



# EXCHANGE SOUTH END

THE **ABBEY** GROUP

 Stantec

MICHAEL  
VAN  
VALKENBURGH  
ASSOCIATES  
INC

November 28, 2017

# EXCHANGE SOUTH END – 540 Albany St

11.28.17

## Agenda

- Introduction & Context
- Massing Study
- Design Concept
- Landscape Refinement



# WHAT WE HEARD

- Smart Planning
- Generally agree with shifting masses
- Building B feels massive – study massing
- Why is there so much hardscape?
- Come with a strong point of view on the Design Concept

## Item:

1. Larry Grossman and Chris Matthews gave an overview of the project planning, design and landscape strategy.
2. **David Hacin** complemented the design team on the smart planning efforts, and appreciated the shift in massing and height strategy. He would like the design team to push that strategy further and take more height from B and put it on C. He is concerned with how Building B relates to Plympton street. He feels that portion of B is too significant and massive and may need to relate more to the neighborhood, especially at the view down Plympton St. He stated that the triple story arcade feels large next to the neighborhood scale. David questioned why there was so much hardscape, and mentions that the South End has the lowest percentage of green space to hard scape. The SE is the audience for more soft-scape. He is also concerned that if not done correctly, the project could feel like a hospital zone. David points out that most the users will arrive to the site by foot; the pedestrian scale should be stressed.
3. **Andrea Leers** appreciates the campus approach, the pedestrian feel, the ground plane, the urban realm. She suggests there should be more planting, less hardscape, and to think of the inside plaza as a campus, possibly with more similarities. She mentioned arcades as a unifying element. Andrea agrees with David Hacin that there should be more height on Building C and less on Building B. She is concerned that there does not have to be a celebratory iconic space in the back for the community space.
4. **Deneed Crosby** commented that the plaza should be thought of as 1 unifying space instead of 3. She agreed with David Hacin that the view down Plympton Street is crucial.
5. **Linda Eastly** commends the developers phasing approach. The first phase, no matter which building came first, will include Albany Green. She is struggling with the design of Albany Green and feels the space should be simple, clean, and should be used as a centering device for the development as a whole. She thinks that the paving striations adds the connection throughout the plaza, but worries that the hardscape will feel vacant. Linda wonders about the storm water management, and if there are more opportunities for soft-scape. Linda comments that the iconic space at the end between C&D should align more with the plaza, than the buildings. Maybe it becomes a framed open space.
6. **David Manfredi** thinks that the ground floor planning is very smart and well thought out. He encourages the design team to come to the next BCDC meeting with a strong point of view if the development of the buildings are more similar like a campus or 4 individual buildings.



Building	A	B	C	D	Total
# Floors	6	14	20	15	--
Building Height* (ft)	92	200	282	215	--
Floor Area, Gross (sf)	230,000	480,700	502,000	386,725	1,599,425
Laboratory (sf)	192,855	284,030	195,970	167,955	840,810
Office (sf)	0	161,300	298,360	180,880	640,540
Retail (sf)	20,500	22,000	0	0	42,500
Civic (sf)	0	0	0	0	30,000
Lobbies (sf)	7,600	5,800	3,500	3,500	20,400
BOH*/Services (sf)	9,045	7,570	4,170	4,390	25,175
Enclosed MEP*/Penthouse (sf)	19,200	21,600	17,900	17,800	76,500
Garage Area (sf)	145,000	185,000	85,000	75,000	490,000
Garage Spaces	352	505	288		1,145



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# PROJECT SUMMARY



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MEDICAL AREA

BACK STREETS

SOWA

NEW YORK STREETS



# ALBANY STREET | VIEW FROM SOUTH



# ALBANY STREET | VIEW FROM NORTH



# HIGHWAY 93 | VIEW FROM SOUTHEAST

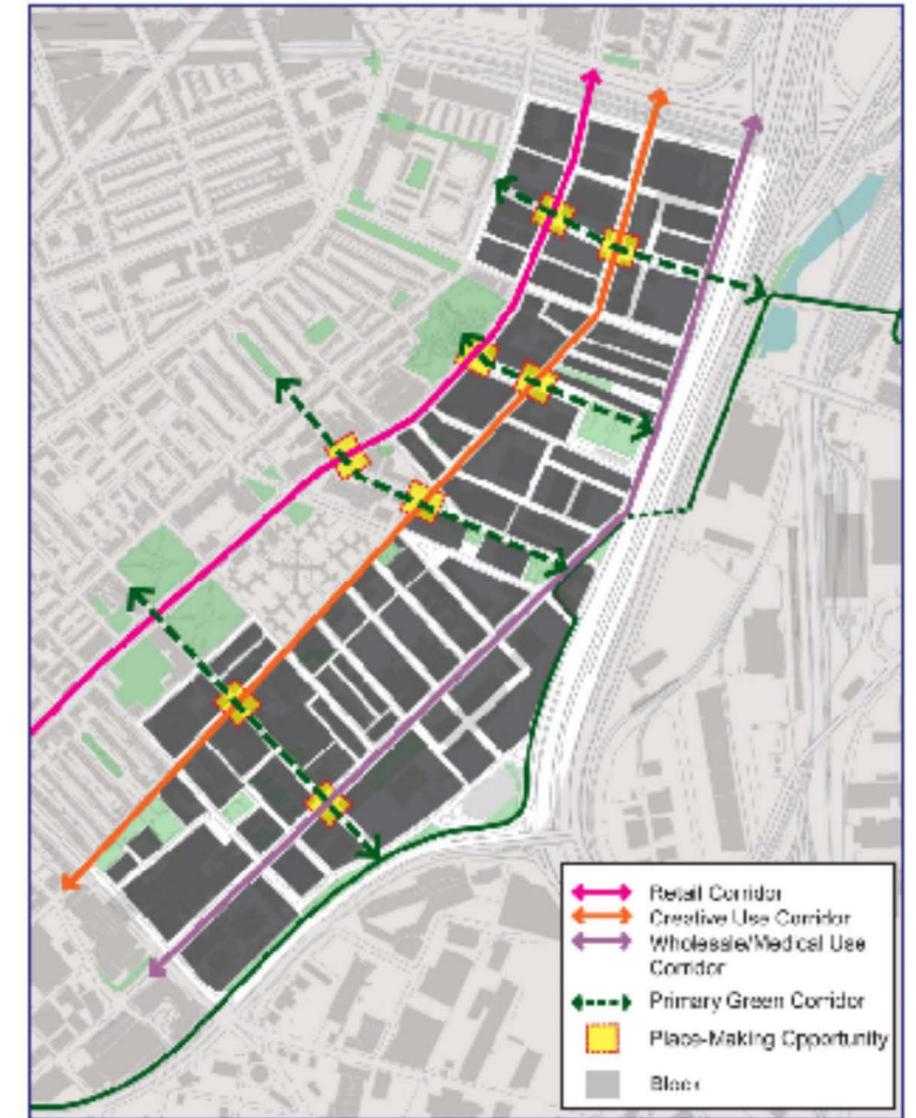




### Public Realm

Building upon the collective vision for the Study Area, an urban design framework was created to enhance the public realm in order to knit disparate areas together. The main goal of the public realm plan is the improvement of pedestrian connectivity and circulation within the Study Area as well as to neighboring areas and, more specifically, the following components:

- Enhancement of north-south connections through use corridors, strengthening of four main east-west streets for an interconnected open space network, and at the intersection of these, the creation of ground-level place-making opportunities;
- Enhancement of pedestrian and vehicular circulation through the breaking up of large blocks with new connections;
- Implementation of streetscape / public realm improvements shall occur through the BRA Article 80 development review process, which will require certain projects to provide public amenities that reinforce the recommendations in the public realm plan; and
- Creation of street design types that reinforce and improve streetscape character based on the functions of those streets as well as enhancing frontage for existing and future developments.



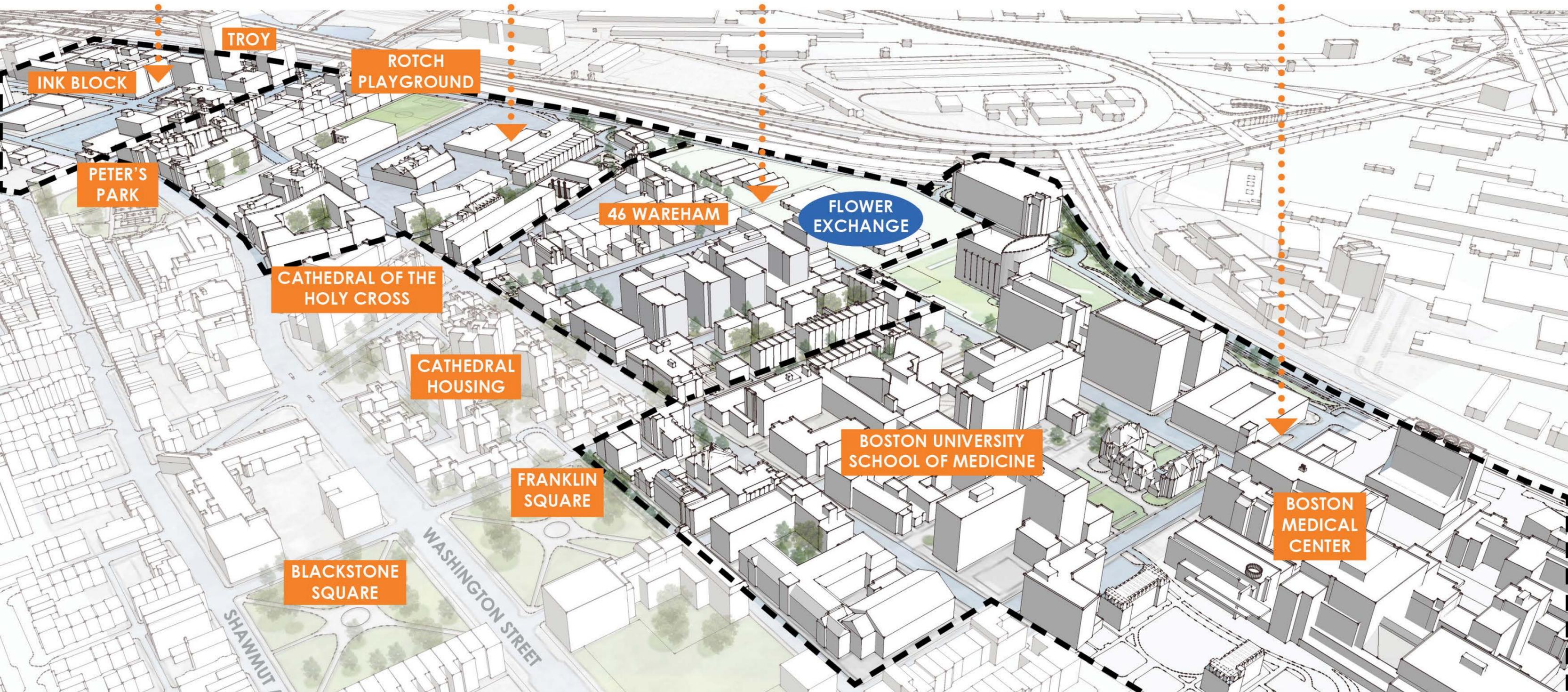
Public Realm diagram

NEW YORK STREETS

SOWA

BACK STREETS

MEDICAL AREA

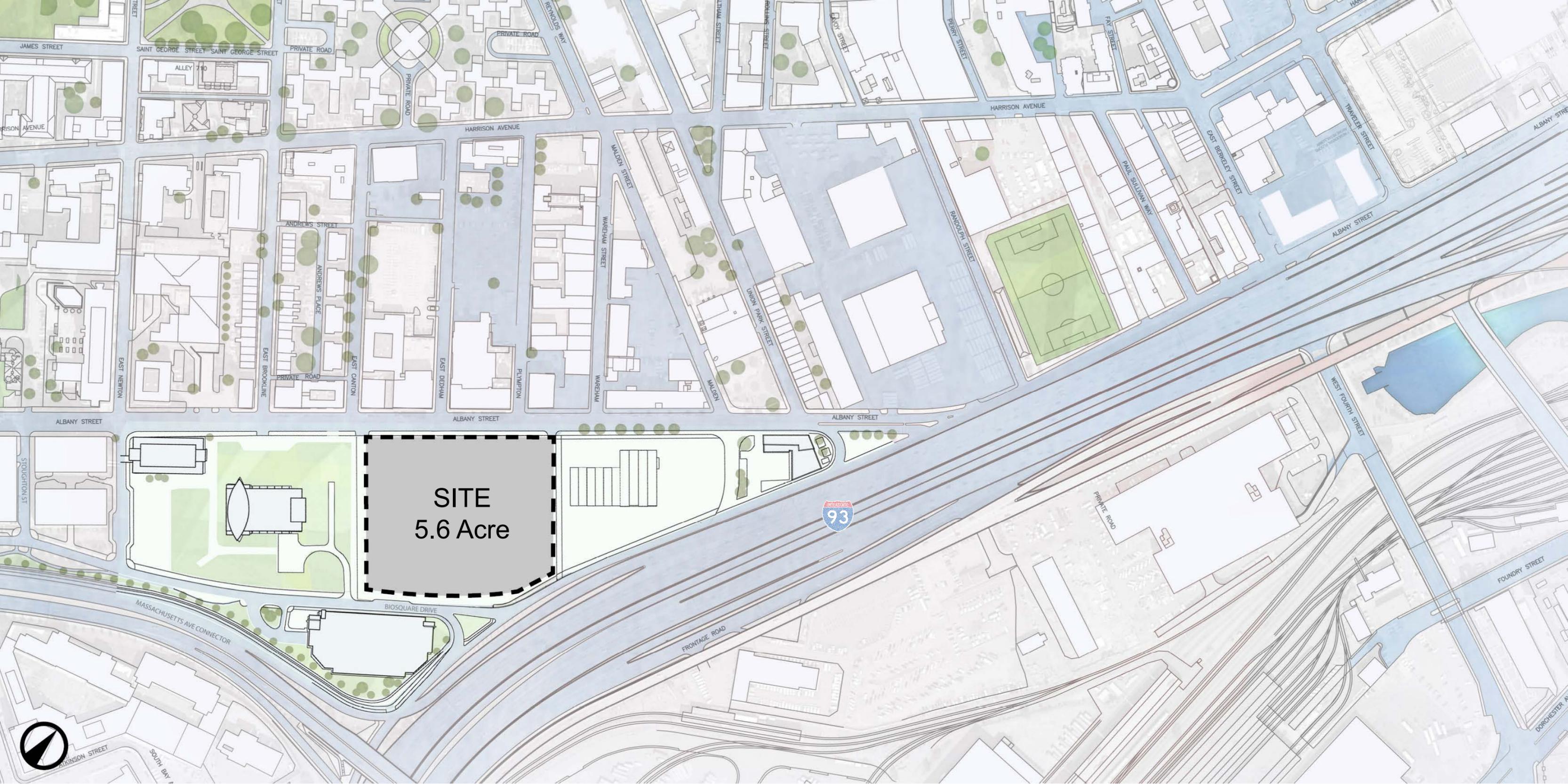


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HARRISON ALBANY NEIGHBORHOOD

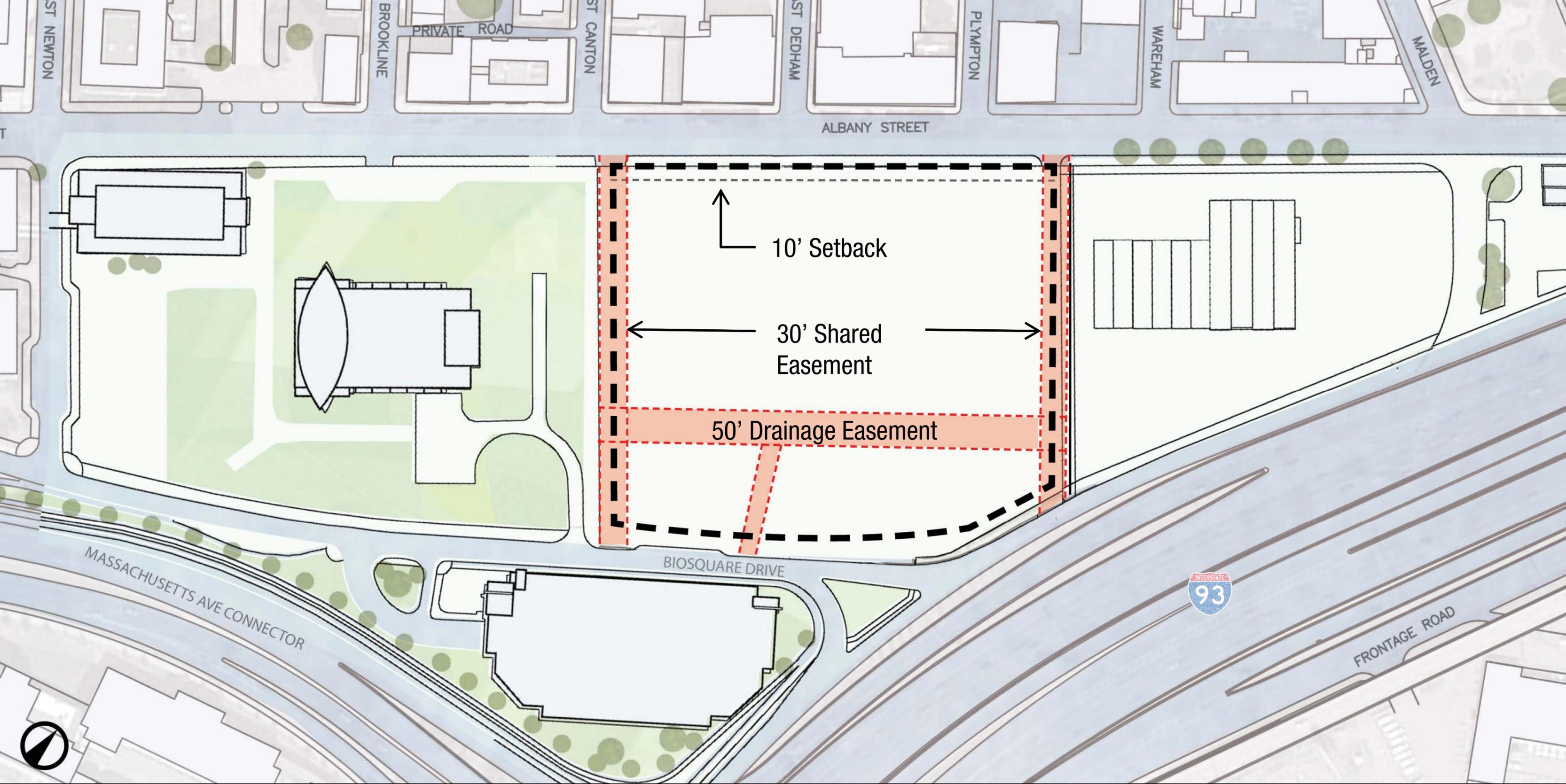


MICHAEL VAN VALKENBURGH ASSOCIATES INC



SITE  
5.6 Acre



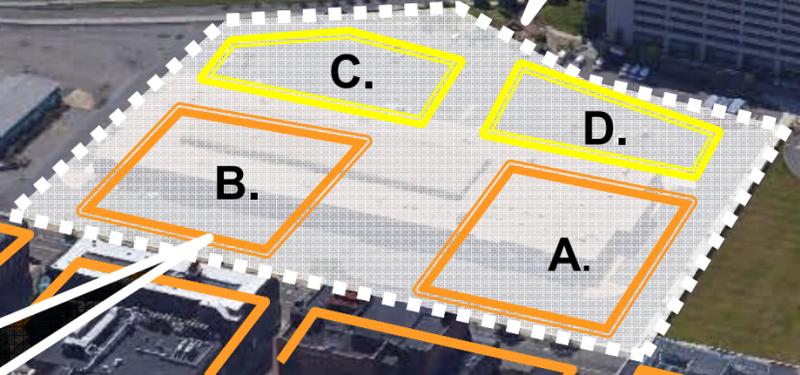


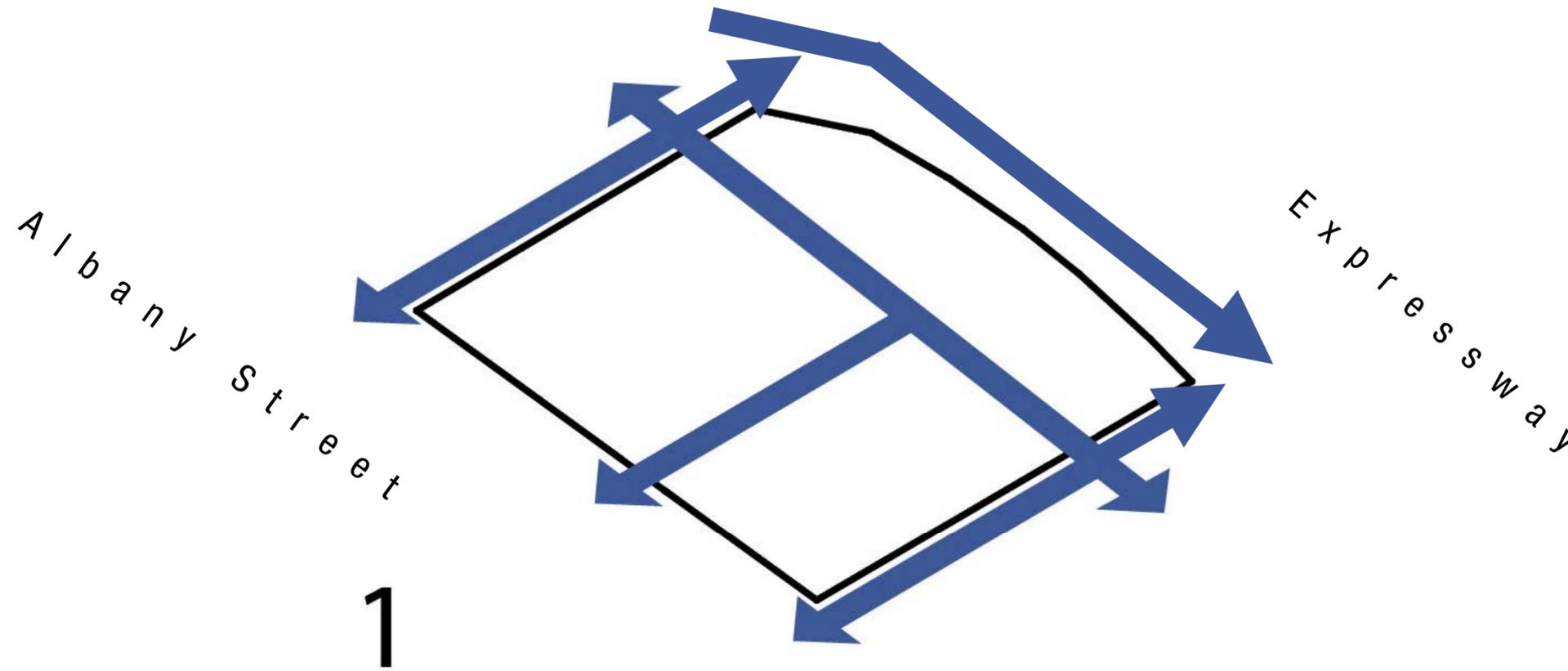
# SITE CONSTRAINTS



**LONG-DISTANCE CONTEXT**  
 -DYNAMIC  
 -EXPRESSIVE FORMS  
 -MOVEMENT

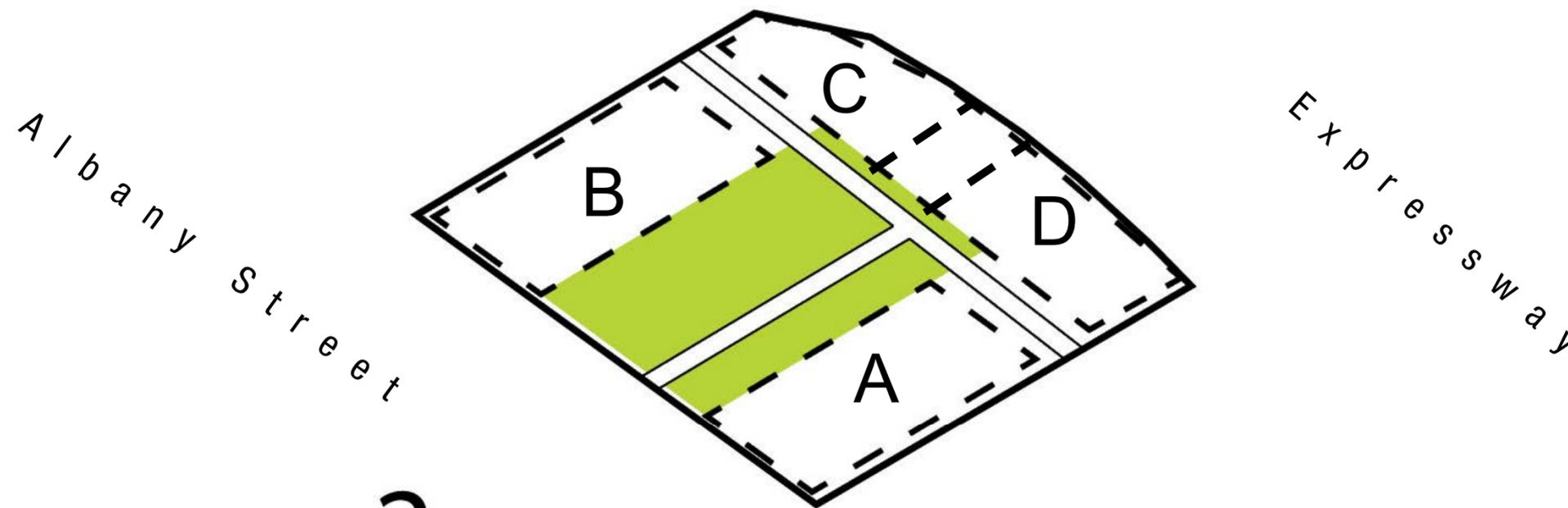
**NEIGHBORHOOD CONTEXT**  
 -SCALE  
 -WARM MATERIALITY  
 -RICH TEXTURE  
 -REPETITIVE PATTERNS





## CIRCULATION AND ACCESS

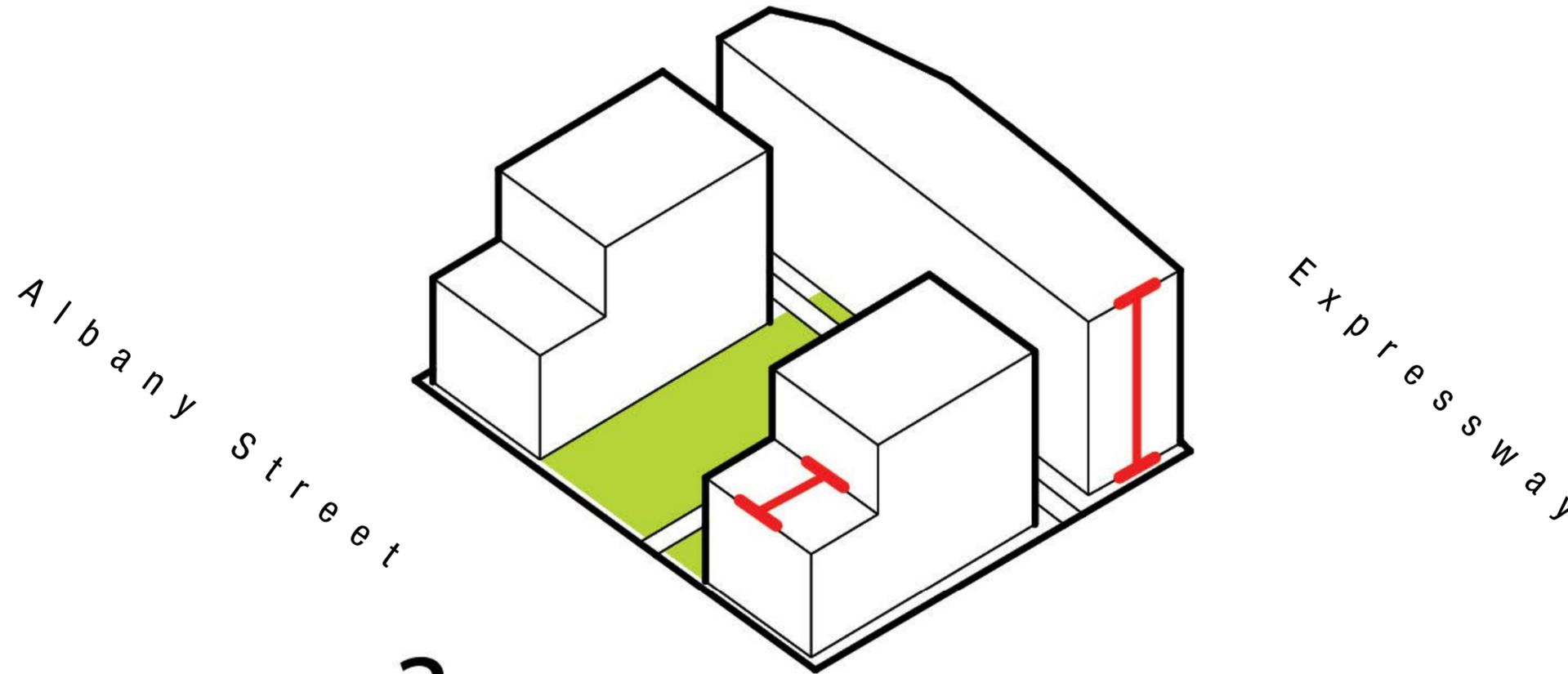
Restore historic, fine-grained block structure to improve the pedestrian experience and streamline traffic flow.



2

## NEW PUBLIC PARK

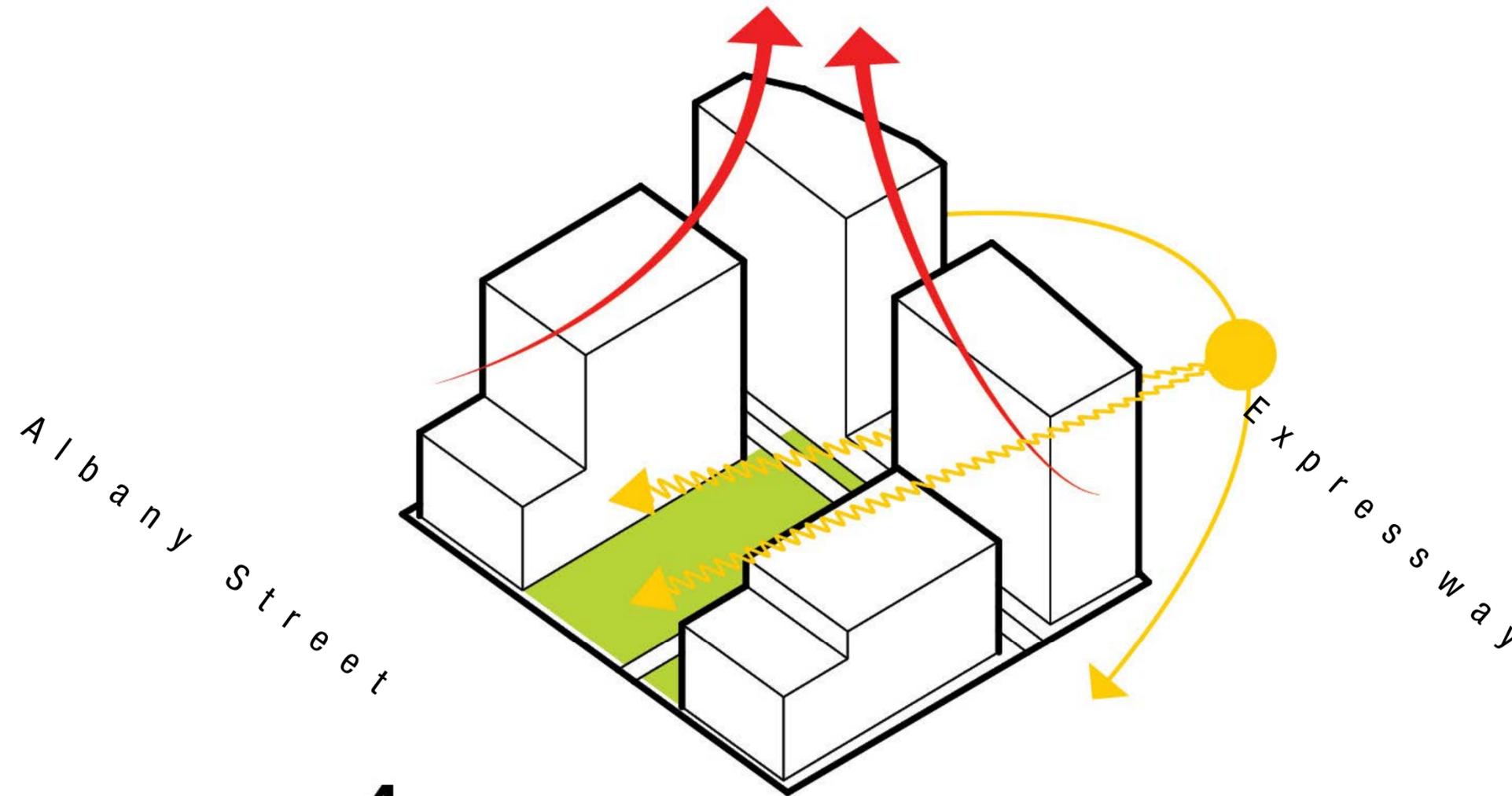
Push building sites to the edge of the property to create a 1+ acre signature public park.



### 3

## FIT INTO THE CONTEXT

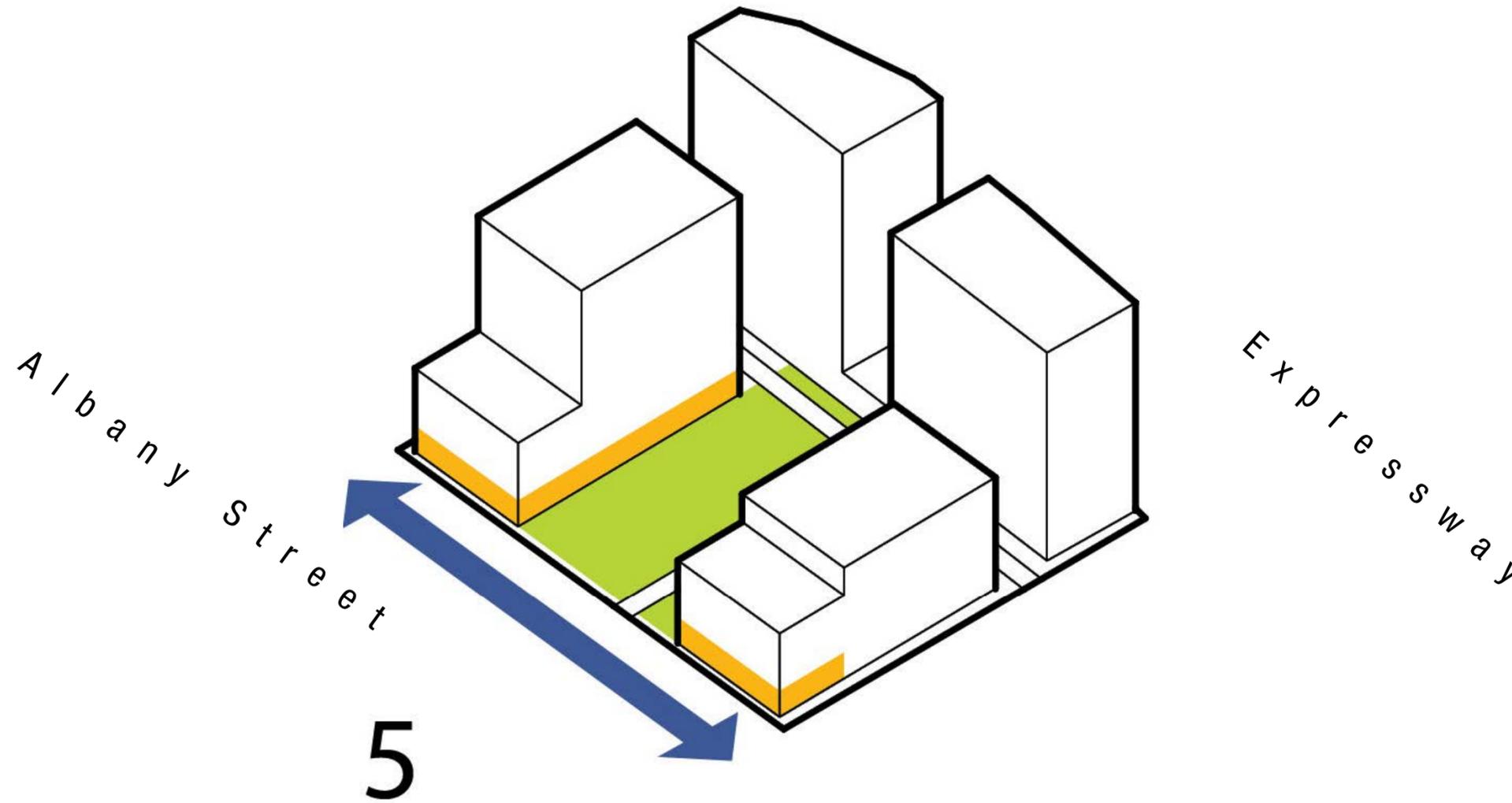
Guided by underlying zoning, the buildings along Albany Street are lower to create a comfortable edge.



4

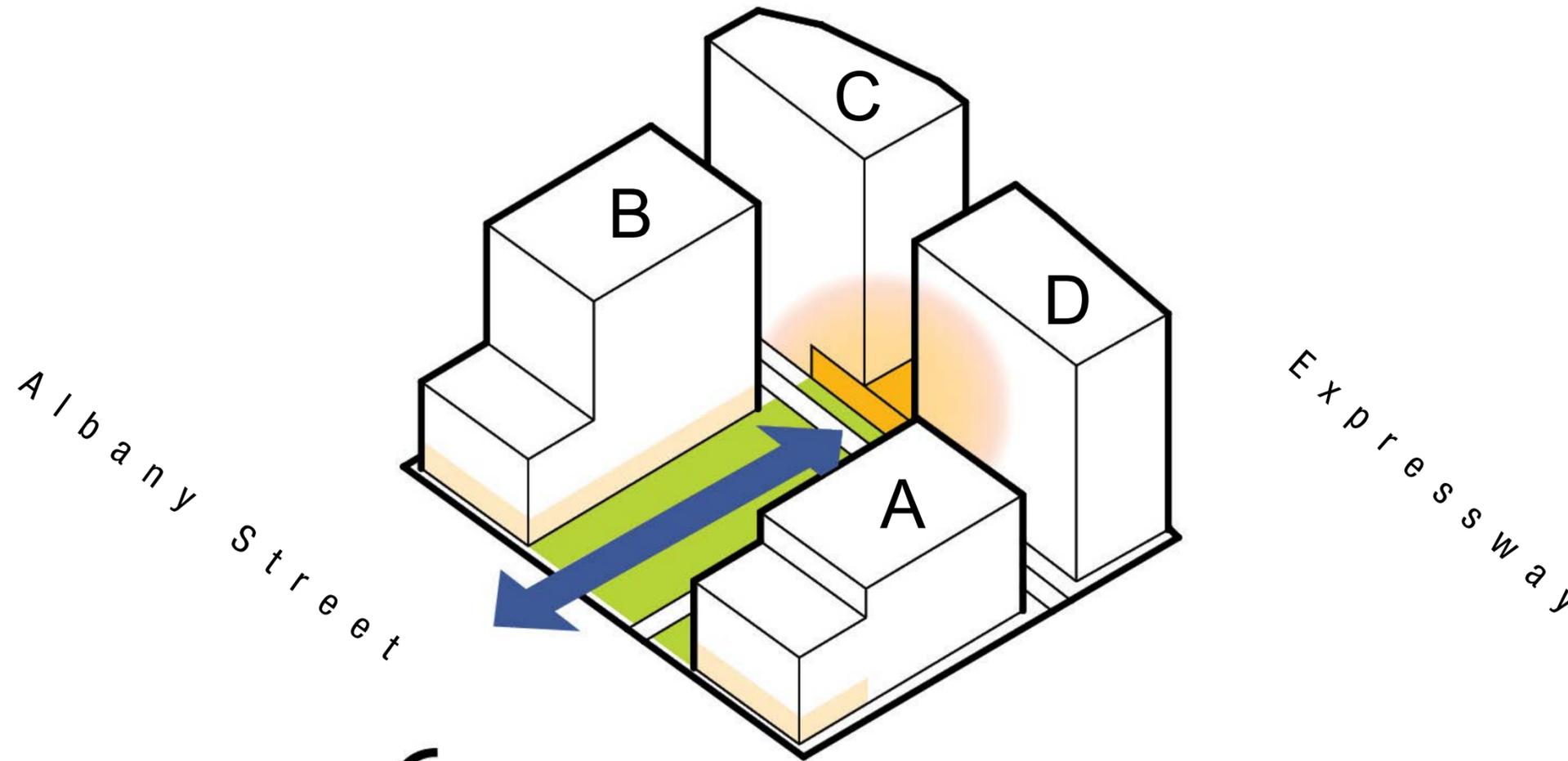
## SUN IN THE PARK

Vary building heights by pushing up against I-93 and down along the historic Albany Street edge.



## ACTIVE ALBANY STREET

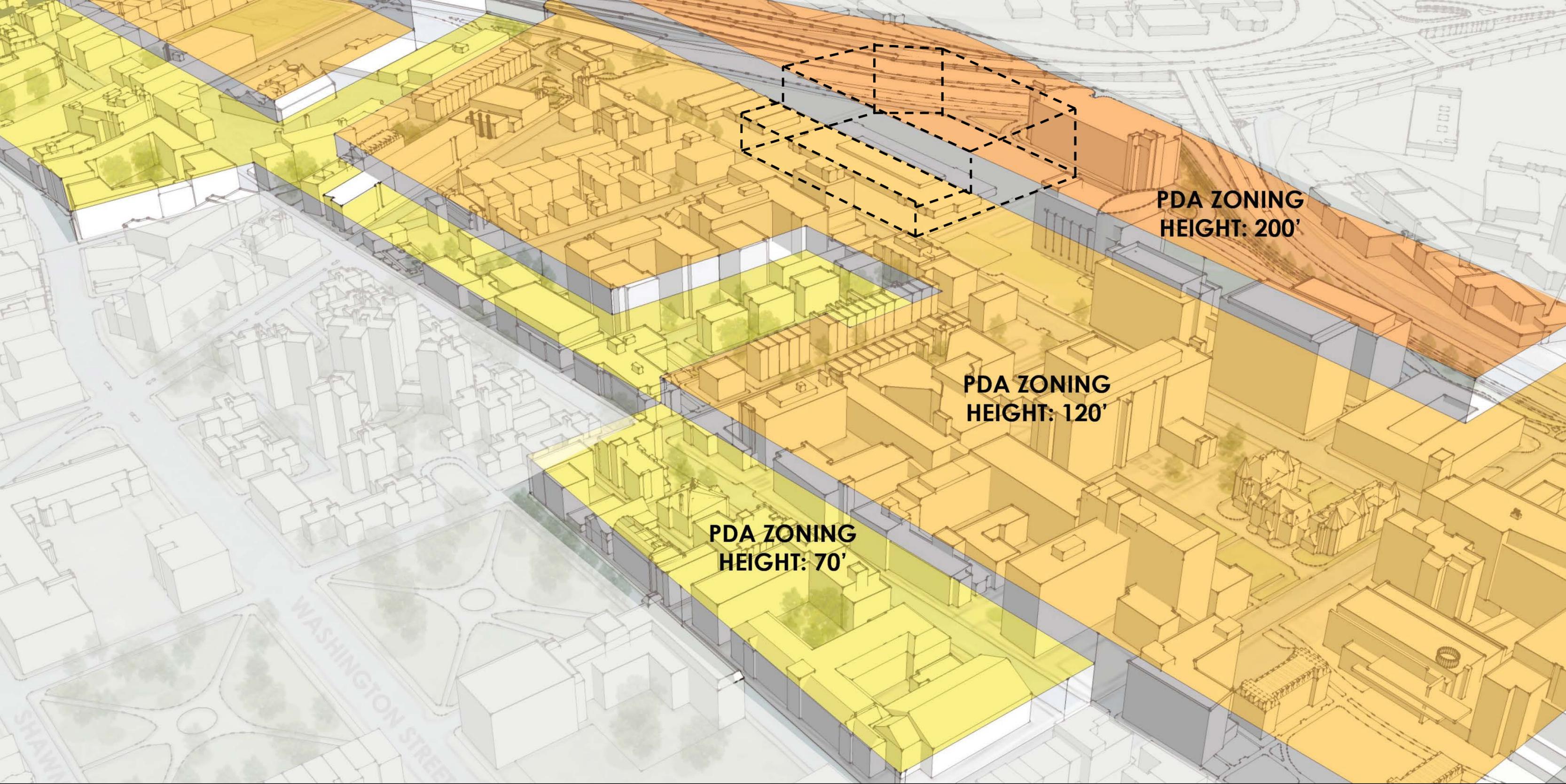
Design a commercially active and culturally vibrant corridor with exciting retail and programming.



6

## ARTS & CULTURE SPACE

Create arts, cultural, community, and innovation spaces to anchor the public space and draw people in.



**PDA ZONING  
HEIGHT: 200'**

**PDA ZONING  
HEIGHT: 120'**

**PDA ZONING  
HEIGHT: 70'**

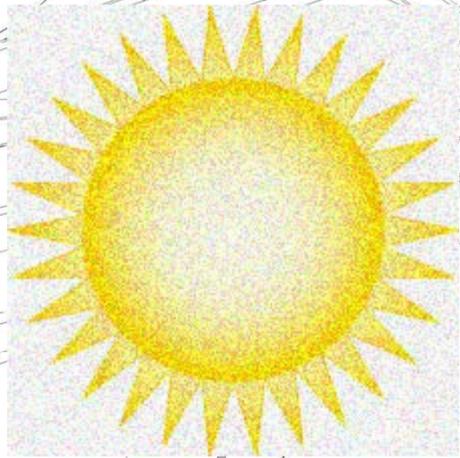
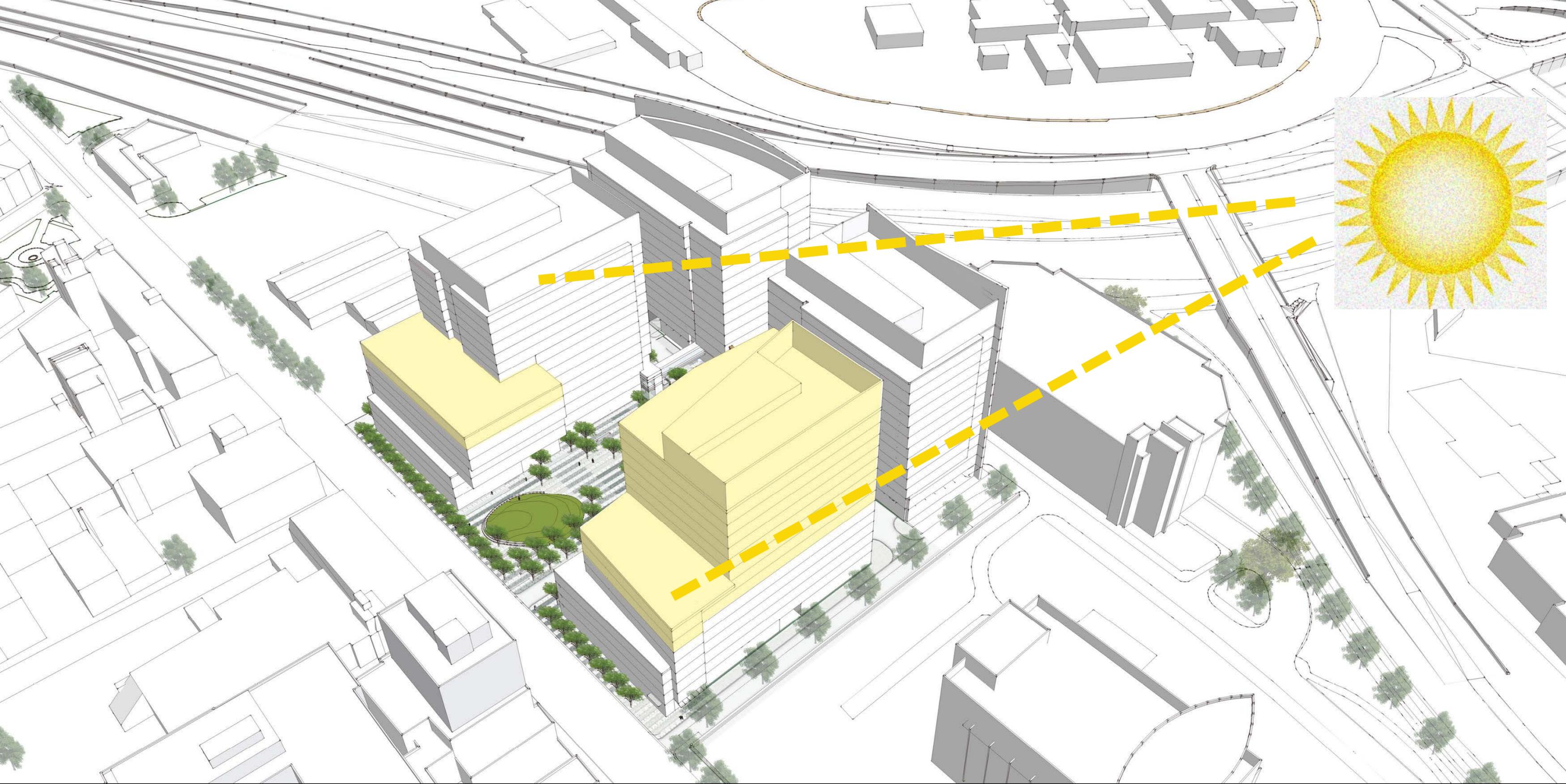


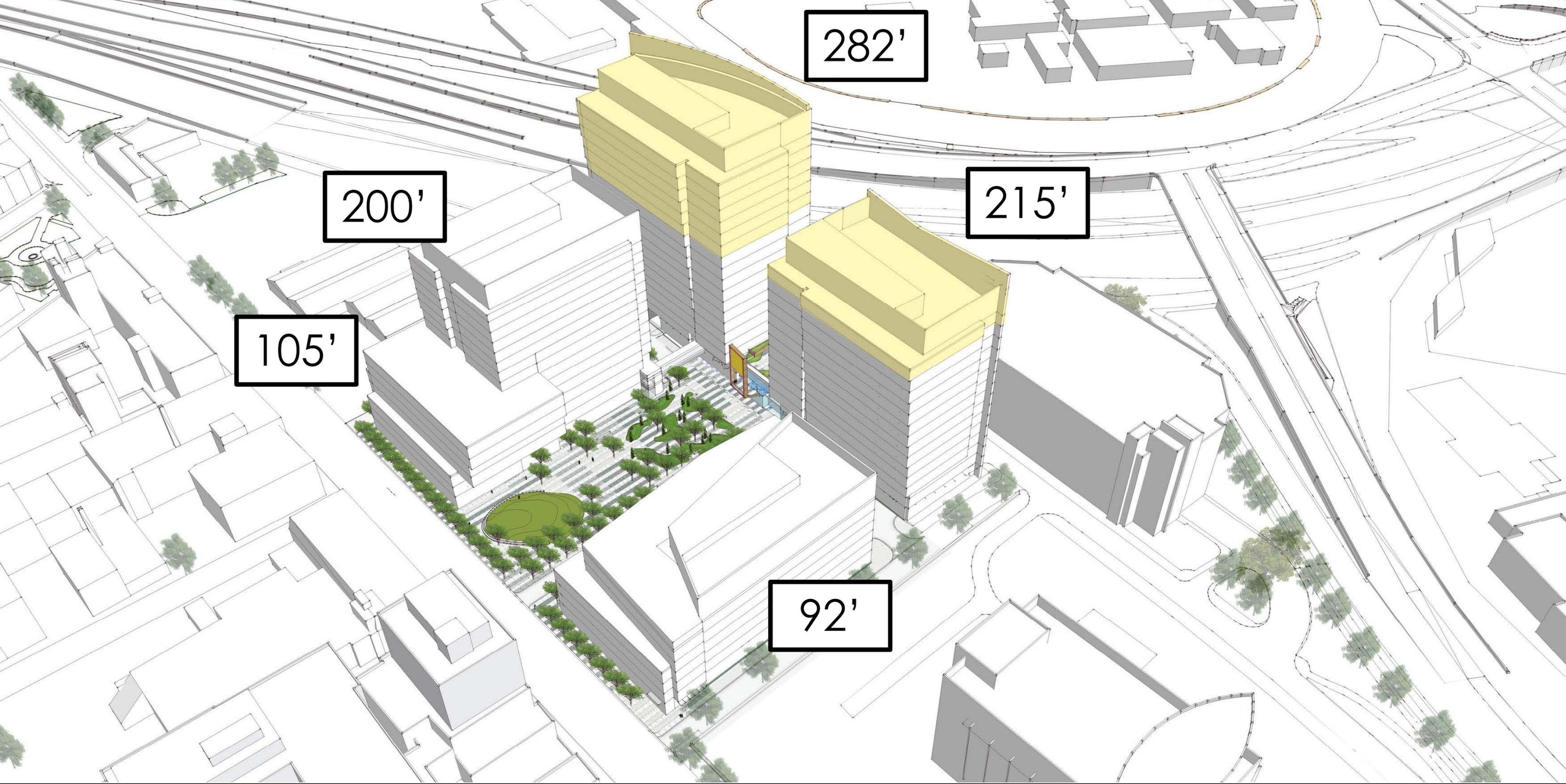
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# HARRISON ALBANY NEIGHBORHOOD



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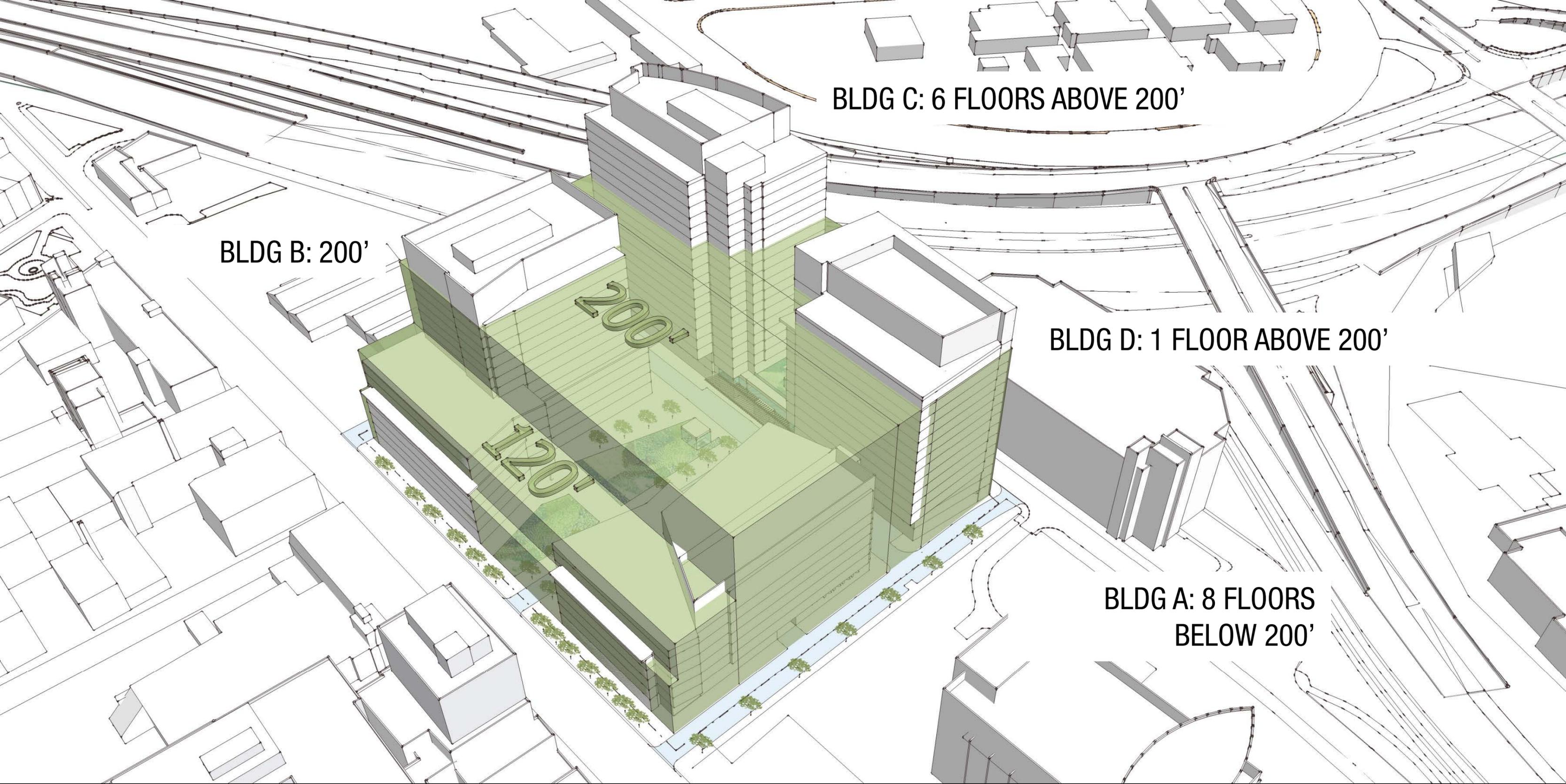
282'

200'

215'

105'

92'



BLDG C: 6 FLOORS ABOVE 200'

BLDG B: 200'

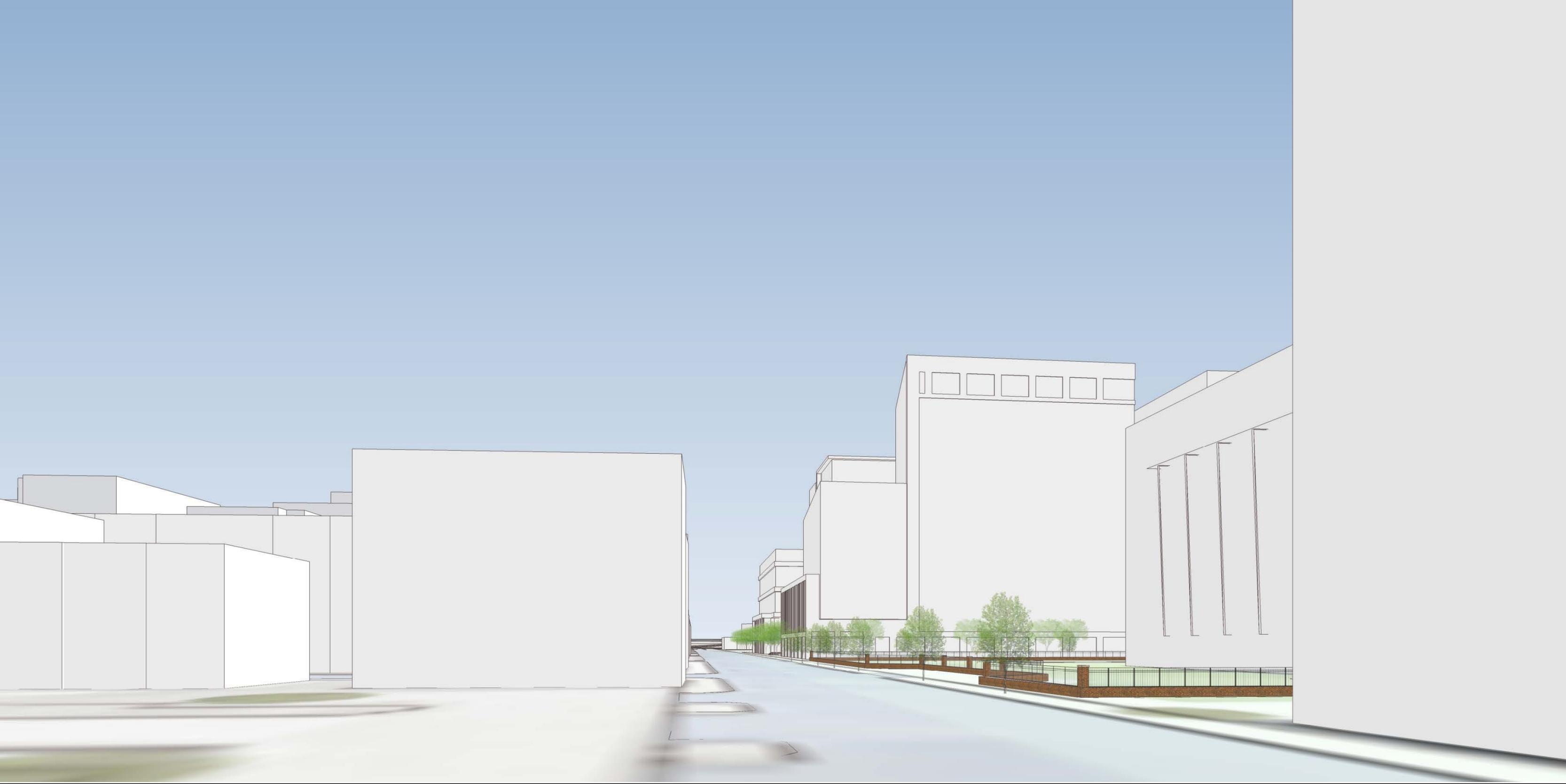
BLDG D: 1 FLOOR ABOVE 200'

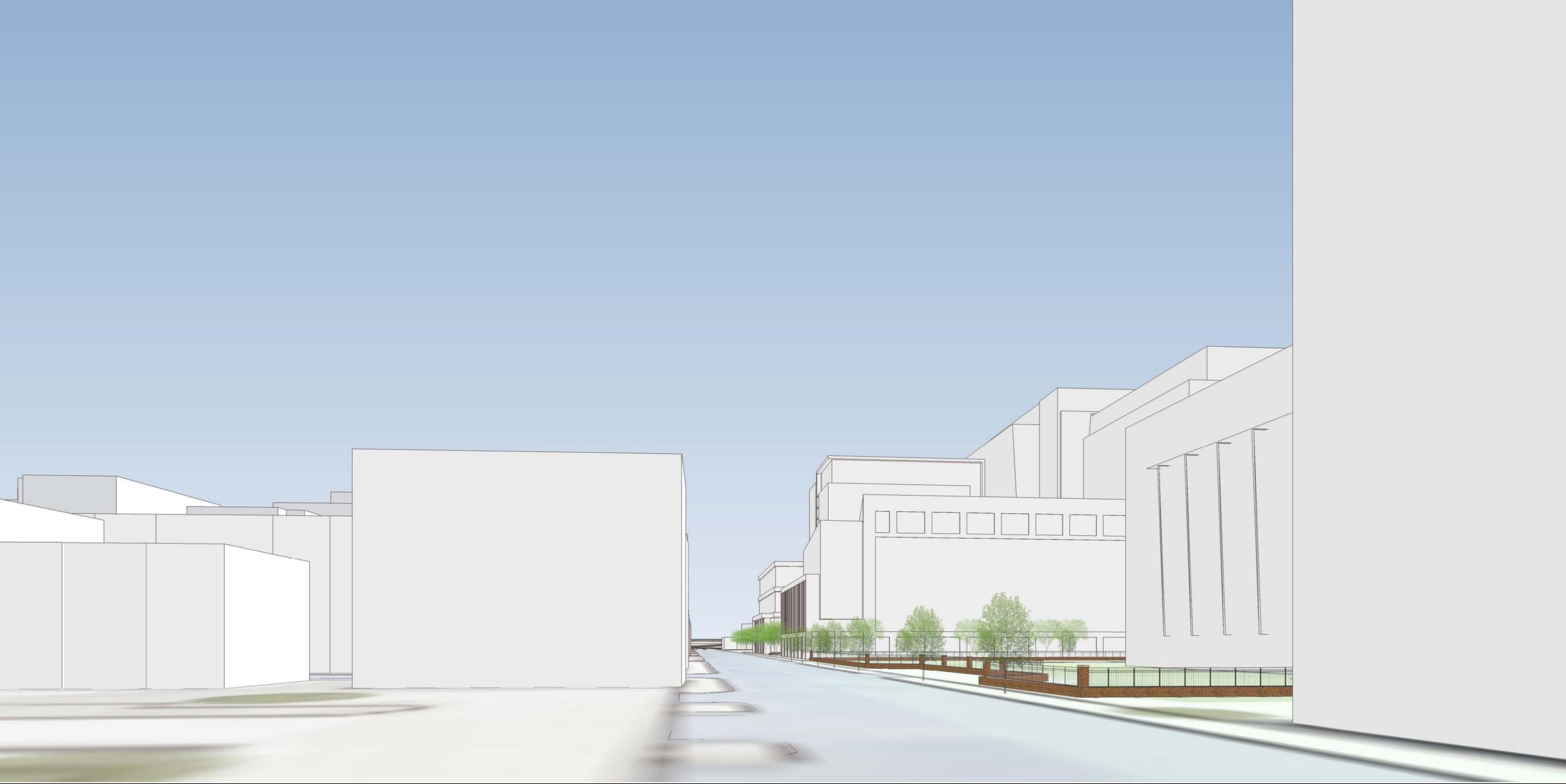
BLDG A: 8 FLOORS  
BELOW 200'

200'

120'

# MASSING STUDY



























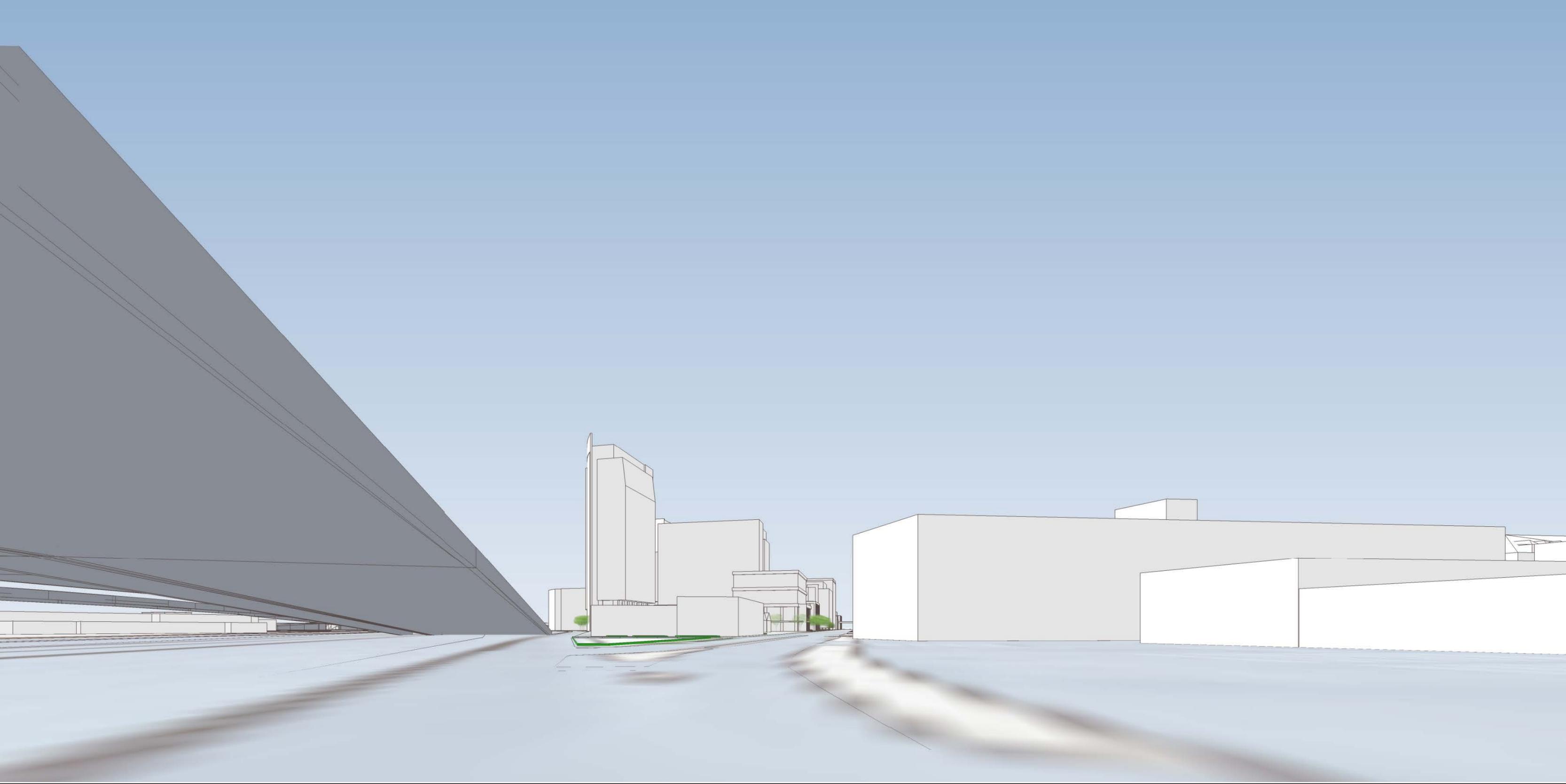


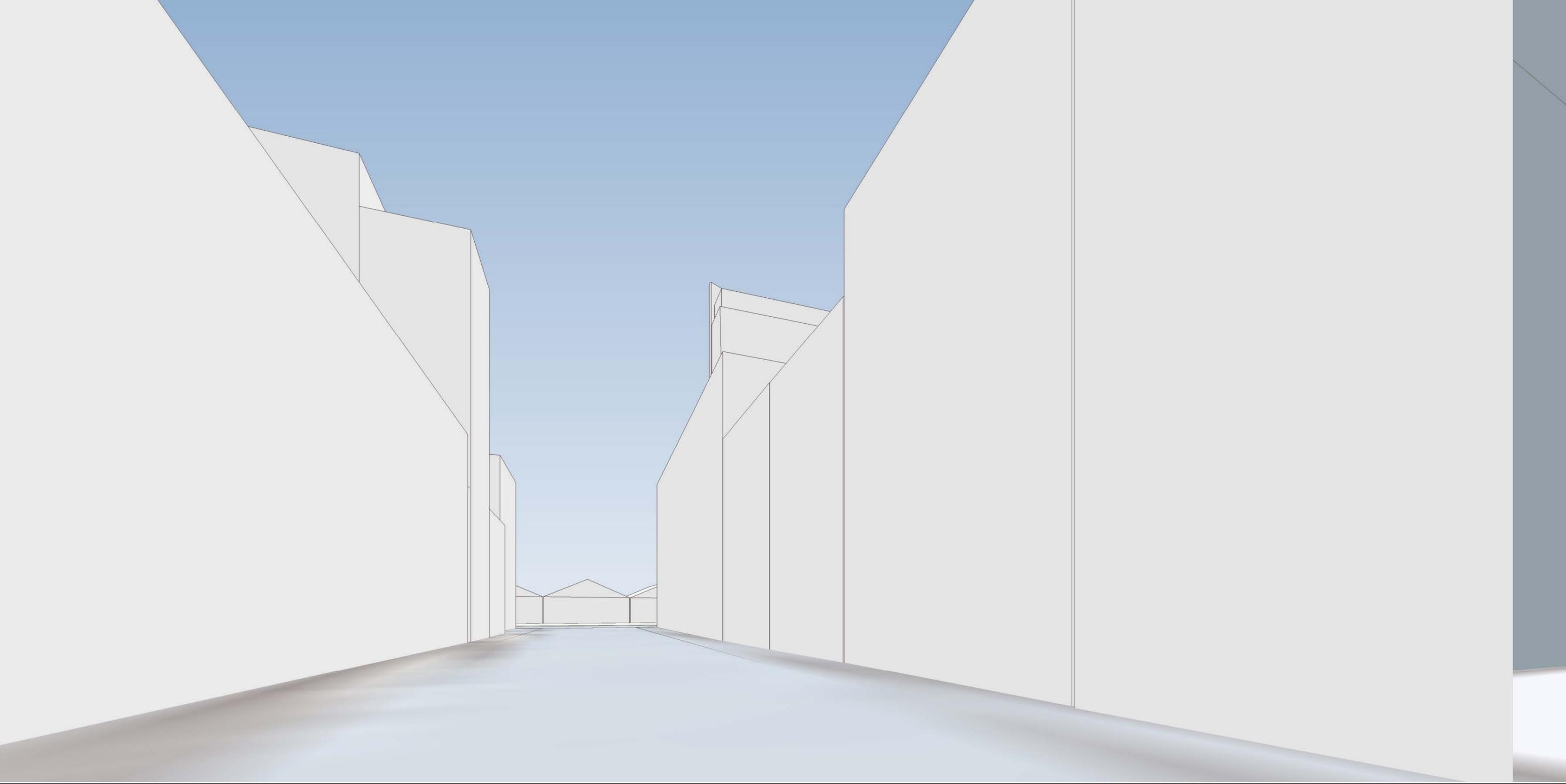


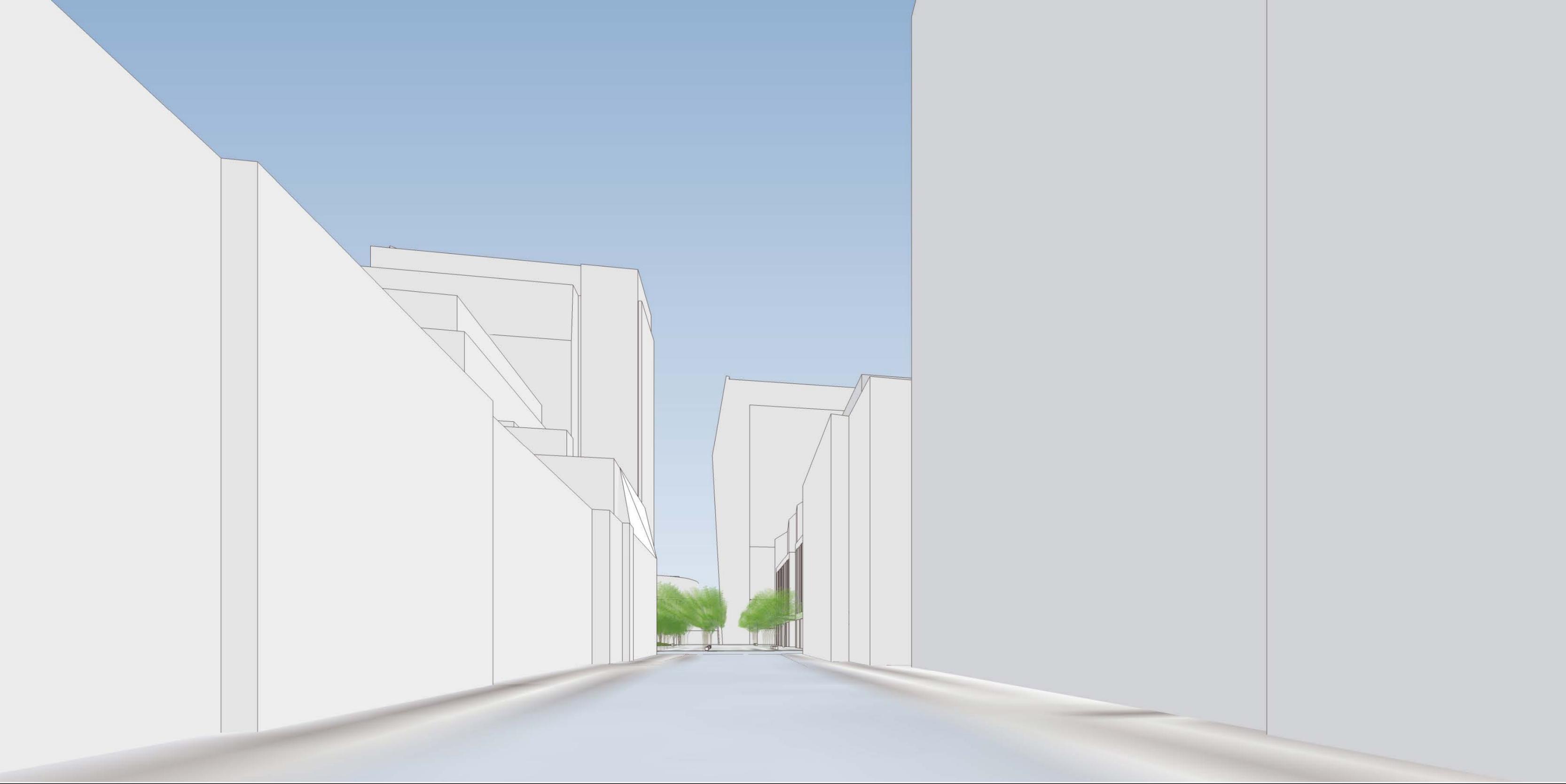
# SOUTH END VIEWS OF PREFERED SCHEME

2 DN B 3 UP C

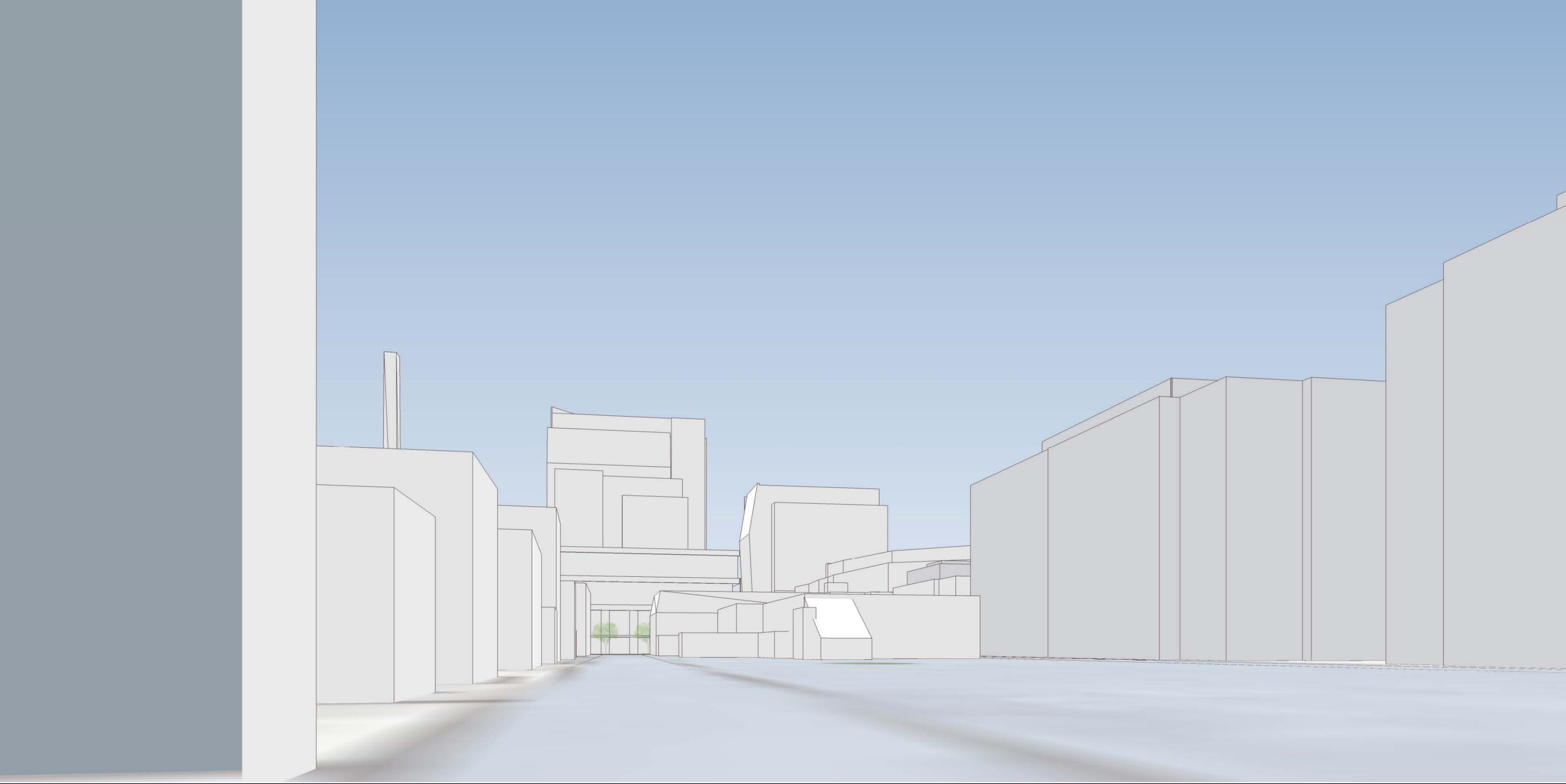


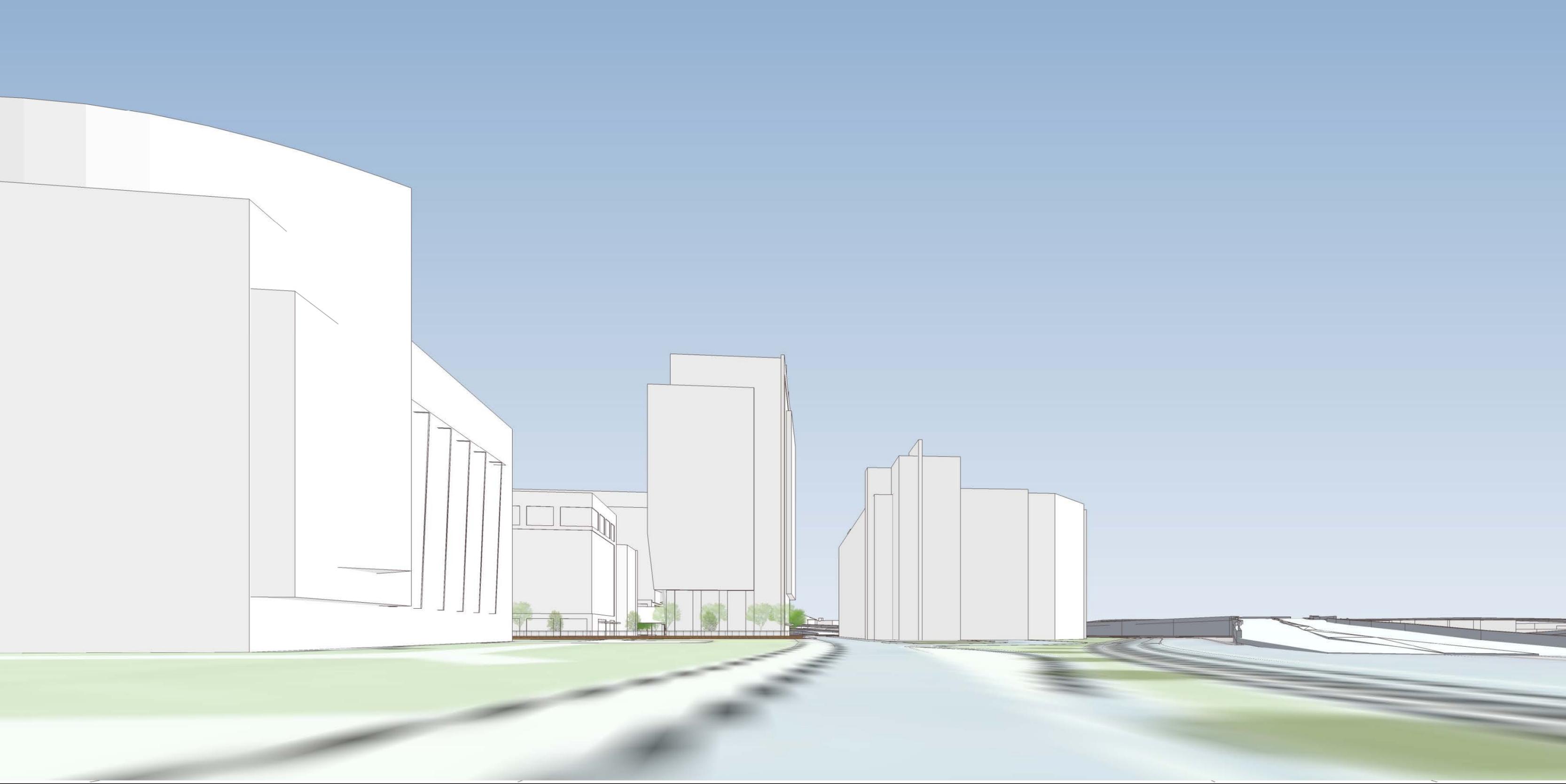


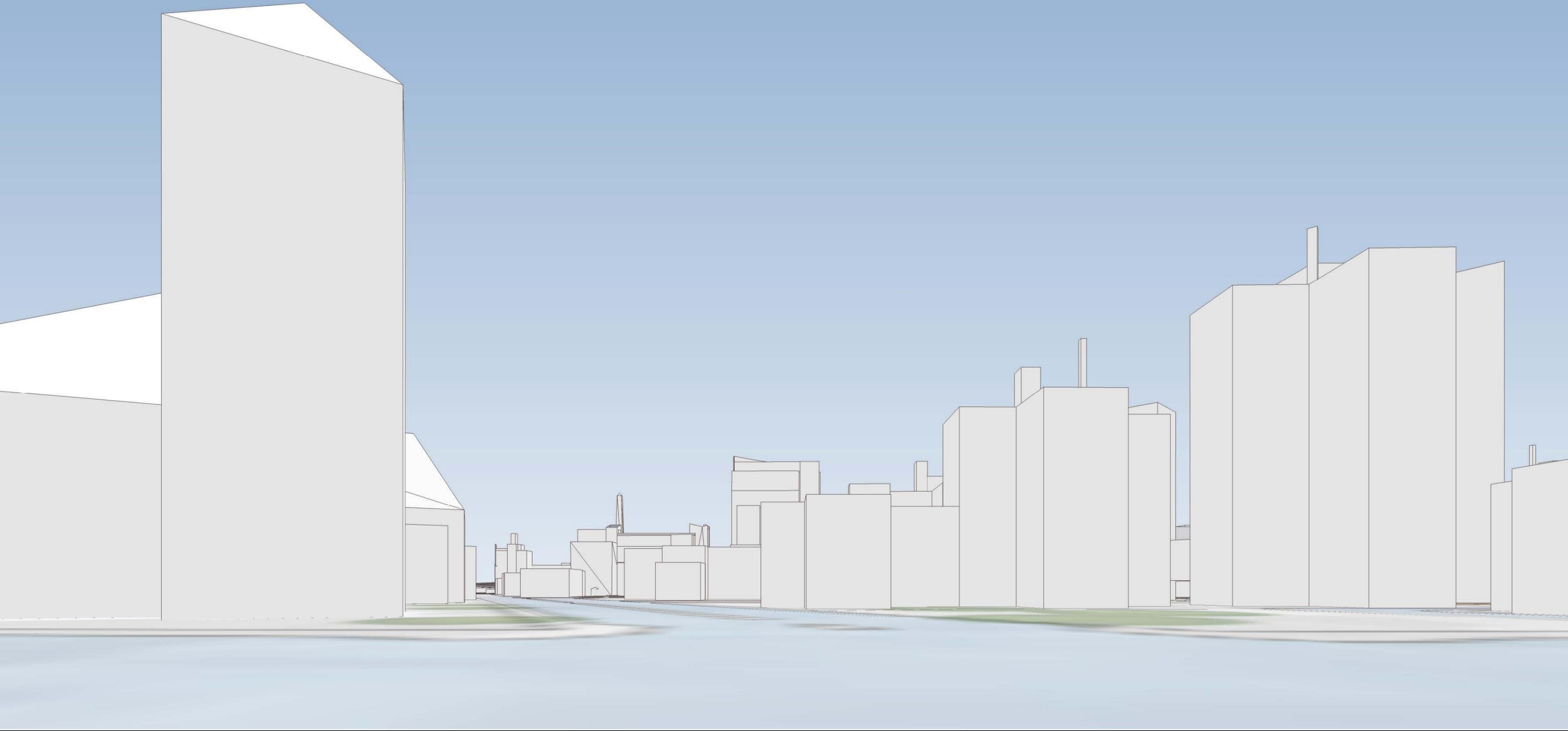


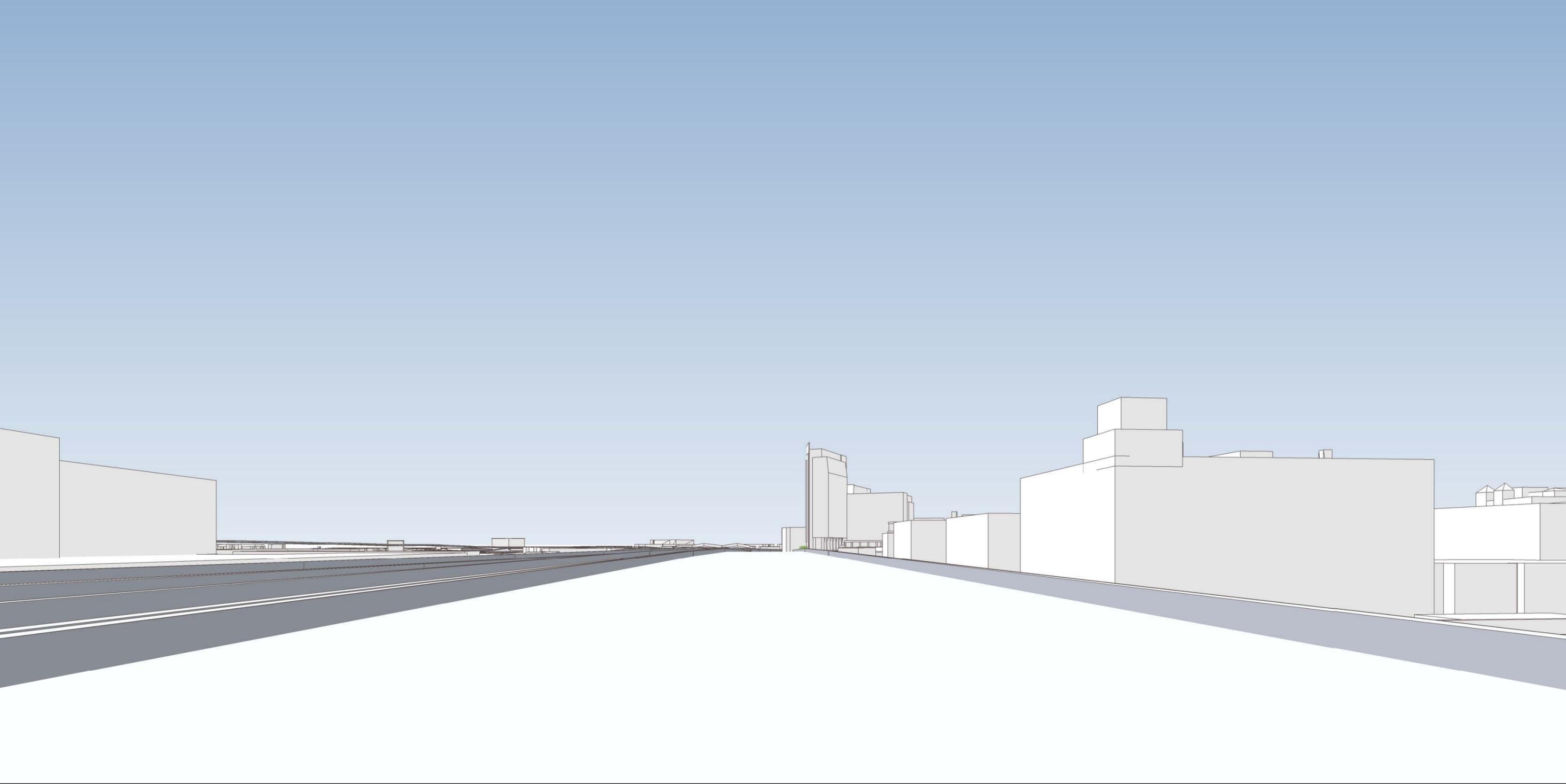


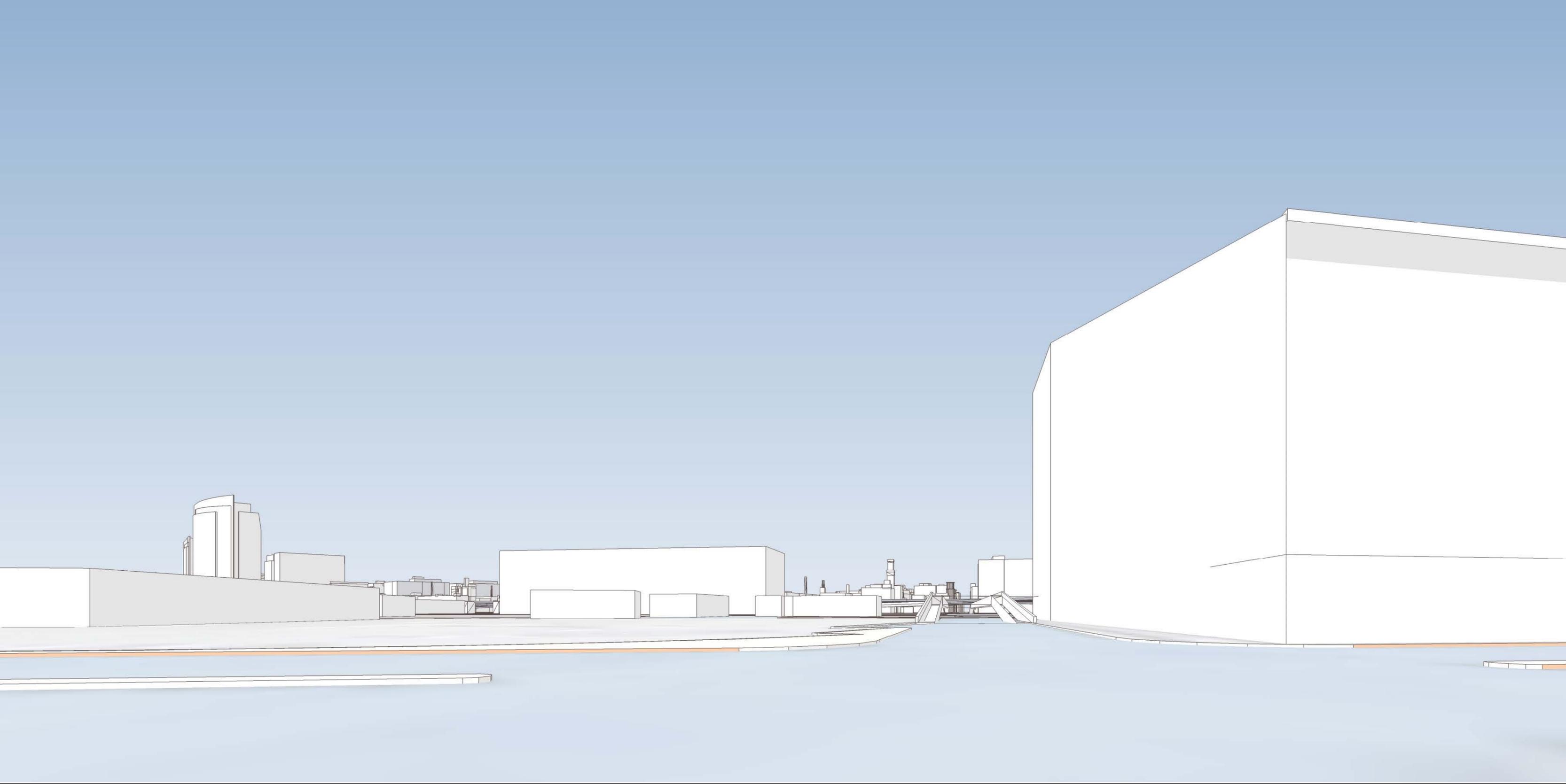












# LANDSCAPE DESIGN



Albany Green Plan Option A



Albany Green Plan Option C





Albany Green Program - Event Plaza

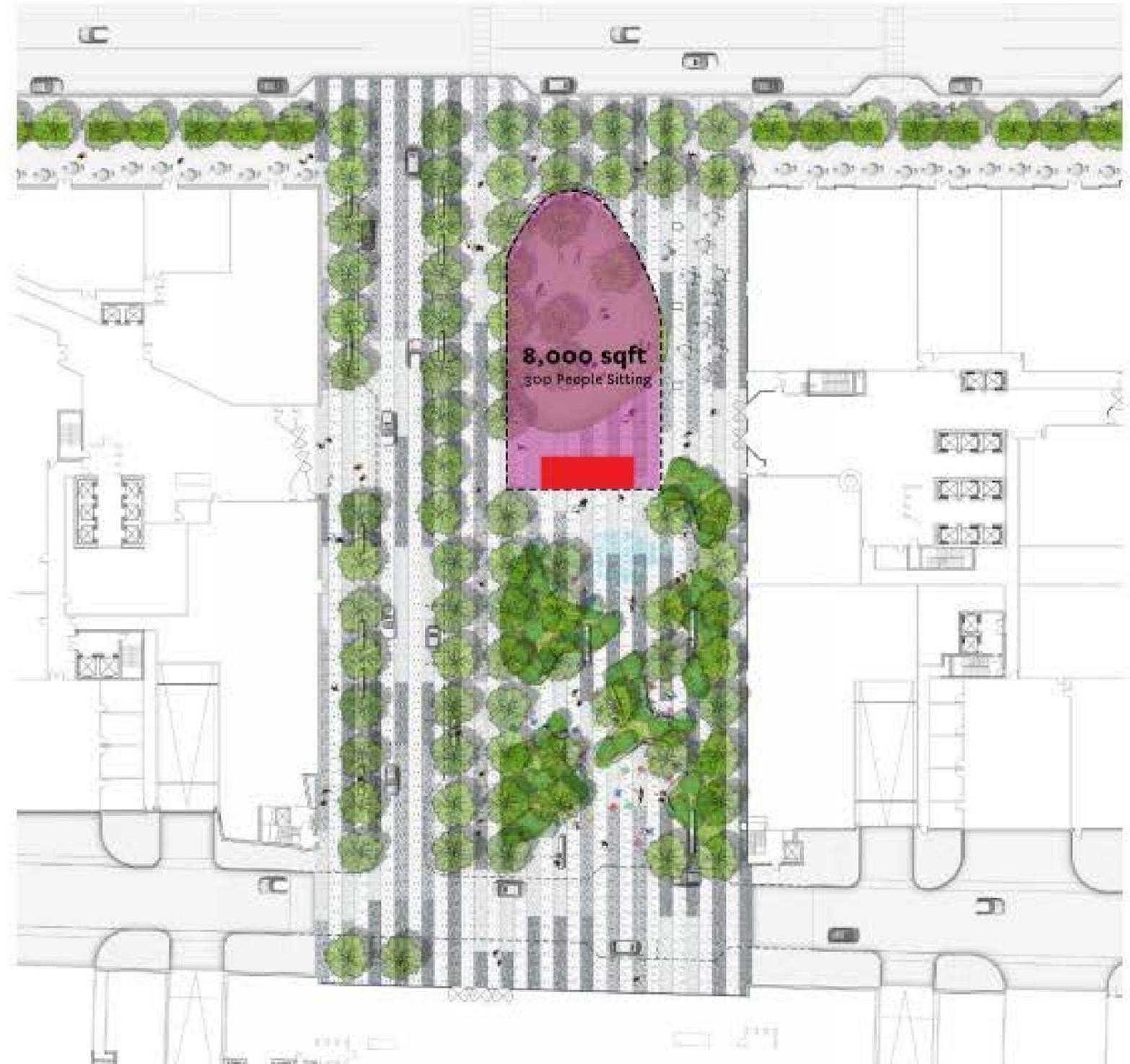


Albany Green Program - Movie Lawn





Albany Green Program - Large Event





Albany Green Program - Ice Rink





Albany Green Program - Event Tent 30ft x 50ft





Albany Green Program - Event Tent 50ft x 80ft



Albany Green Program - Large Cultural Event



Albany Green Program - Farmers Market





Albany Green Program - Street Market





Albany Green Program - Street Festival





Albany Green Program - Small & Quiet Activities



Albany Green View From Albany Street



Albany Green View to Albany Street



Albany Green Central Plaza



Albany Green Quiet Garden

# **Boston's Life Science and Technology Campus**

