



480 HOOD

480 Rutherford

Boston Civic Design Commission Submission

October 4, 2016



## 480 Rutherford Avenue | Hood Park

The 480 Rutherford Avenue project represents the Hood Park’s continuing evolution from an industrial plant, to a state of the art office/research park, to a vibrant mixed-use development.

480 Rutherford is proposed as a 177-unit rental project which takes advantage of its location between two MBTA stations, proximity to downtown Boston, and easy access to Charlestown’s amenities. The building is designed to complement the existing buildings in the Hood Park and activate the emerging Rutherford Avenue Corridor by increasing the number of residents and adding 10,500 square feet of retail space.

As seen in the enclosed plans, the 480 Rutherford project consists of a six story building surrounding a second floor courtyard. The northeast corner of building angles and cantilevers towards Rutherford Avenue, creating a bold gateway inviting visitors into the revitalized Hood Park. The new residential entrance compliments the existing office entrance at 500 Rutherford, defining a new public courtyard and “complete street” between the buildings. The scale and proportion of the 2-story dark masonry base respects the existing warehouse datums along Rutherford. Traditional red terra-cotta is used as a nod to the color/vernacular of the Existing Hood Park masonry re-interpreted in a more contemporary material with crisp lines and open joints. Metal and glass bays project out from the terracotta affording better views of Charlestown to the east and the new Hood Park to the west. The west wing is clad in a multi-tonal composite cement material. This wing provides a more calm, loft-like counterbalance to the north and east wings.

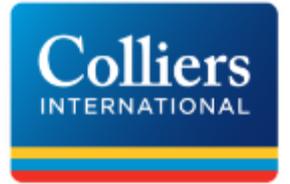
The ground-floor along Rutherford Avenue will be entirely devoted to retail. The plans currently show a single 10,500 square foot space which can be subdivided depending upon tenancy. Pedestrians will have access from both Rutherford and D Street within the Hood Park so that the space serves the larger Charlestown community and the workers within the Hood Park.

Structured parking for 90 cars and approximately 177 bicycles will be included within the building and the Hood Park has approximately 300 available surface spaces to accommodate guests and retail customers. Loading and trash for the residences and the retail space will be interior to the project on the western side of the building.

The proponent has concurrently filed an amendment to the PDA Master Plan which will add residential as an allowed use. The total density approved for the Hood Park remains unchanged at 1,168,000 square feet.

# Project Team

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- › **Owner:** Catamount Management / Kaneb Family
- › **Development Advisor:** Colliers International
- › **Architect:** CBT Architects
- › **Landscape Architect:** SMMA
- › **Legal Counsel:** Rubin & Rudman
- › **General Contractor:** Lee Kennedy Co.
- › **Traffic and Transportation:** Howard Stein Hudson

- › **Former Hood Milk bottling & distribution facility**
- › **PDA Master Plan originally approved in 2000**
- › **1.17 million SF master-planned complex**
- › **Each phase is a PDA Development Plan**
- › **440,000 SF currently constructed**
- › **480 Rutherford currently approved as 143,000 square foot office building**

# The Site

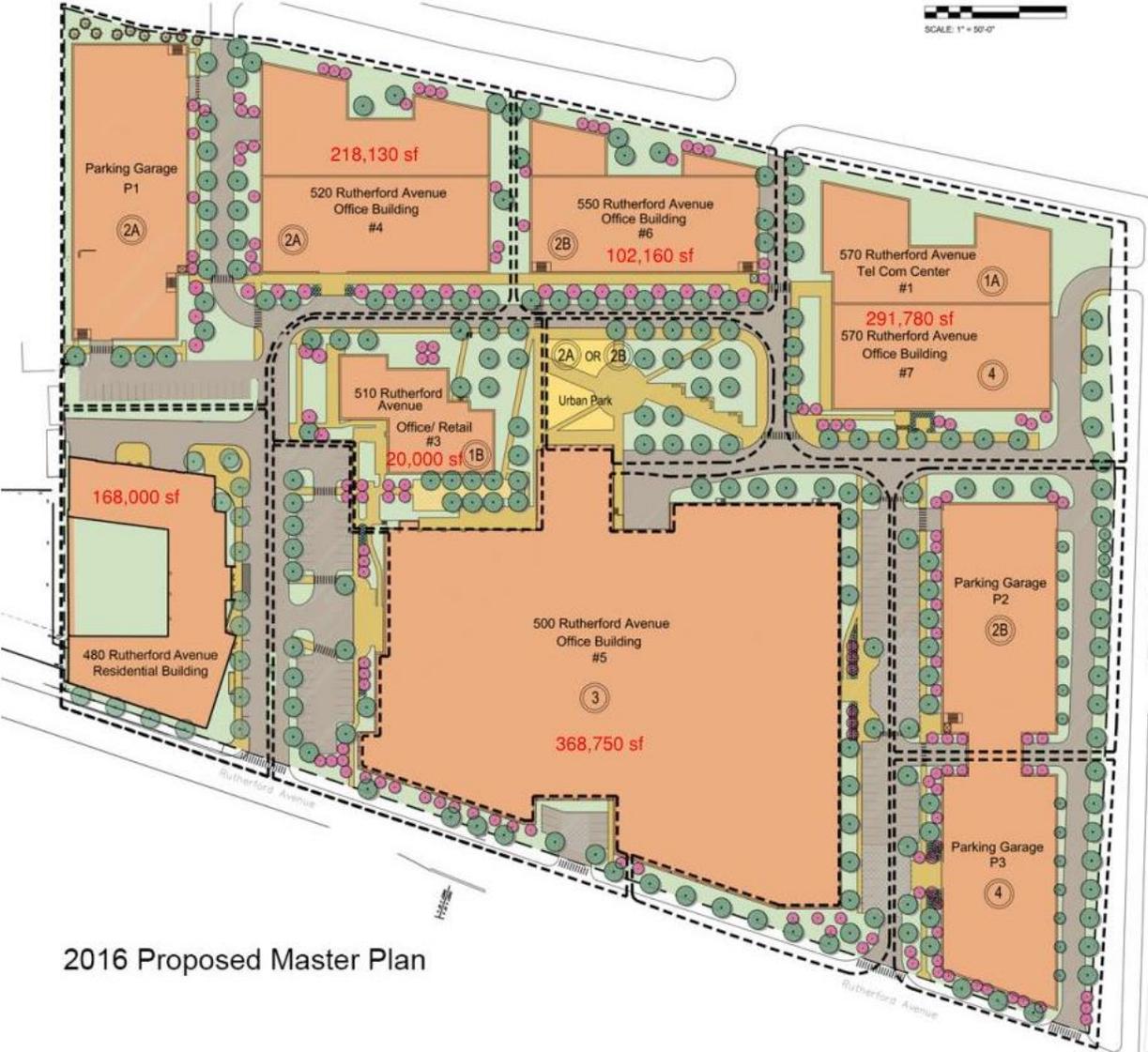


- › **480 Rutherford Avenue is within the Hood Park PDA**
  - › Approved for 1,168,000 square feet of development
  - › Density remains unchanged
  
- › **Boston Transportation Department is leading the Sullivan Square-Rutherford Avenue planning study**
  - › **GOALS:**
    - › “Right-size” the road and replace regional highway feel with neighborhood-oriented character.
    - › Provide opportunities for appropriate development
    - › Improve pedestrian connections/safety to MBTA Transit stations and the community
    - › Create public/open space
    - › Provide bicycle connections
    - › Increase on-street parking

# The Master Plan



2014 Approved Master Plan



2016 Proposed Master Plan

- › **168,000 GFA**
- › **177 residential units + amenity|common areas**
- › **10,500 square feet of retail**
- › **Project occurs on site of previously-approved 143,000 SF office building**
- › **Major public realm improvements vs. existing condition**
- › **Additional site improvements & landscaping consistent with PDA Master Plan Phasing**

# Hood Park Today



# Residential Development West of Rutherford



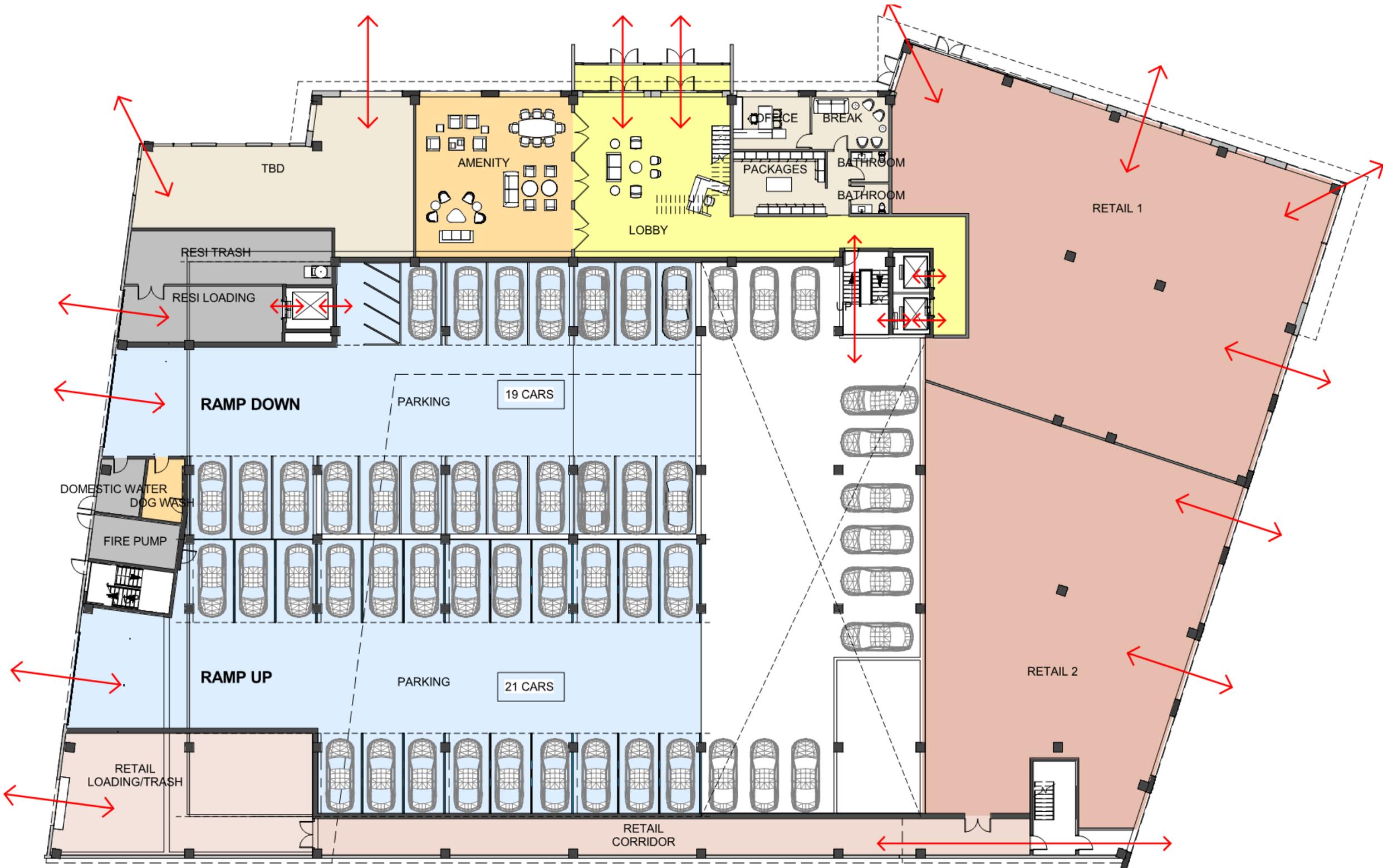
# Site Plan



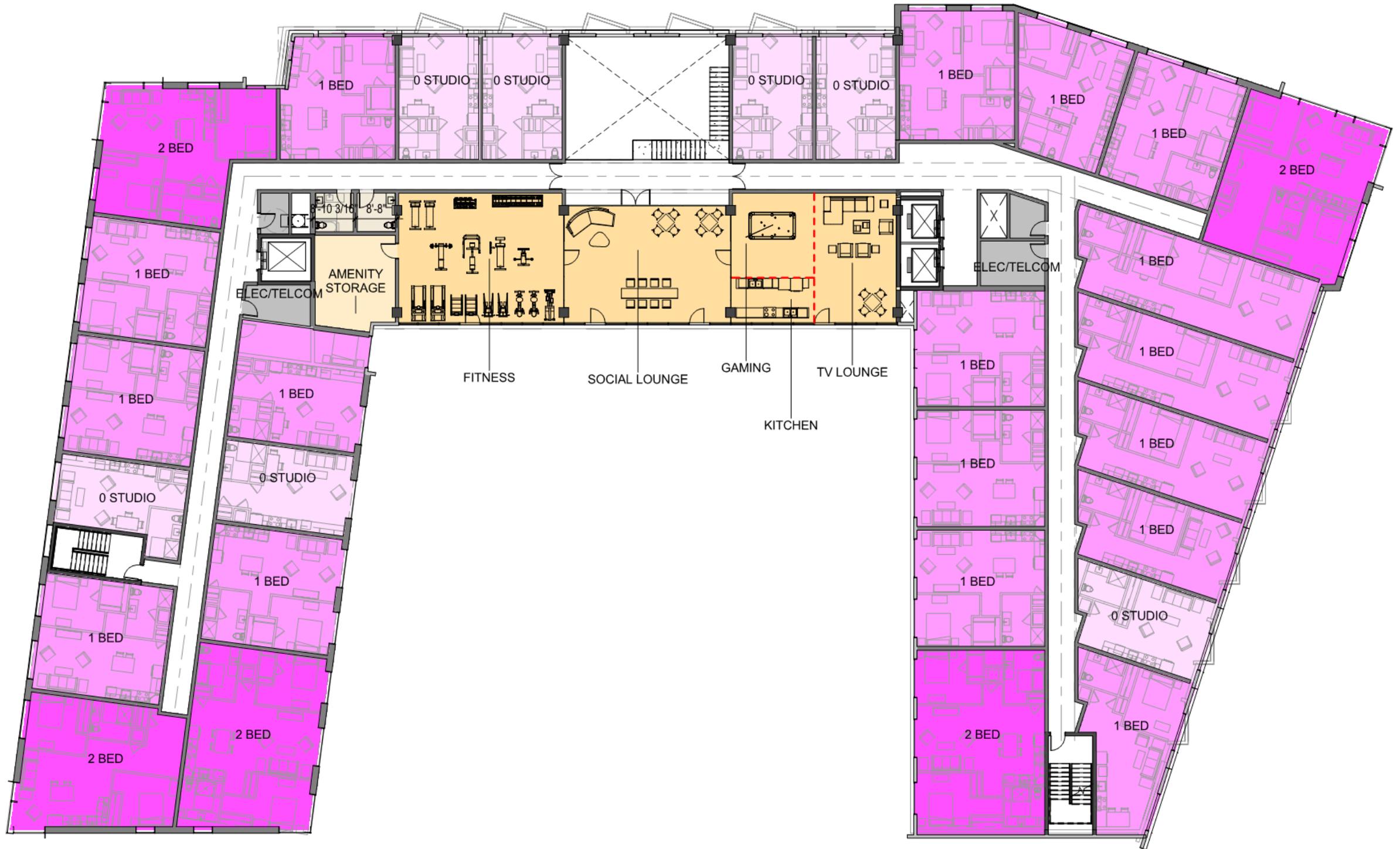
# Site Plan



# Level 1 Floor Plan



# Level 2 Floor Plan



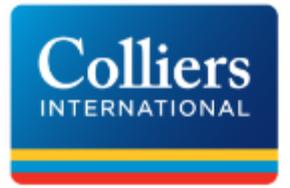
# Typical Floor Plan



# Aerial View from Northeast



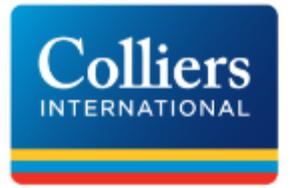
# View from Rutherford Ave Looking South



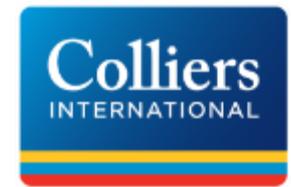
# Aerial View from Northwest



# View from Hood Park Looking East



- › Notice of Project Change, PDA Development Plan & Master Plan Amendment submission: September 2016
- › Project is fully financed
- › Enabling Work to begin winter 2017
- › Construction to begin April 2017
- › Completion September 2018



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