

# 01/07/26 Zoning Commission

The meeting will begin soon!

**B**



Planning Department

**CITY of BOSTON**

# 15 & 25 Supertest Street & Hood Green @ Hood Park



## HOUSING

- Housing Creation of twenty-six (26) affordable rental units in Charlestown
- 110 new market rate rental housing units across the two projects.



## JOBS

- 200 construction jobs and 40 permanent FTE full time jobs created
- The grocer will provide a wide range of job opportunities including for Charlestown teens



## COMMUNITY

- A new 24,000 SF grocery will address one of the top service needs from PLAN: Charlestown
- Creation of a new 1 Acre community open space and multi-use path



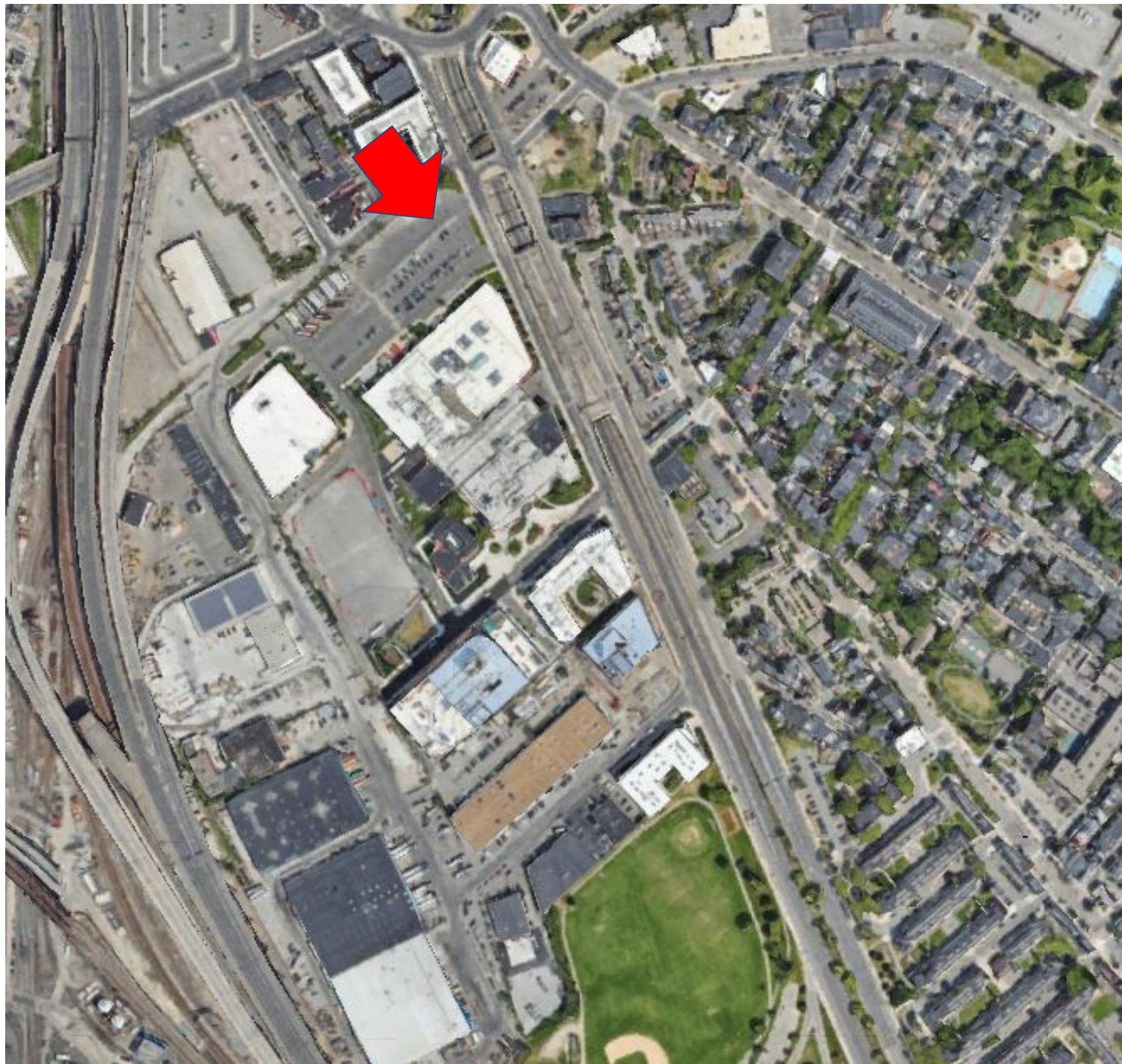
## SUSTAINABILITY

- LEED Gold / 63 pts.
- Efficient All-Electric Building
- Raising grade 3' across Hood Park to increase community resiliency during flood events.

# SITE CONTEXT

---

B



- Neighborhood
  - Former industrial land that is currently a surface parking lot
- Zoning
  - Planned Development Area (PDA) No. 51, Hood Park
  - Charlestown Neighborhood Zoning District
  - Mixed-Use (MU-1) Zoning Subdistrict
  - Coastal Flood Resilience Overlay District (CFROD)
- Planning
  - PLAN: Charlestown (2023)
- Transportation
  - 0.3 miles to MBTA Sullivan Square Orange Line Station

**HOOD PARK**

**CHARLESTOWN**

# PLANNING CONTEXT

B



## PLAN: CHARLESTOWN (2023)

- Use / Massing Goals
  - Mixed-income housing with active ground floor uses
    - Prioritize grocery stores, pharmacies, clinics, and food and beverage establishments
  - Flexible community open space
- Proposal is within zoning maximum dimensions for PDA's
  - Max FAR 3.0
  - Max height of 90' (15 Supertest) and 280' (25 Supertest)
  - Minimum permeable area: 25%
- Proposed Project
  - Will create Hood Green open space as envisioned in Master Plan PDA and re-enforced in PLAN: Charlestown
  - Public realm and streetscape improvements on Rutherford Ave and Supertest St
    - Will also accommodate the City's redesign of the Rutherford Ave Project
  - Build a segment of the landscaped bike/ped path envisioned in the Master Plan PDA that is also a key component of the Charlestown "Green Loop" proposed in PLAN: Charlestown

# HOOD PARK

**15 SUPERTEST STREET**  
**25 SUPERTEST STREET**  
**HOOD GREEN**

ELKUS | MANFREDI  
ARCHITECTS

**Boston Zoning Commission**  
**January 7, 2026**



**smma**



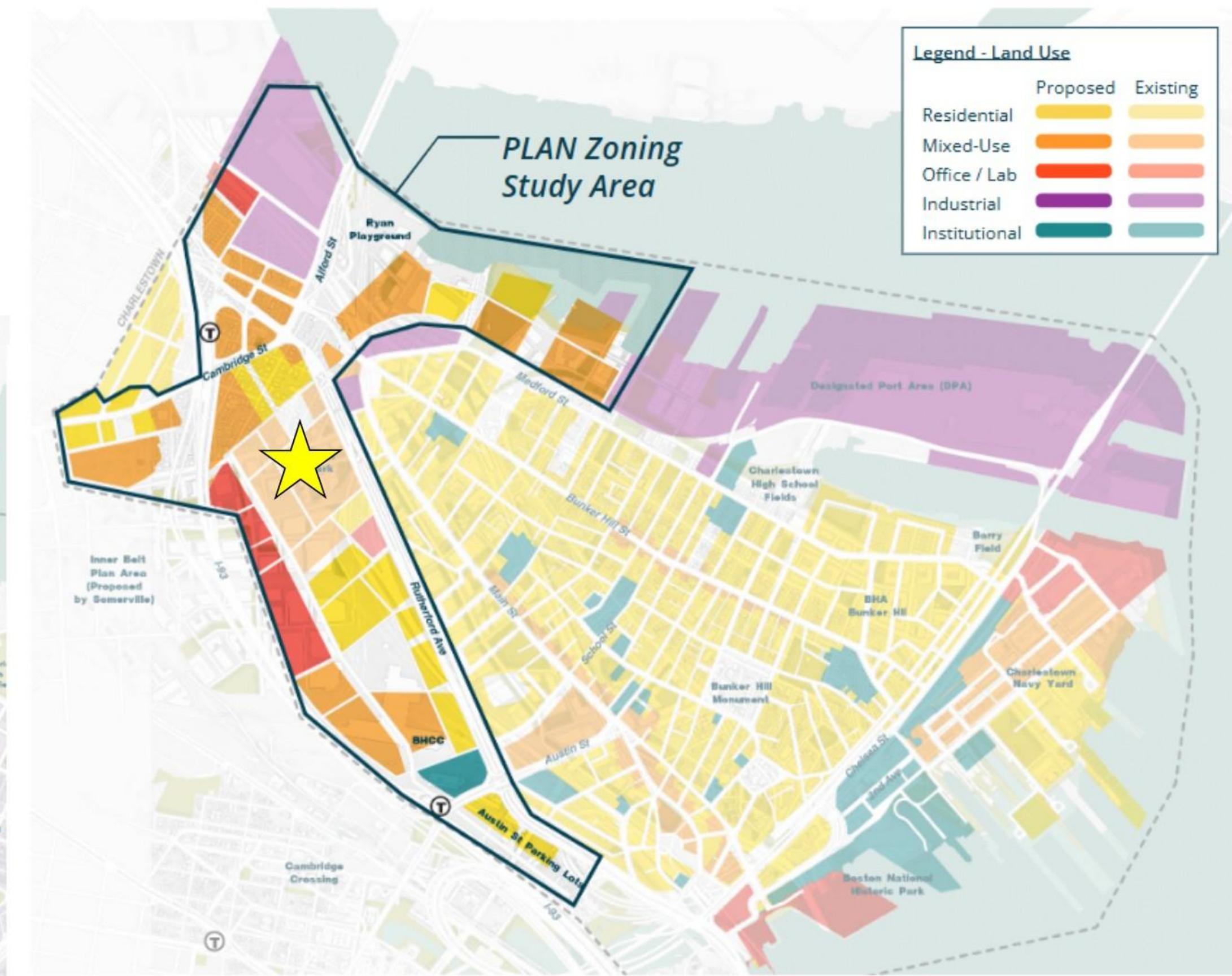
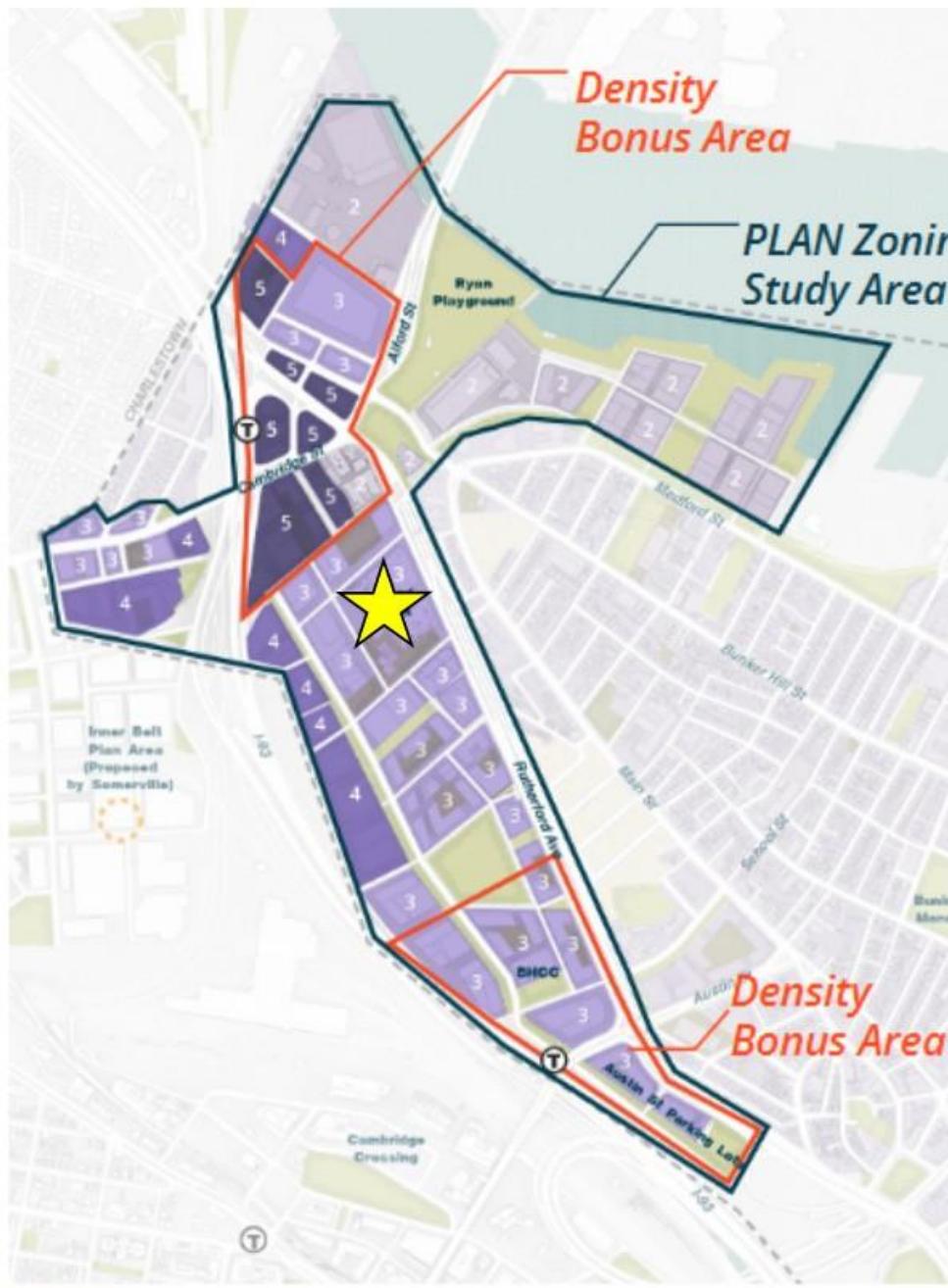
**Trademark®**

# HOOD PARK IN CHARLESTOWN

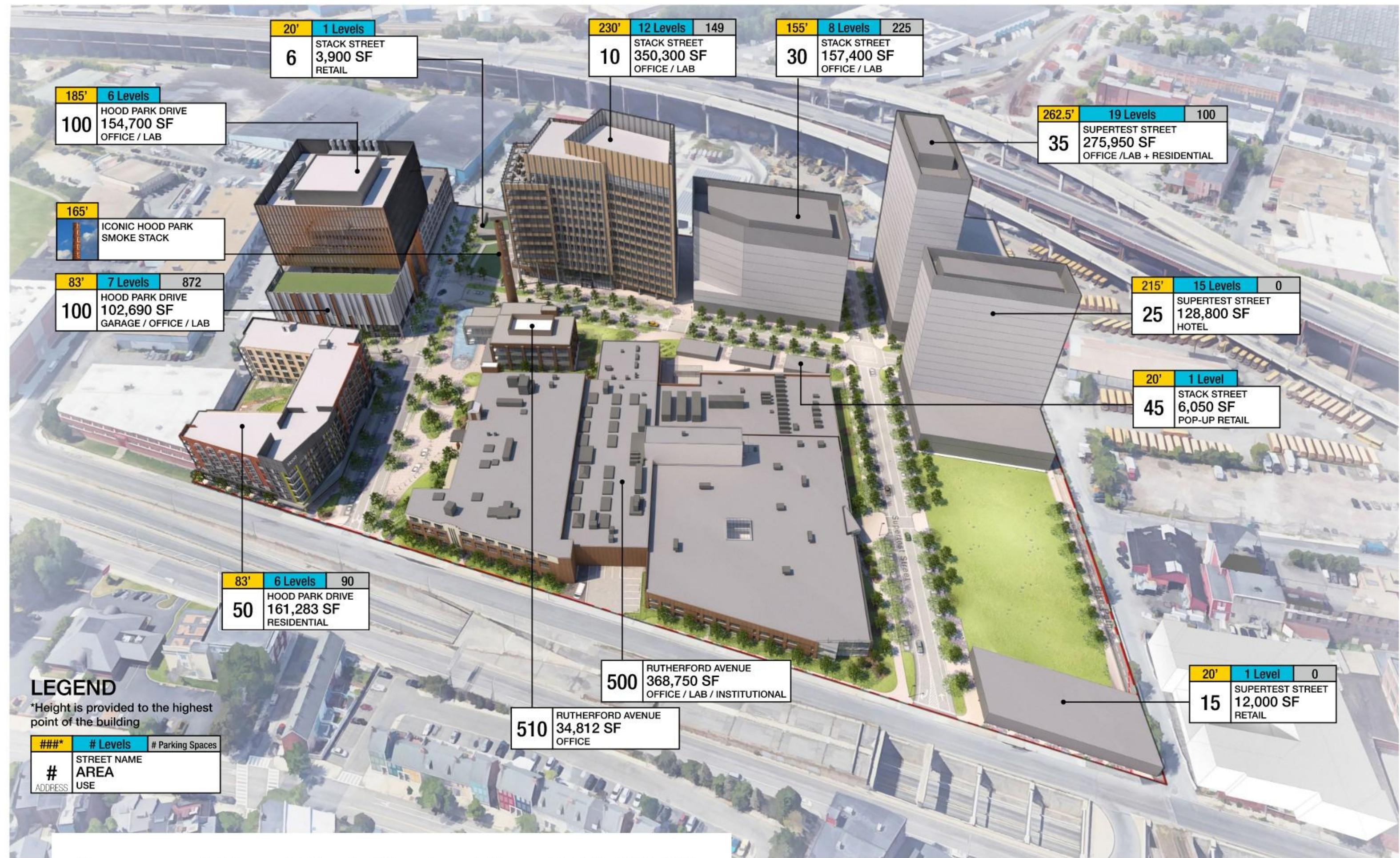


HOOD PARK

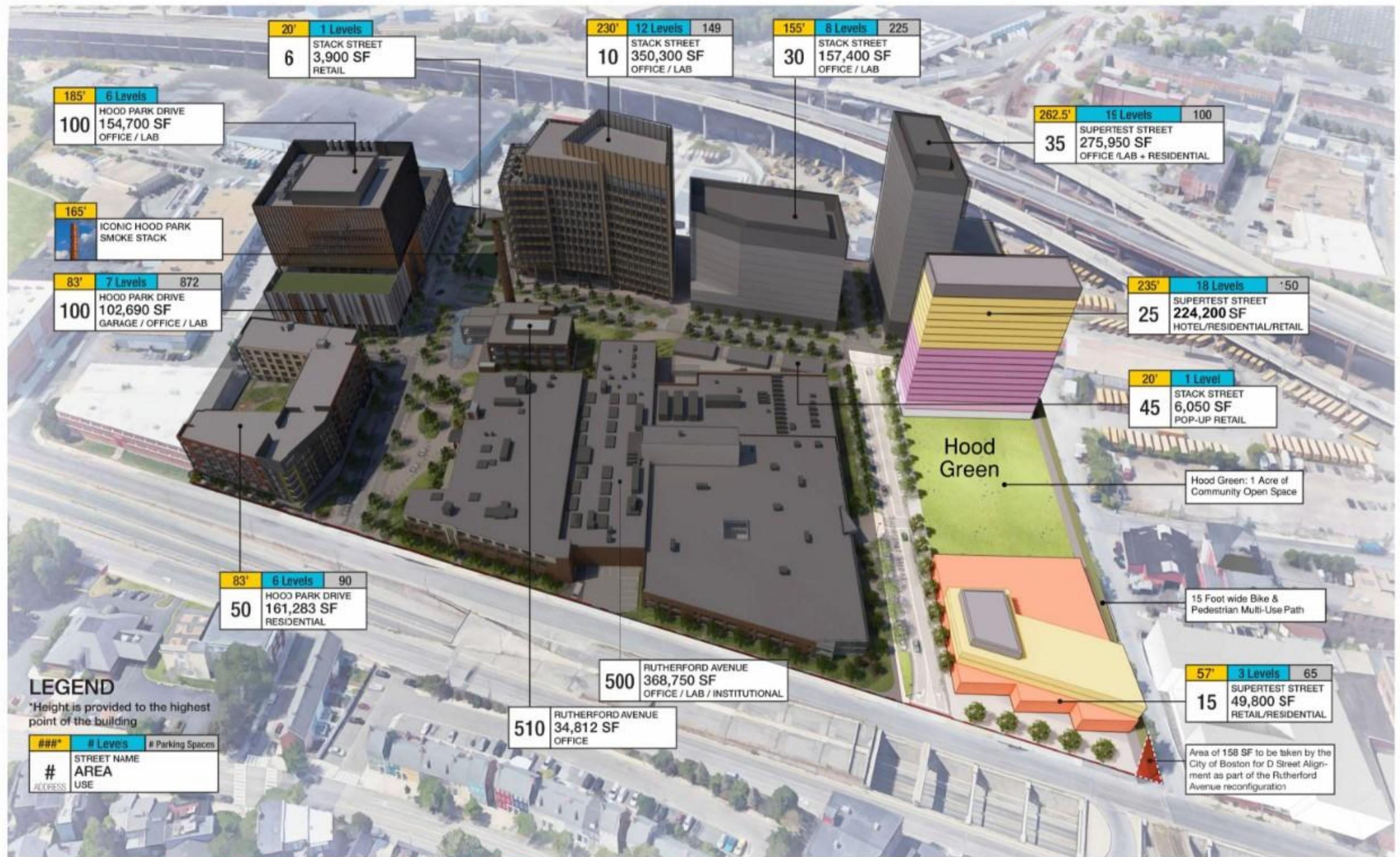
## PLAN: Charlestown



## PLAN: Charlestown (2023) Compliance



Approved Hood Park Master Plan PDA (2019)



## Area, Use, Parking, and Height Summary

Hood Park Master Plan—Charlestown, MA

DECEMBER 2025 REVISION

**HOOD** PARK

# PROJECT METRICS

ELKUS | MANFREDI  
ARCHITECTS



# PDA Modification Details

- **15 Supertest: Increased Area from 12,000 SF to 49,800 SF**
- **15 Supertest: Use Change to add Grocer, Residential & Parking Uses**
- **15 Supertest: Height Change to 42 Feet (Plus Mech – 57 Feet Total)**
- **25 Supertest: Increased Area from 128,800 SF to 224,200 SF**
- **25 Supertest: Use Change to add Residential**
- **25 Supertest: Height Change to 215 Feet (Plus Mech – 235 Feet Total)**
- **Master Plan PDA FAR Increased from 2.0 to 2.2**

# Mitigation Modifications

**Original \$2.5MM Mitigation Value Reconfirmed**

**Revised to be Paid Proportional to Each Building GSF at \$2.06 / SF**

**Due at Temp or Final Certificate of Occupancy for Each Project**

**Adjusted for annual CPI Inflation Going Forward**

**15 Supertest to be Paid at Building Permit Issuance  
(\$102,588 plus Retail Mitigation of \$48,000)**

**All Other Mitigation Commitments Remain Unchanged**

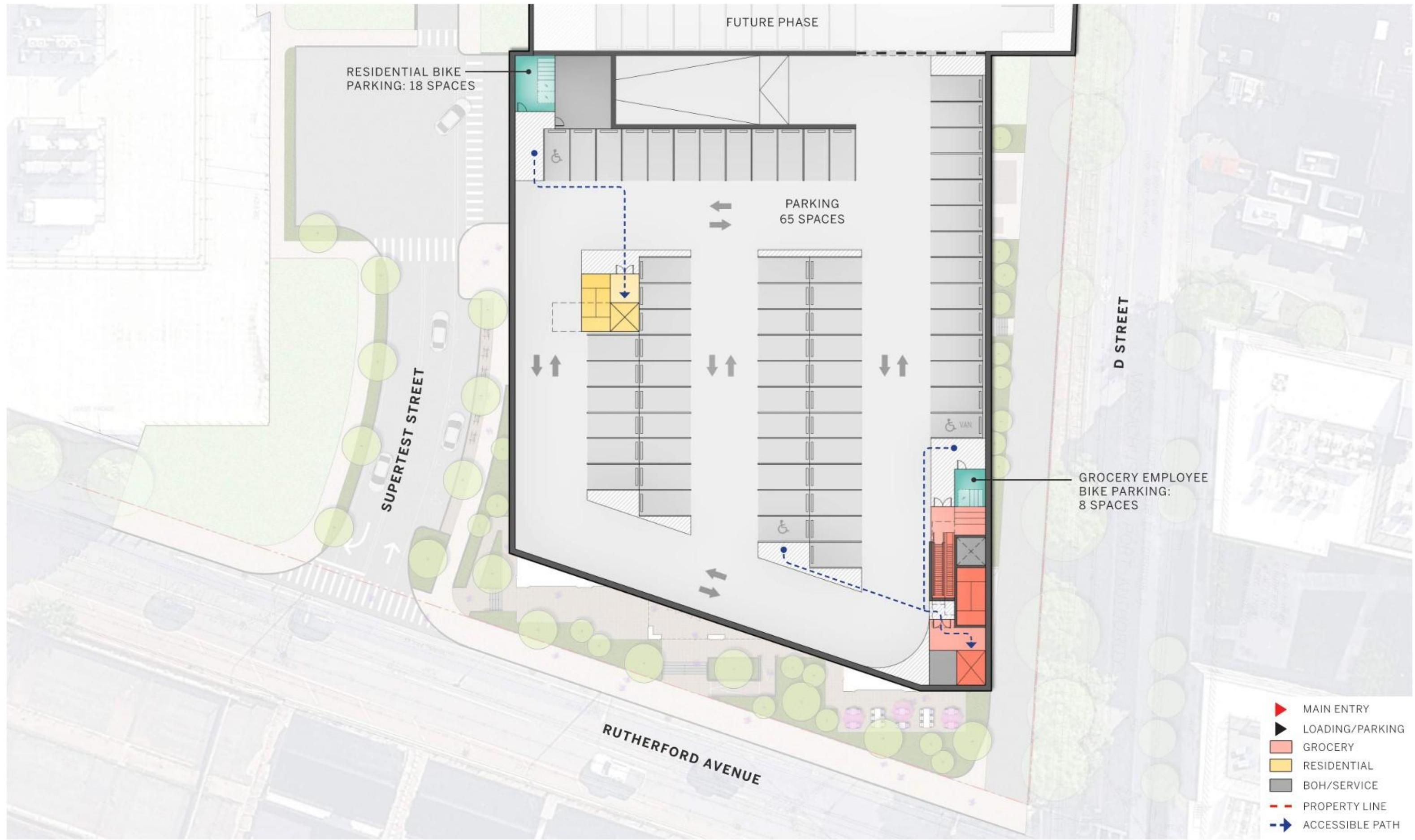
# Project Highlights

- **Provide an Additional Grocer Option in Charlestown**
- **Add 26 Affordable Units Immediately and 136 Total Residential Units**
- **Advance the Design Effort for the 1 Acre "Hood Green" Open Space**
- **Increase the Number of Multi-bedroom Affordable Units (28%) Through IDP "Off Site" Creation**
- **Revise the Community Mitigation to Provide Funds to the Community on a "Per Project" Basis, with an Annual CPI Increase for Future Projects**
- **Convert an Existing Parking Lot into an "Urban Grove", with Substantive Tree Canopy, at a Flood Resilient Elevation**
- **Create Additional Employment Opportunities for Charlestown Teens**

# 15 SUPERTEST STREET

ELKUS | MANFREDI  
ARCHITECTS





**Floor Plan - Below Grade Parking**

0 16 32

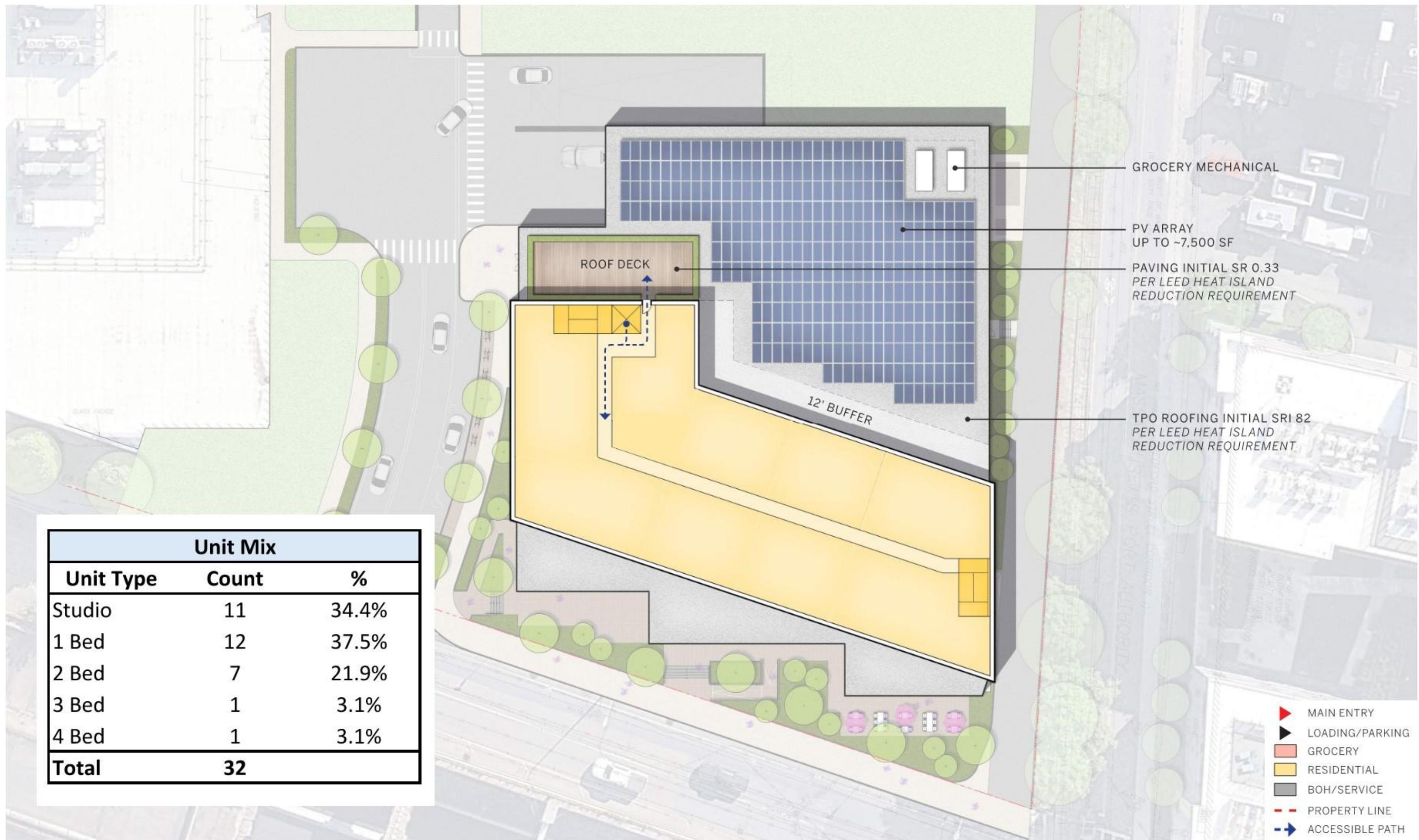




**Floor Plan - Ground Level**

0 16 32





**Floor Plan - Levels 2-3**

0 16 32

Q



**Rutherford Avenue**



**Looking North on Rutherford Avenue**





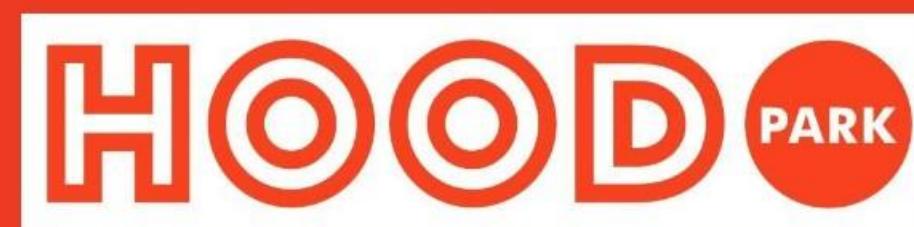
Landscape - Site Plan

0 16 32



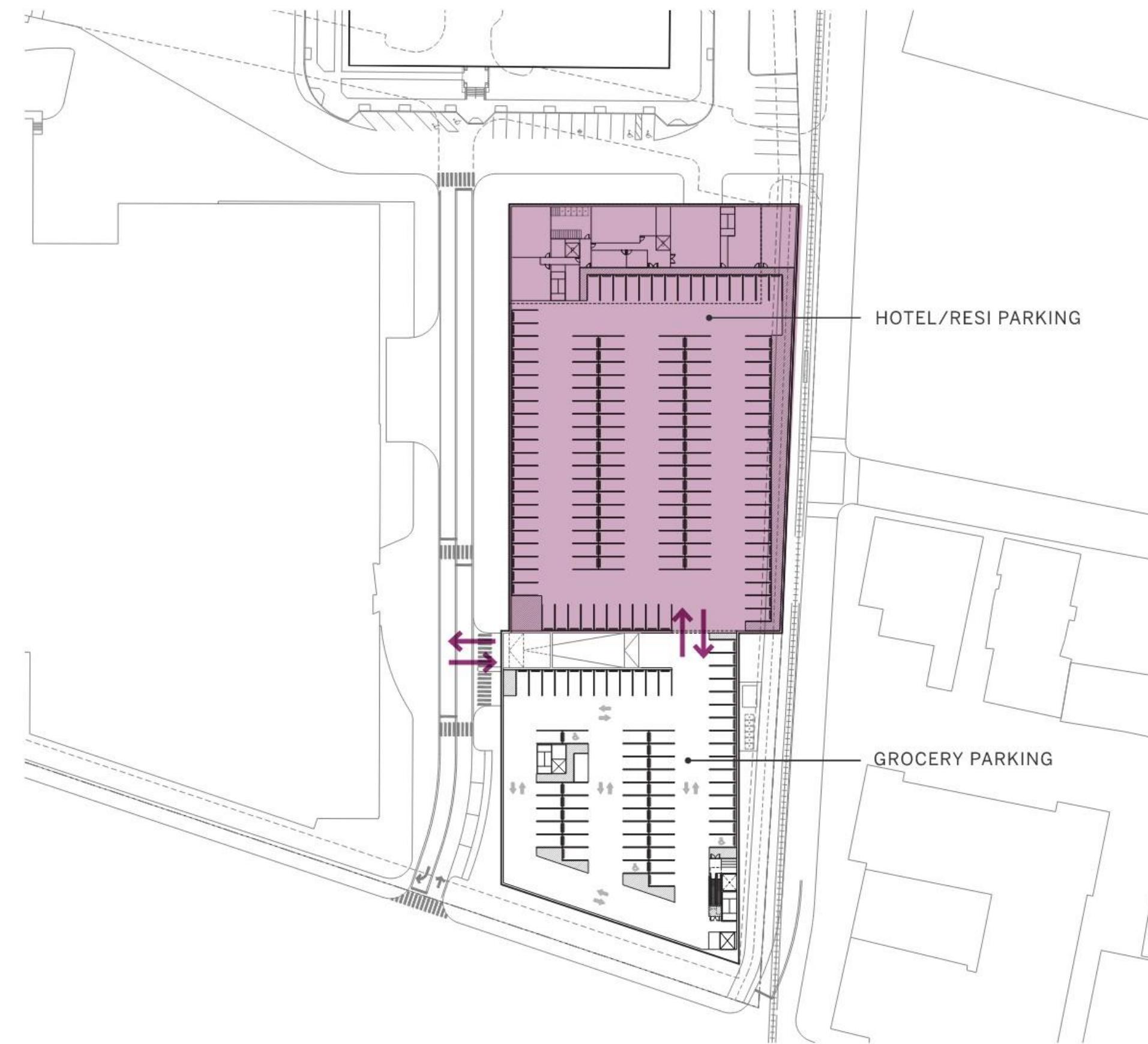
# 25 SUPERTEST STREET

ELKUS | MANFREDI  
ARCHITECTS





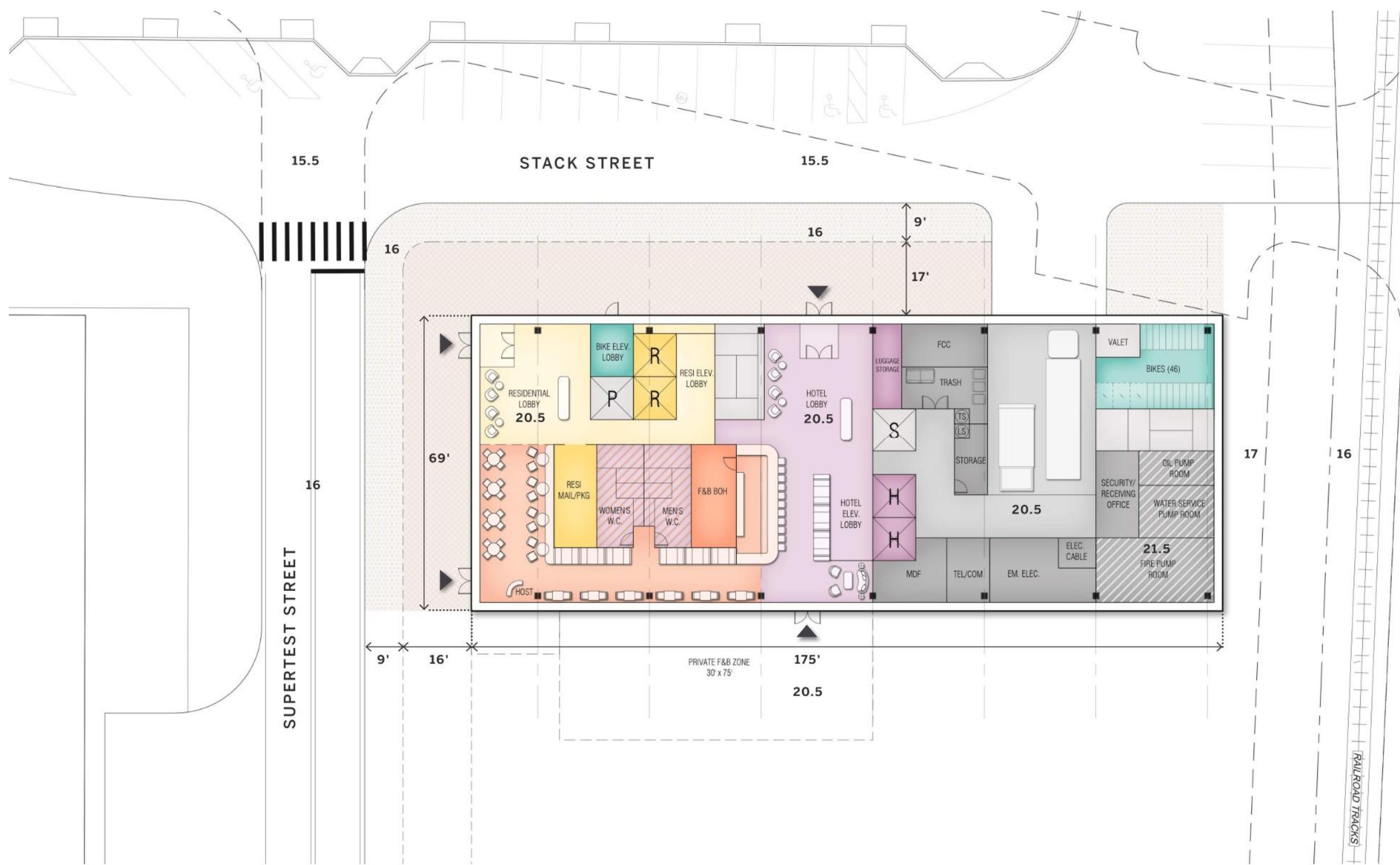
**Hood Park Aerial**



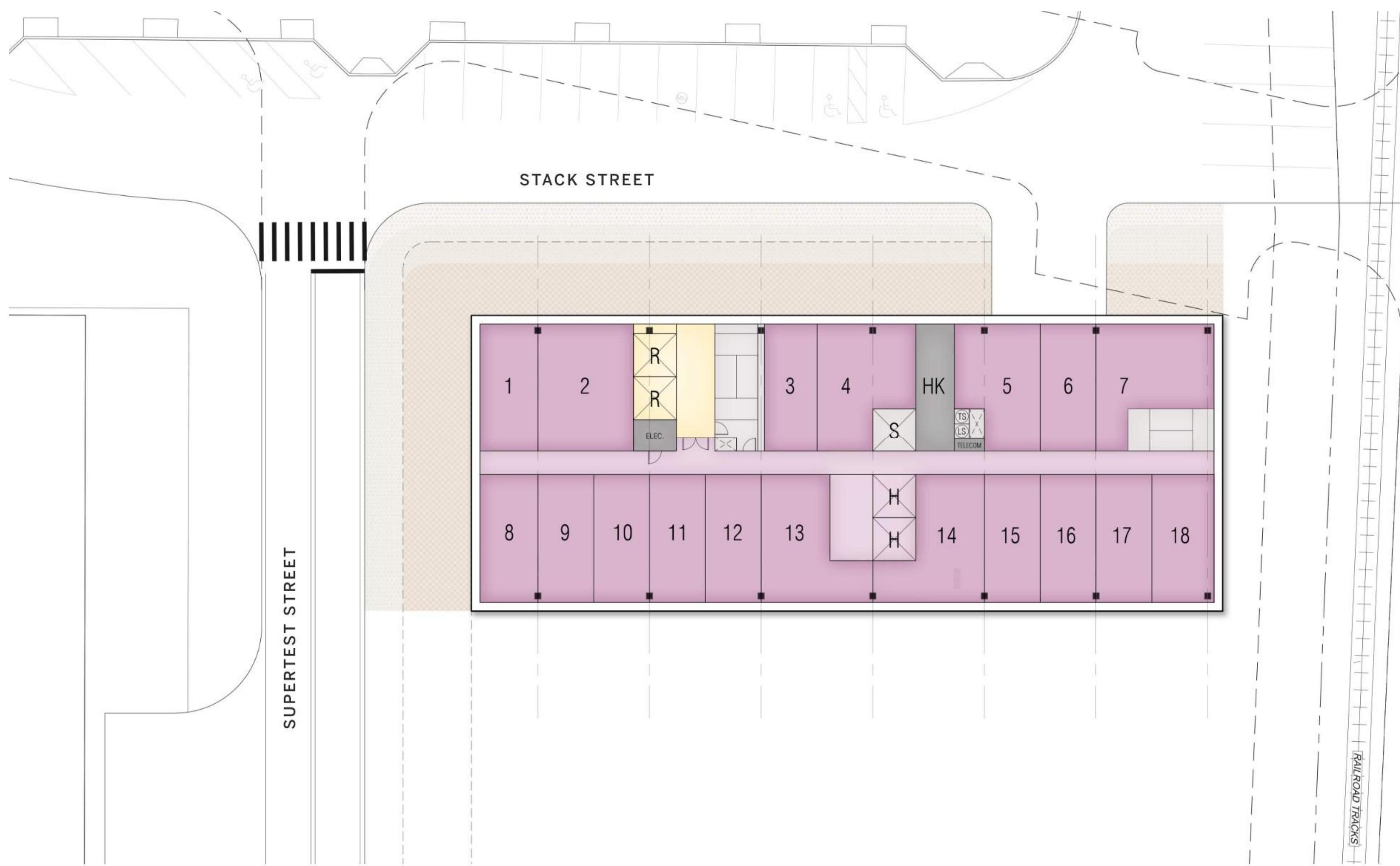
## Parking Access

0 40 80





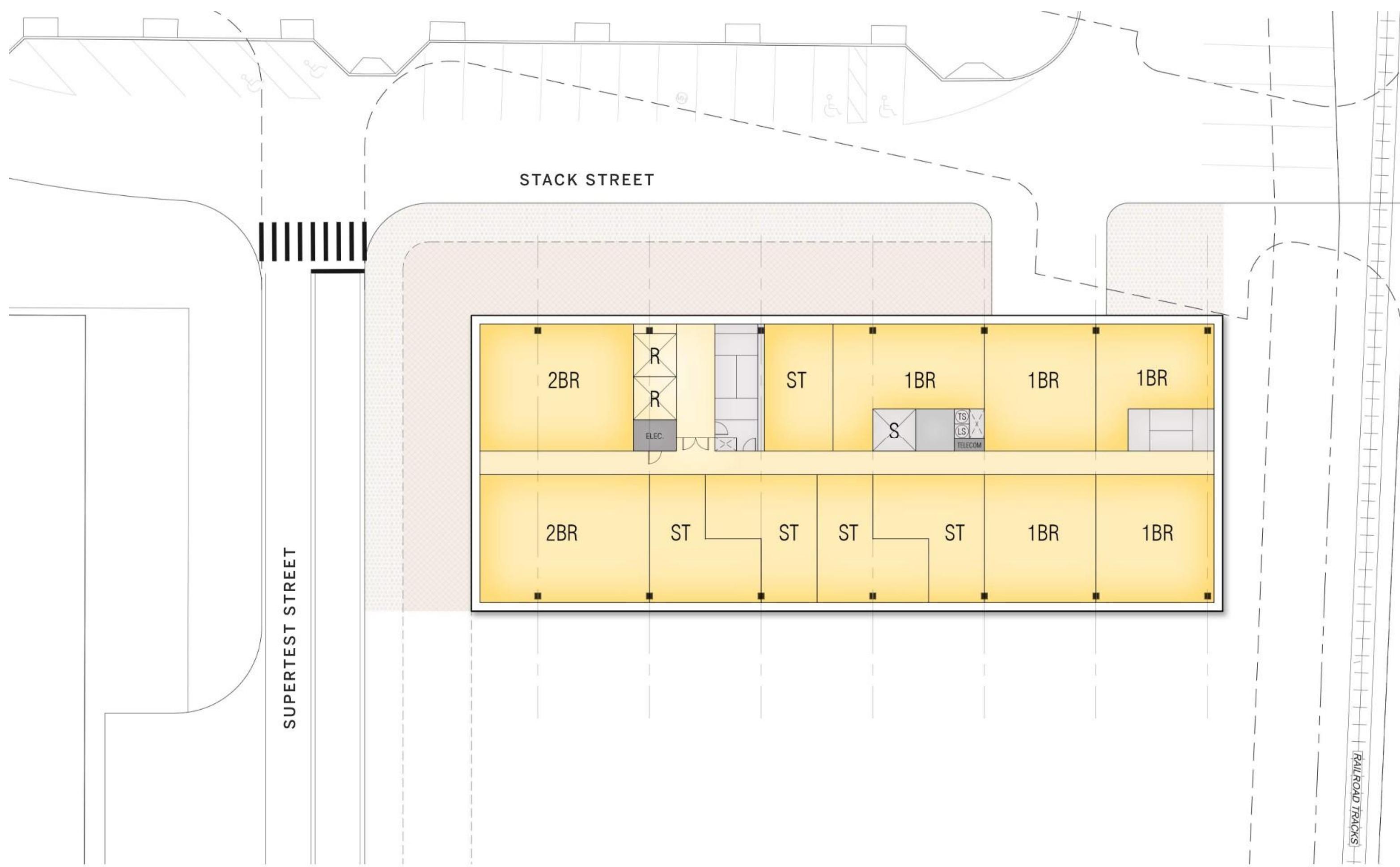
**Ground Floor Plan**



**Levels 3-10 Plan: Typical Hotel**

0 10 20





**Levels 12-18 Plan: Typical Residential**

0 10 20

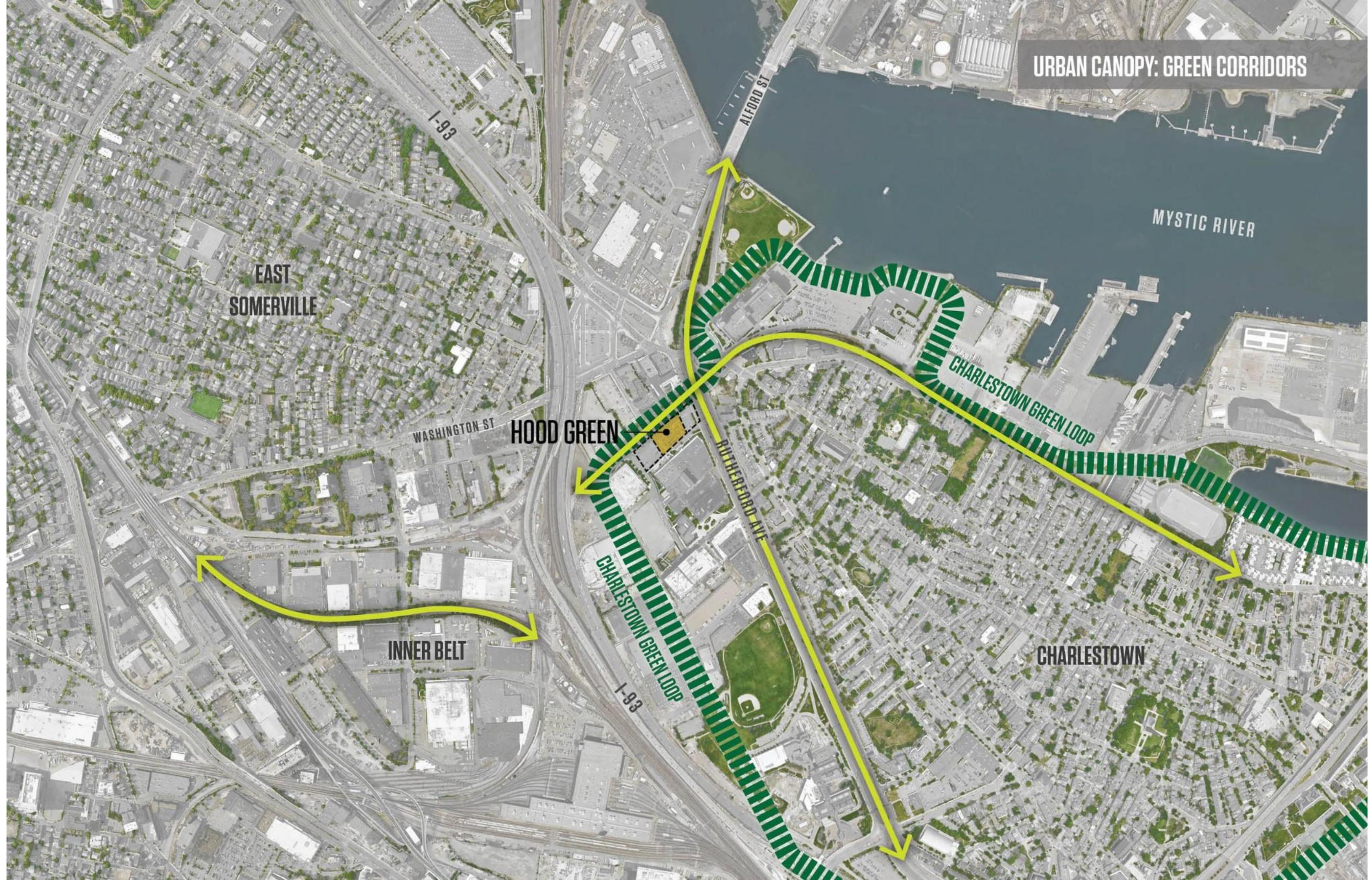


# HOOD GREEN

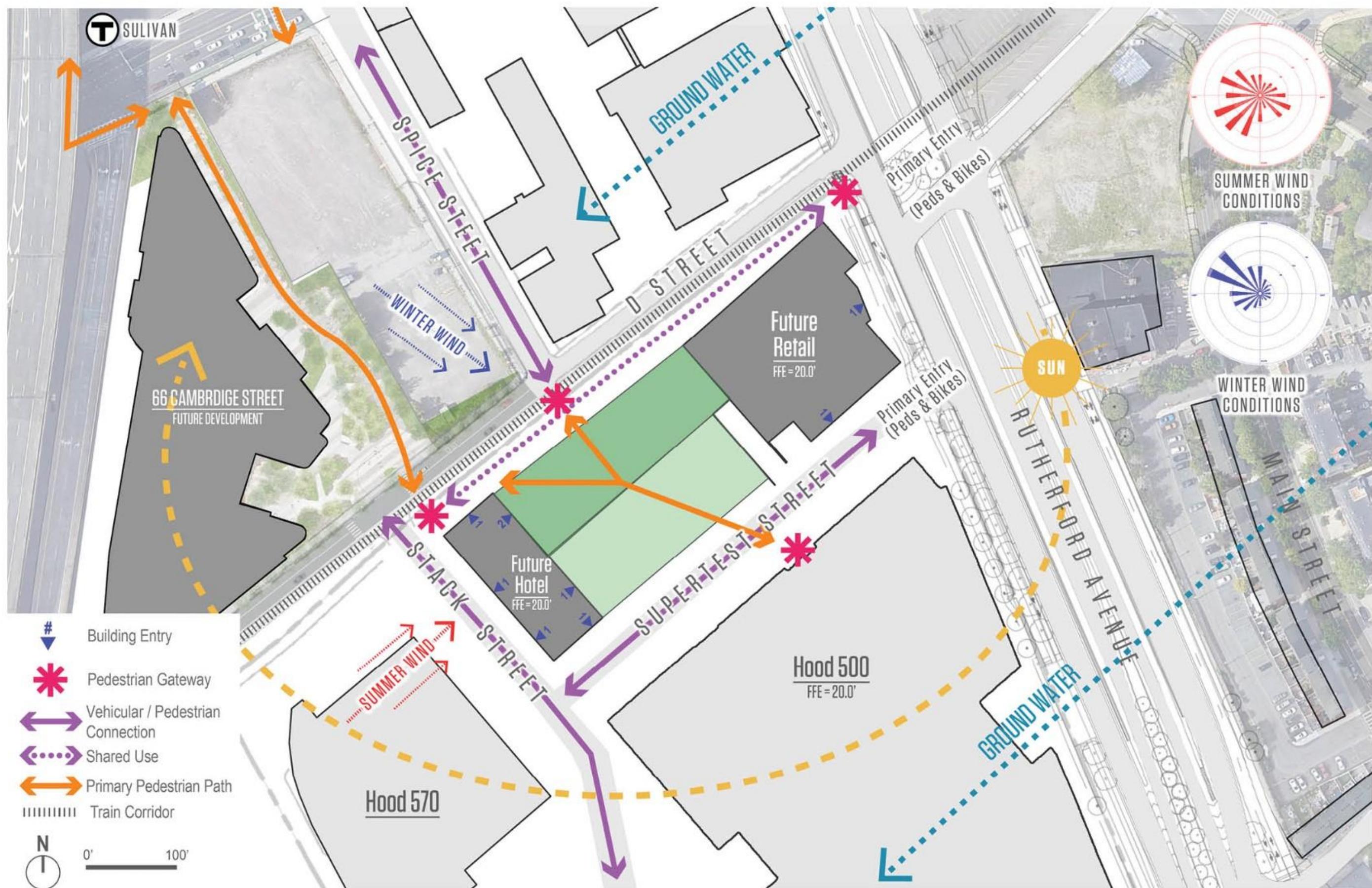
ELKUS | MANFREDI  
ARCHITECTS



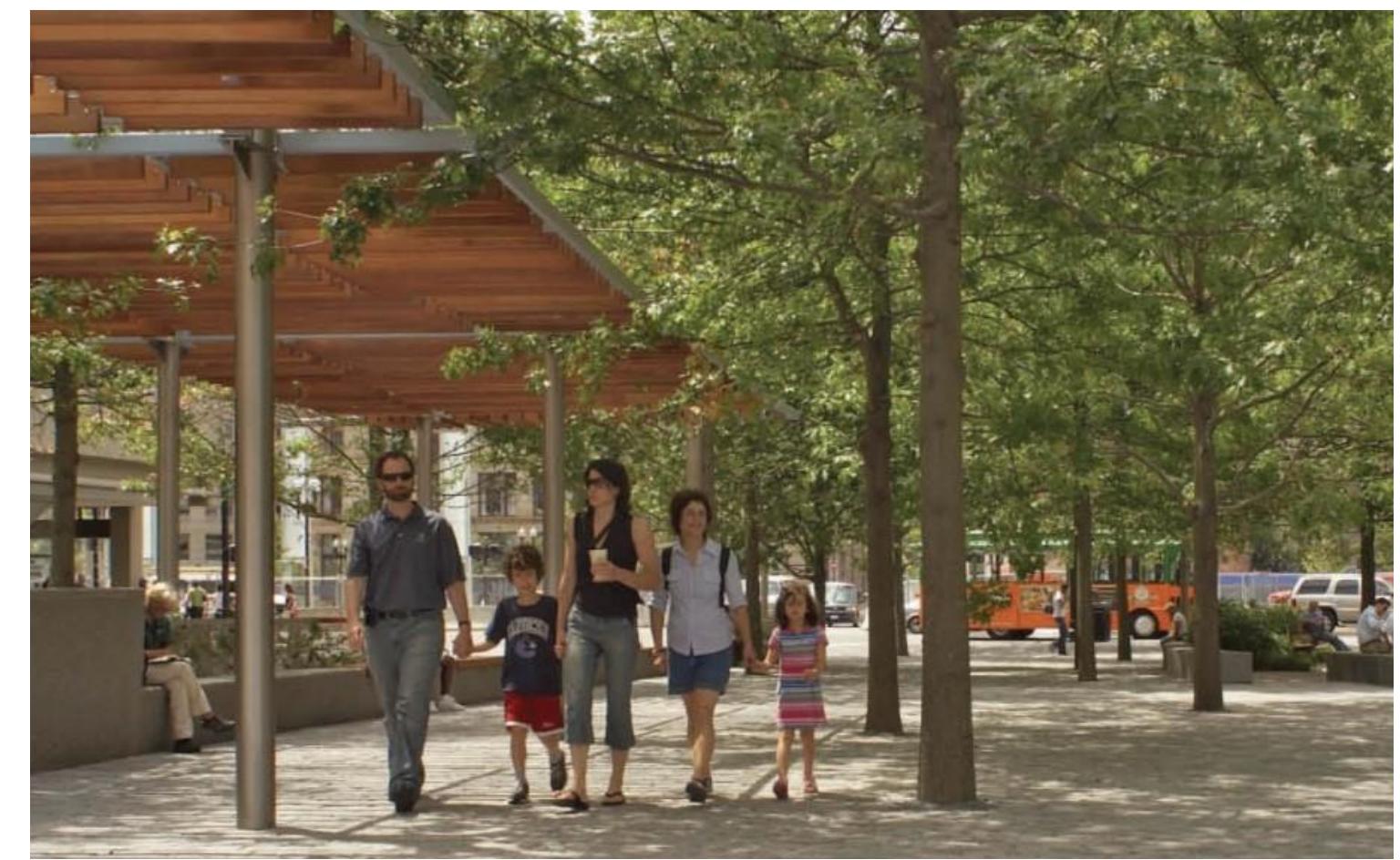
## URBAN CANOPY: GREEN CORRIDORS

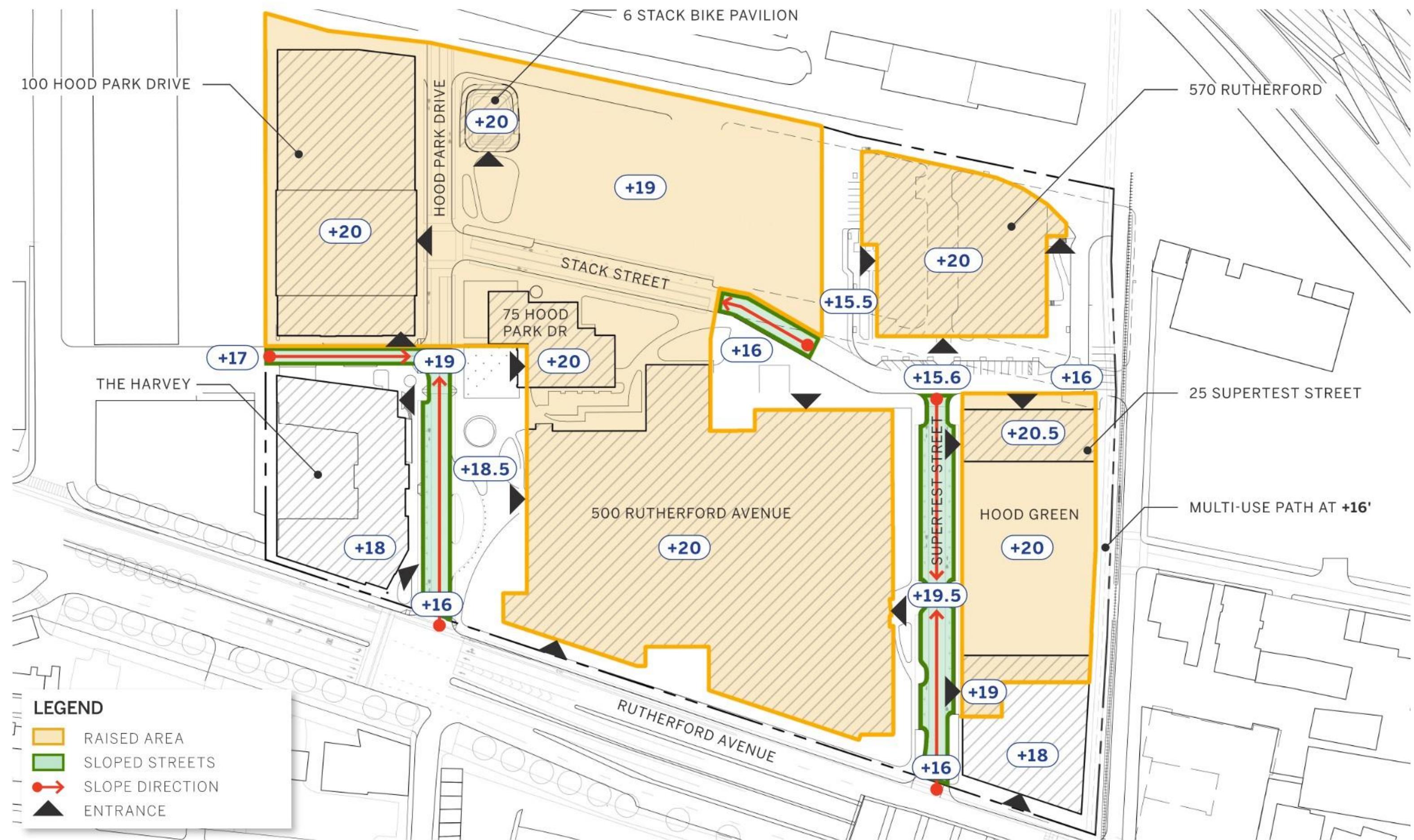


## SITE ANALYSIS



## URBAN GROVE





**Grading Diagram - Interim Condition**

0 60 120



# 15 & 25 Supertest Street & Hood Green @ Hood Park



## HOUSING

- Housing Creation of twenty-six (26) affordable rental units in Charlestown
- 110 new market rate rental housing units across the two projects.



## JOBS

- 200 construction jobs and 40 permanent FTE full time jobs created
- The grocer will provide a wide range of job opportunities including for Charlestown teens



## COMMUNITY

- A new 24,000 SF grocery will address one of the top service needs from PLAN: Charlestown
- Creation of a new 1 Acre community open space and multi-use path



## SUSTAINABILITY

- LEED Gold / 63 pts.
- Efficient All-Electric Building
- Raising grade 3' across Hood Park to increase community resiliency during flood events.