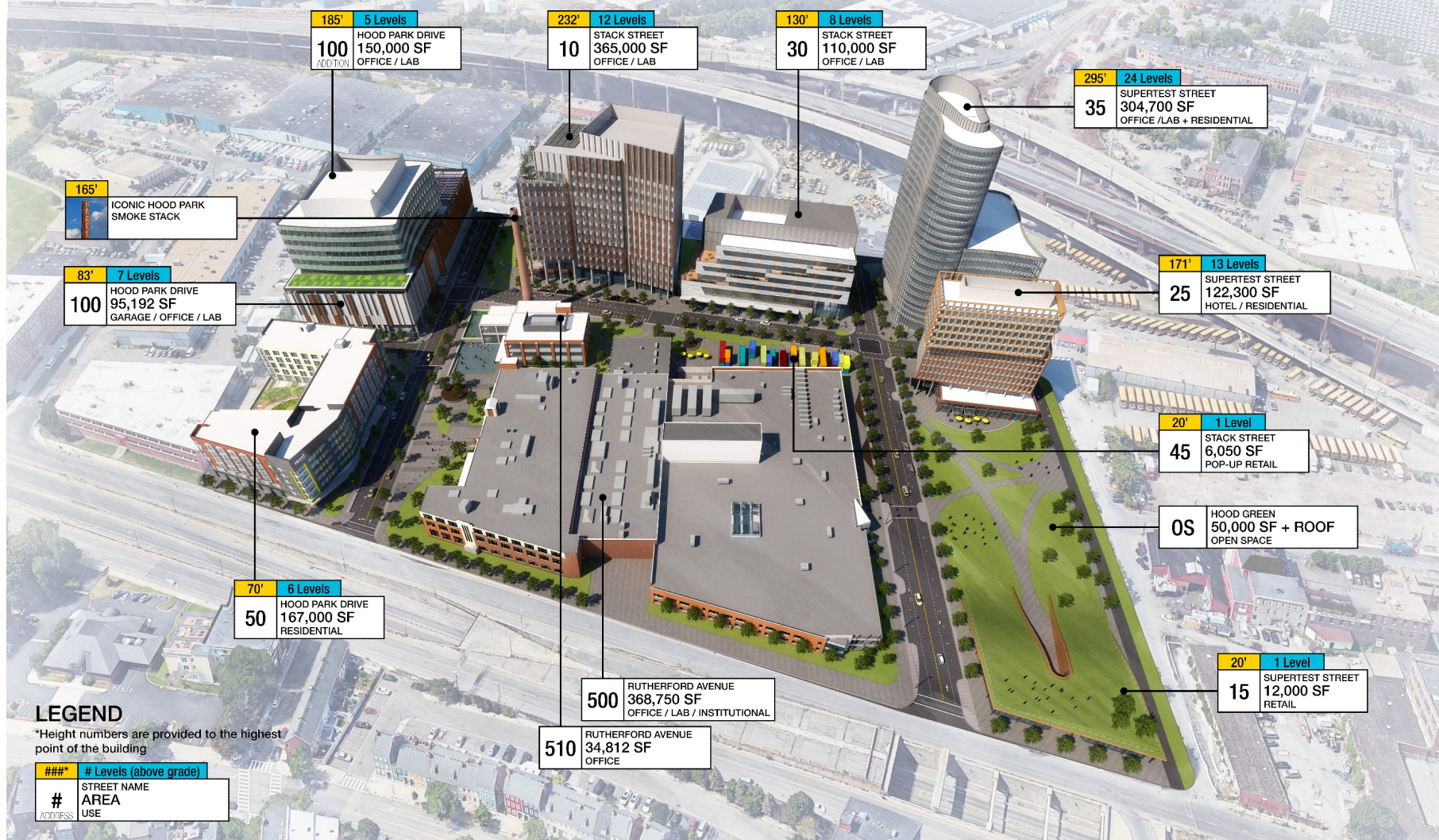


Chapter 4 + Beyond (Hypothetical)

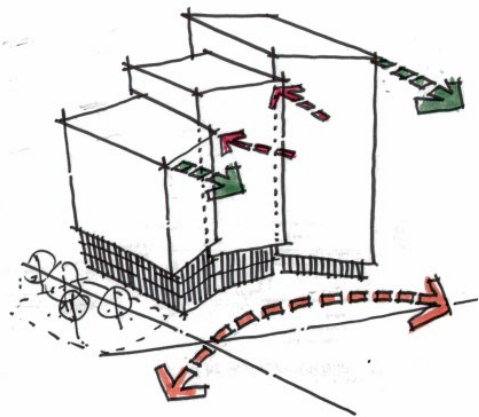
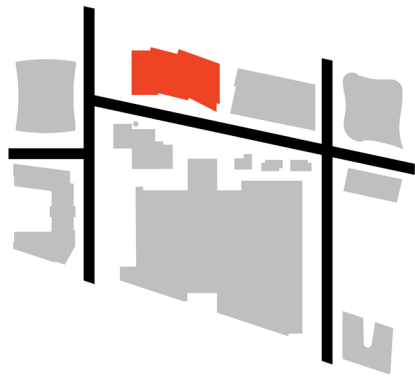
Hood Park Master Plan / 10 Stack Street - Charlestown, MA

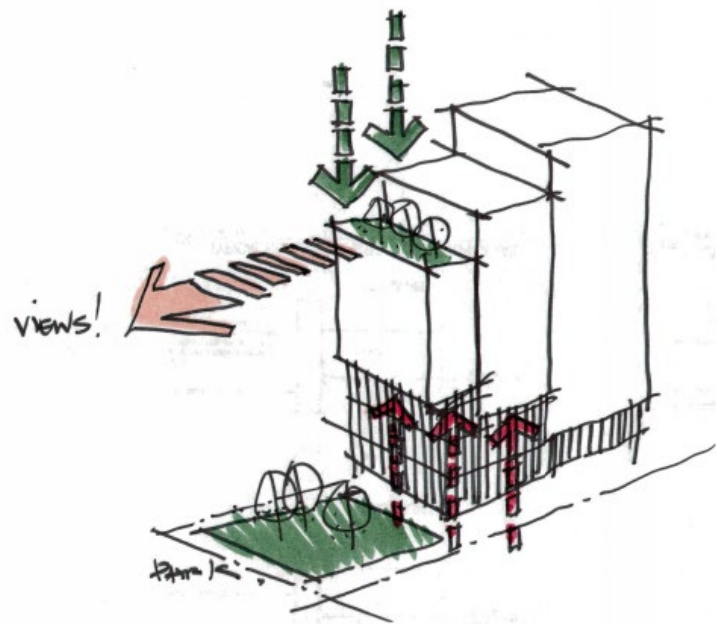


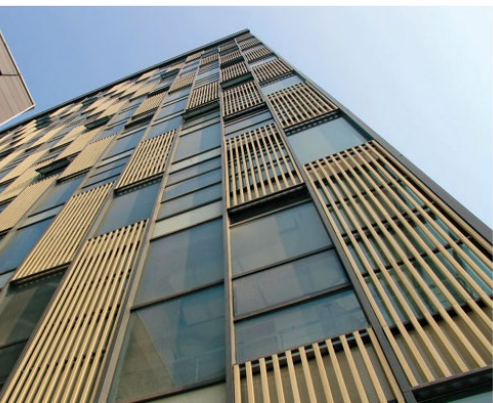
Proposed Master Plan

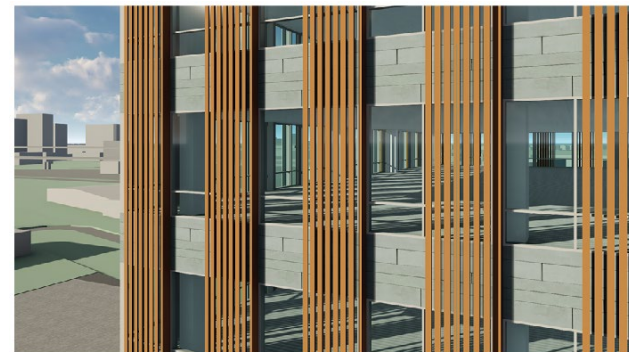




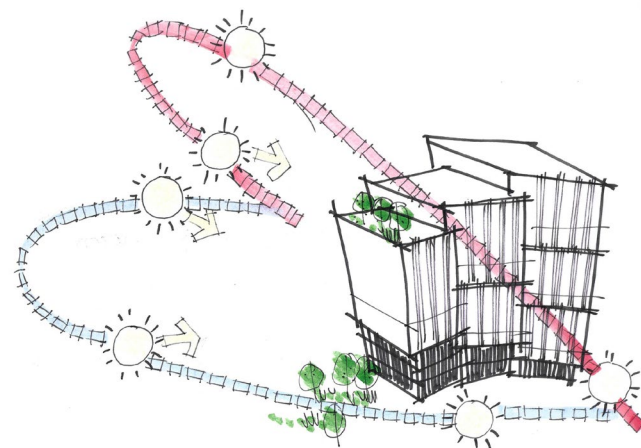


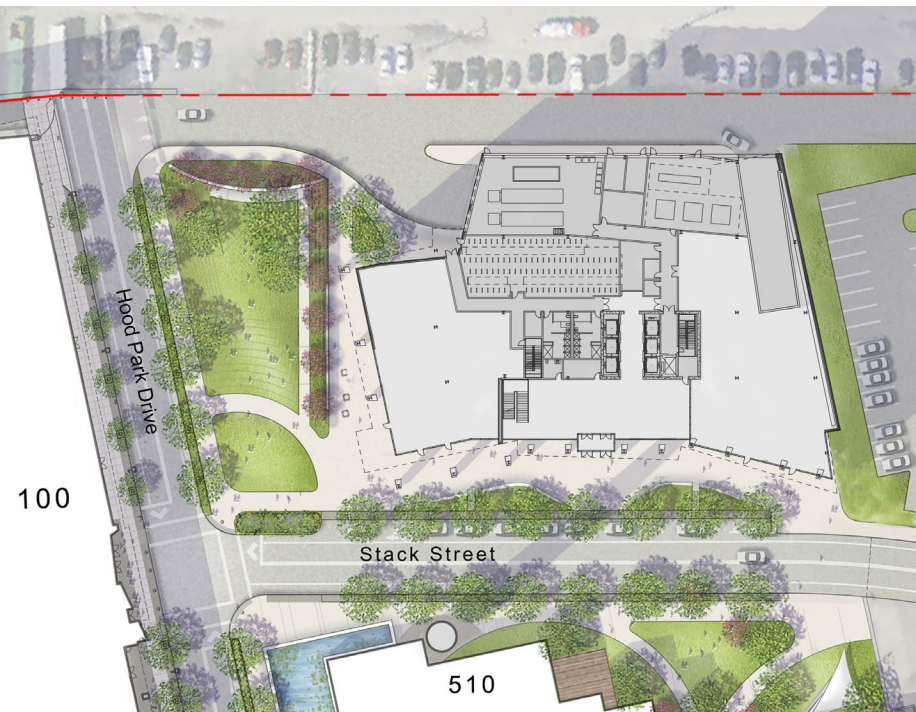






Vertical sun shade/screen concept applied on southeast face exterior:



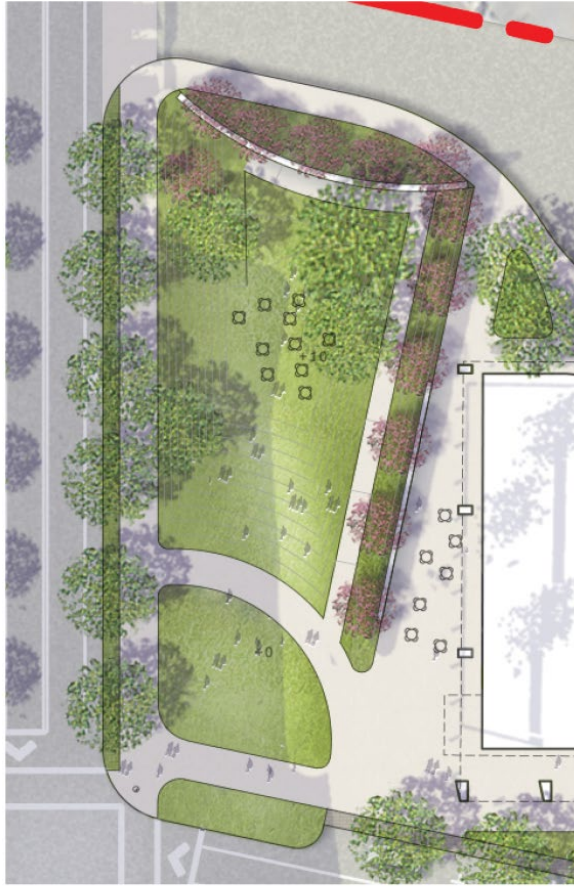






— 10 Stack Street—View North Down Stack St.





— Stack Street Park & Hill





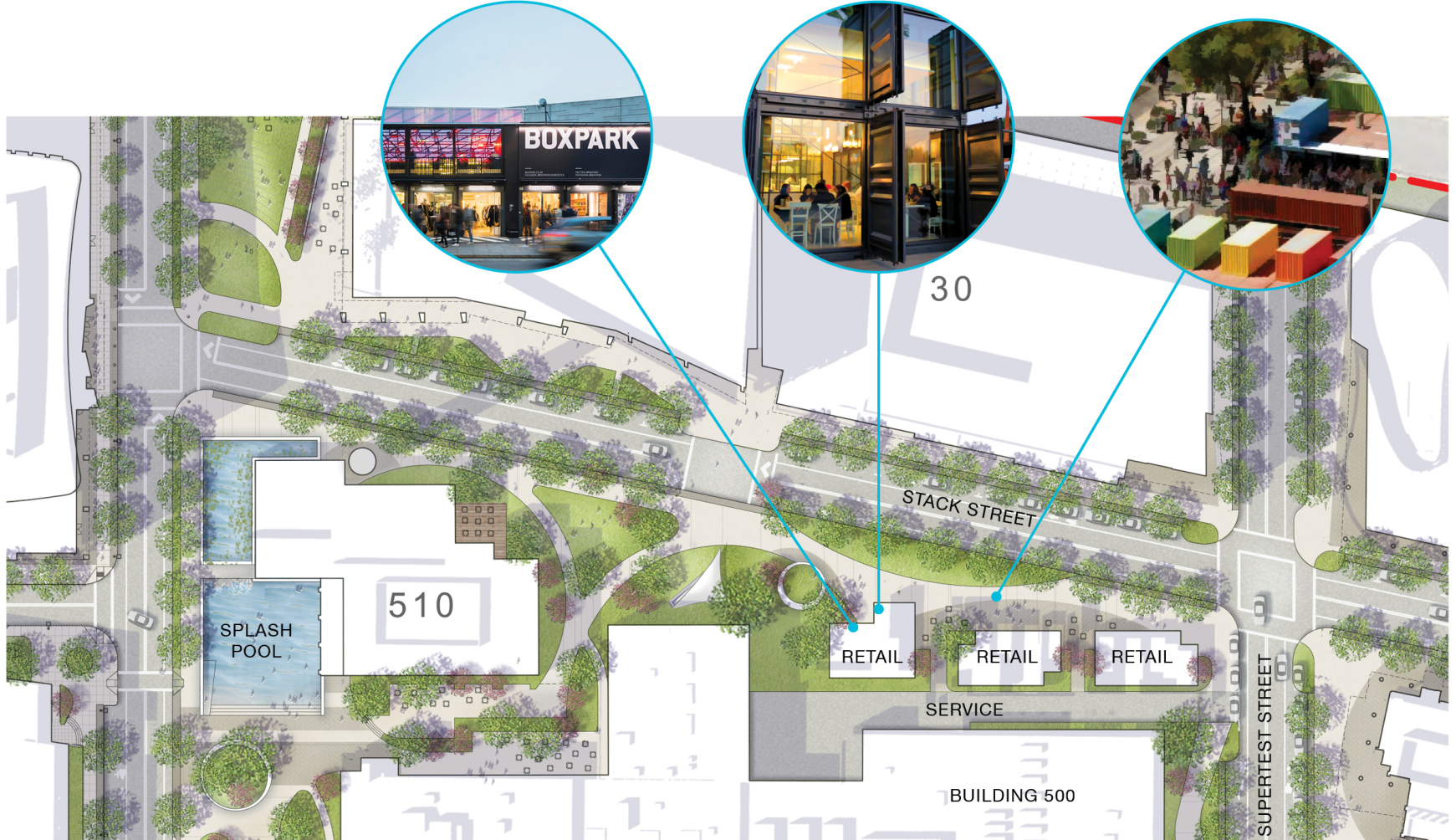
— 500 Rutherford-South Entrance



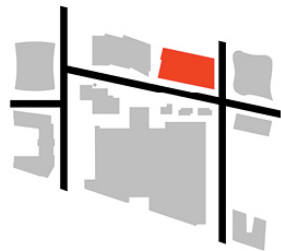
Splash Pool



Splash Pool



— Pop-Up Retail & Precedents



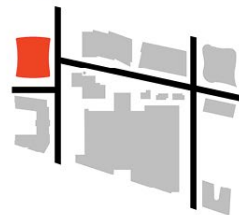
— 30 Stack Street—Office/Lab



View down Stack Street



100 HPD Addition





— Phase 3 from Rutherford Ave.



Phase 1



Phase 2A



Phase 2B



Phase 3