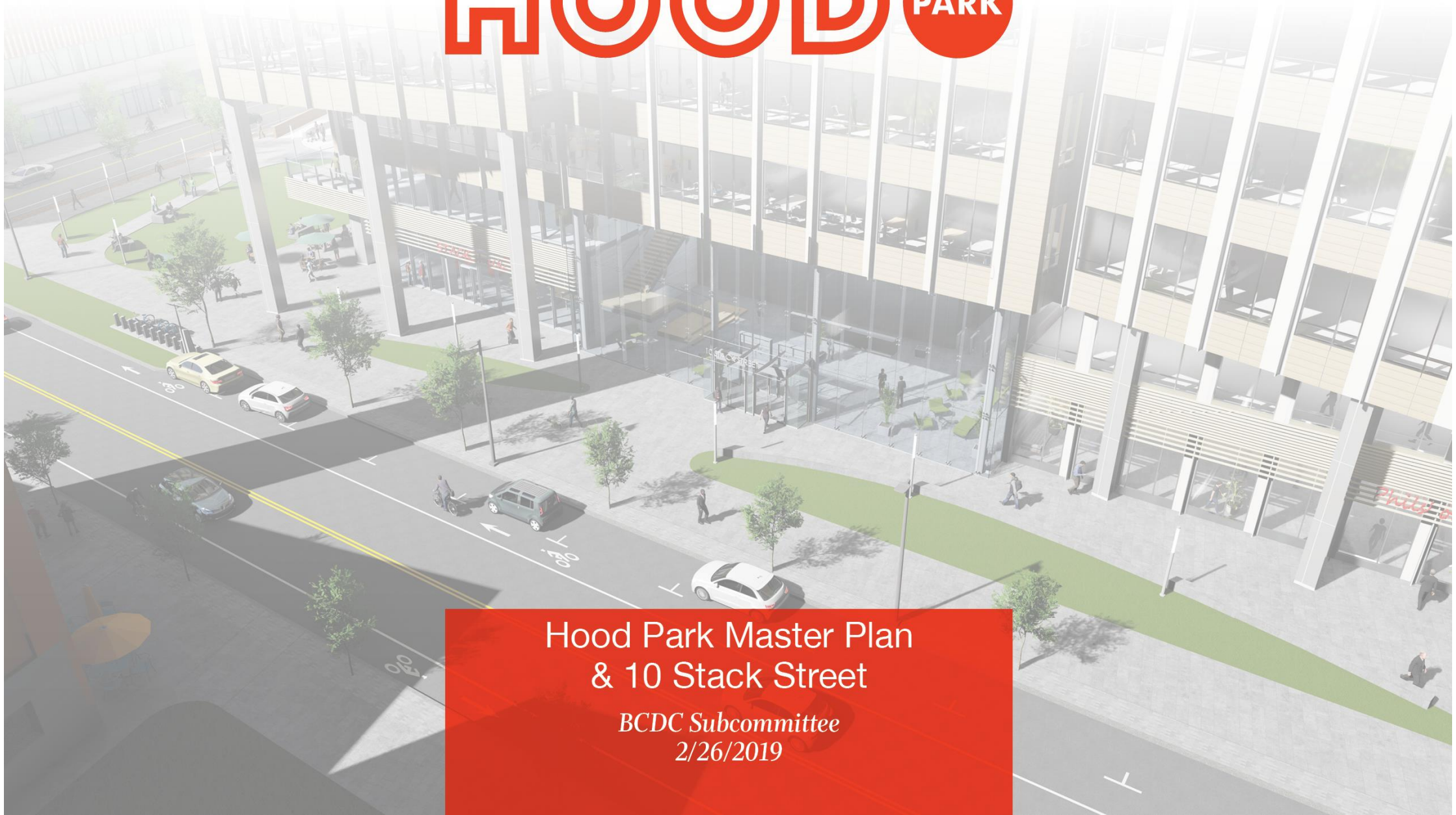
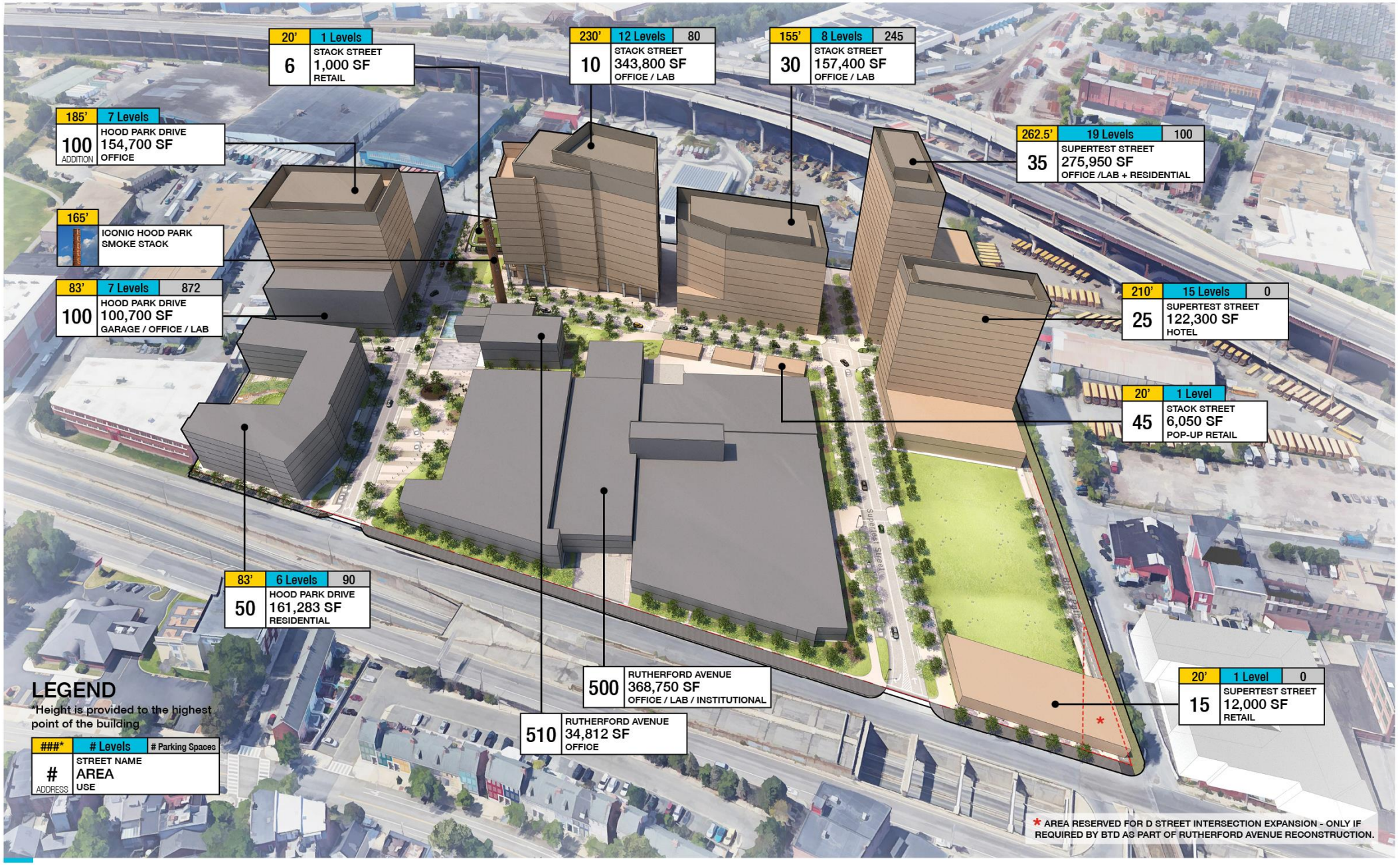
HOOD PARK



Hood Park Master Plan & 10 Stack Street

BCDC Subcommittee
2/26/2019



Area, Use, Parking, and Height Summary

Hood Park Master Plan—*Charlestown, MA*

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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—*Charlestown, MA*

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Site Plan - Phase 2A

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6
100
10
30
Stack Street
Hood Park Drive
Half Pint Way
510
50

cafe'
stack shack
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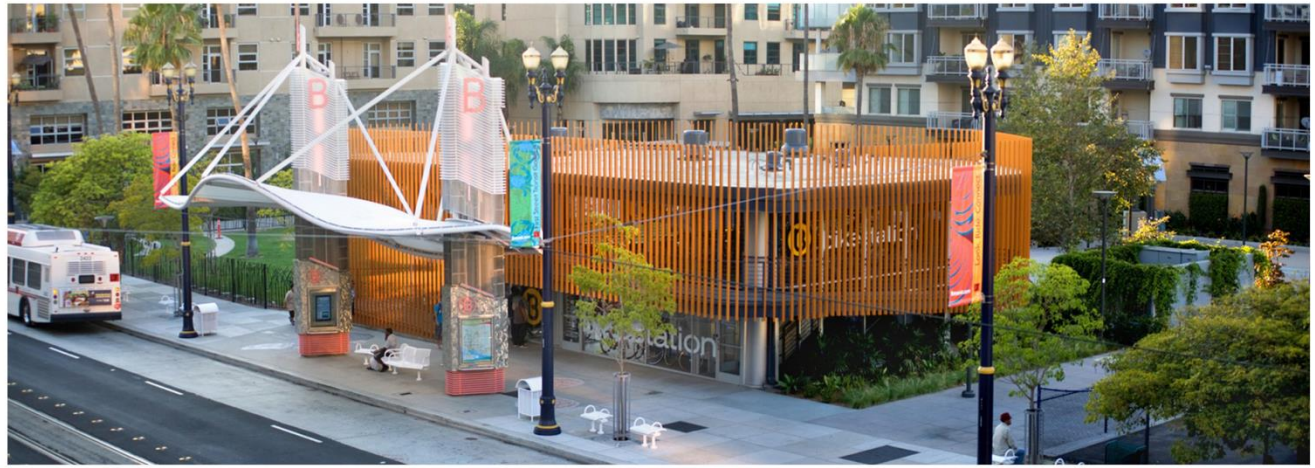
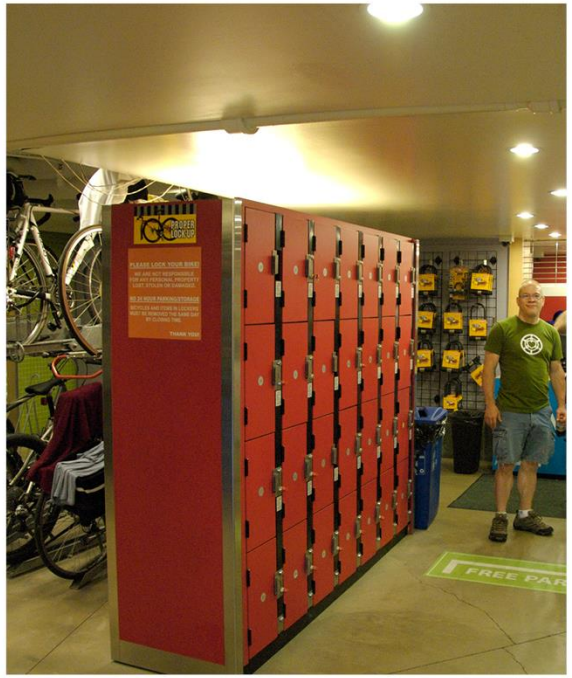
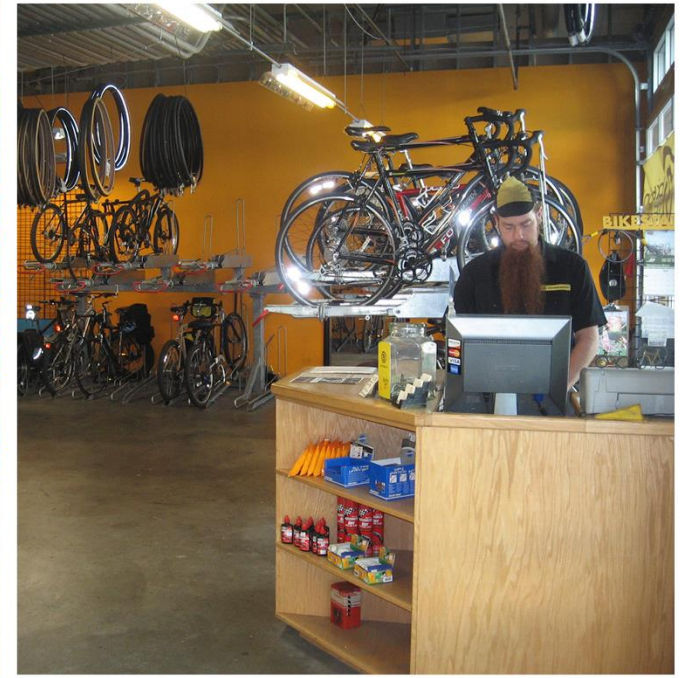
McDonald's Cycle Center

Pedal Movement / BikeStation



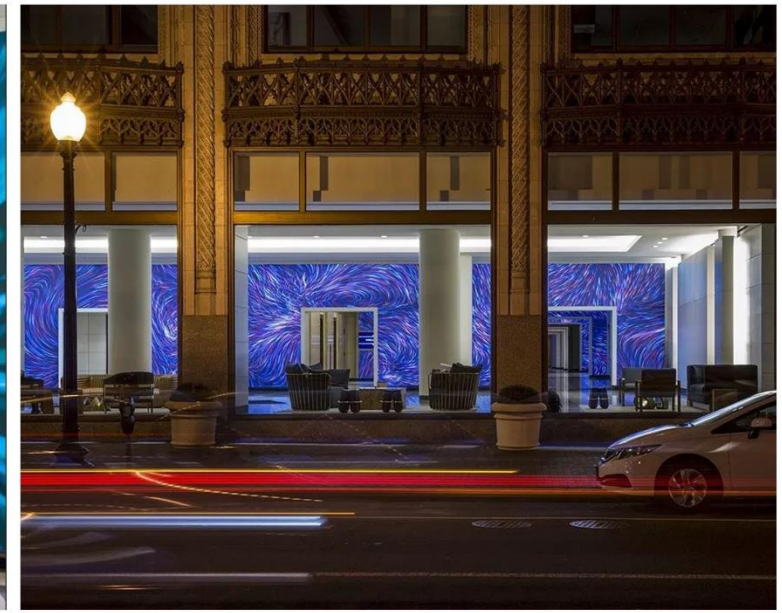


Coca-Cola
WOMEN'S LOCKERS
MCC
MCDONALD'S
CYCLE CENTER
MEN'S LOCKERS



MOMSDEMAND
STOP
VIOLENCE
DOMESTIC

110
HIGH
STREET

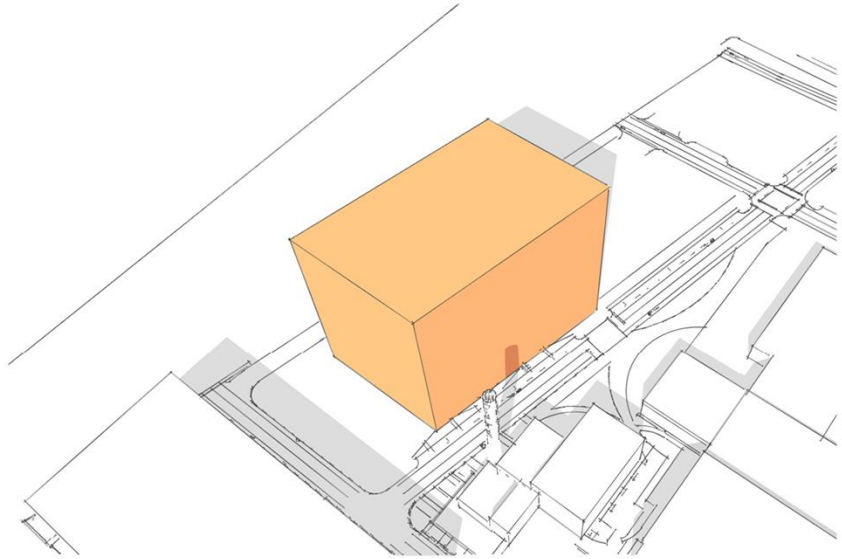


10 Stack Street

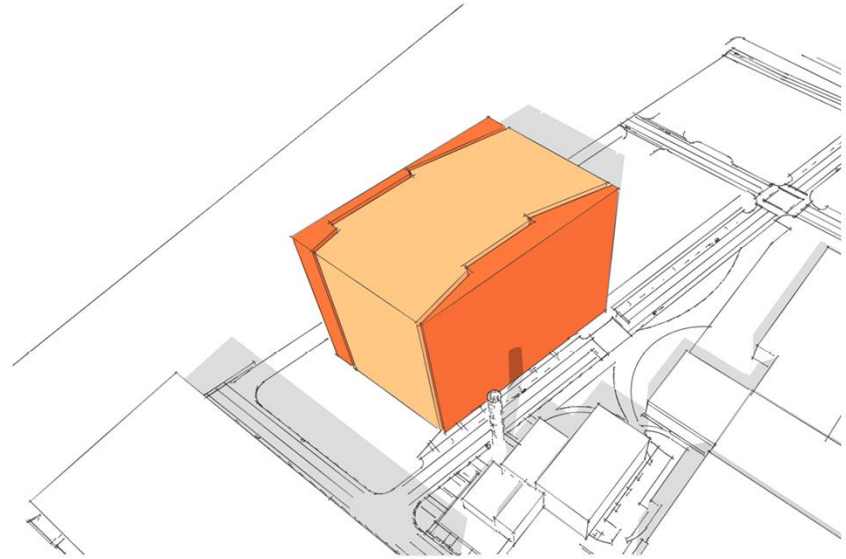
10 Stack - Site Plan

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

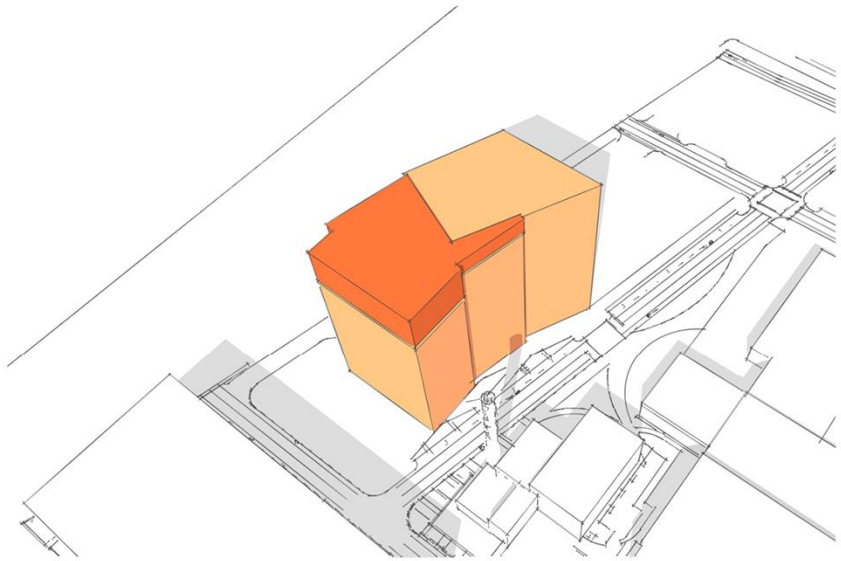
HOOD PARK



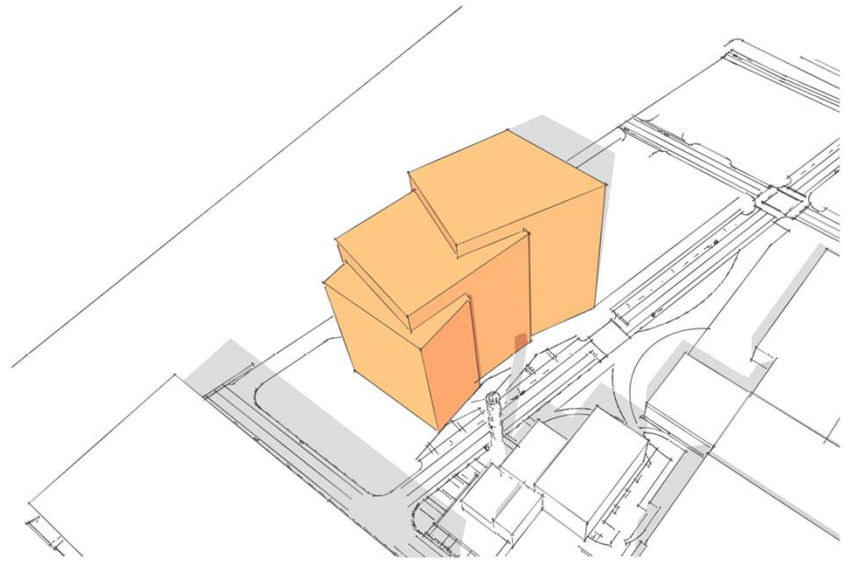
1. Site Development Envelope as Parallelogram



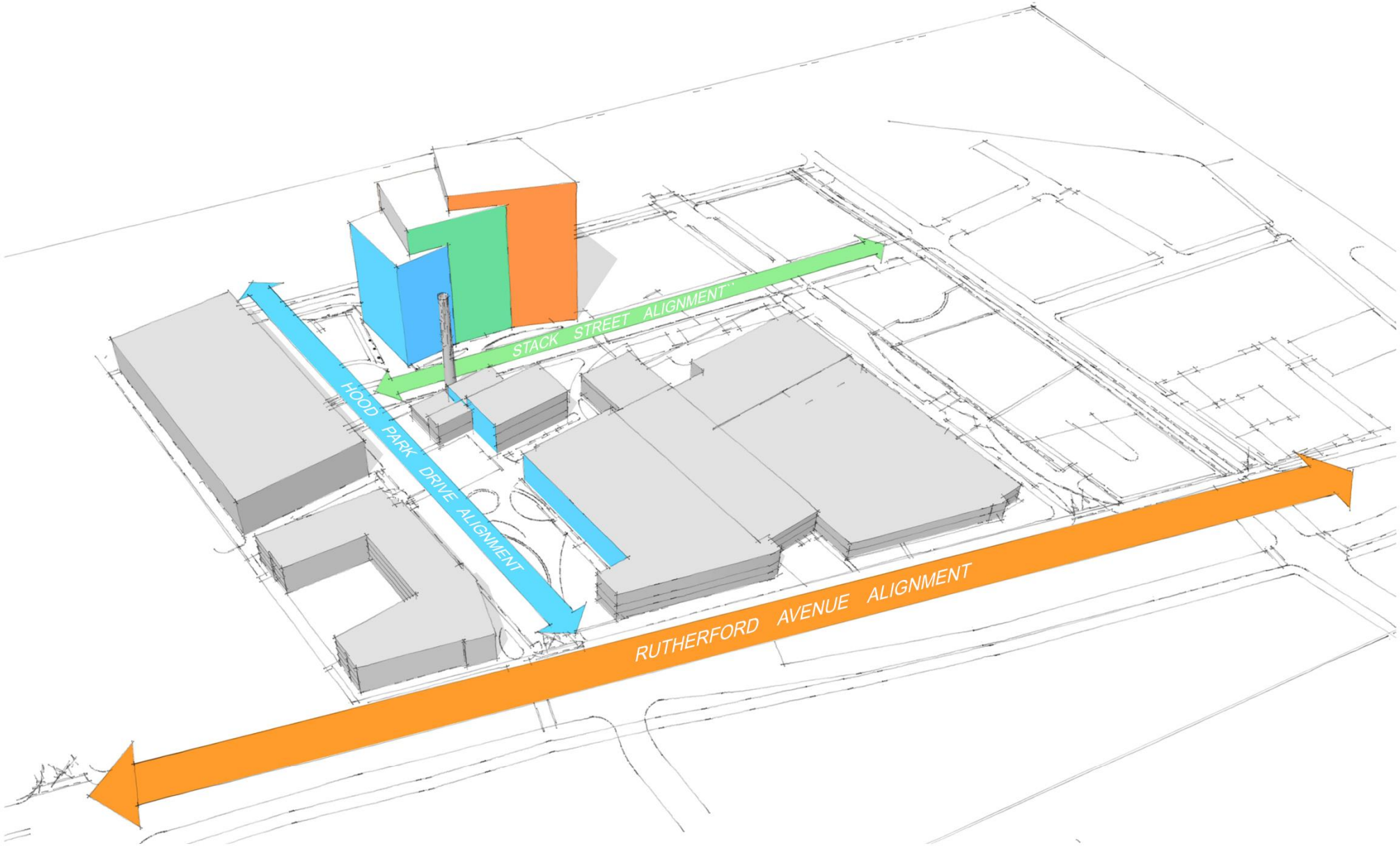
2. Carving of East (Concave) and West (Convex) Facades



3. Carving of Top Stepping Down to the South



4. Final Massing Concept



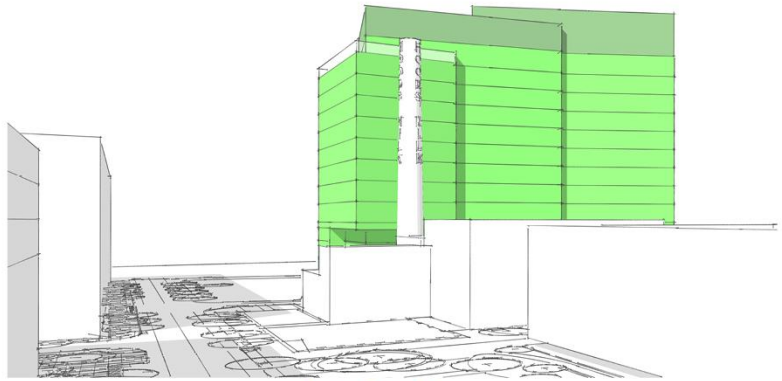
10 Stack Massing Formation Diagram

Full Commission

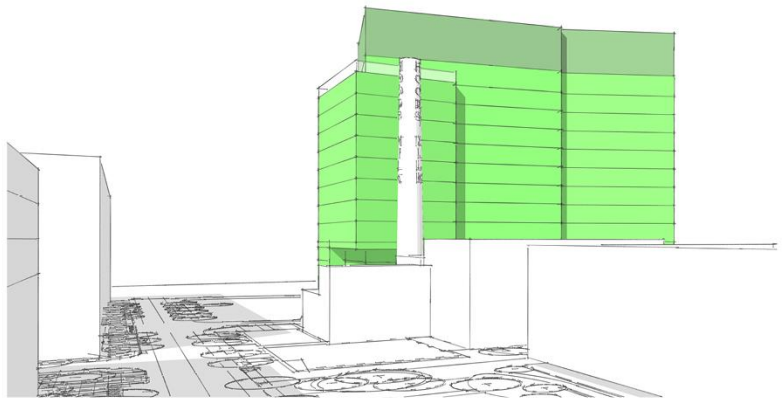
Sub Committee 1

Sub Committee 2

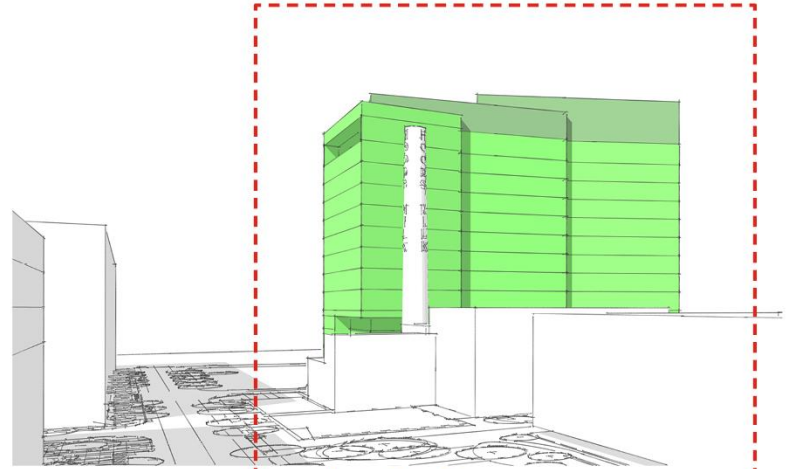
Sub Committee 3



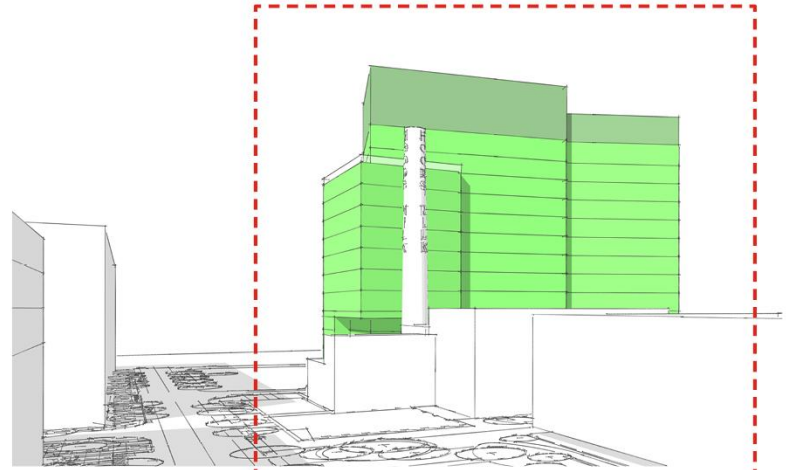
Massing Option A



Massing Option B

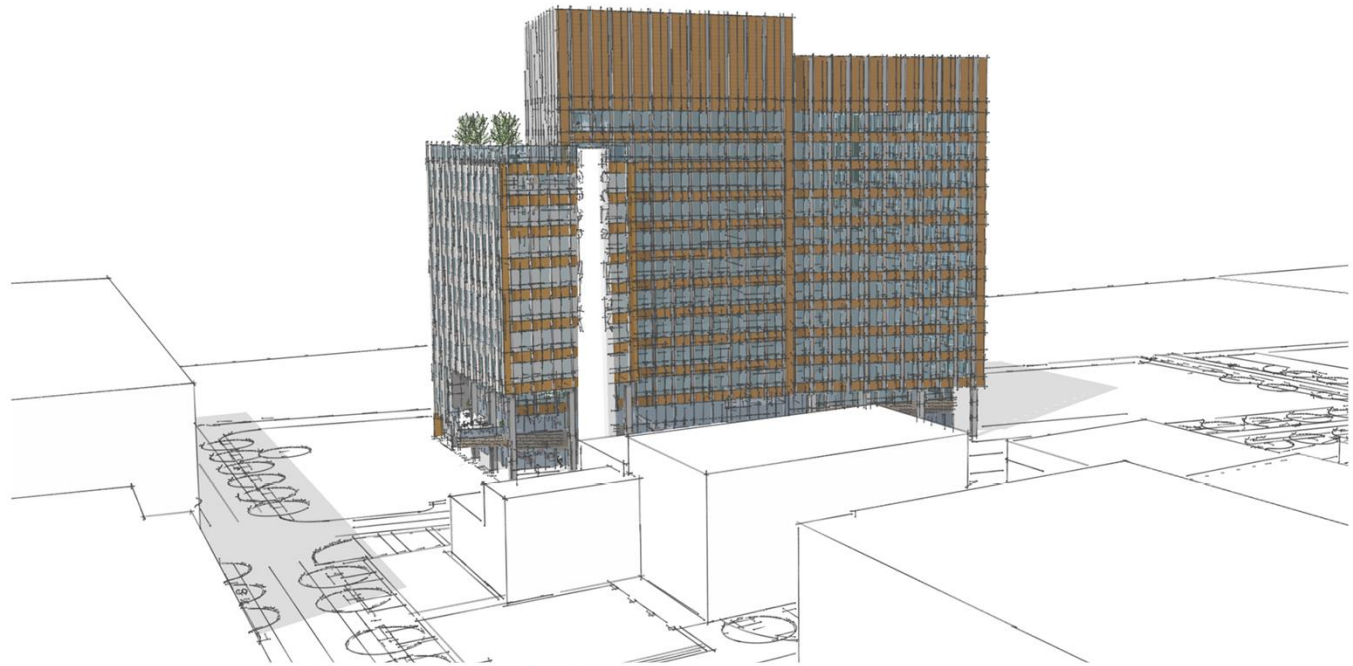


Massing Option C



Massing Option D

Massing Option C - Architectural Concept



Massing Option D - Architectural Concept

Sub Committee 4

10 Stack

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

HOOD PARK

Sub Committee 5

10 Stack

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

HOOD PARK

HOODS MILK

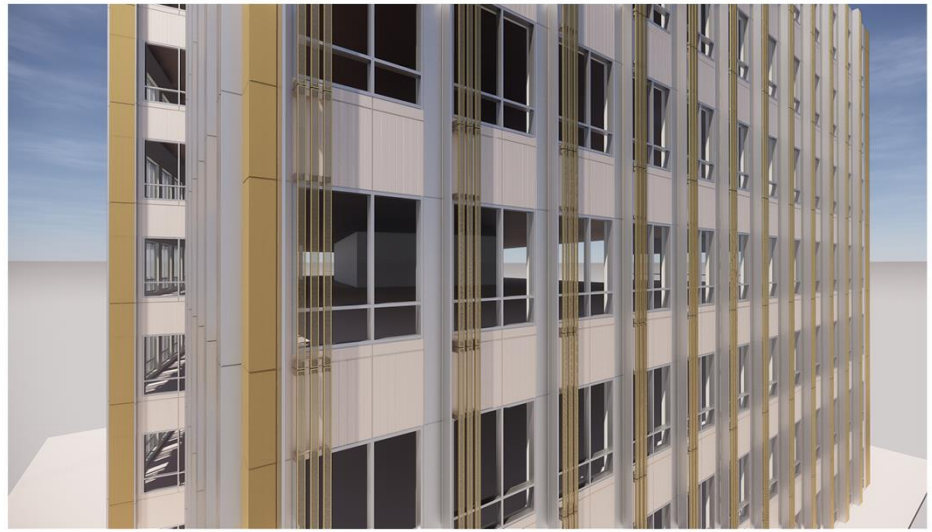
HOODS MILK

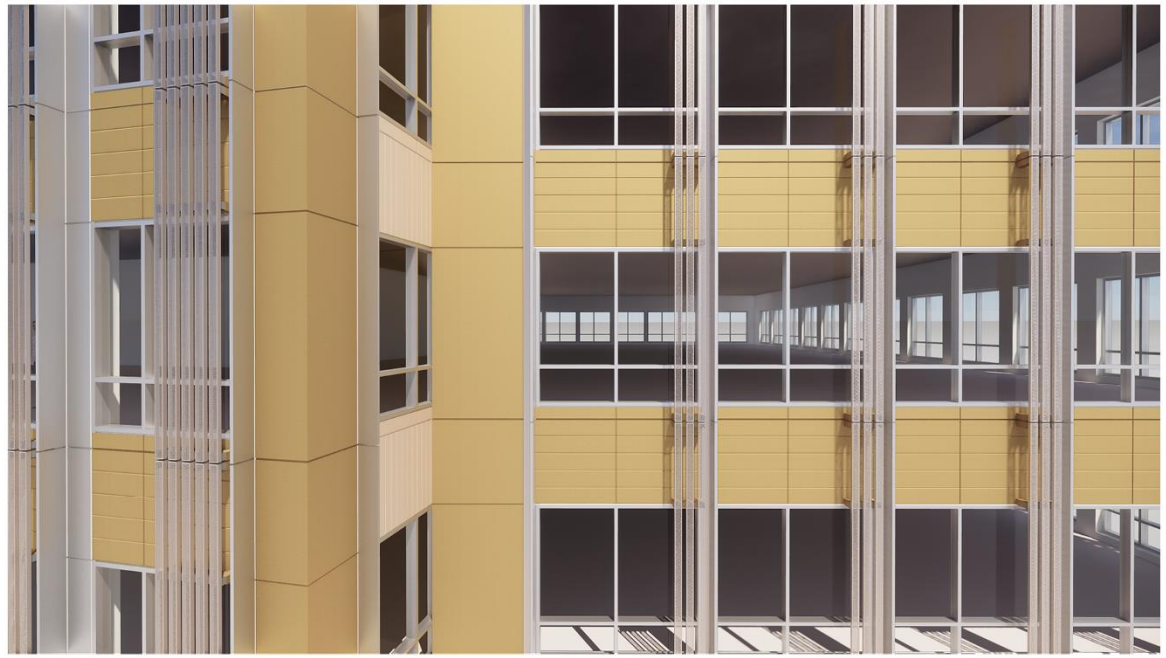
STACK Artek
STACK STREET

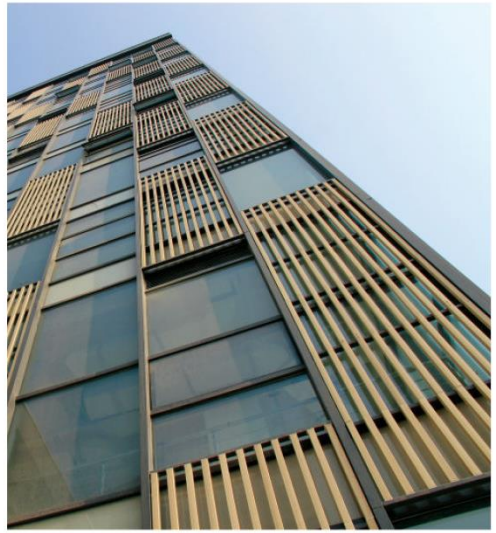
Philly on Stack

Philz on Stack

10 STACK STREET





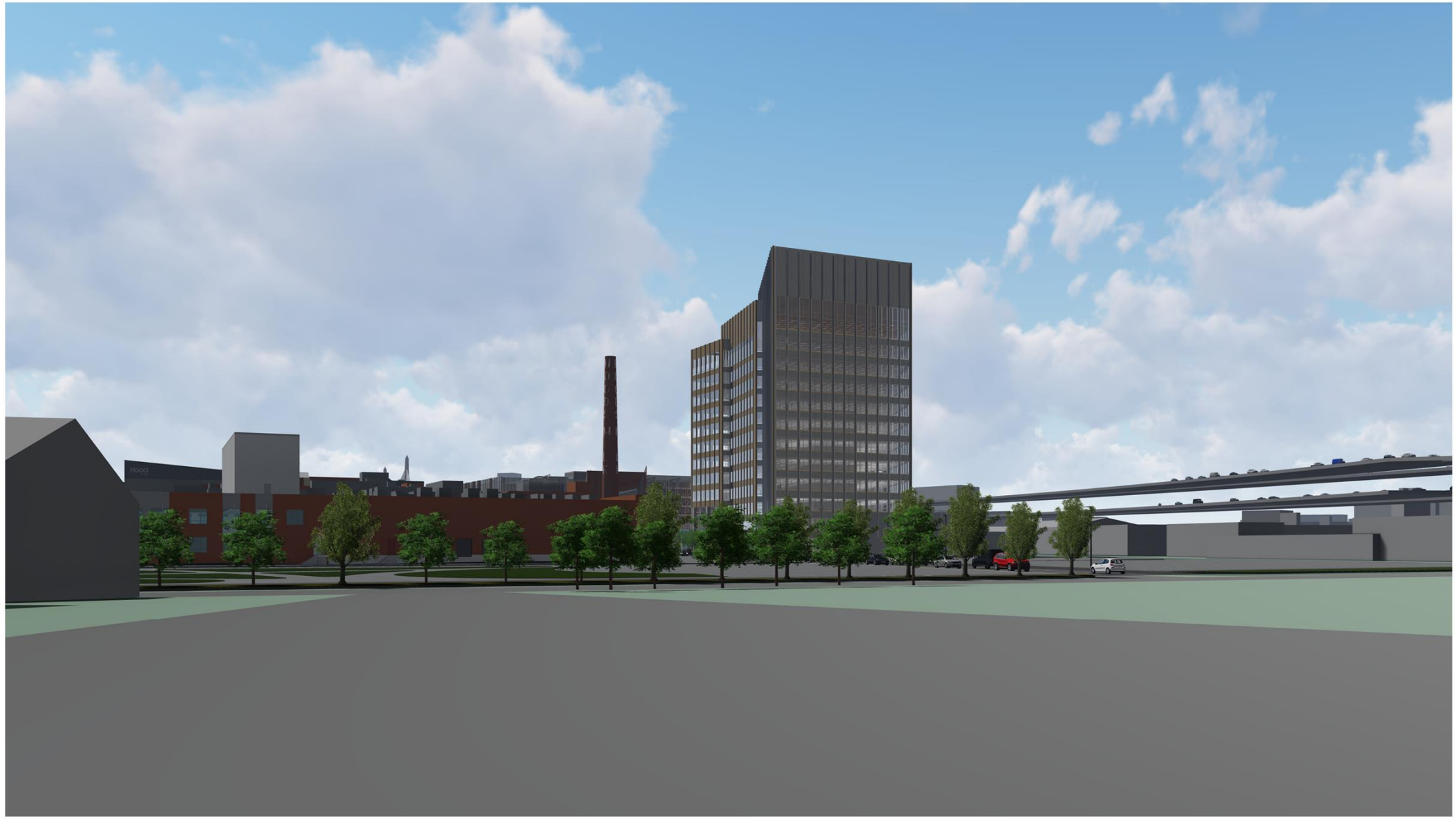


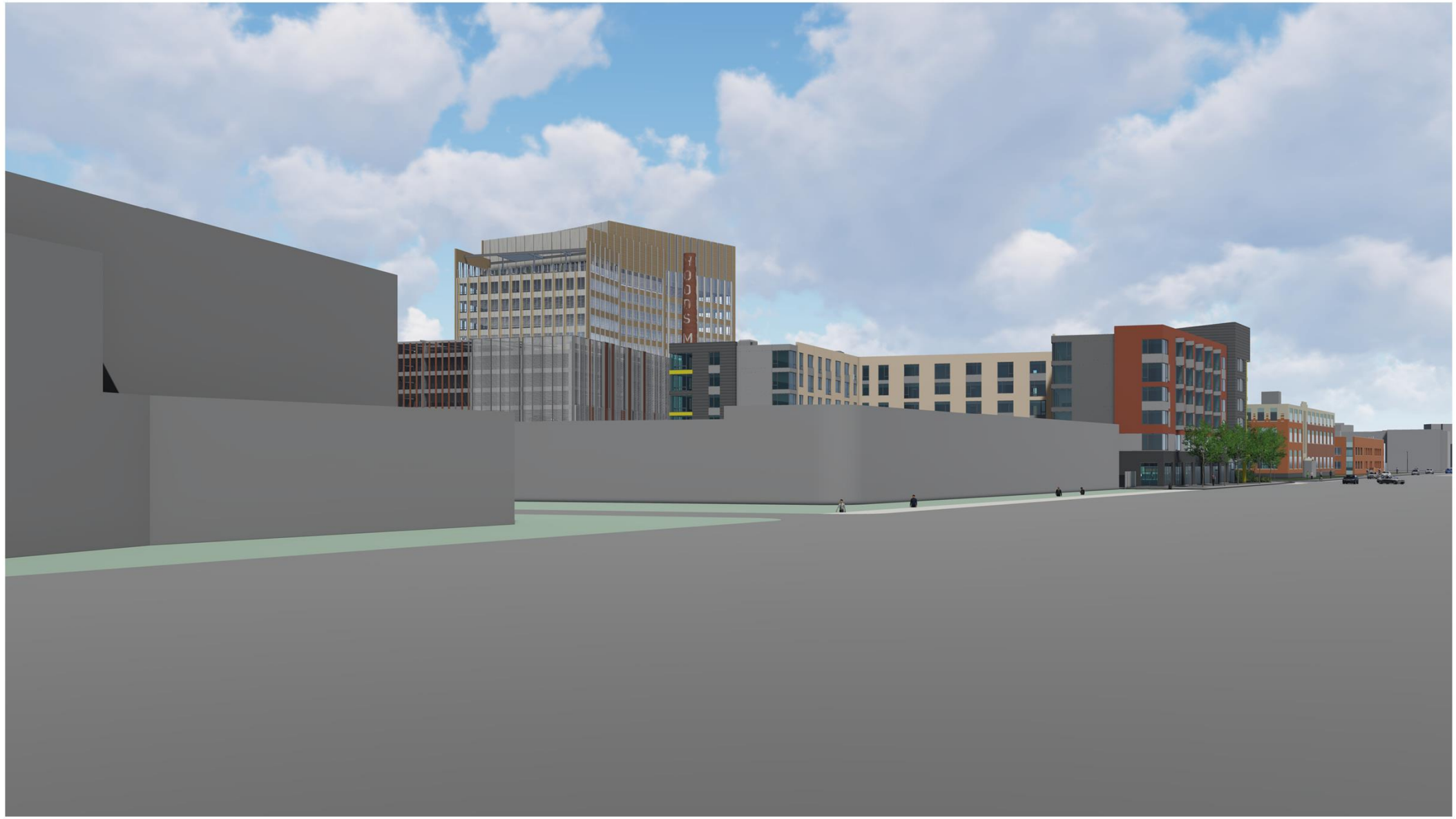
STACK shack

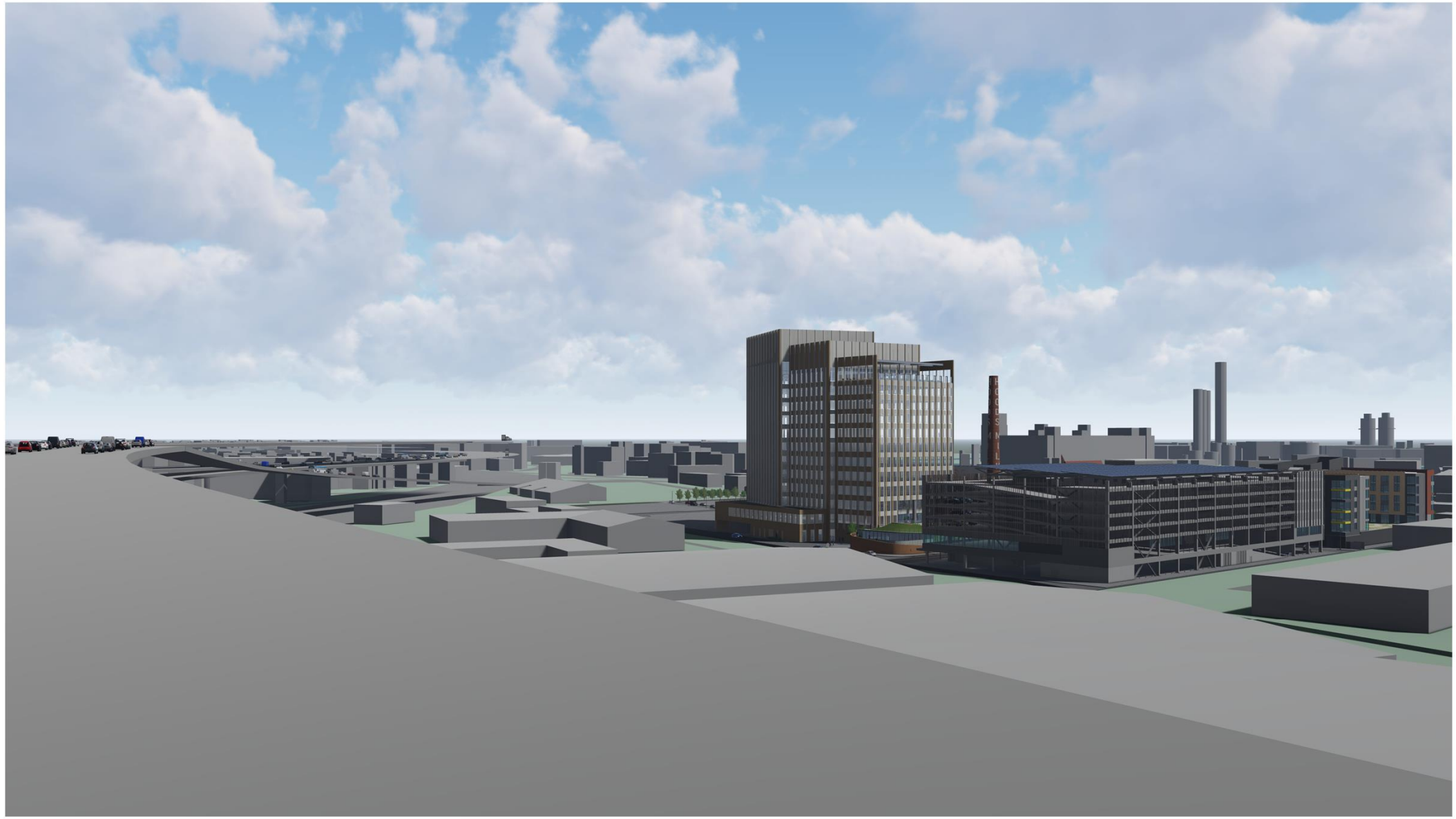
STACK shack

Appendix - 10 Stack Street

HOOD
500




HOOD PARK



10 Stack - Ground Floor Plan

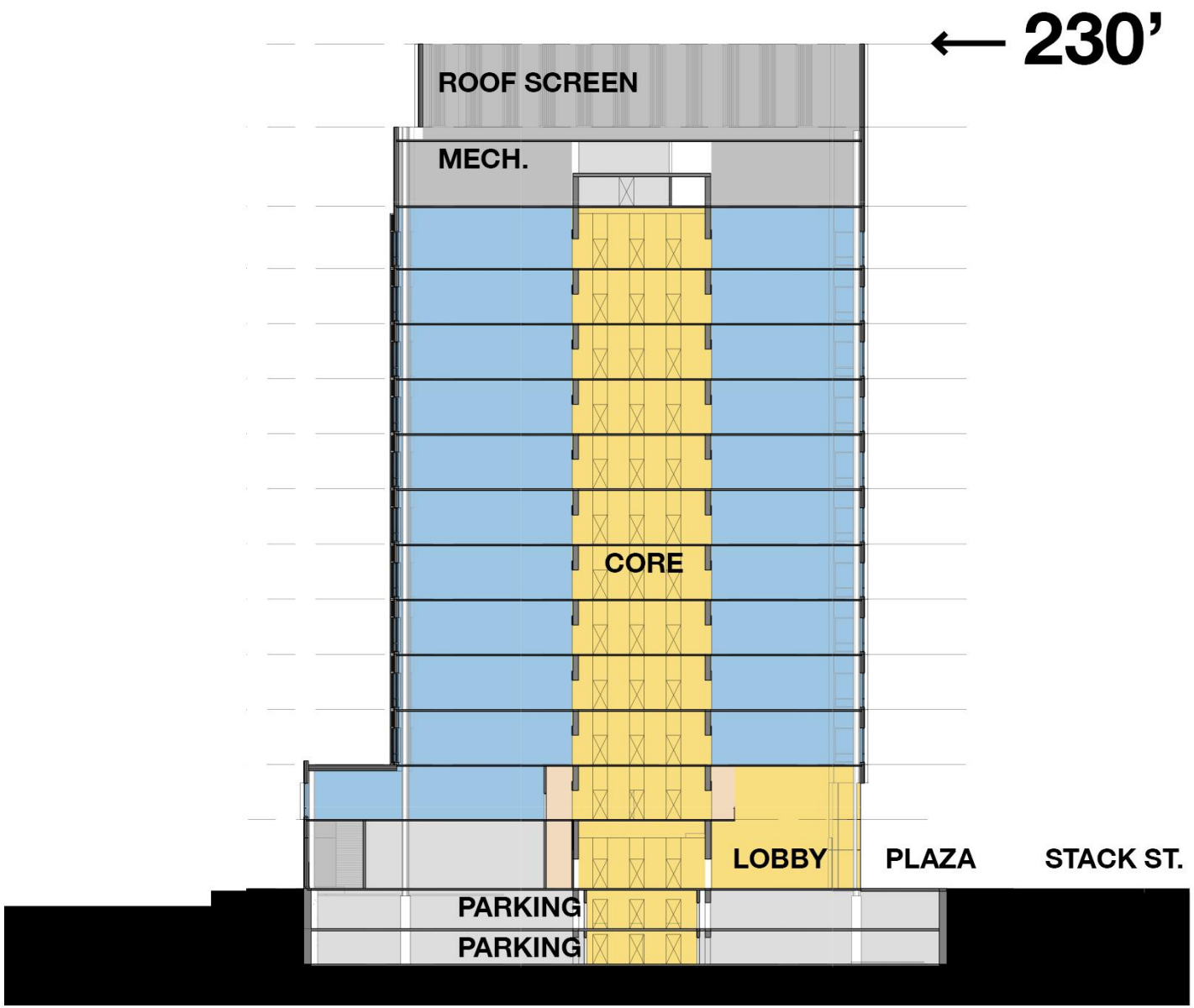
Hood Park Master Plan/10 Stack Street—*Charlestown, MA*

HOOD PARK

LEGEND

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

10 Stack - Typical Upper Floor

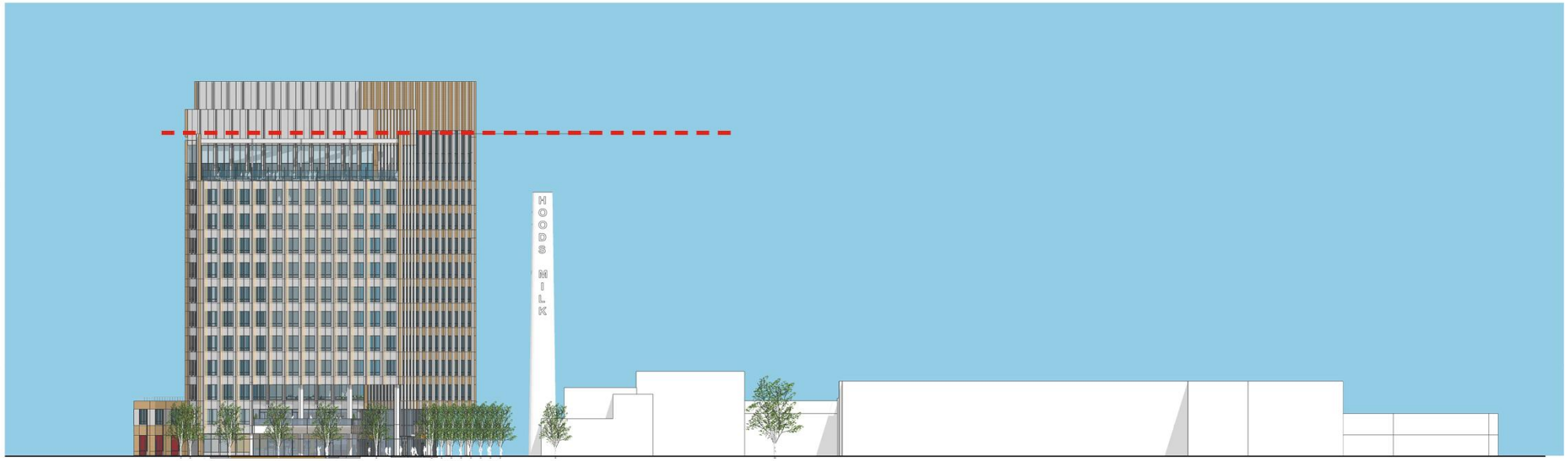


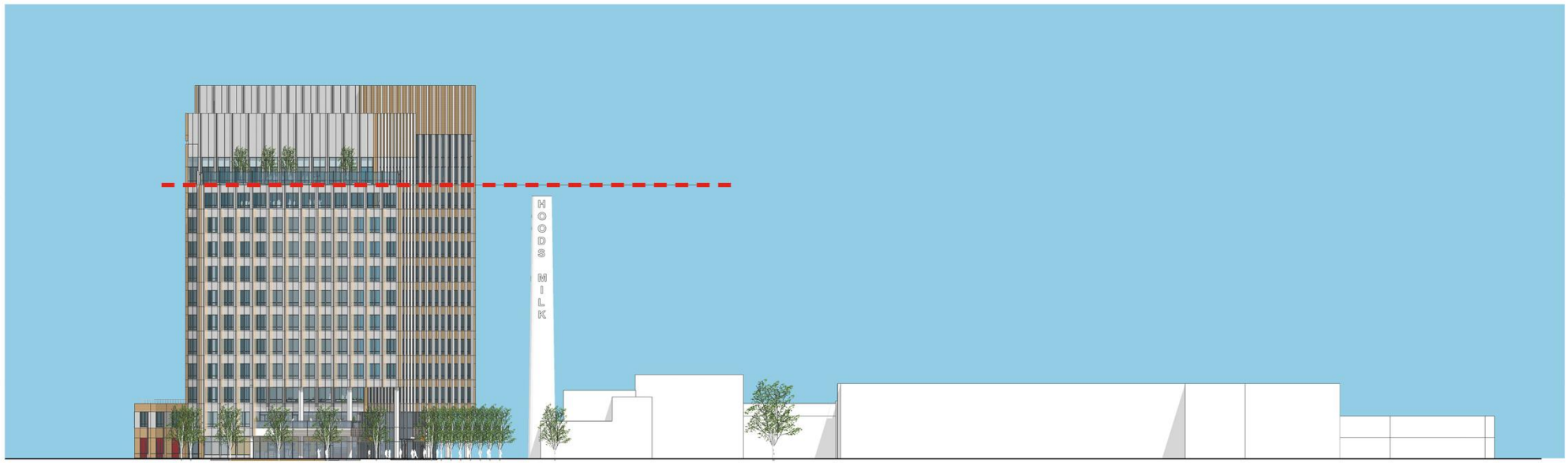
10 Stack - Building Section

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

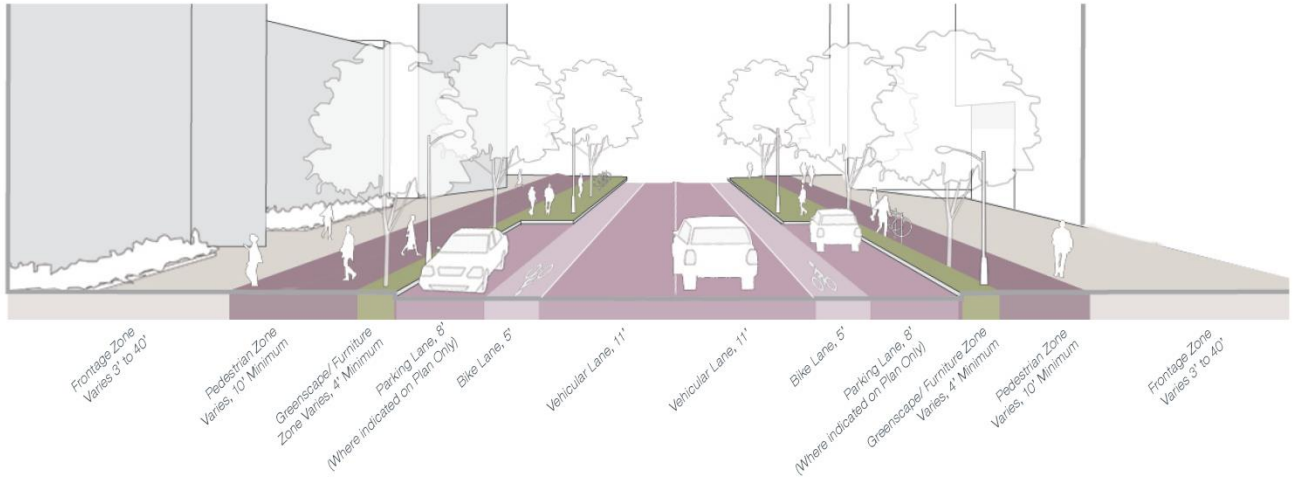
HOOD PARK

HOODS MILK

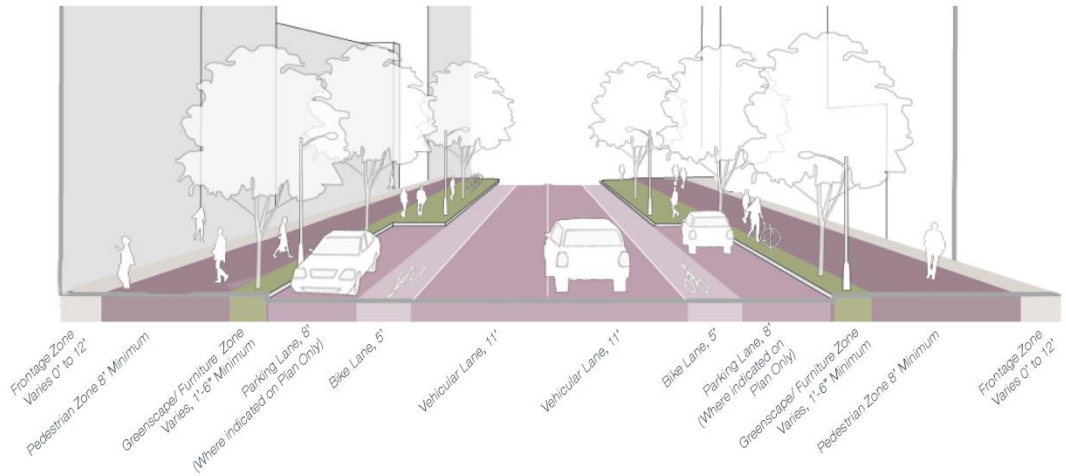

HOODS MILK

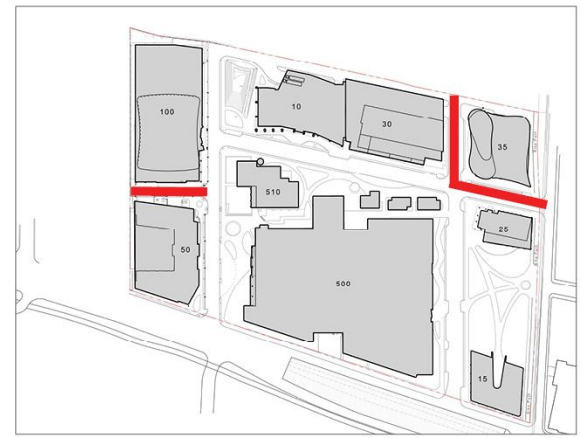

HOODS MILK

Public Realm

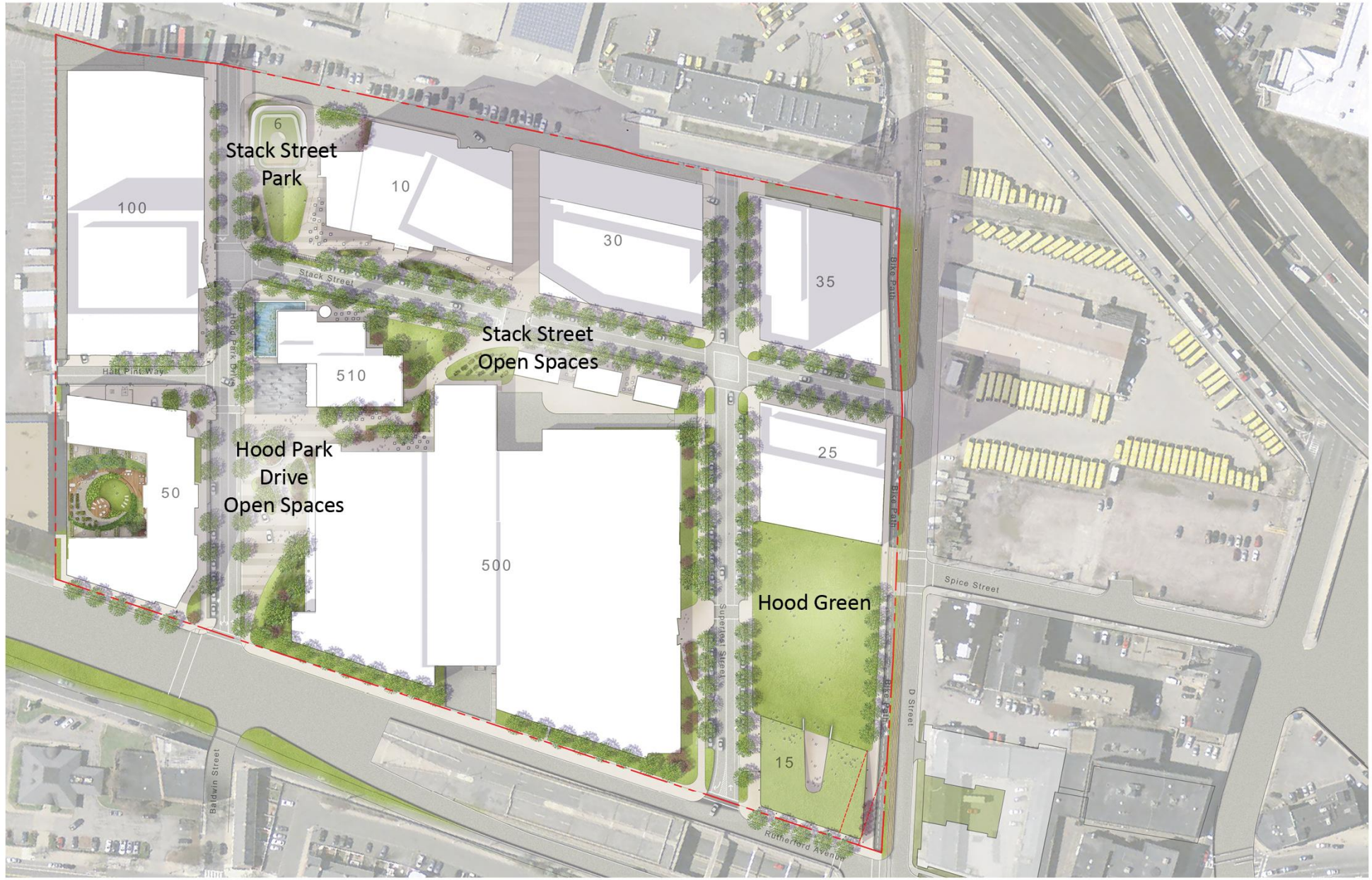


Primary Streets Plan





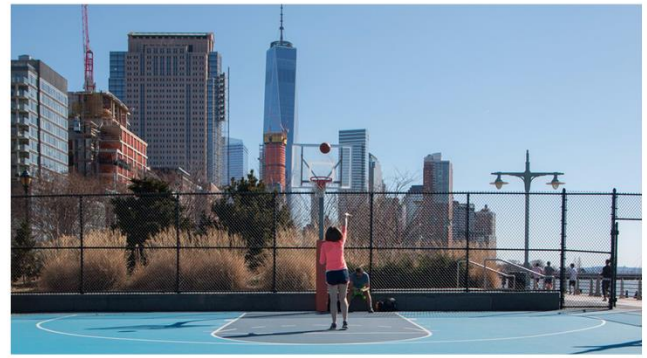
Secondary Streets Plan



Hood Park Proposed Site Plan

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

HOOD PARK



Stack St Park - *Programming*

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

HOOD PARK

Hood Park Drive - *Programming*

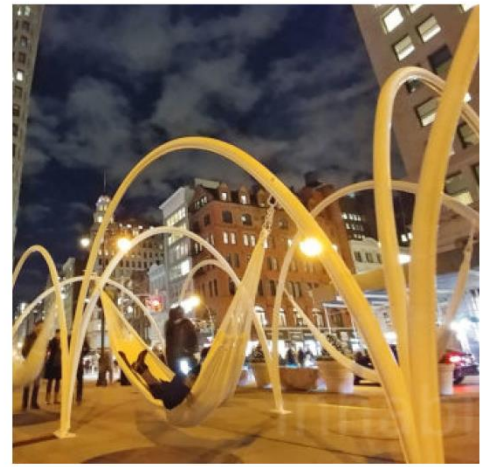
Hood Park Master Plan/10 Stack Street—*Charlestown, MA*

HOOD PARK

Hood Park Drive - *Programming*

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

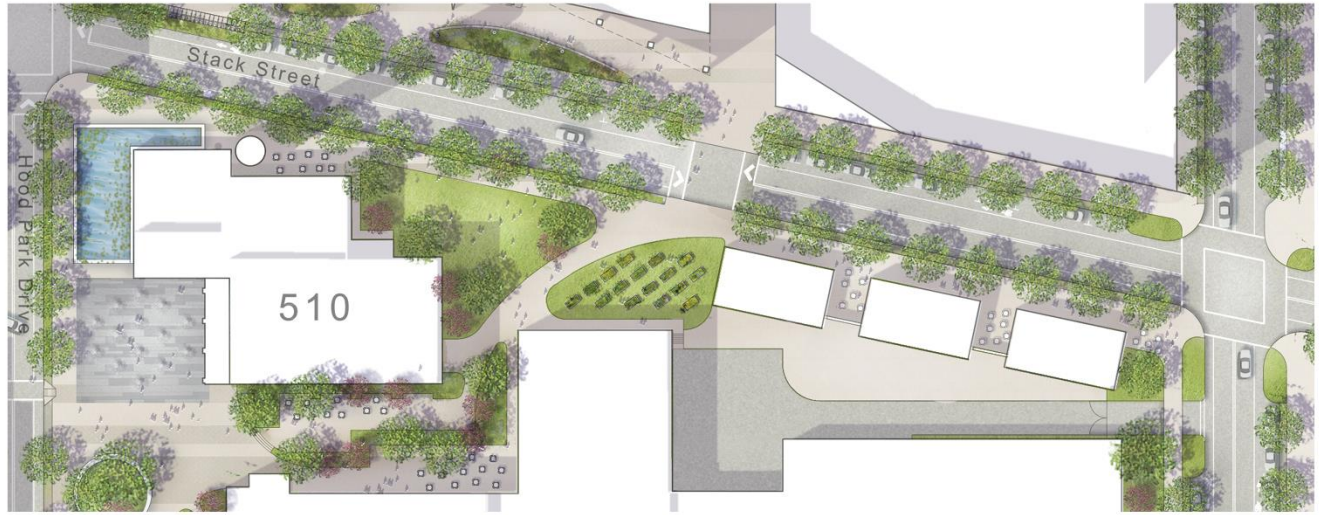
HOOD PARK



Stack Street - *Programming*

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

HOOD PARK



Stack Street - *Programming*

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

HOOD PARK

Hood Green - *Programming*

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

HOOD PARK

Hood Green

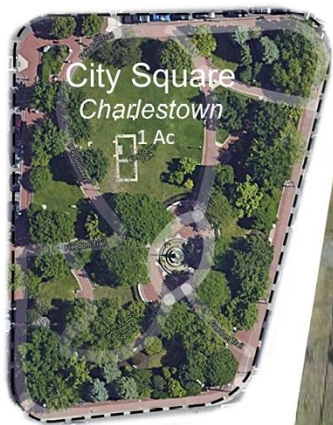
Hood Park Master Plan/10 Stack Street—*Charlestown, MA*

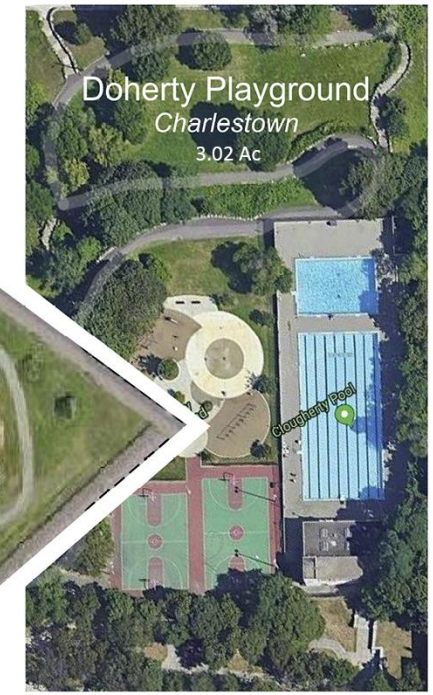
HOOD PARK

Hood Green

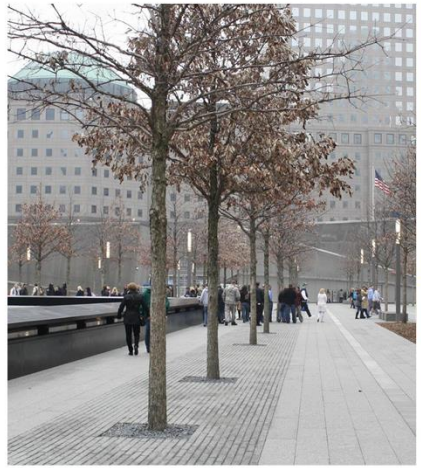
Hood Park Master Plan/10 Stack Street—*Charlestown, MA*

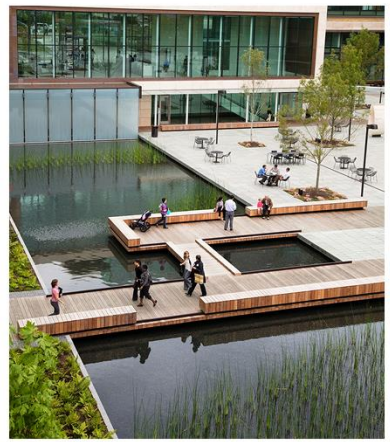
HOOD PARK

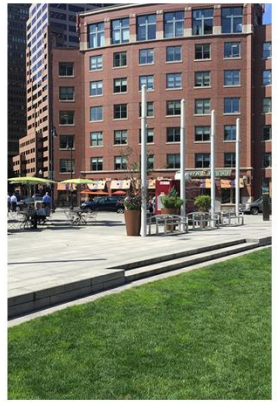
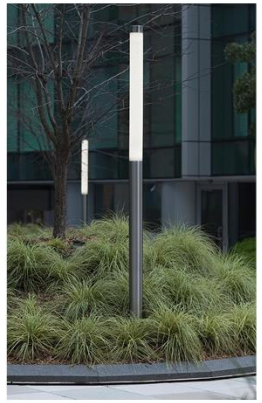


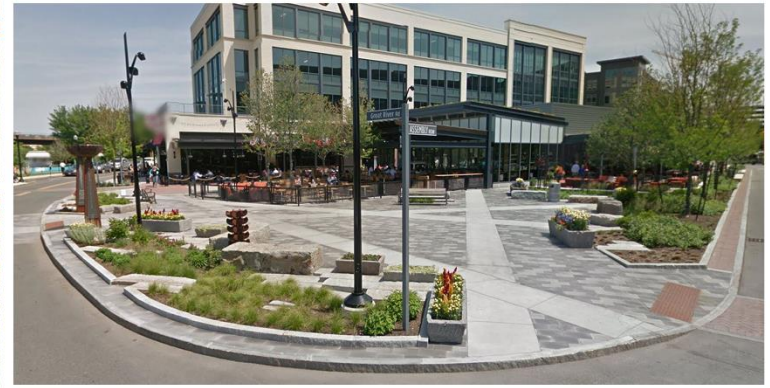


Hood Green - *Precedent Parks*





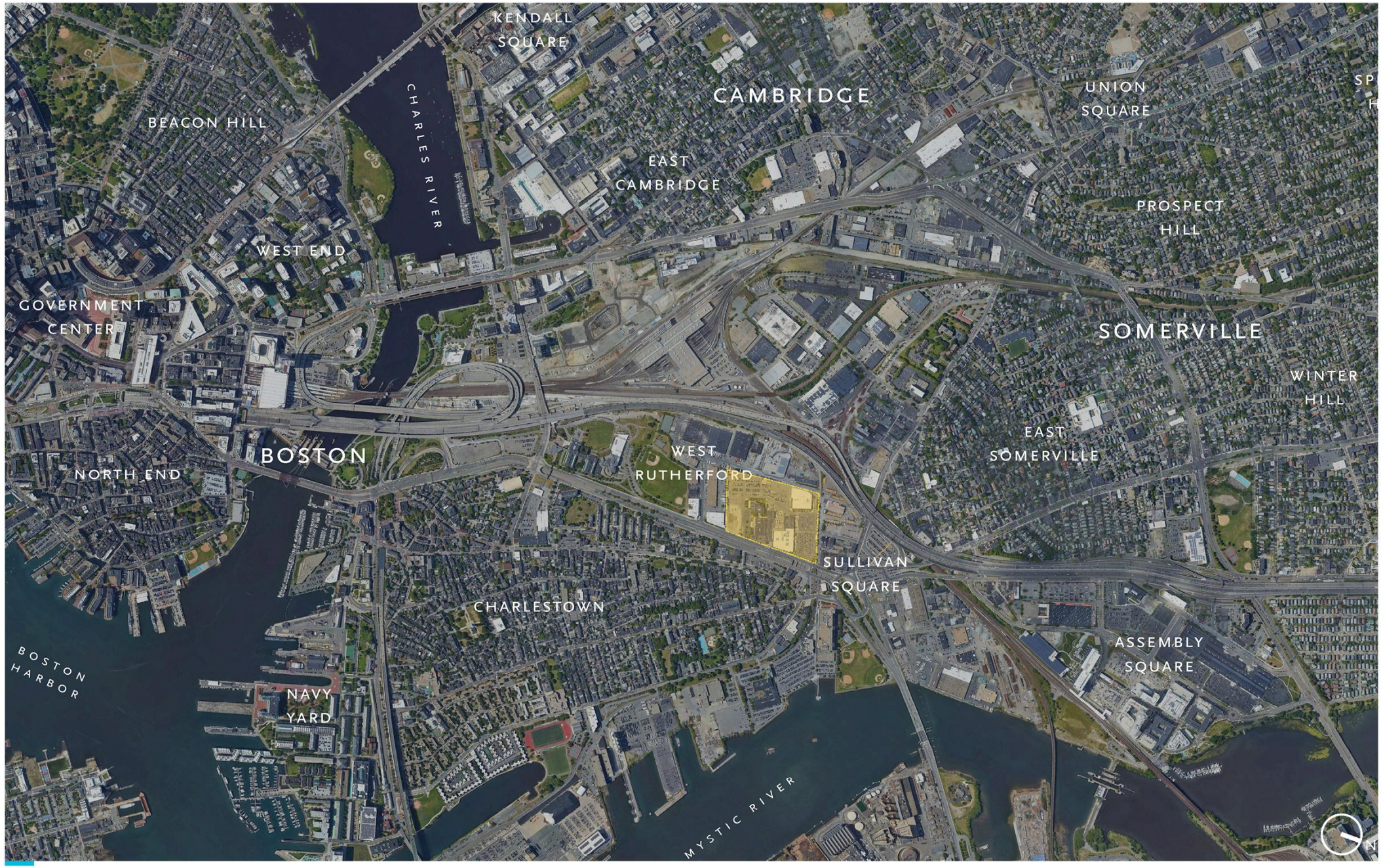


Hood Park - *Landscape Elements*

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

HOOD PARK

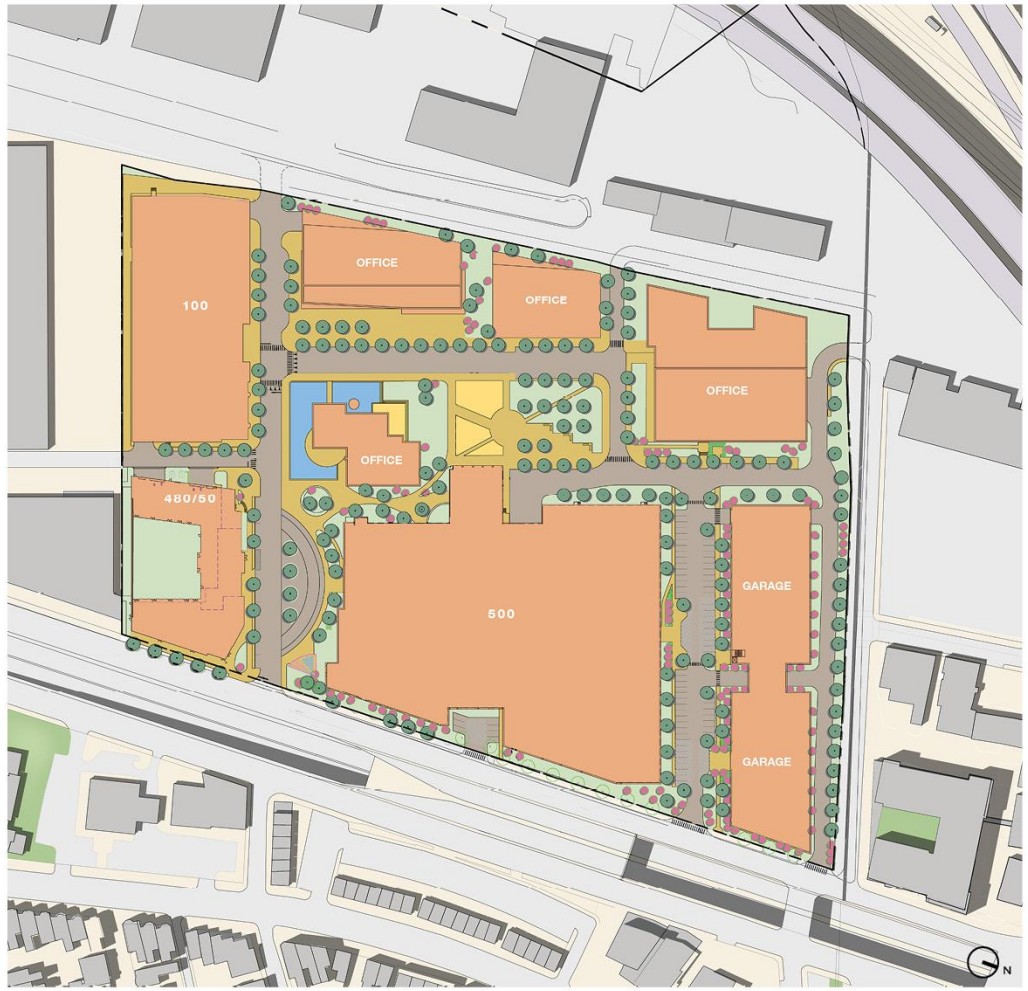
Master Plan



Site in Context

Hood Park Master Plan—*Charlestown, MA*

HOOD PARK · Trademark · ELKUS MANFREDI ARCHITECTS · SMMA



Current Masterplan

Proposed Masterplan

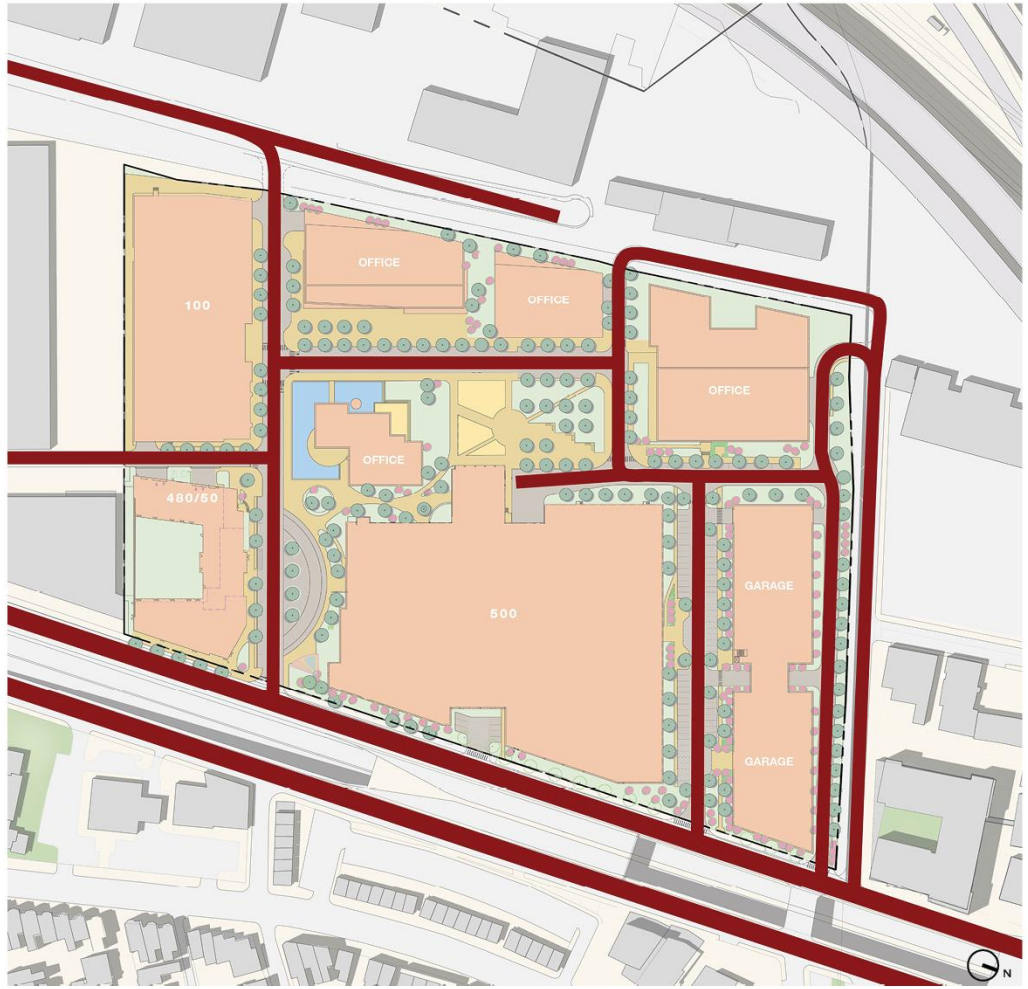
Current Masterplan

Proposed Masterplan

View Corridors | Visual Porosity

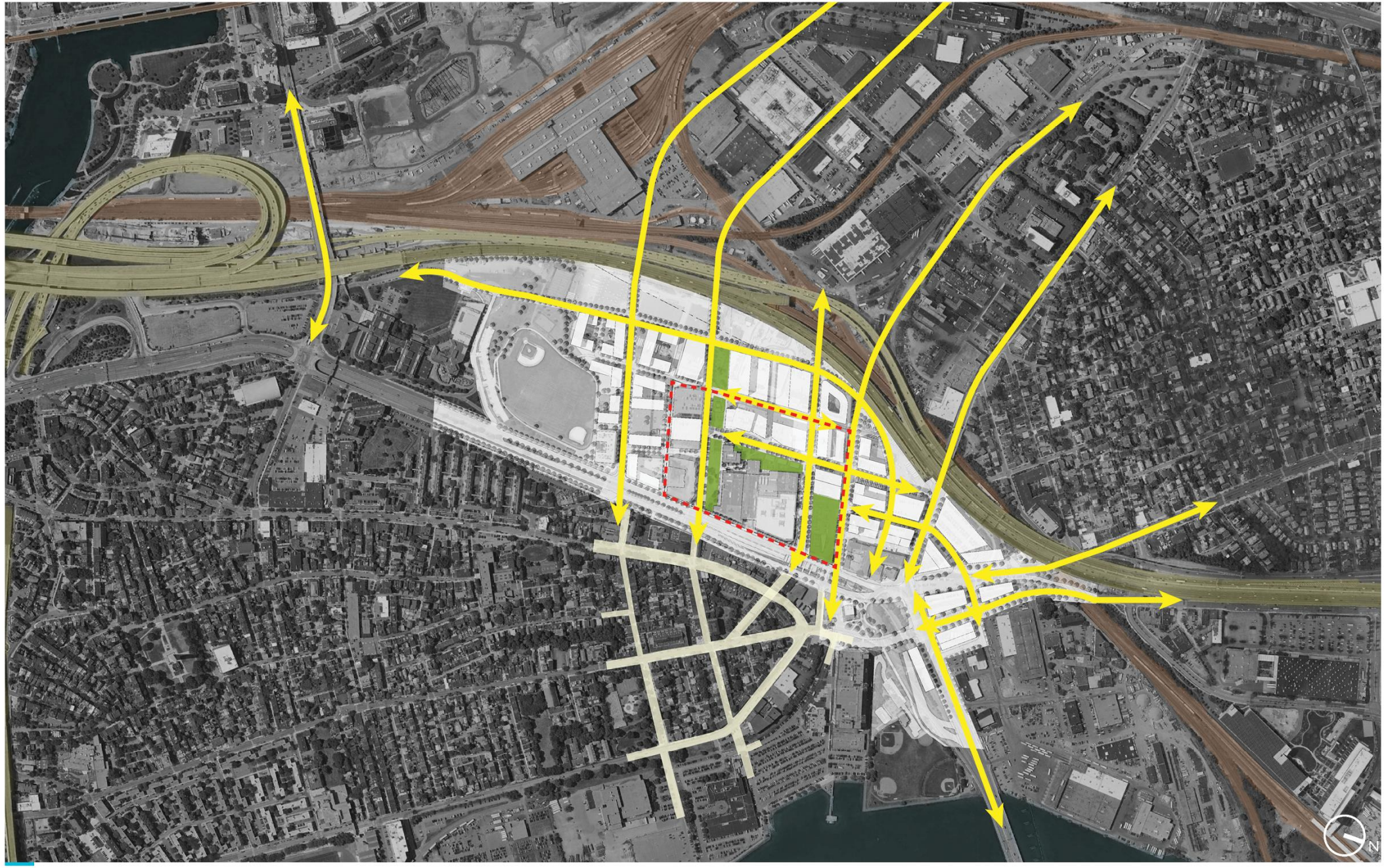
Hood Park Master Plan—*Charlestown, MA*

HOOD PARK Trademark ELKUS MANFREDI ARCHITECTS SMMA



Current Masterplan

Proposed Masterplan



Future Connections

Hood Park Master Plan—*Charlestown, MA*

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Hood Park Phase 3

Hood Park Master Plan—*Charlestown, MA*

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Future West Rutherford - Sullivan Sq.

Hood Park Master Plan—*Charlestown, MA*

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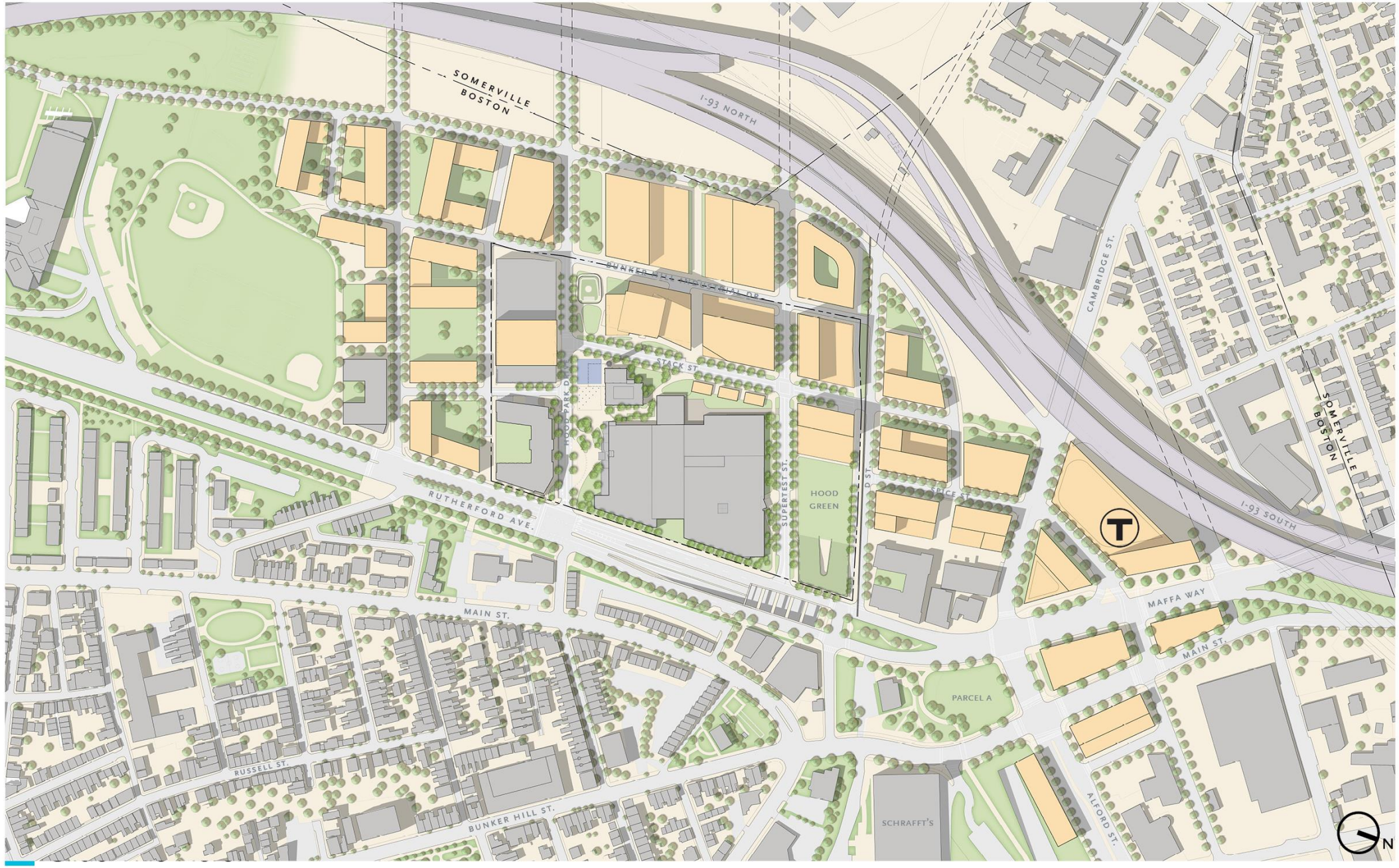

Future West Rutherford - Western Edge

Hood Park Master Plan—*Charlestown, MA*

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