

100 Hood Park Drive

BOSTON CIVIC DESIGN COMMISSION

12.22.2017



Project Summary

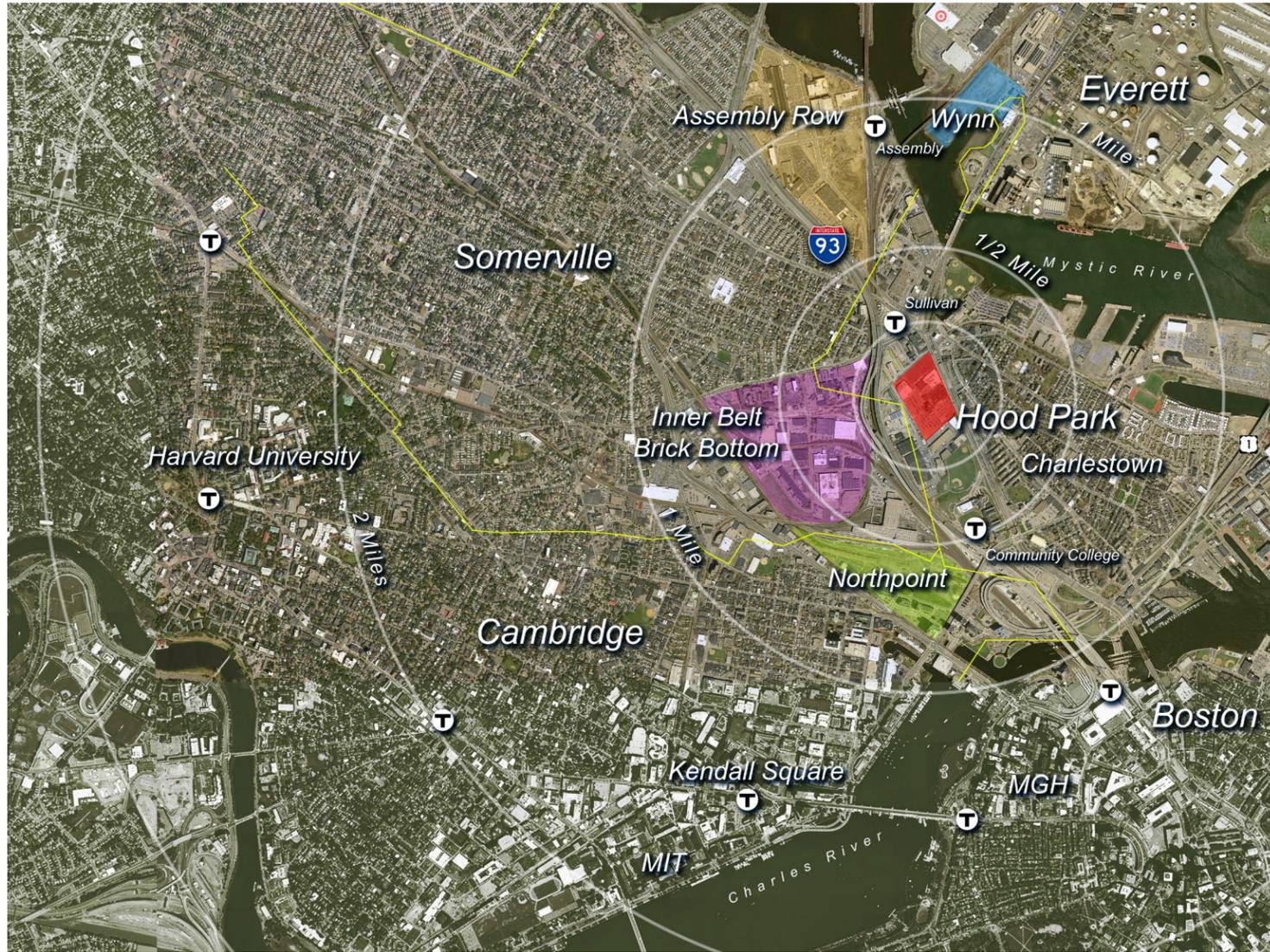
Hood Park is ideally located on the northwest edge of Charlestown with a rich history under the influence of industry and transportation.

The site of approximately 20 acres is owned by Hood Park LLC is located on Rutherford Avenue in Charlestown and includes approximately 443,000 square feet of commercial space and a 177-unit residential project currently under construction. The planned reconstruction of Rutherford Avenue and the re-imagination of Sullivan Square provide an opportunity to reimagine and design Hood Park in a manner that reflects a vision for mixed-use neighborhoods proximate to transit and amenities, while providing new residences, retail, entertainment, office and lab space to accommodate Boston's growing economy.

The proposed project at 100 Hood Park Drive consists of a 725 to 990 space open air parking garage above approximately 75,000 square feet of active ground floor double-height retail space which could include restaurant, bar, entertainment, or other active uses. The parking levels of 100 Hood Park Drive will be designed with flat floor plates to potentially accommodate a change in use from parking to office, lab, or residential uses should parking demand at Hood Park be reduced in the future. Vehicular access to the garage levels will be made from a single access point at the southeast corner of the proposed building from Chimney Court.

Service vehicles for the entertainment/retail venue will access the recessed loading area from the northwest corner of the building off of Hood Park Drive.

The site will be designed to ensure public access and enhance the public way. Landscape design improvements and planting will be provided to enhance the sidewalks and open space on the development parcel.



Regional



Local



Site Locus Plan



2017 Proposed Master Plan



Proposed Site Plan with Future Building 200



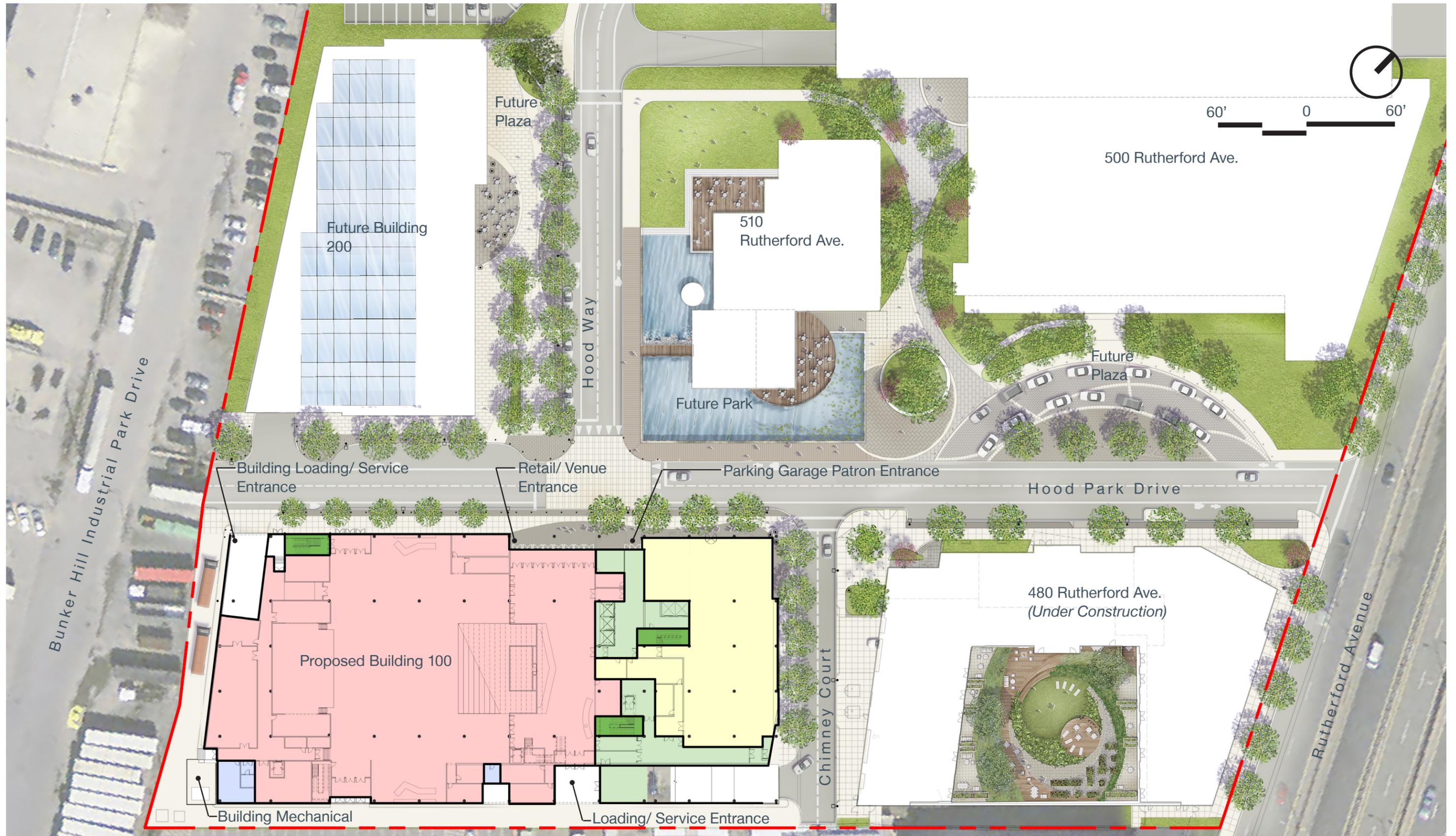
2016 Approved Master Plan



Building 100 Proposed Site Plan

Master Plan Comparison





Site Plan - Public Realm | Landscape Enhancements



1. View from Interstate 93



2. View from Rutherford Ave. at Hood Park Way



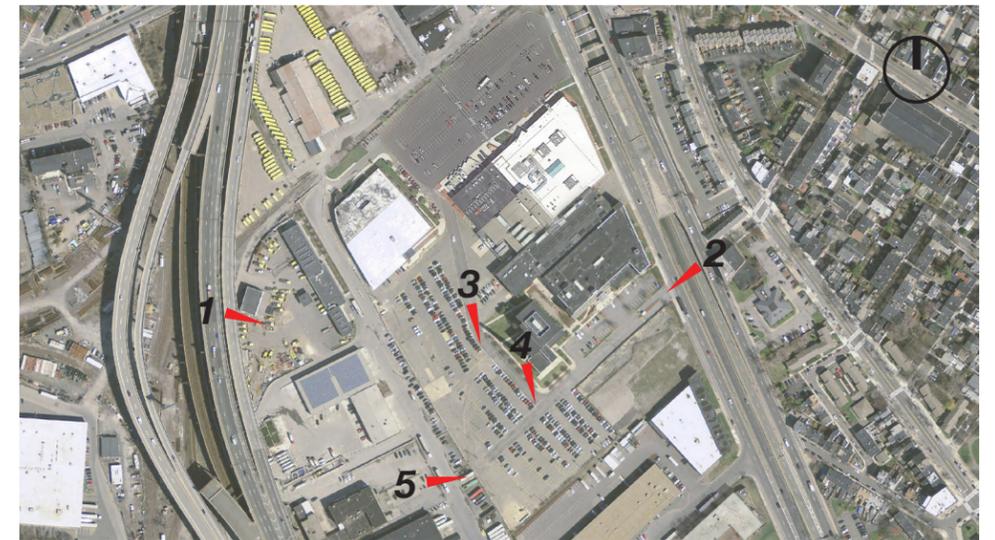
3. View Facing South



4. View from Hood Chimney



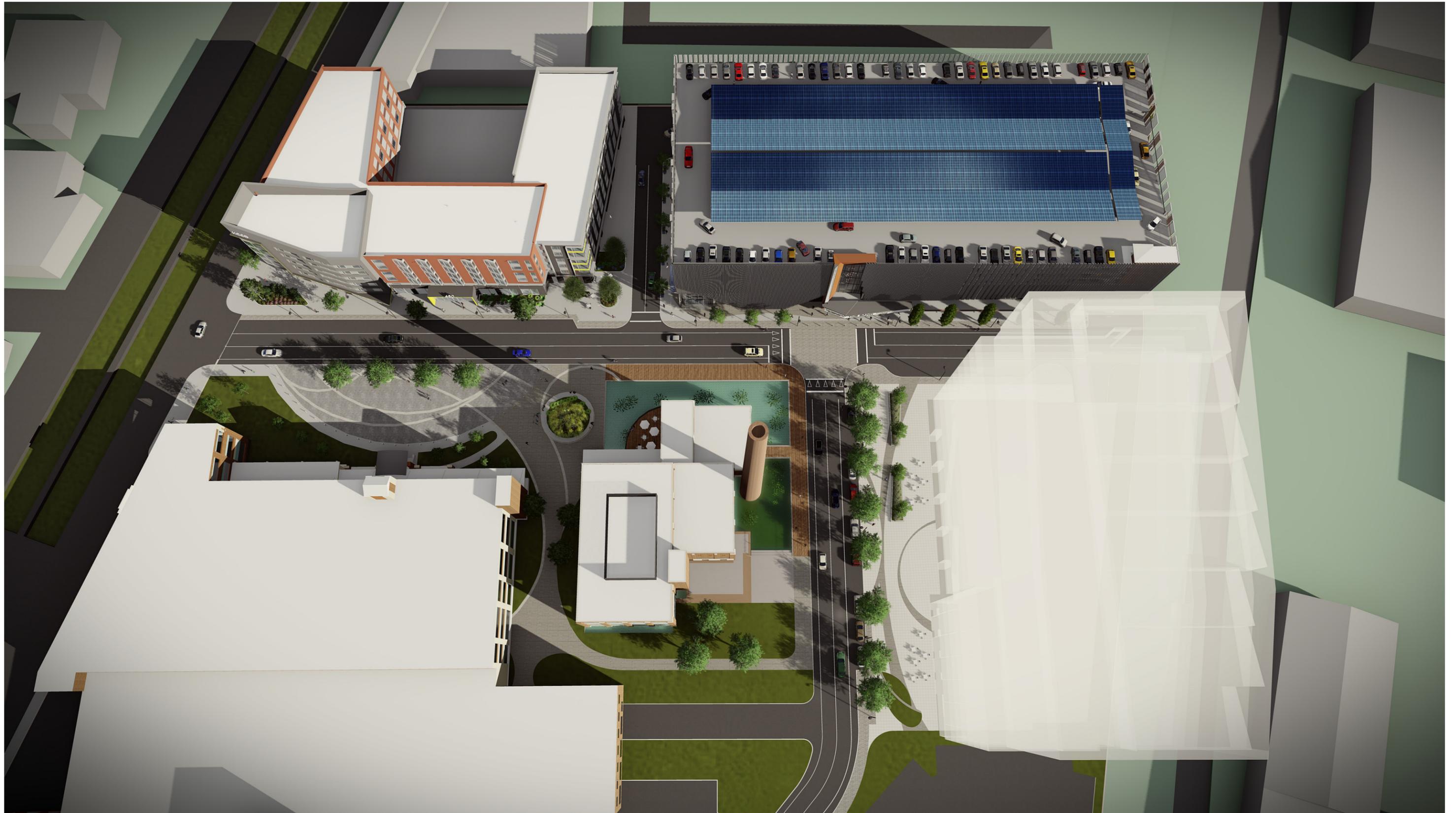
5. View Facing East from Bunker Hill Industrial Park Dr.



Locus Map

Existing Photos

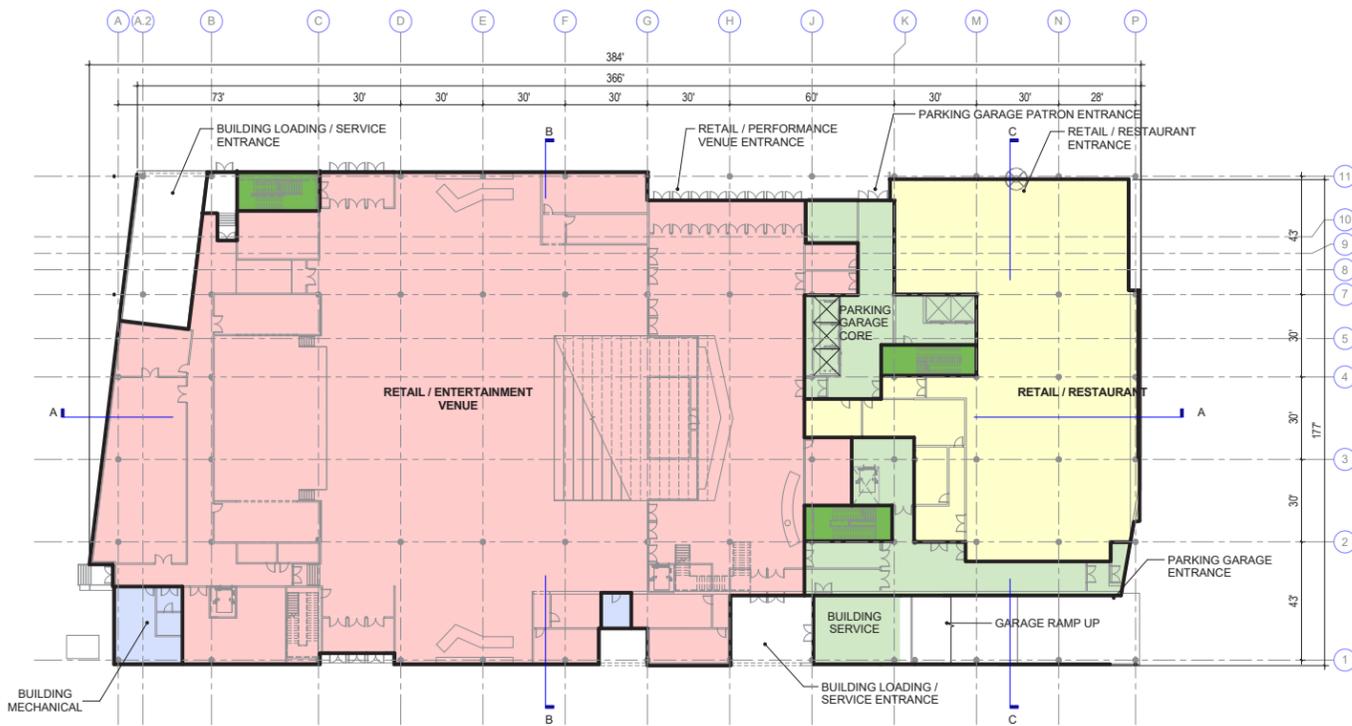




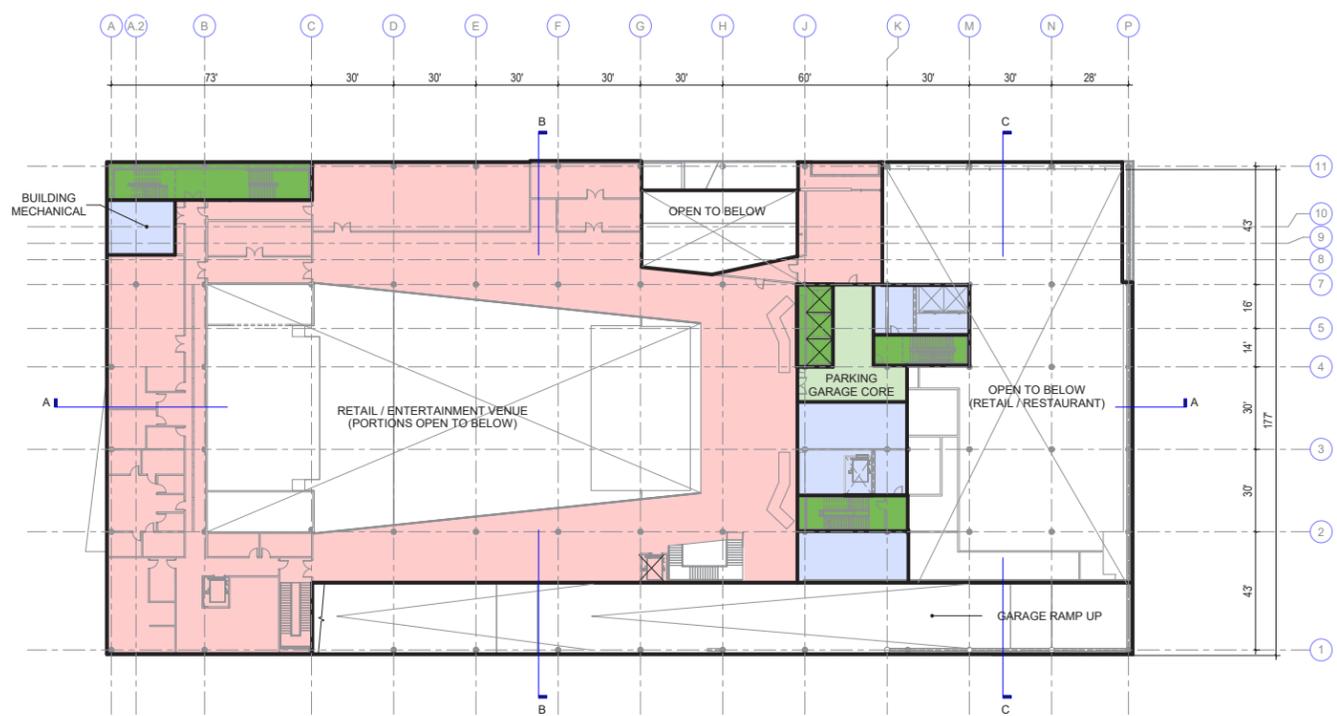
Aerial View



Entry View from Hood Park Drive (day)



Ground Floor

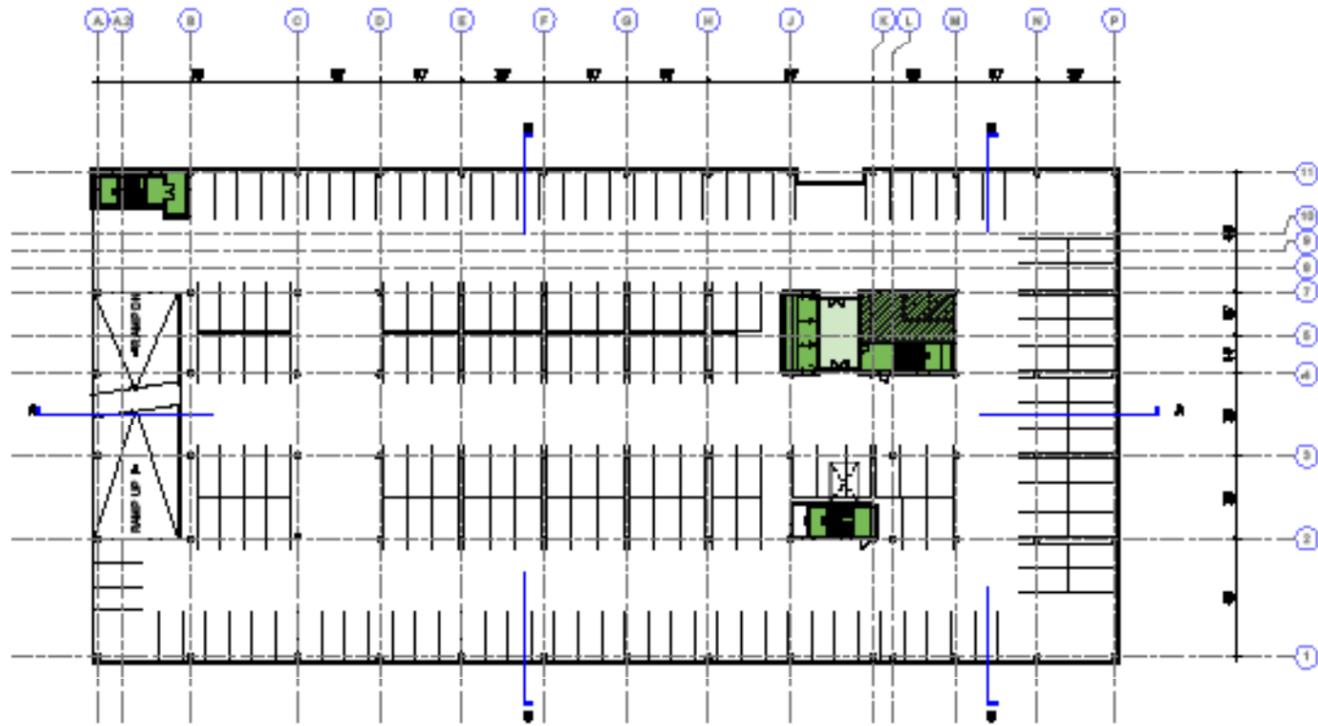


Second Floor

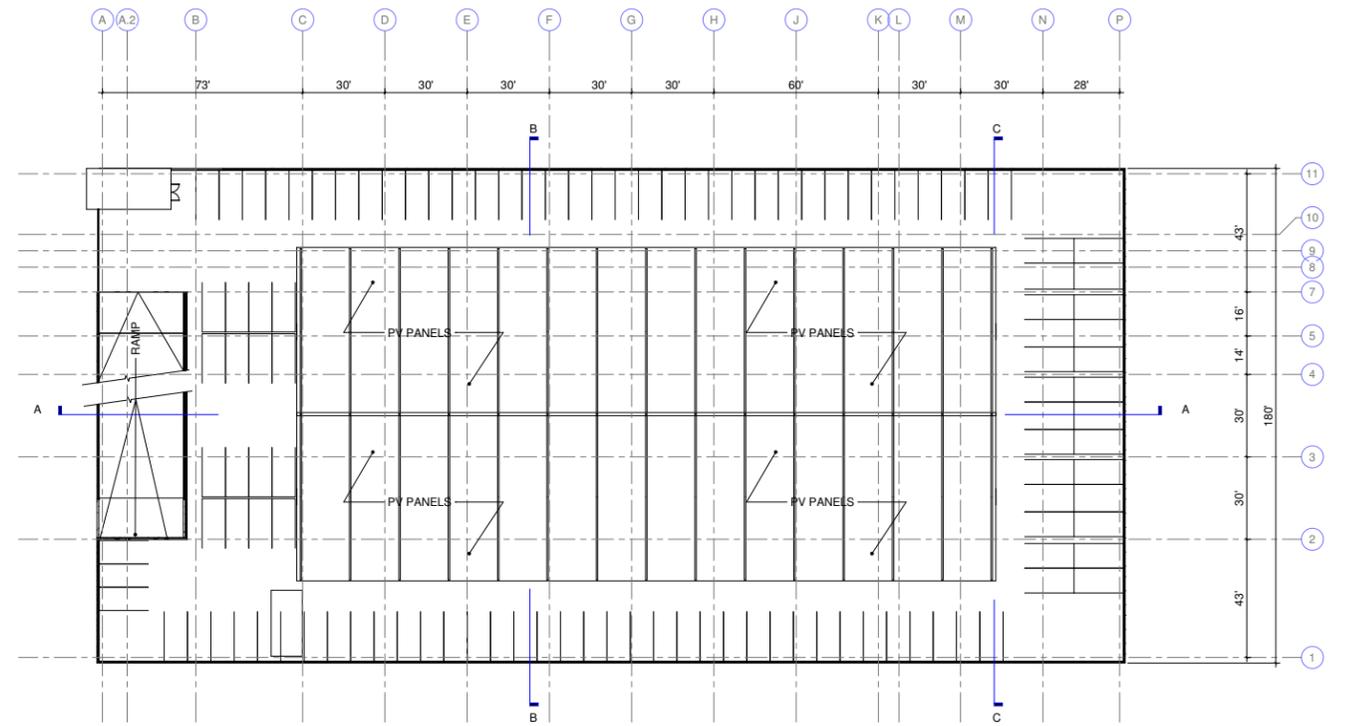


Plans





Typical Garage Plan



Roof Plan



Plans





Approach View from Hood Park Drive (dusk)

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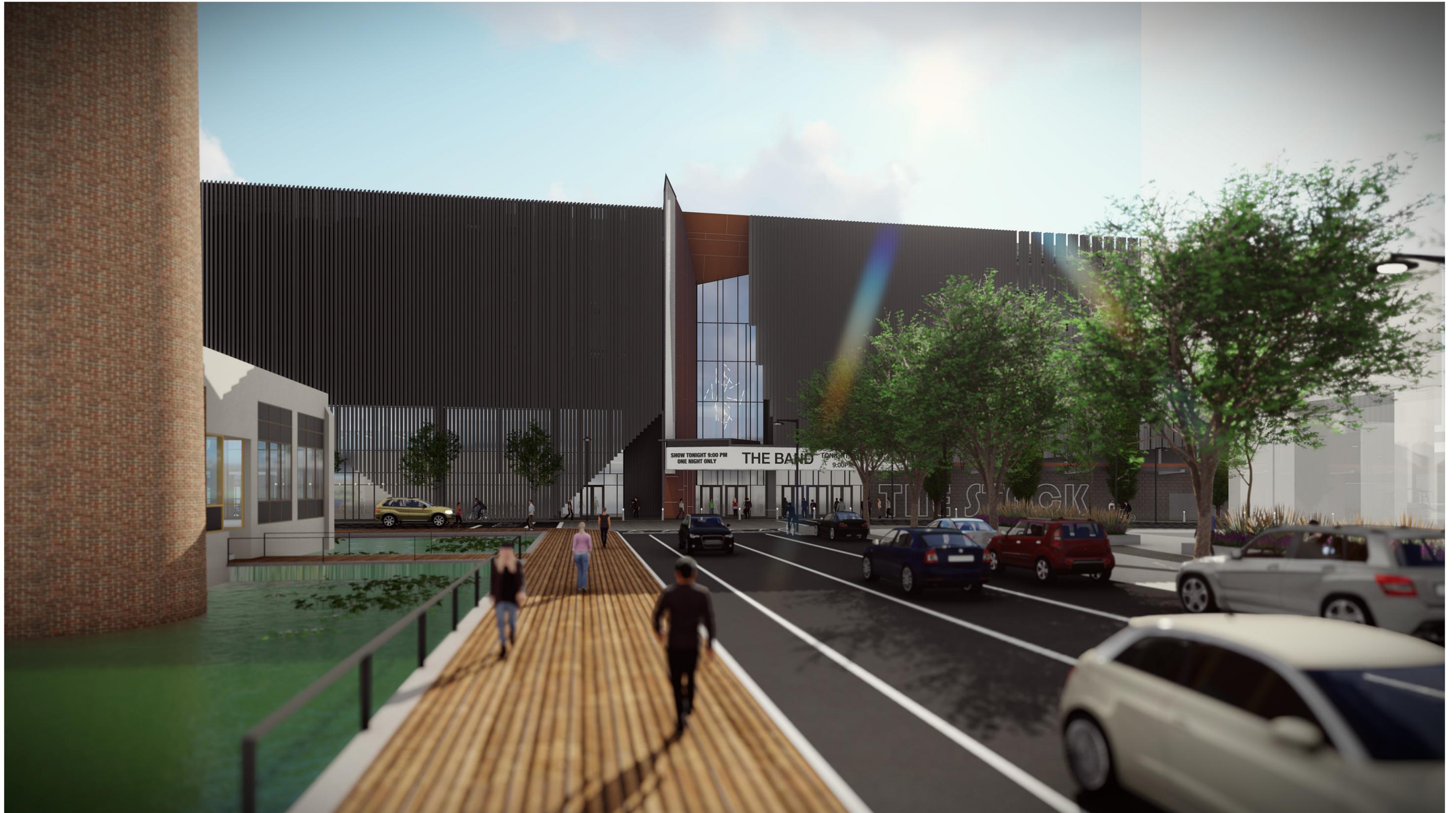
Northeast Corner View

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View from Hood Park Way

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Entry View from Hood Park Way (dusk)



View from Building 200 (dusk)

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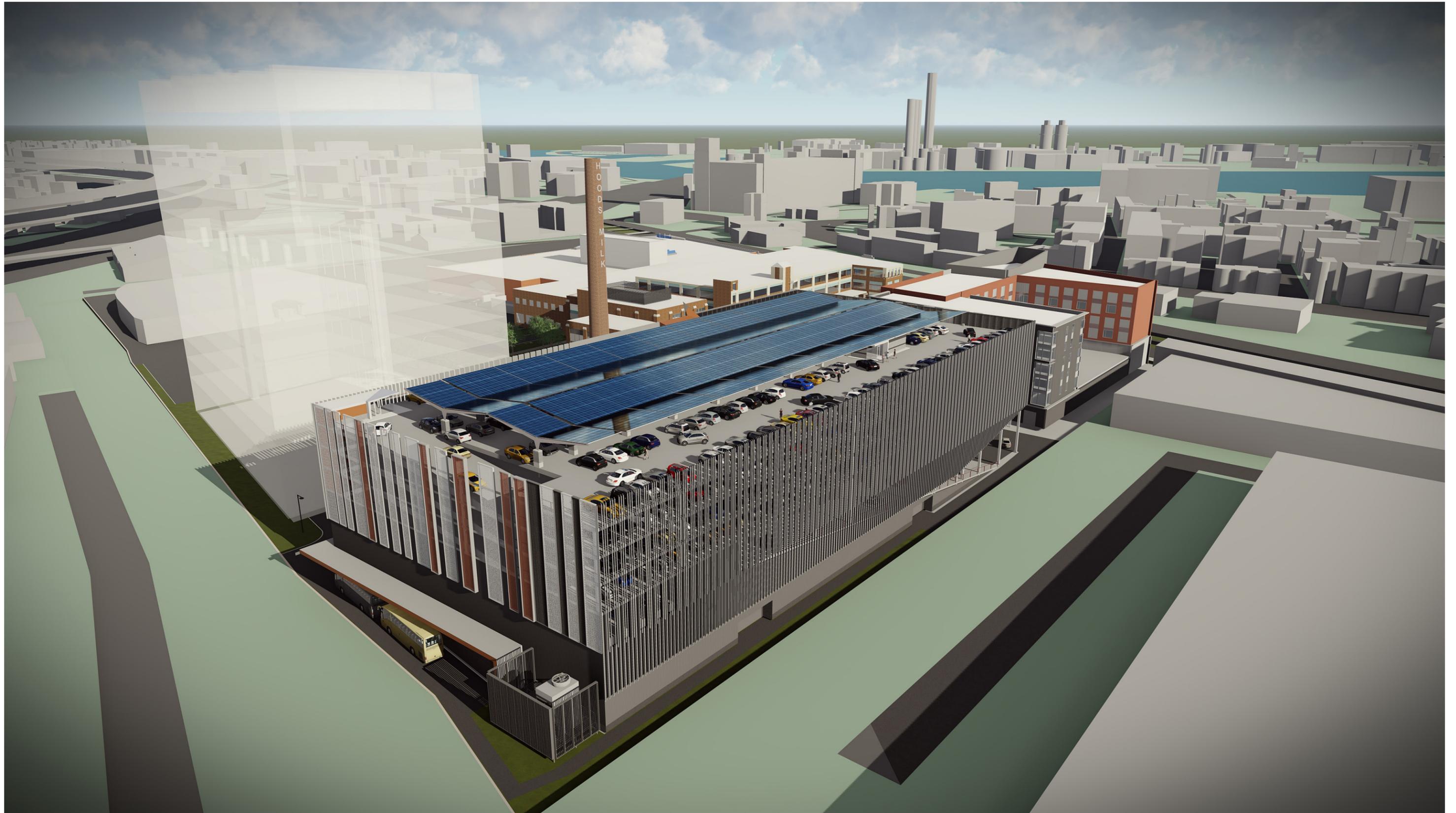




Public Realm View (day)



Entry View from Hood Park Drive (day)



Southwest Aerial View

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Southeast Aerial View



Southwest Corner View



North Elevation

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West Elevation

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South Elevation



East Elevation

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Slatted Metal Screen

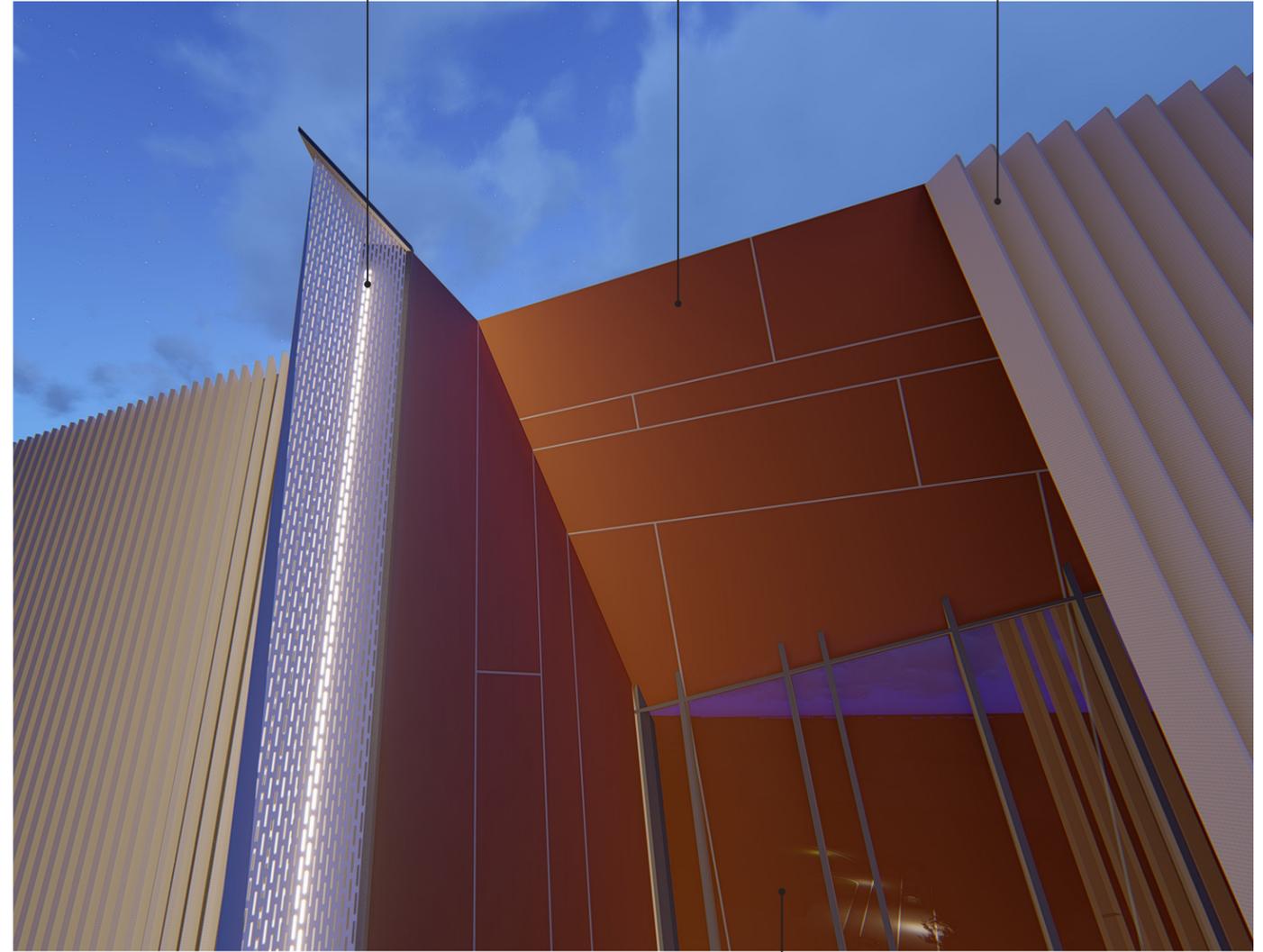
Dry Seal Metal Panel System

Illuminated Perforated Metal Light Beacon

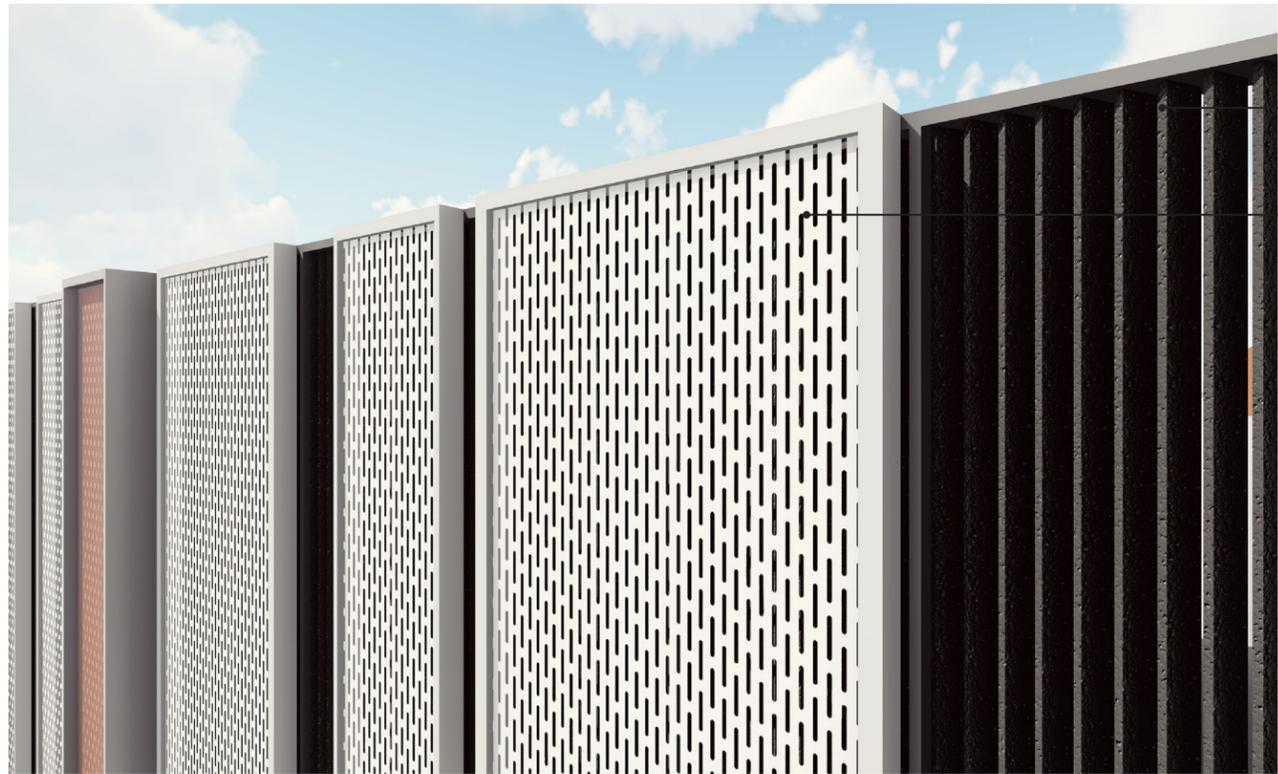


Slatted Metal Screen

Aluminum and Glass Curtainwall System



Material Details



Metal Slat Barrier

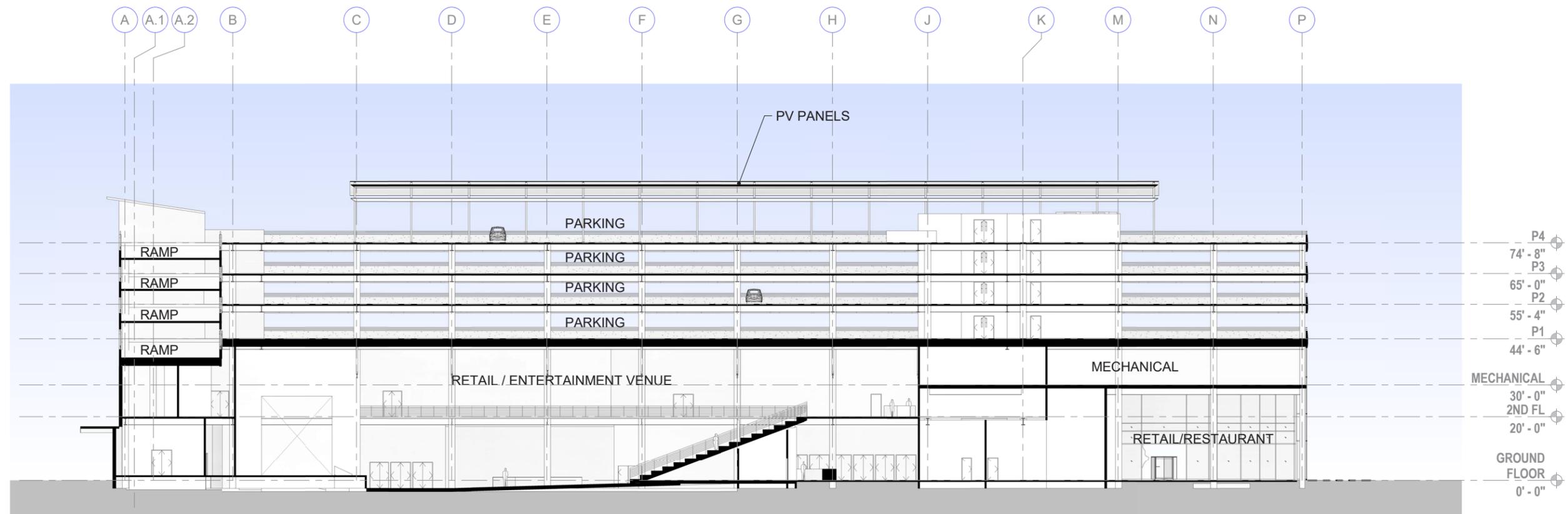
Perforated Metal Screening Panel in Aluminum Frame

Photovoltaic Roof Array on Steel/Masonry Supports



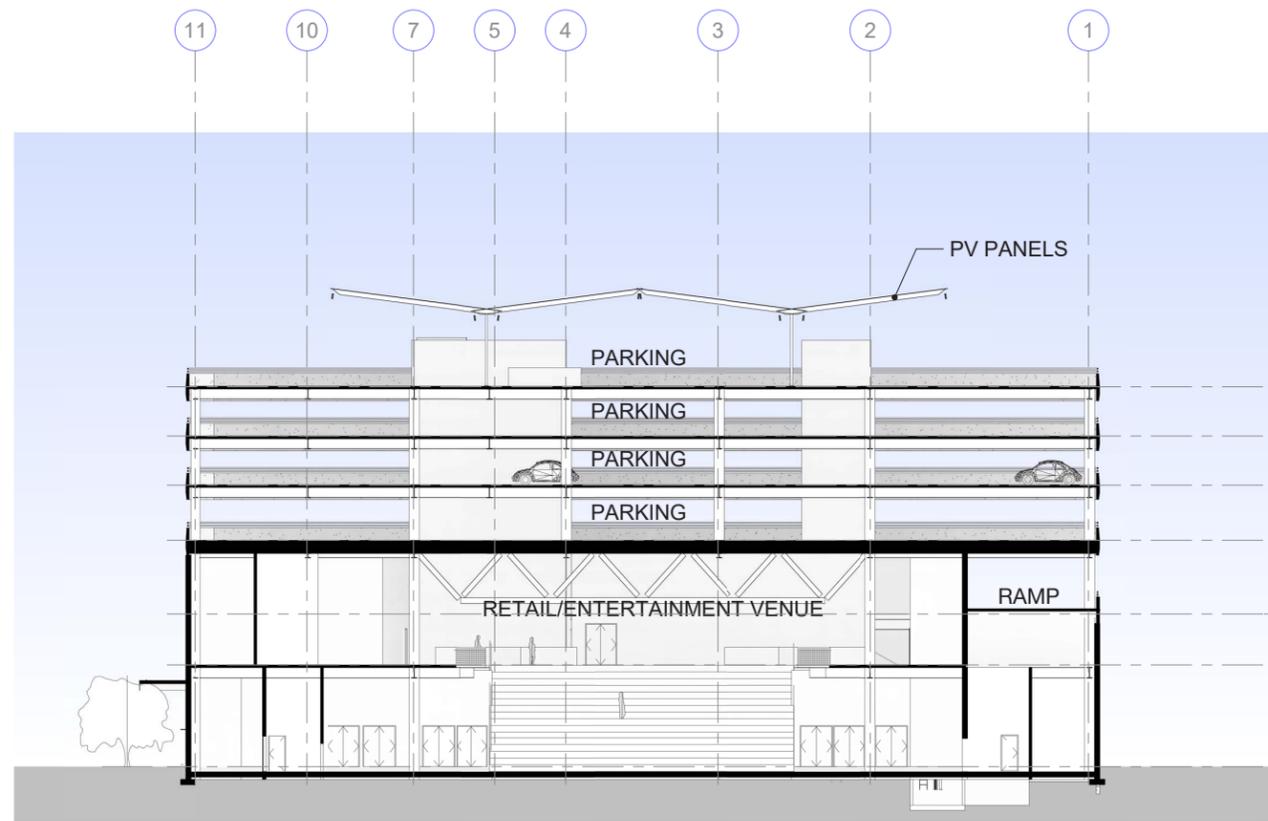
Aluminum and Glass Storefront System

Material Details

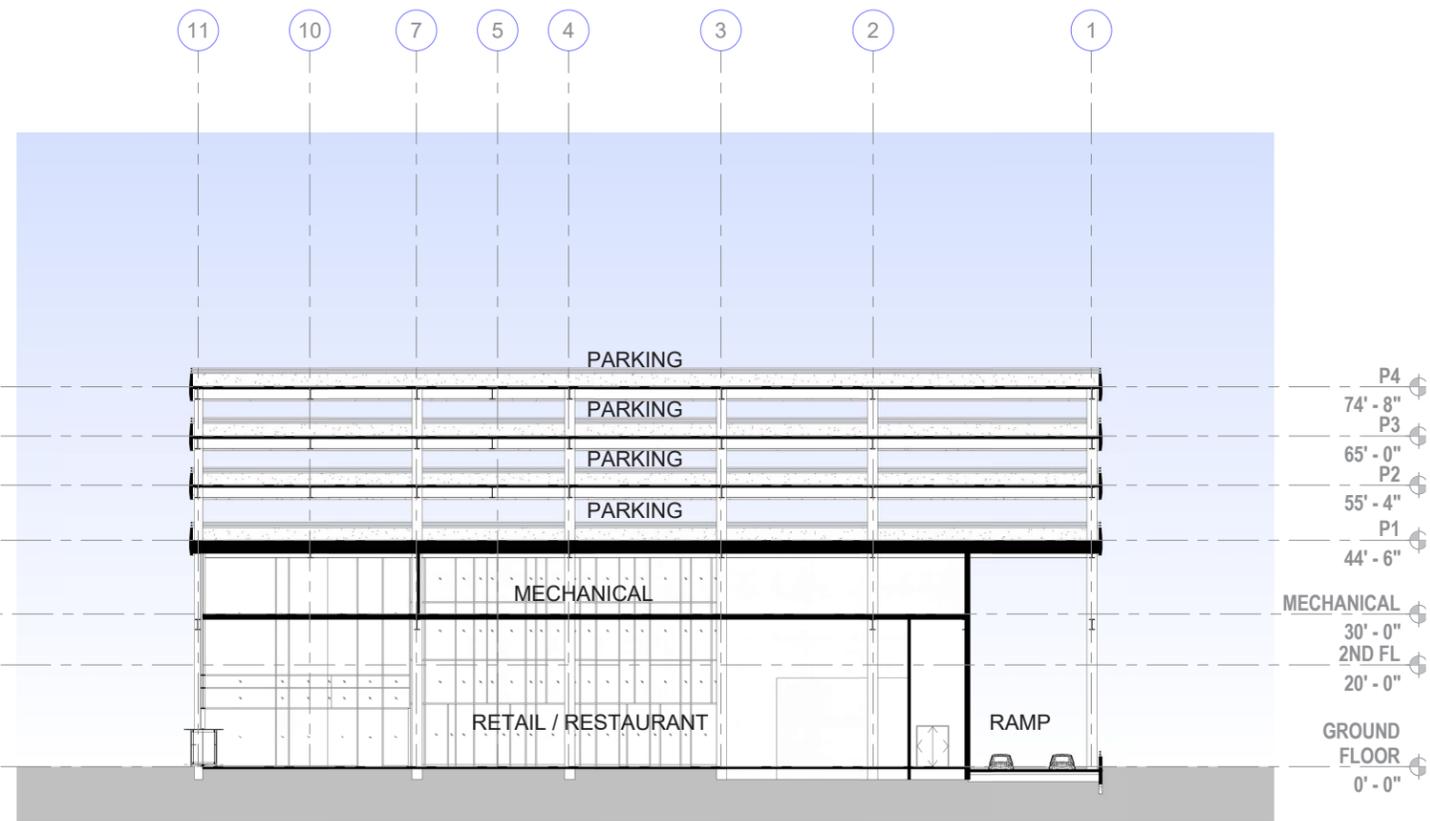


Section A-A

Building Section



Section B-B



Section C-C



Building Sections



Design and Development Professionals

Hood Park LLC has gathered a team of experts to design, permit, and construct the Proposed Project. This primarily Boston-based team is very qualified to lead the Article 80 process and deliver a successful project.

Developer	Hood Park LLC Six Kimball Lane Lynnfield, MA 01940 Christopher P. Kaneb, Manager
Owner's Representative	Colliers International New England 160 Federal Street Boston, MA 021210 Telephone: (617) 330-8000 Mark Rosenshein, Senior Vice President Geoffrey Lewis, Vice President
Project Architect/Civil/Engineer/MEP/ FP Engineer/Landscape Architect	SMMA Symmes Maini & McKee Associates 1000 Massachusetts Avenue Cambridge, MA 02138 Telephone: (617) 547-5400 Brian Lawlor Mark Spaulding
Legal Counsel	Rubin and Rudman LLP 53 State Street Boston, MA 02109 Telephone: (617) 330-7000 Paula Devereaux, Esq.
Transportation Engineering	Howard Stein Hudson, Inc. 11 Beacon Street, 10th Floor Boston, MA 02108 Telephone: (617) 482-7080 Guy Busa, Principal-in-Charge Brian Beisel, Senior Transportation Engineer

Geotechnical Consultant/Licensed Site Professional	Haley & Aldrich 465 Medford Street, Suite 2200 Boston, MA 02129 Telephone: (617) 886-7400 Kelvin Wong, P.E. Damian Siebert, P.E.
Sustainability Consultant	New Ecology, Inc. 15 Court Square, Suite 420 Boston, MA 02108 Telephone: (617) 557-1700 Lauren Bauman, Vice President
Pre-Construction Advisor	Lee Kennedy Co, Inc. 122 Quincy Shore Drive Quincy, MA 02171 Telephone: (617) 825-6930 Chris Pennie, Senior Vice President Christine Walsh

Project Facts





Aerial View from Northeast

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