

01/07/26 Zoning Commission

The meeting will begin soon!



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.



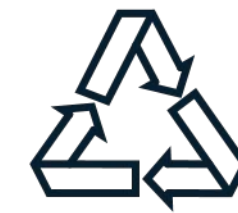
JOBS

- 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

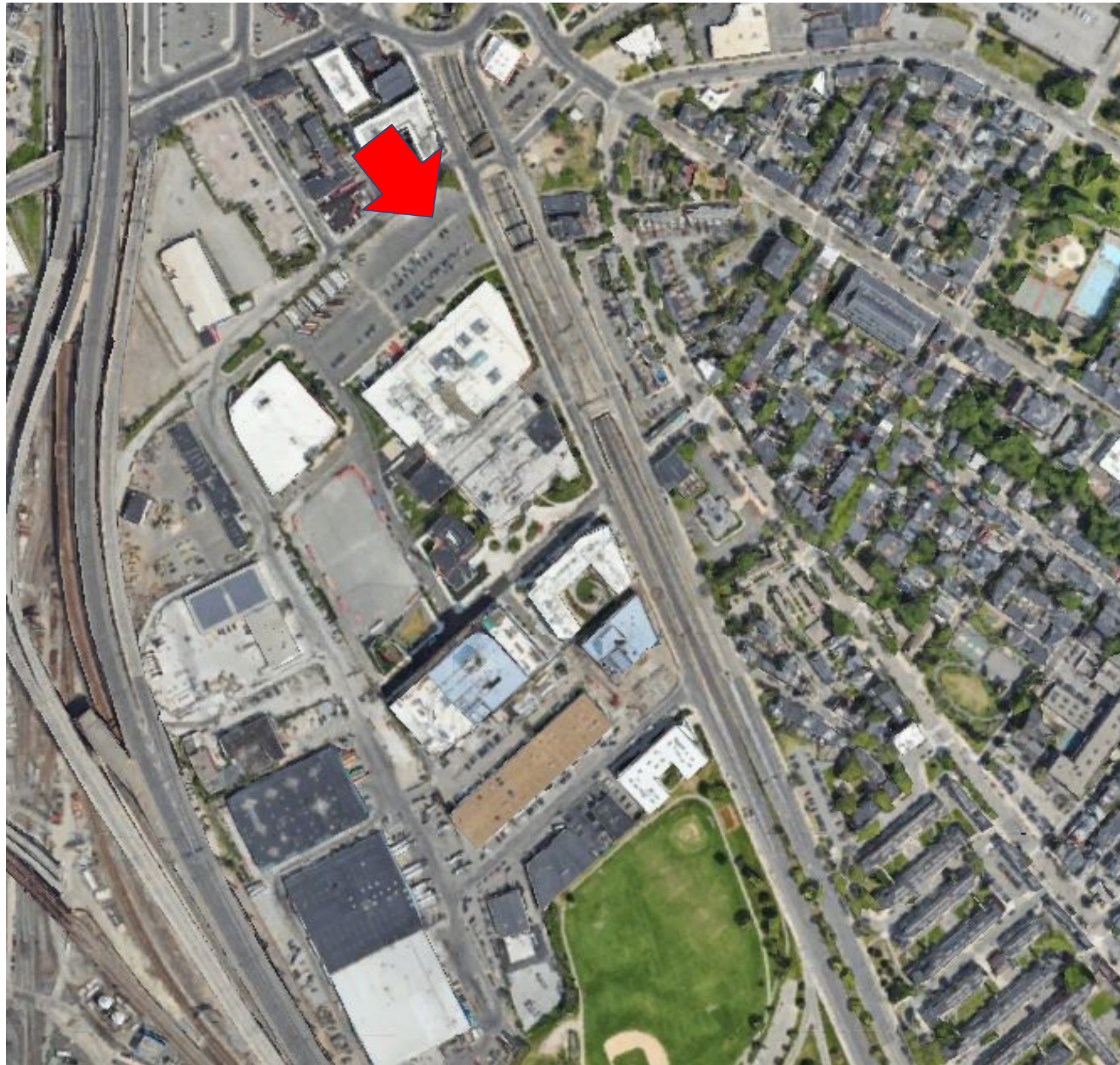
- A new 24,000 SF grocery will address one of the top service needs from PLAN: Charlestown
- Creation of a new 1 Acre community open space and multi-use path



SUSTAINABILITY

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

SITE CONTEXT



HOOD PARK
CHARLESTOWN

- 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

PLANNING CONTEXT

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



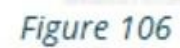
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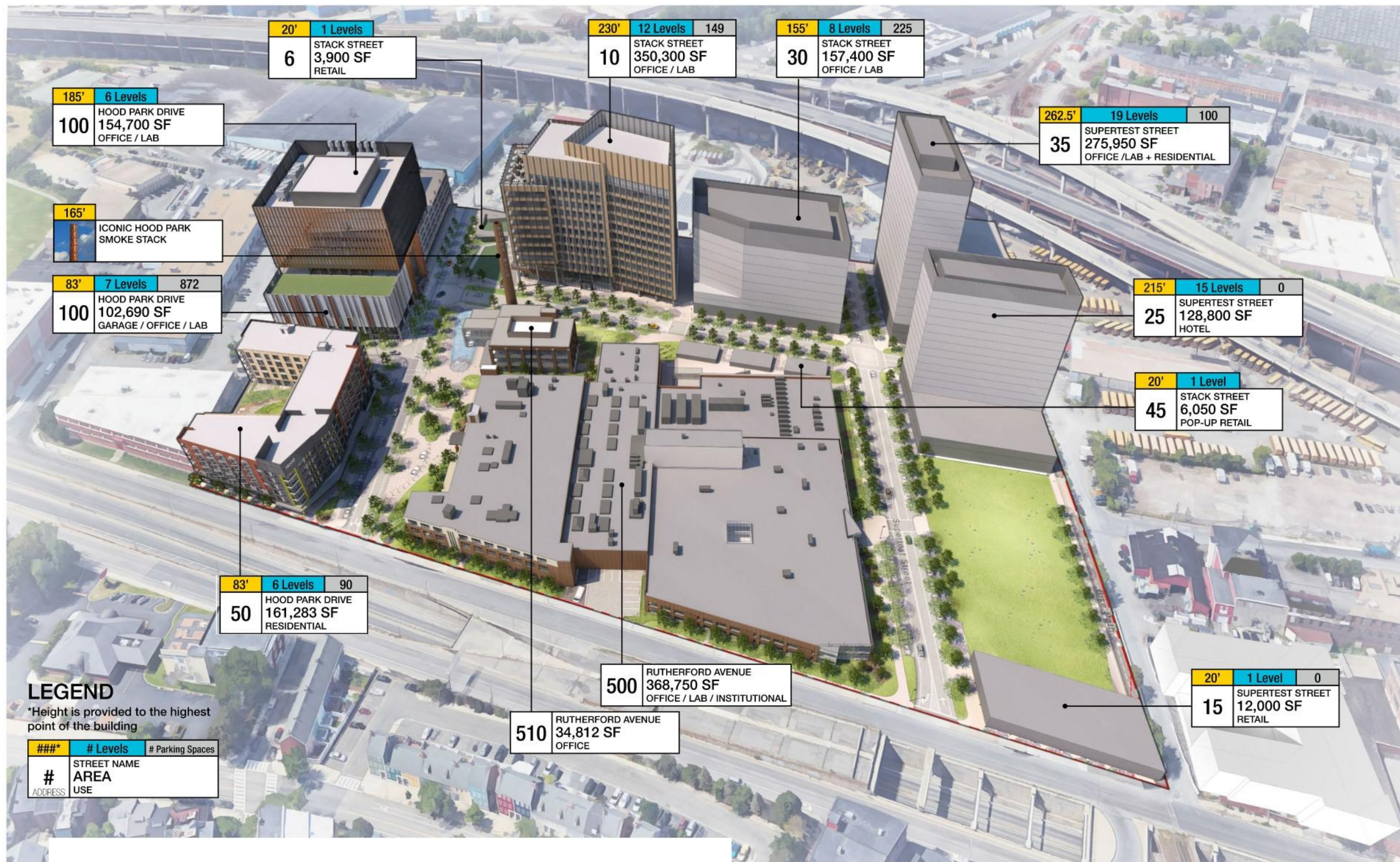


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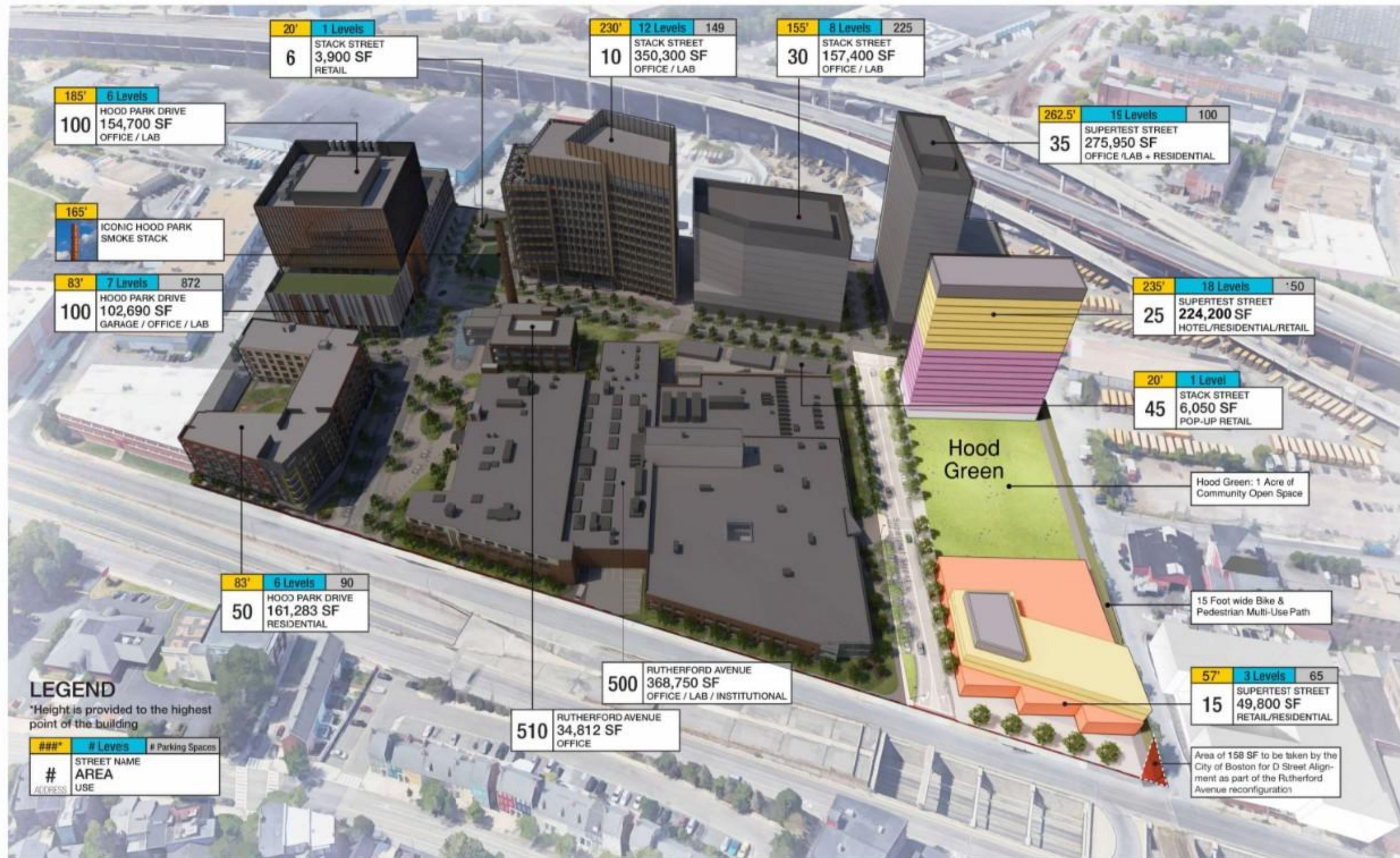
HOOD PARK IN CHARLESTOWN







Approved Hood Park Master Plan PDA (2019)



Area, Use, Parking, and Height Summary

Hood Park Master Plan—Charlestown, MA
 DECEMBER 2025 REVISION



PROJECT METRICS

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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

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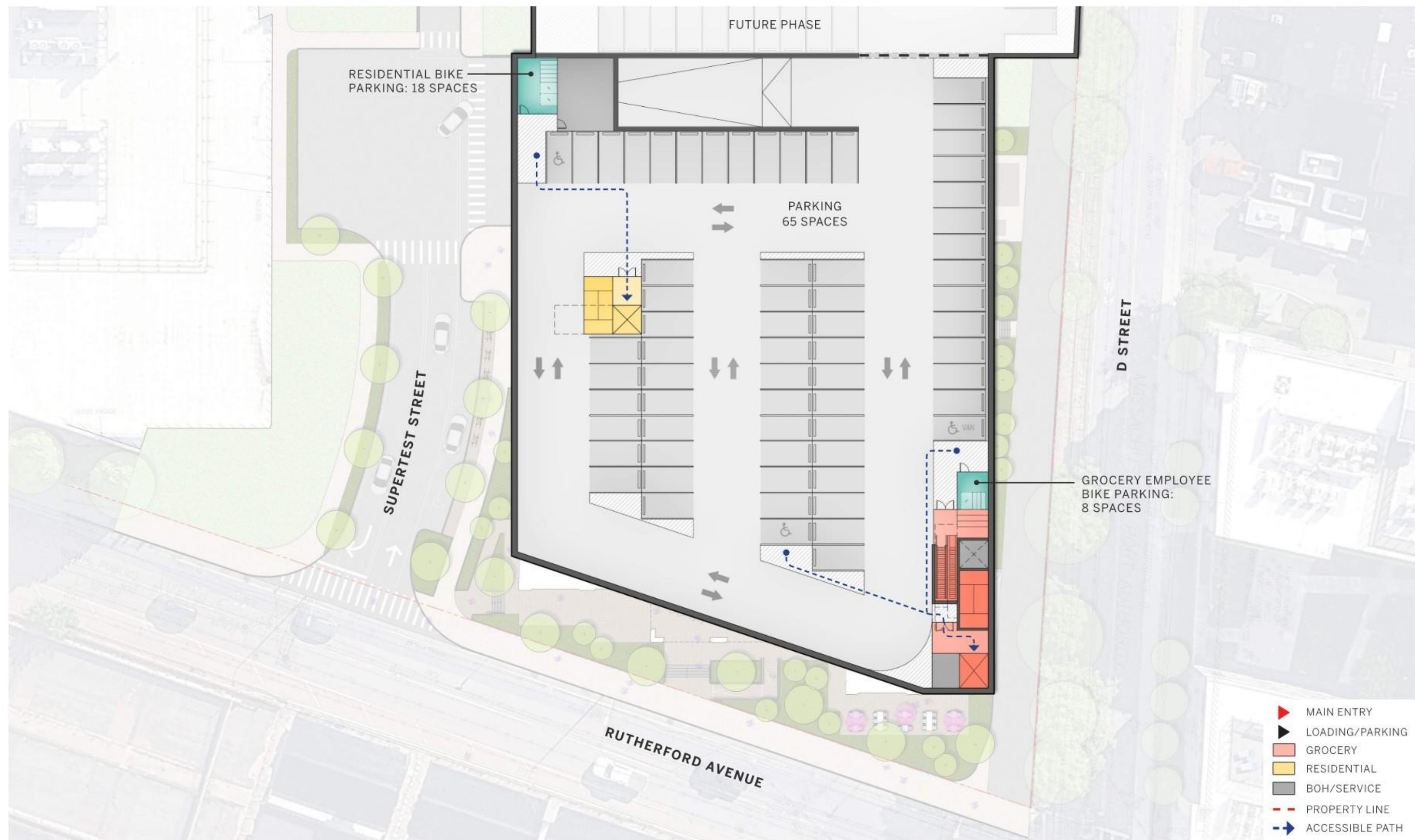


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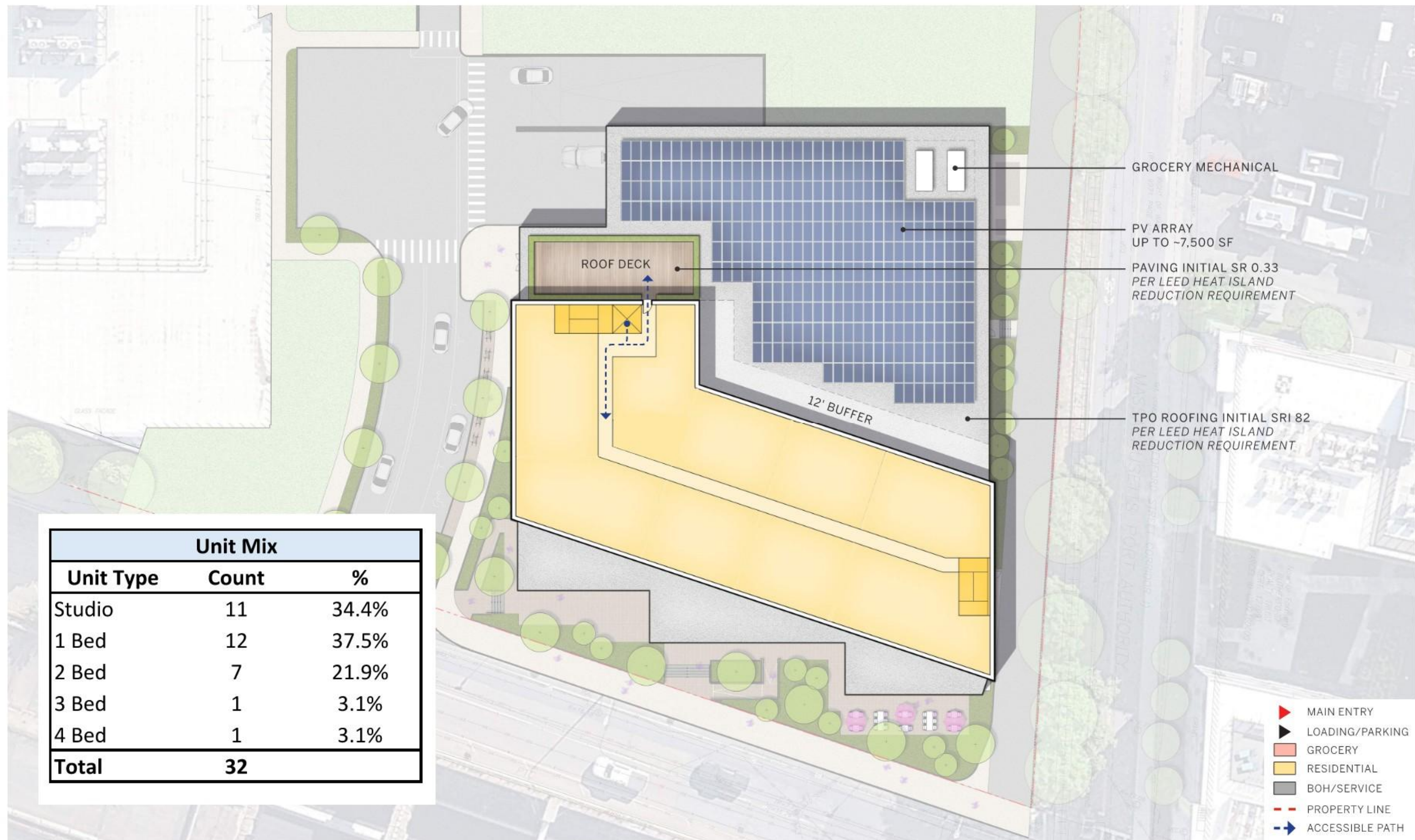




Floor Plan - Below Grade Parking



Floor Plan - Ground Level



Unit Mix		
Unit Type	Count	%
Studio	11	34.4%
1 Bed	12	37.5%
2 Bed	7	21.9%
3 Bed	1	3.1%
4 Bed	1	3.1%
Total	32	

Floor Plan - Levels 2-3



Rutherford Avenue



Looking North on Rutherford Avenue



Landscape - Site Plan

25 SUPERTEST STREET

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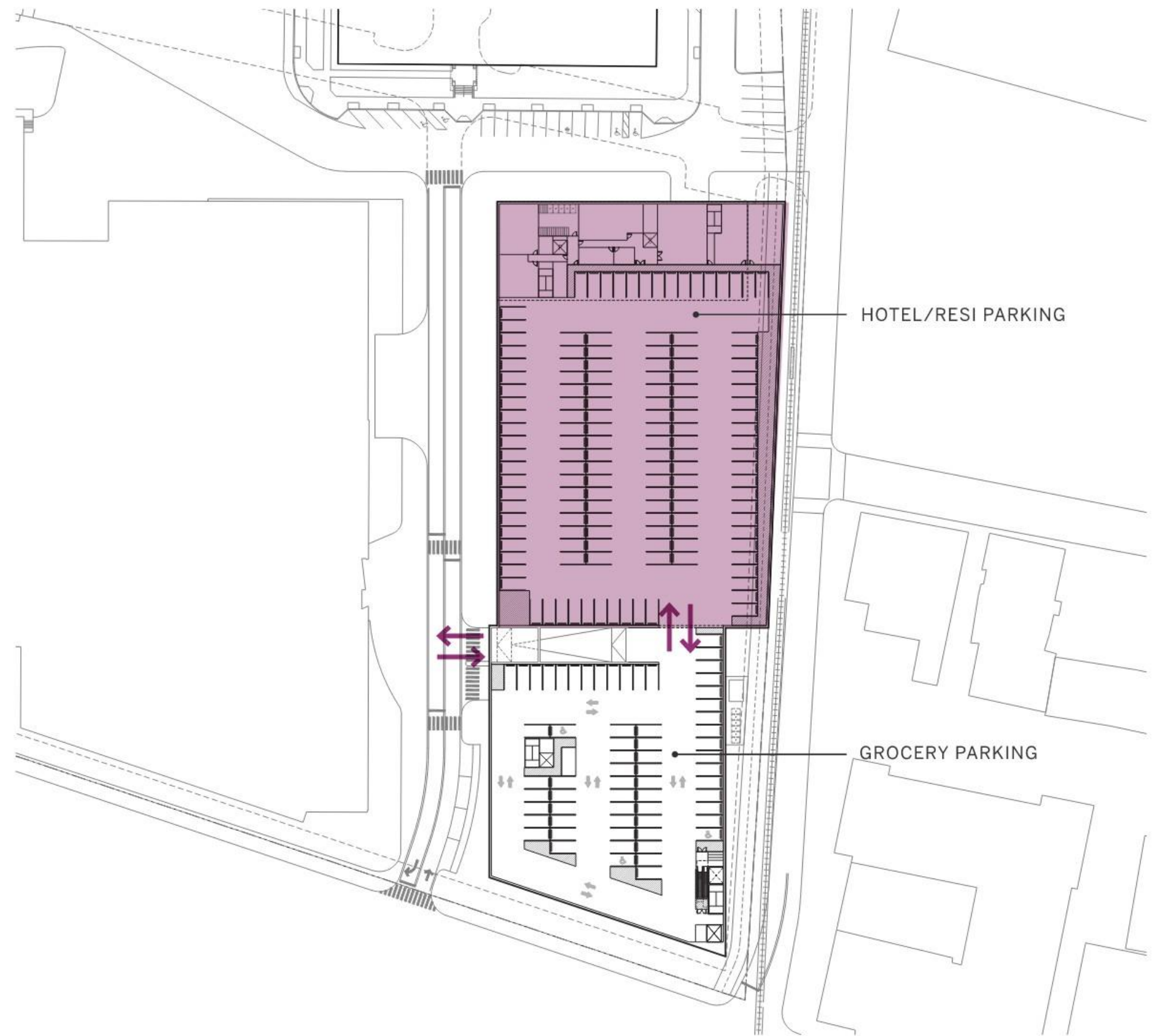


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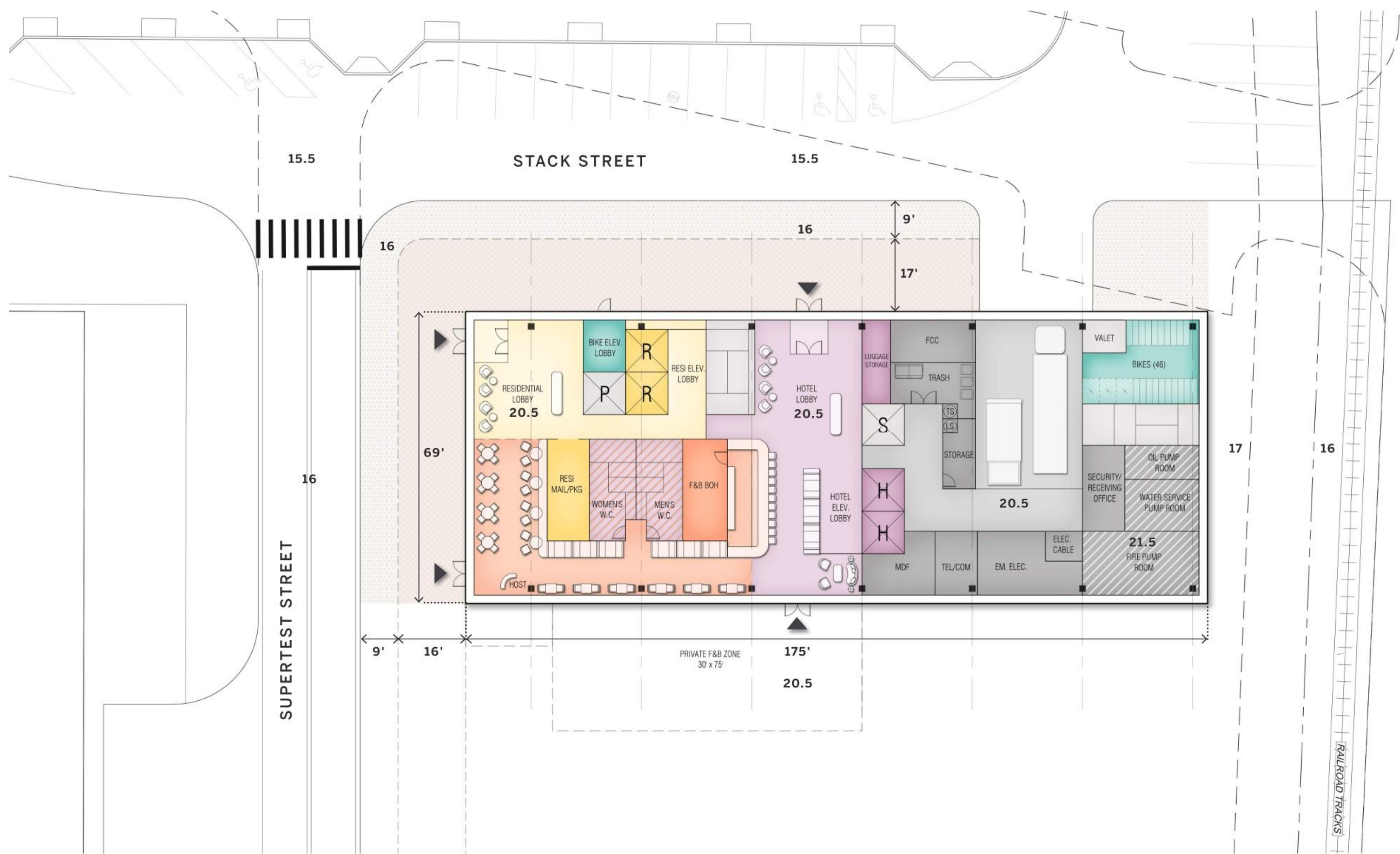
Hood Park Aerial



Parking Access

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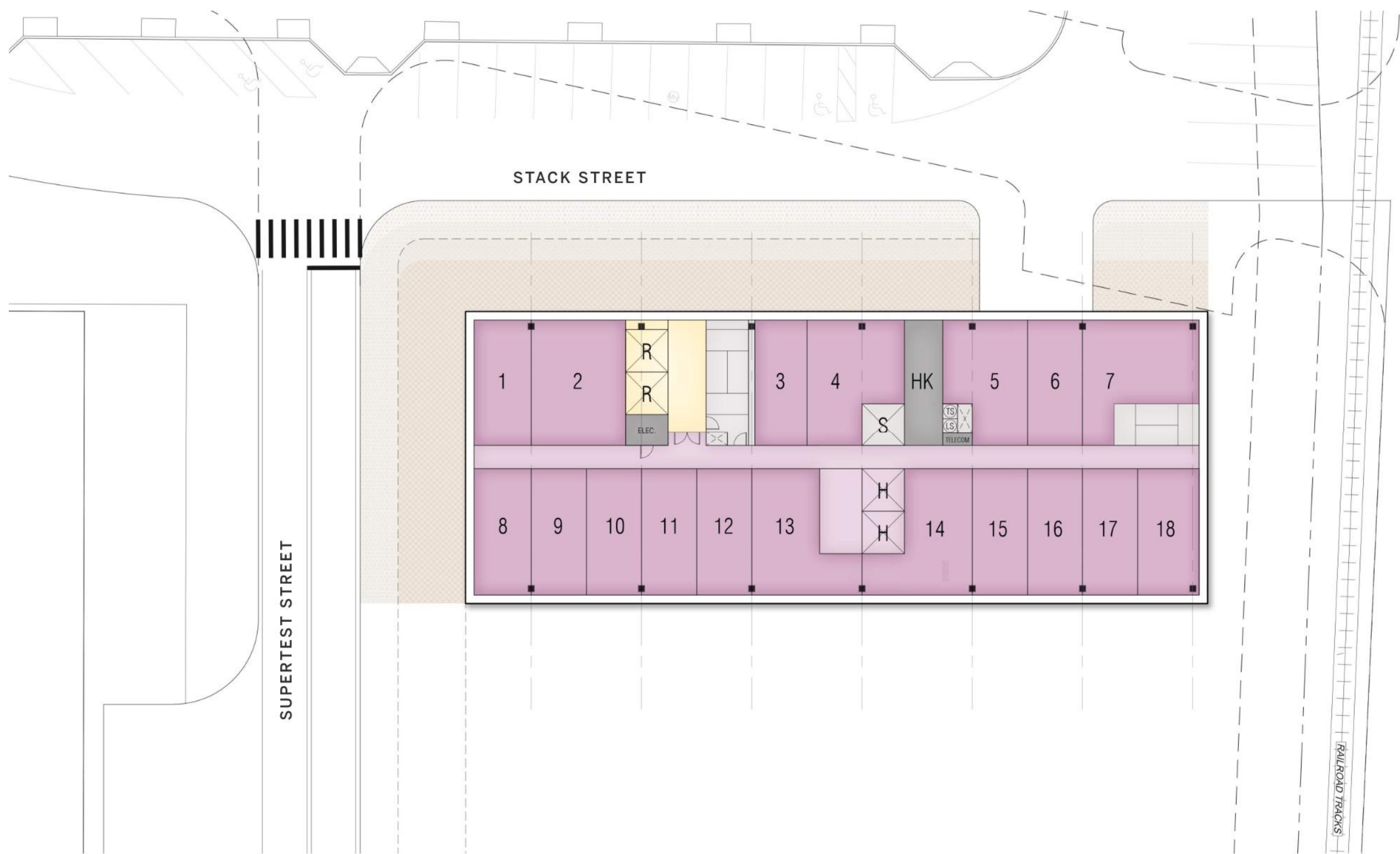




Ground Floor Plan

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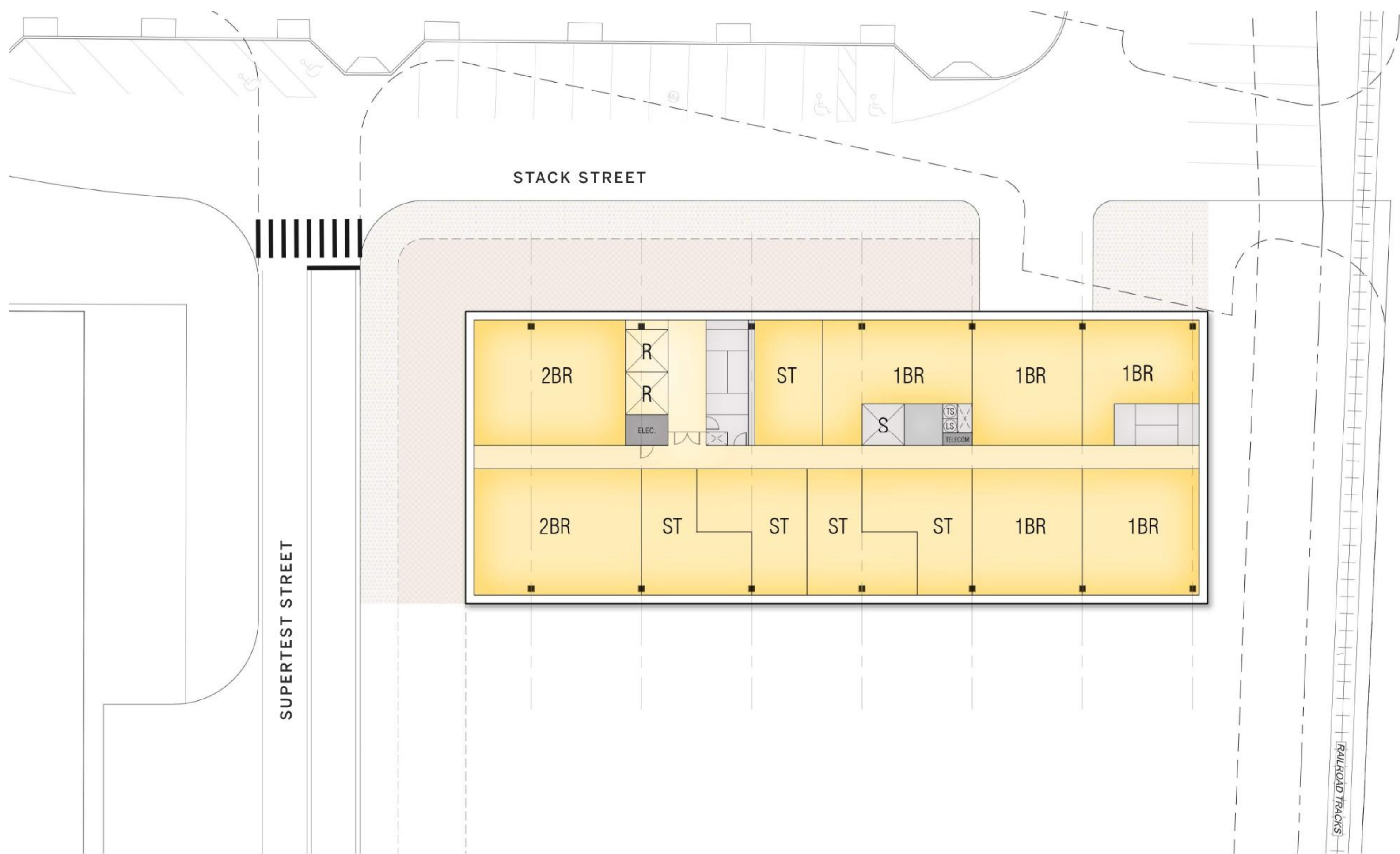




Levels 3-10 Plan: Typical Hotel

0 10 20





Levels 12-18 Plan: Typical Residential

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HOOD GREEN

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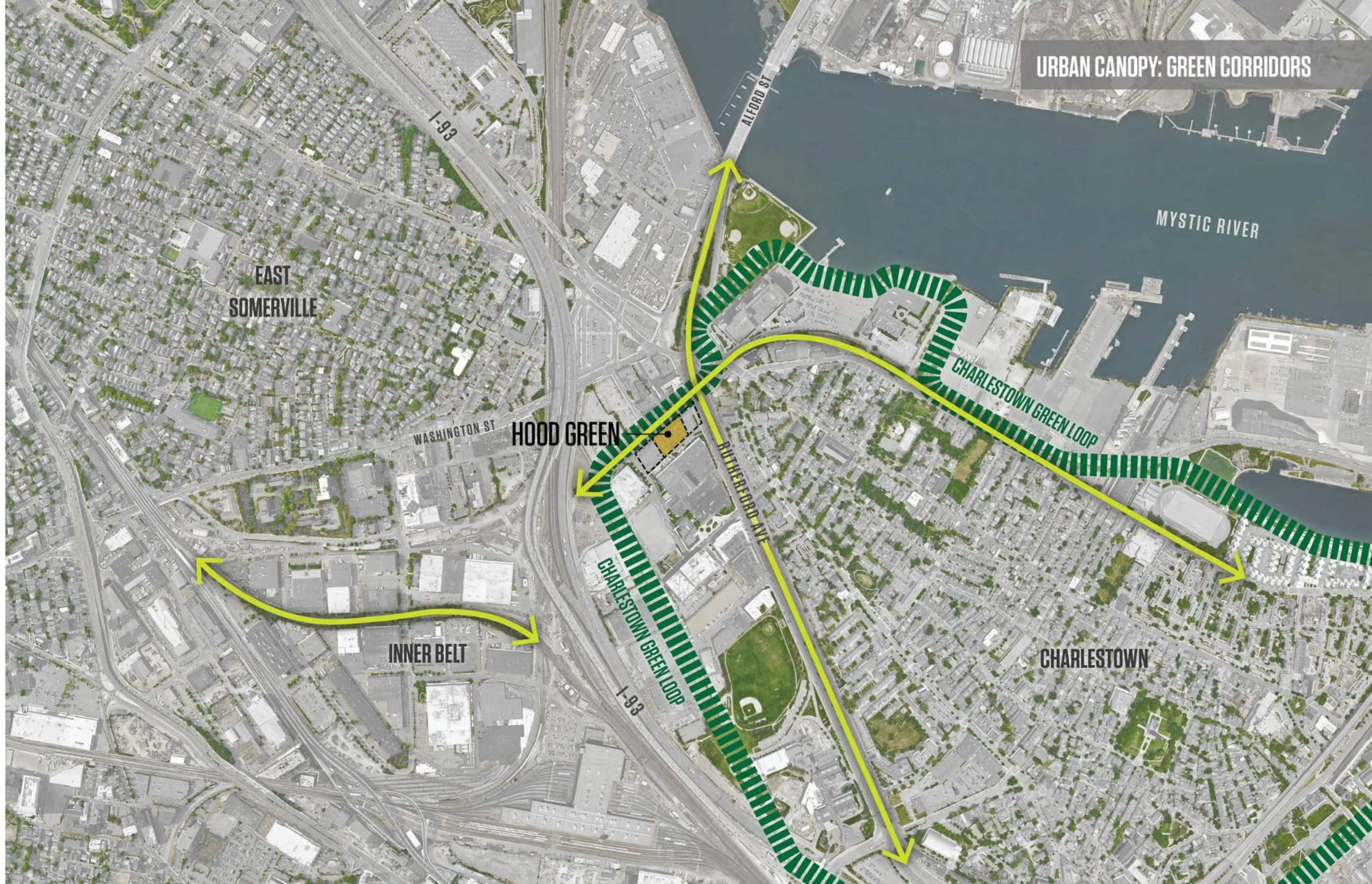
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URBAN CANOPY: GREEN CORRIDORS



EAST
SOMERVILLE

WASHINGTON ST

HOOD GREEN

RUTHERFORD AVE

CHARLESTOWN GREEN LOOP

I-93

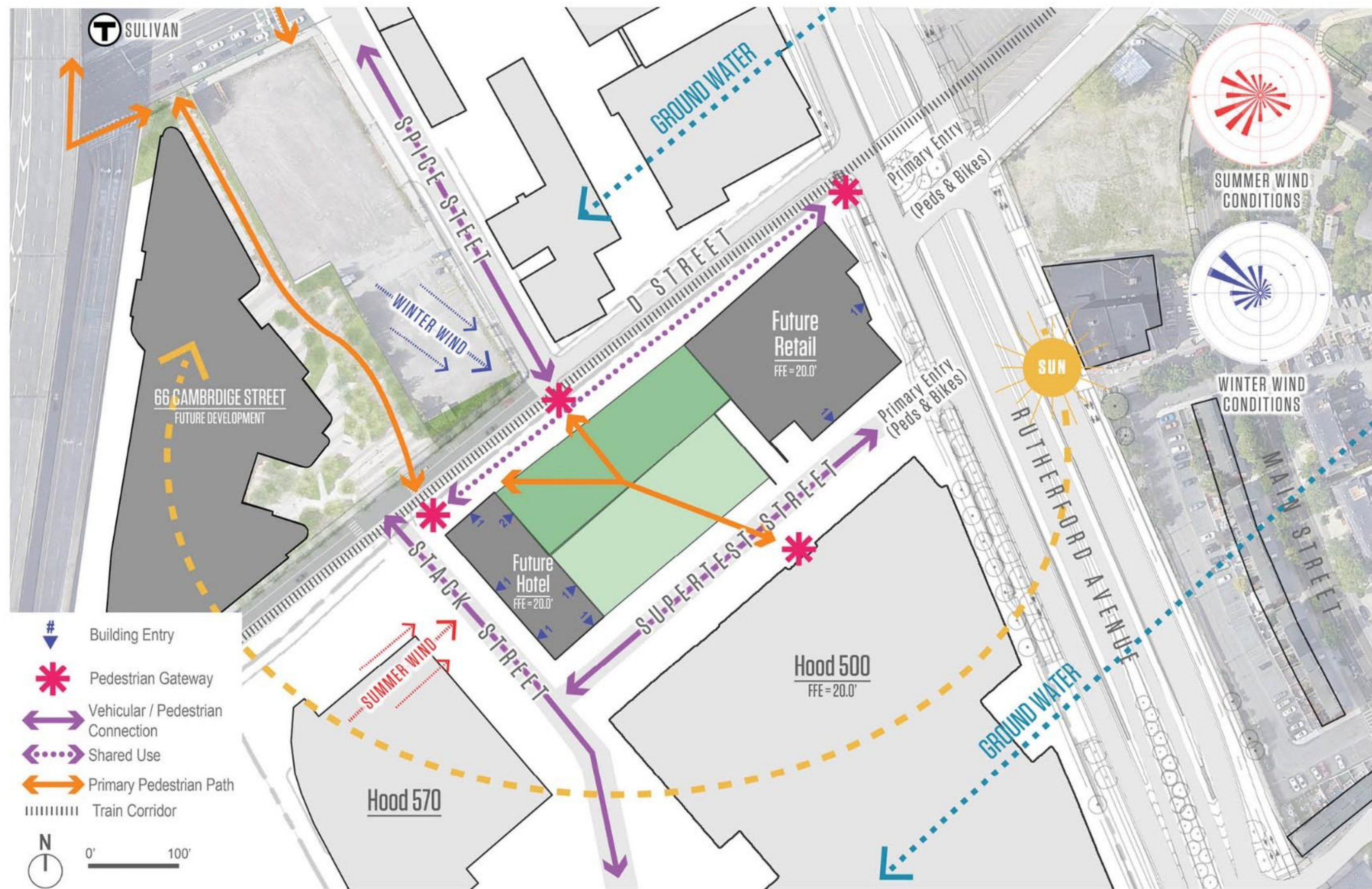
INNER BELT

MYSTIC RIVER

CHARLESTOWN GREEN LOOP

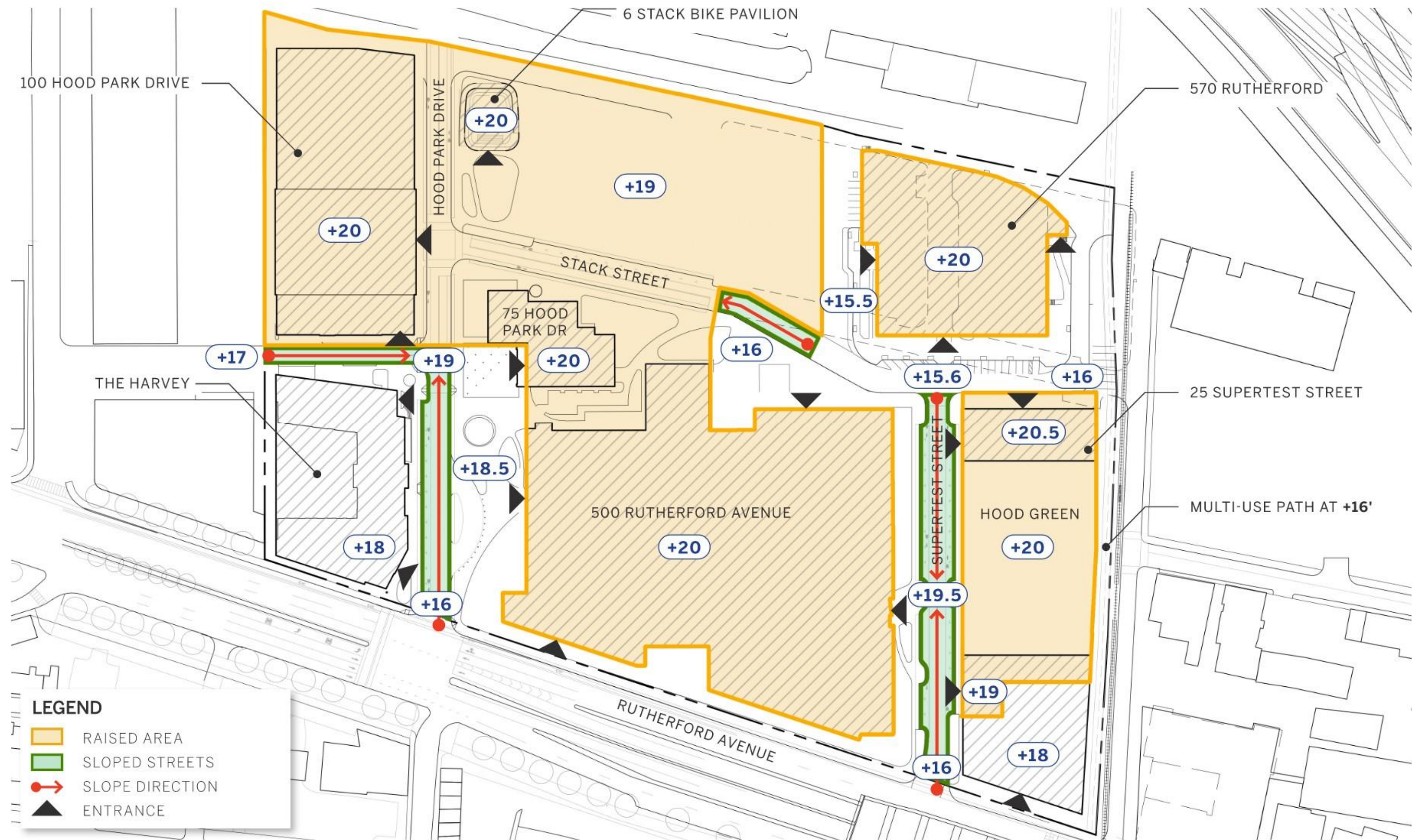
CHARLESTOWN

SITE ANALYSIS



URBAN GROVE





Grading Diagram - Interim Condition

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