

EXCHANGE

SOUTH END
540 ALBANY STREET BOSTON MA 02118

SOUTH END LANDMARKS DISTRICT COMMISSION

CERTIFICATE of APPROPRIATENESS-or-DESIGN APPROVAL-
or-EXEMPTION

ADVISORY MEETING PRESENTATION

THE **ABBEY** GROUP

 Stantec

MICHAEL
VAN
VALKENBURGH
ASSOCIATES
INC



July 3, 2018

EXCHANGE SOUTH END – 540 Albany St

7.3.18

Agenda

- Context
- Existing Building Demolition (Article 85)
- Proposed Design
 - Height
 - Land Coverage
 - Landscape
 - Topography
- Public Benefit



An aerial photograph of a city, likely New York City, showing a dense urban landscape with numerous skyscrapers and residential buildings. A large white rectangular box is centered over the image, containing the word "CONTEXT" in bold, black, sans-serif capital letters. The background is slightly faded to make the text stand out.

CONTEXT

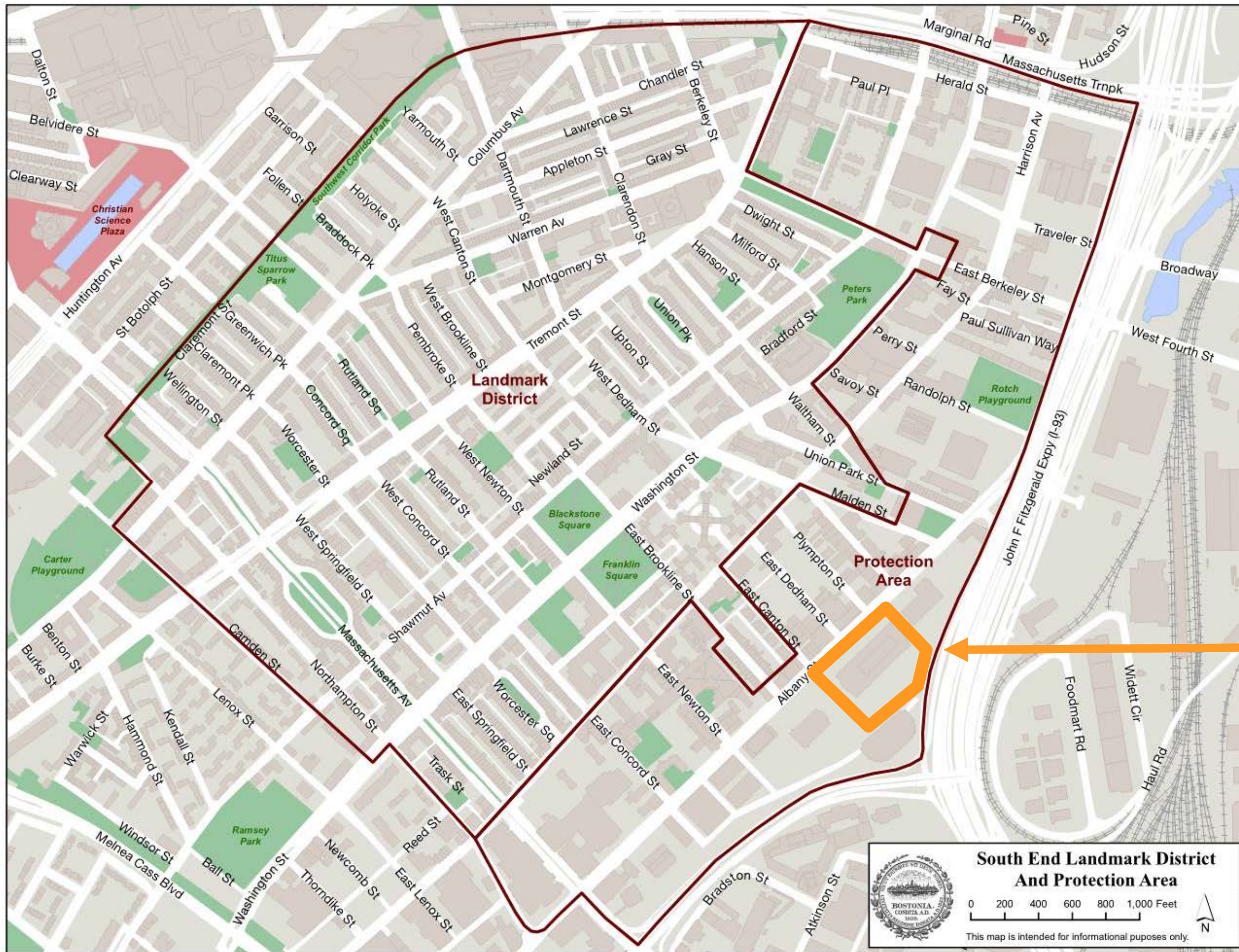
MEDICAL AREA

BACK STREETS

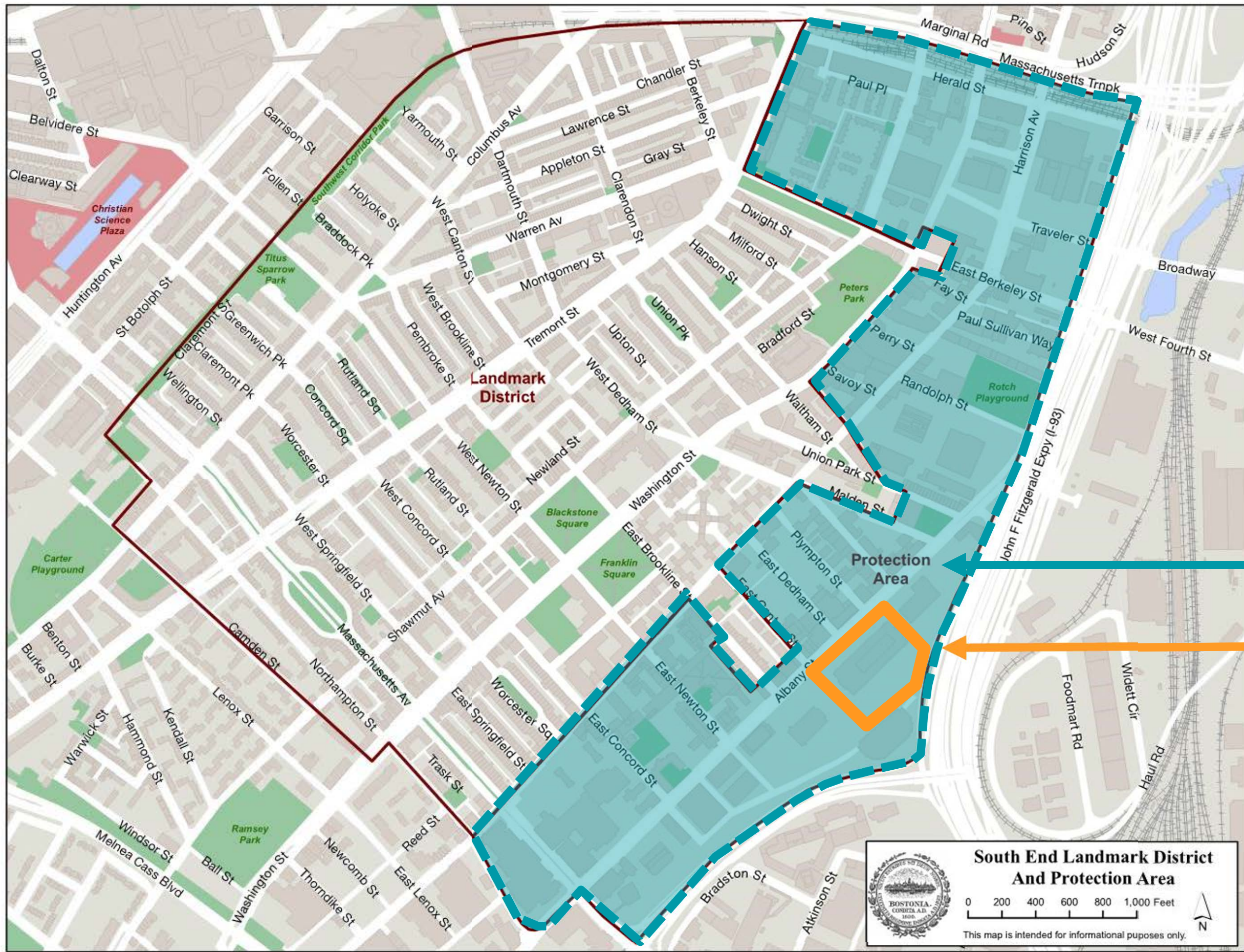
SOWA

NEW YORK STREETS



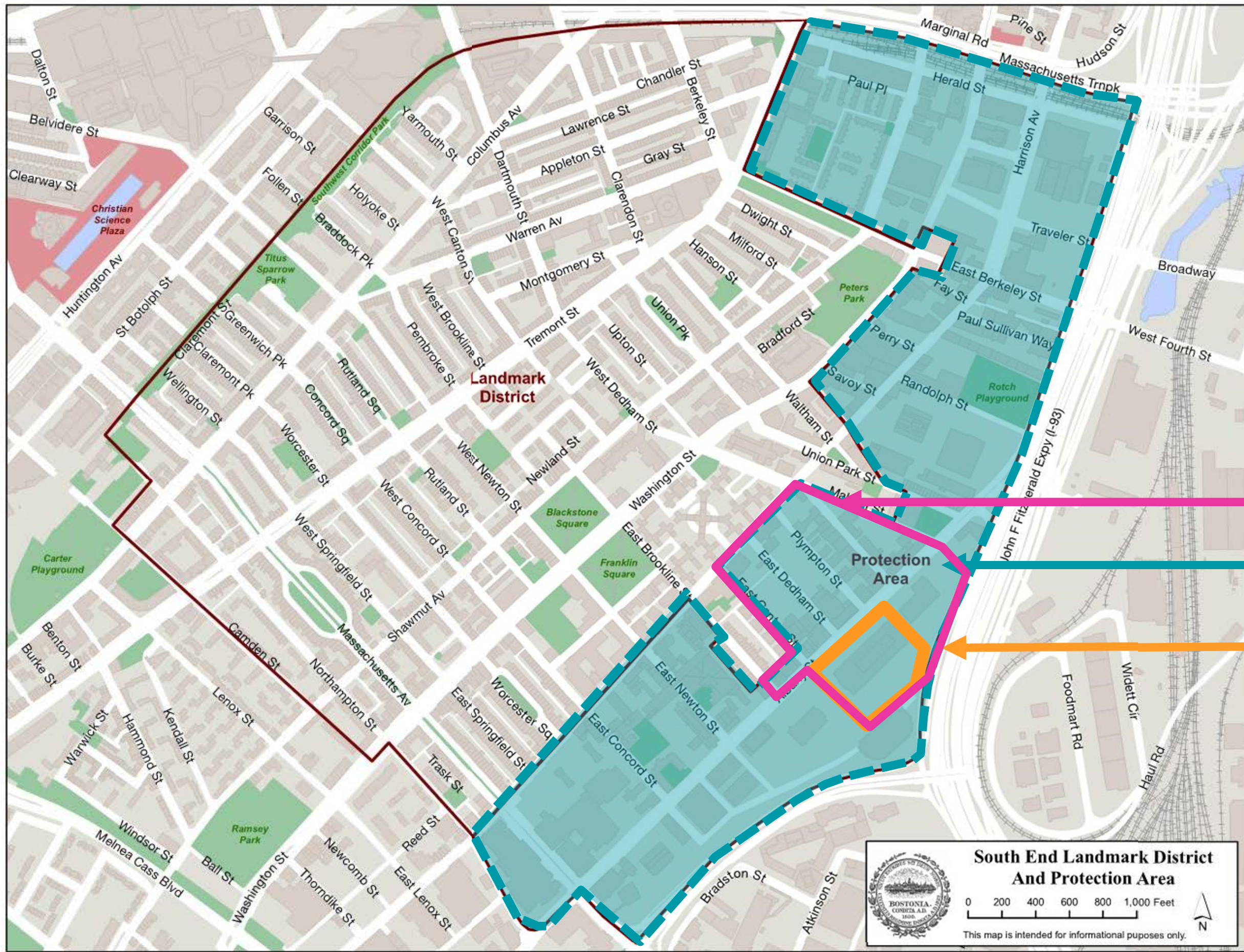


540 Albany Street



Protection Area

540 Albany Street

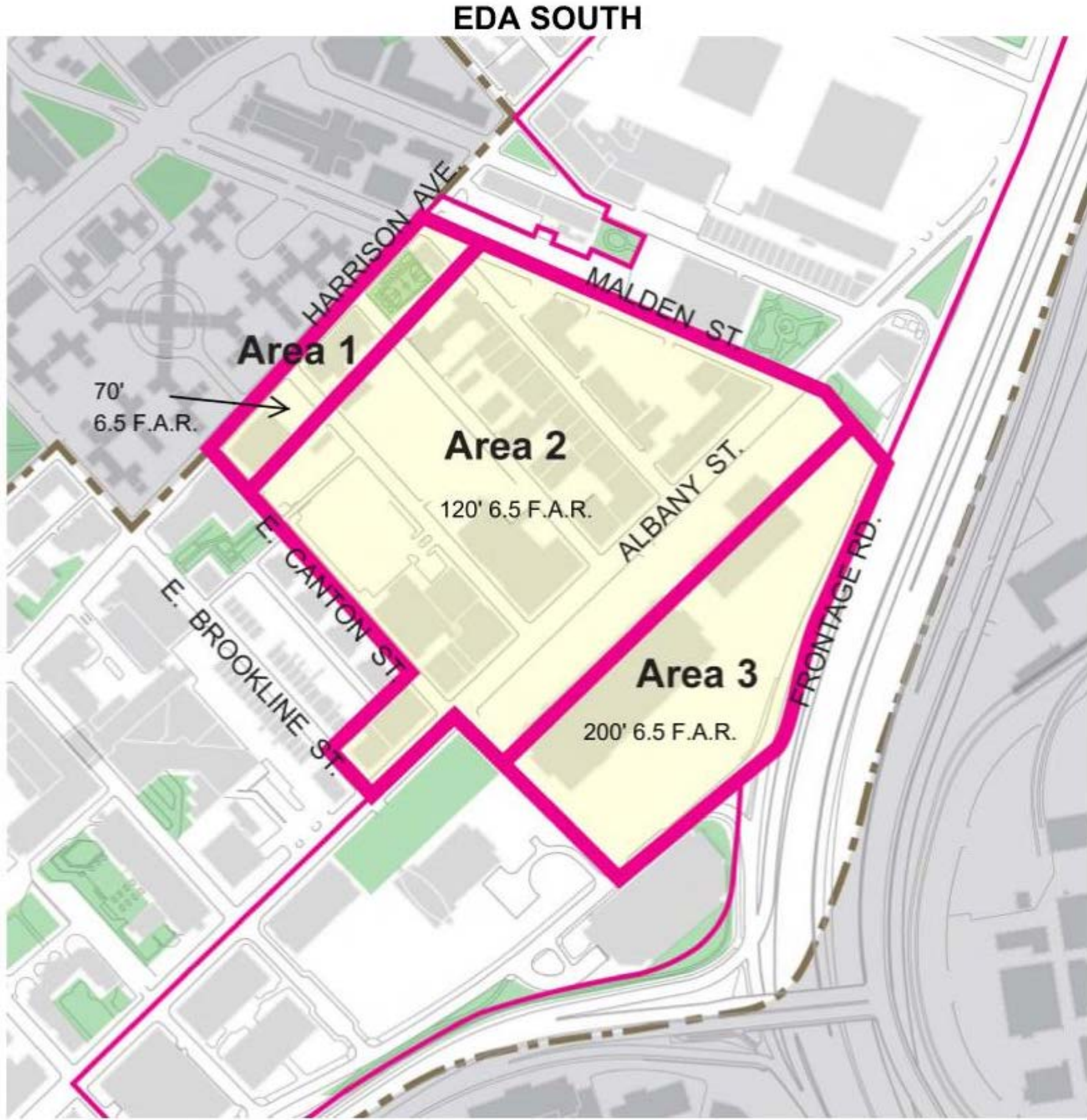


EDA South

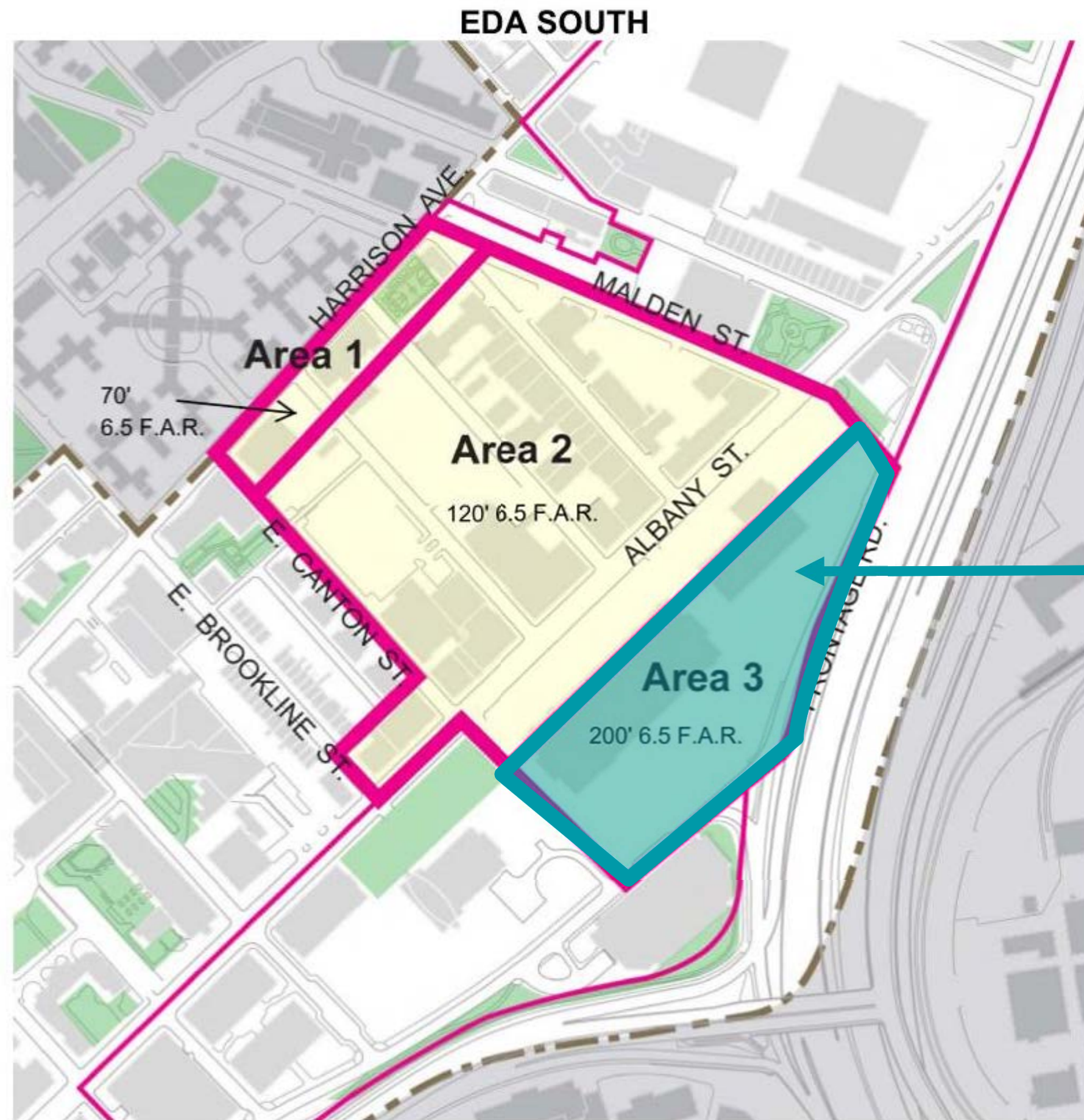
Protection Area

540 Albany Street

Economic Development Area South

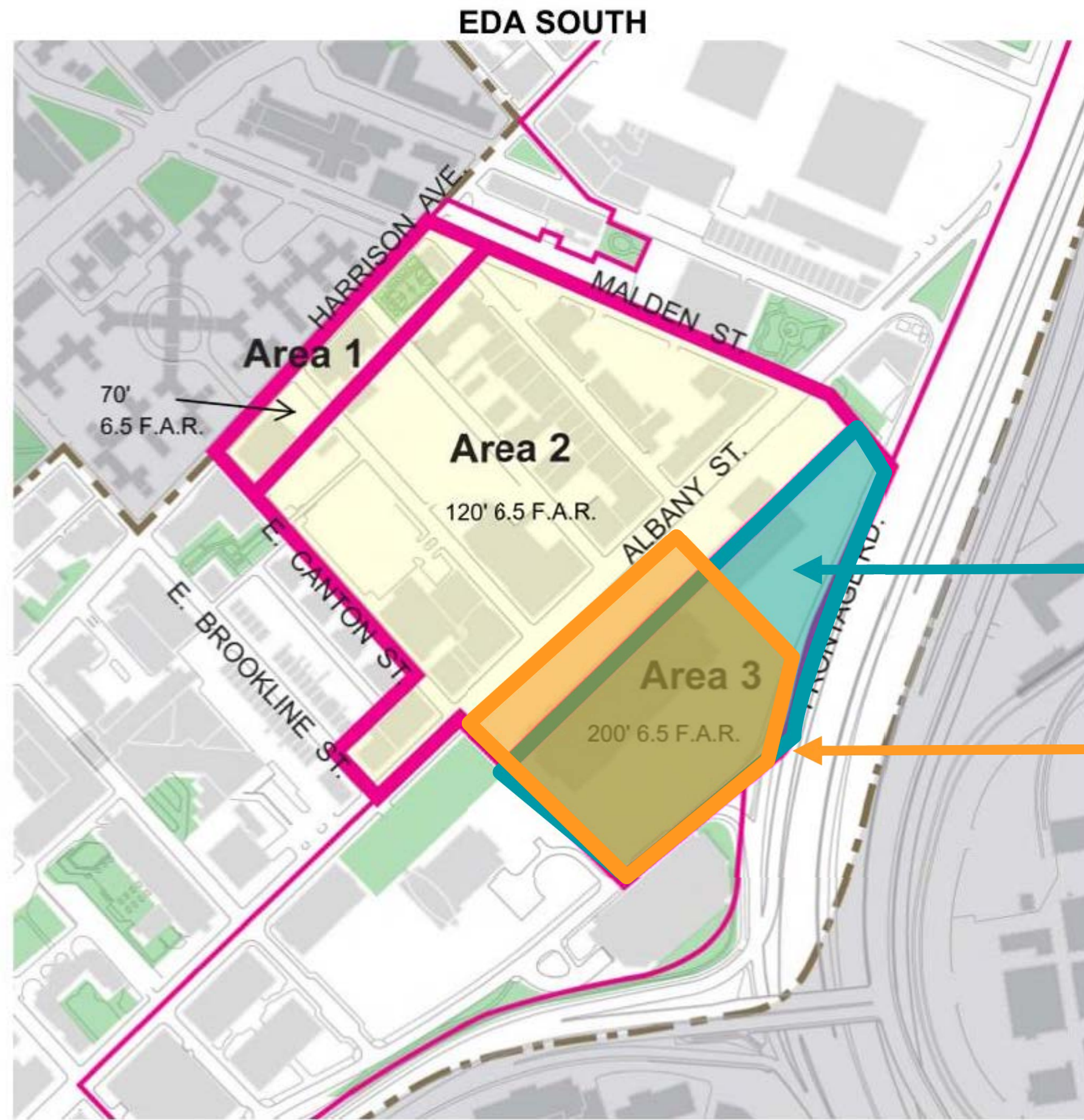


Economic Development Area South



6/13/18 - New zoning allows 350' in Area 3.

Economic Development Area South



PDA PROJECT

- Height
- FAR
- Provide Community Benefit Space
- 20% Open Space

New zoning allows 350' in Area 3

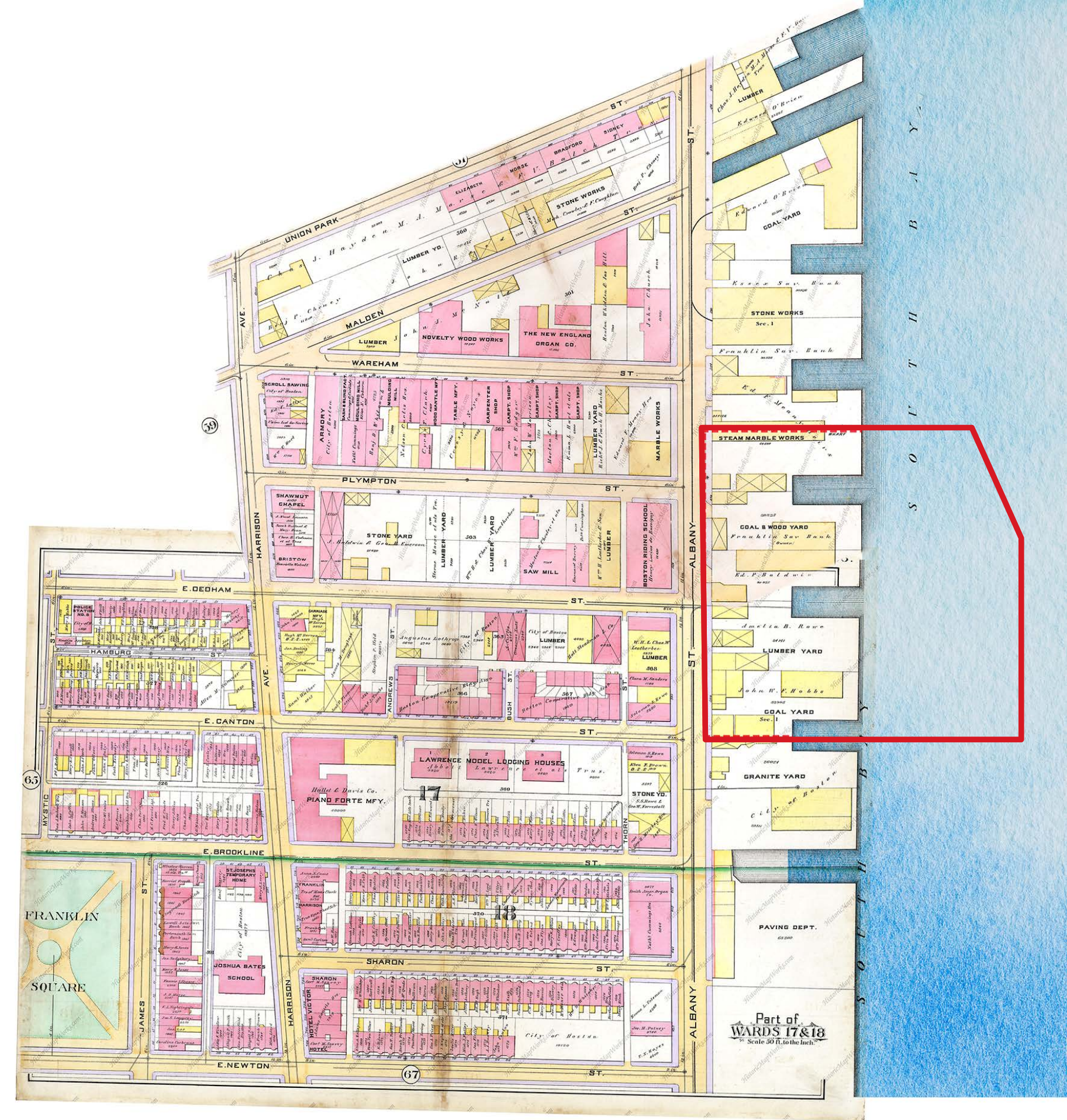
540 Albany Street

EXISTING BUILDING

Article 85

SITE

- Pre 1852 - Tidal flat lands
- 1852 - Granite sea wall built, wharfs constructed with stables and wood framed sheds for coal and lumber
- 1900s - Stone yards, coal, and cement
- 1950s - Infilled for construction of SE expressway
- 1969 - Construction of current building



EXISTING BUILDING

- 454'x176' Steel structure on caissons
- Concrete block with brick veneer
- Flat roof and raised monitor
- Site 100 % impervious
- No trees on site
- Does not engage the public realm



BUILDING CONDITION

- Existing building does not meet current South End Protection Area Standards
 - Material
 - Fenestration
 - Massing
 - Siting
 - Setback
- Conflicts with character defining features of South End



ALBANY STREET | VIEW FROM SOUTH



ALBANY STREET | VIEW FROM NORTH



HIGHWAY 93 | VIEW FROM SOUTHEAST



EXISTING BUILDING



Photograph 1: View of site looking northeast



Photograph 2: View of the Site and I-93 facing southeast

EXISTING BUILDING



Photograph 3: View of site looking west



Photograph 4: View of the site looking north

EXISTING BUILDING



Photograph 5: View of site looking northwest with skyline



Photograph 6: View of site looking northwest

INTERIOR VIEW (Images are of the previous use, the building is currently empty)



PROPOSED DESIGN

- Height
- Land Coverage
- Landscape
- Topography

EXCHANGE SOUTH END

Expanding the vibrancy of the South End neighborhood across Albany Street through transforming the former warehouse Site into an active mixed-use commercial, technology, and life science research space with ground floor retail, incubator and civic space surrounding a new central publicly-accessible open space





A VIBRANT, LIFE SCIENCE COMMUNITY CAMPUS

- 5.6 acres urban campus
- 1.6M SF of life science/tech/lab/office/retail space split into 4 buildings of varying sizes and heights
- 1+ acre signature park “Albany Green” 18-hour destination park with retail and restaurants
- 30,000 SF of arts, culture, and community space
- LEED Gold Certifiable



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Building	A	B	C	D	Total
# Floors	6	12	23	15	--
Building Height* (ft)	92	173	321	215	--
Floor Area, Gross* (sf)	230,000	427,700	570,000	371,725	1,599,425
Laboratory (sf)	192,855	284,030	195,970	167,955	840,810
Office (sf)	0	106,700	340,000	180,880	627,580
Retail (sf)	14,650	7,780	0	0	22,430
Civic (sf)	4,000	8,000	14,000	4,000	30,000
Lobbies (sf)	5,700	5,670	9,030	2,700	23,100
BOH*/Services (sf)	12,795	15,520	11,000	16,190	55,505
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

*Open and Enclosed mechanical penthouse is not included in building height; *BOH = Back of House; *MEP = Mechanical, Electrical, Plumbing

*The Floor Area Gross of 1,599,425 is allowable through the Planned Development Area (PDA)



EXPRESSWAY

SITE

MASS AVE CONNECTOR

ALBANY STREET



EXPRESSWAY

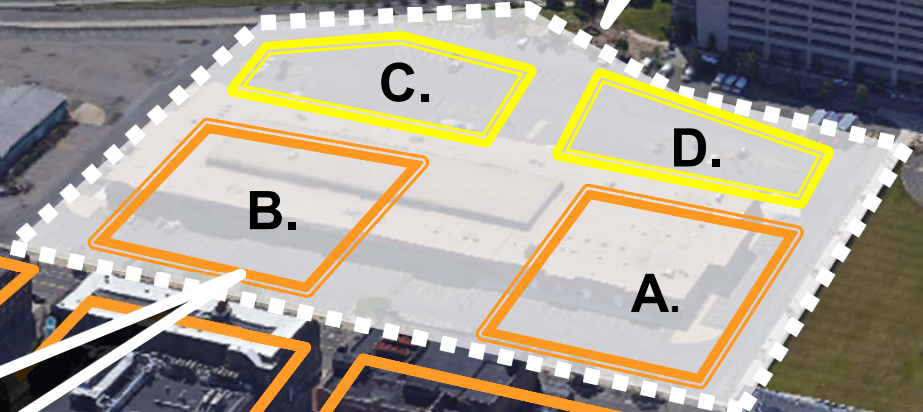
SITE

MASS AVE CONNECTOR

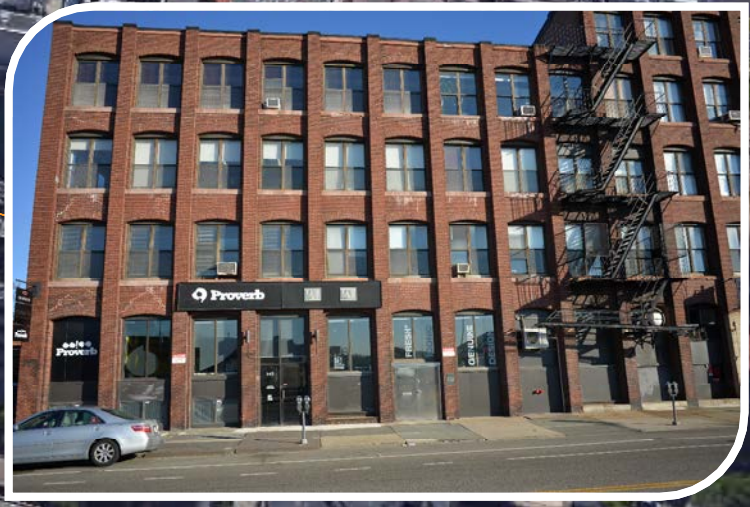
ALBANY STREET

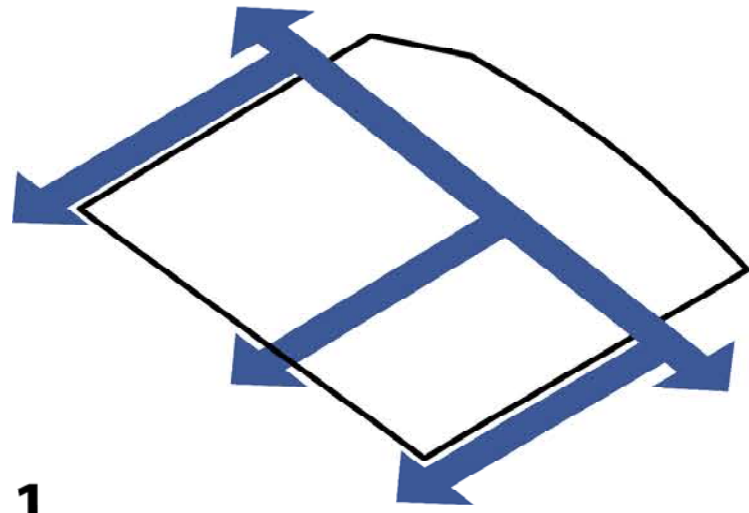


LONG-DISTANCE CONTEXT
 -DYNAMIC
 -EXPRESSIVE FORMS
 -MOVEMENT

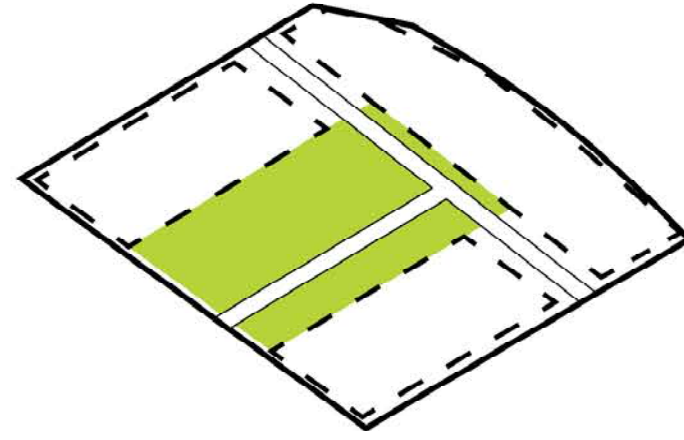


NEIGHBORHOOD CONTEXT
 -SCALE
 -WARM MATERIALITY
 -RICH TEXTURE
 -REPETITIVE PATTERNS

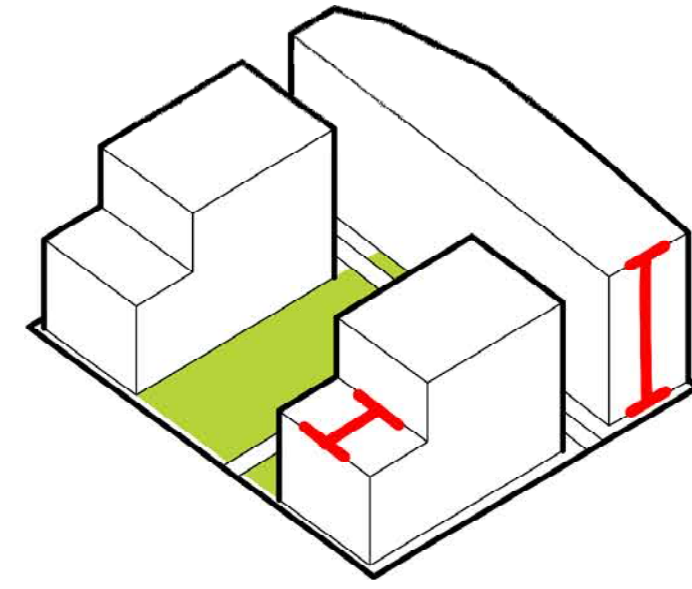




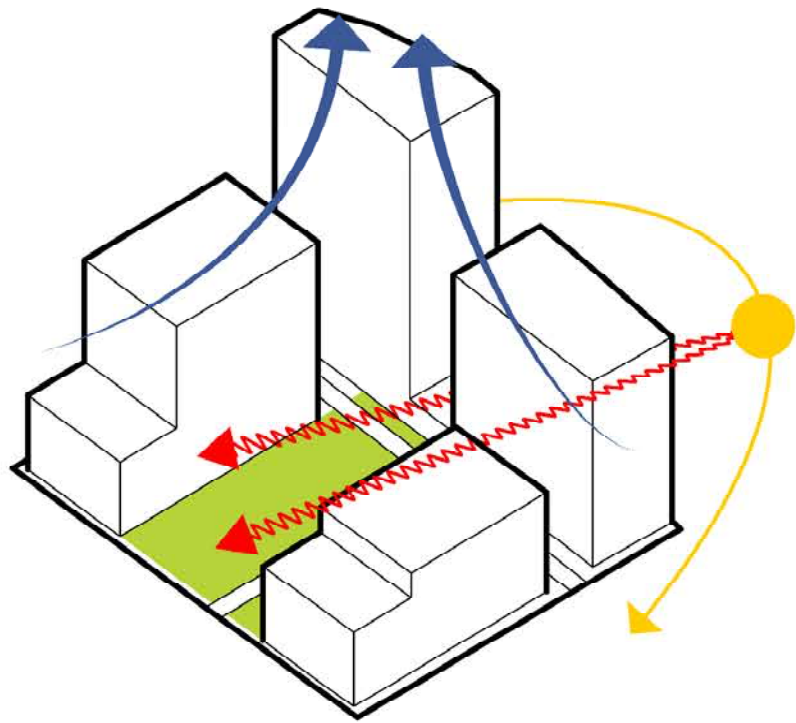
1
CIRCULATION AND ACCESS



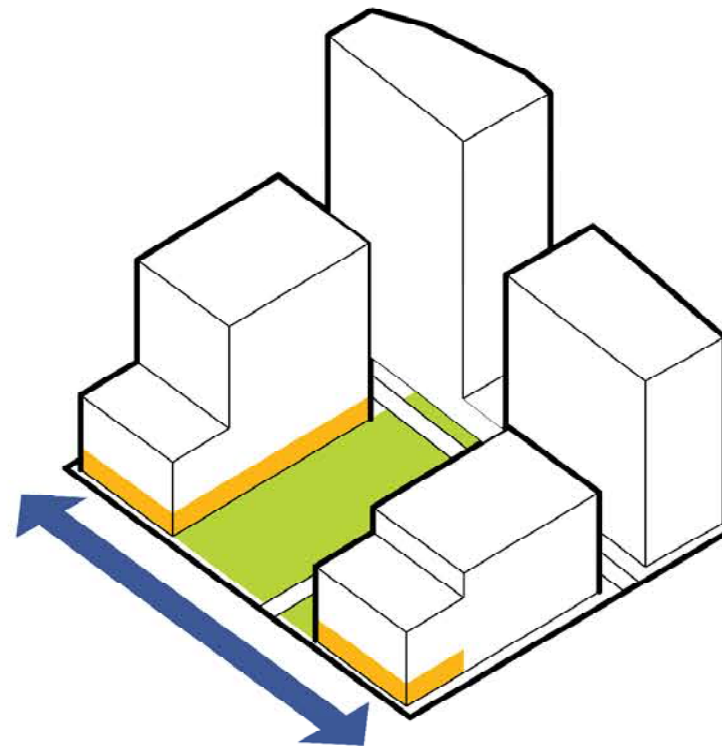
2
NEW PUBLICLY ACCESSIBLE PARK



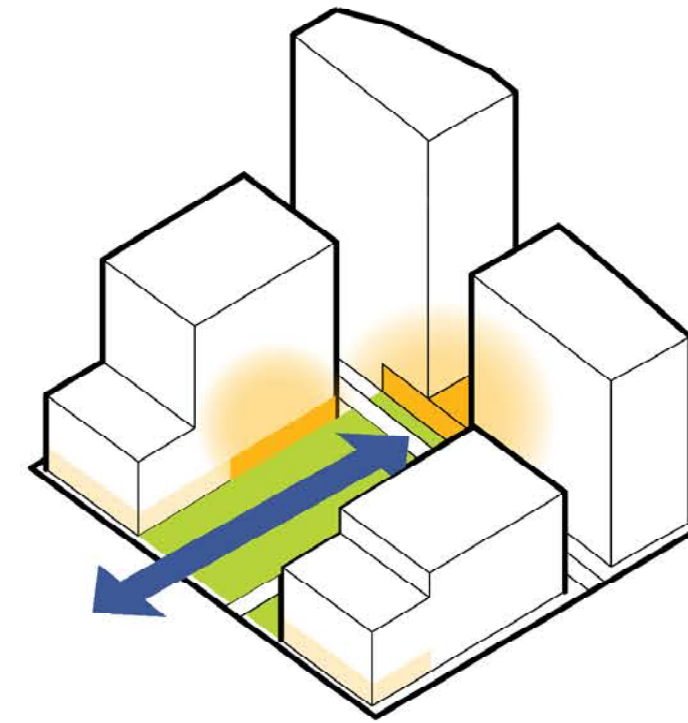
3
FIT INTO THE CONTEXT



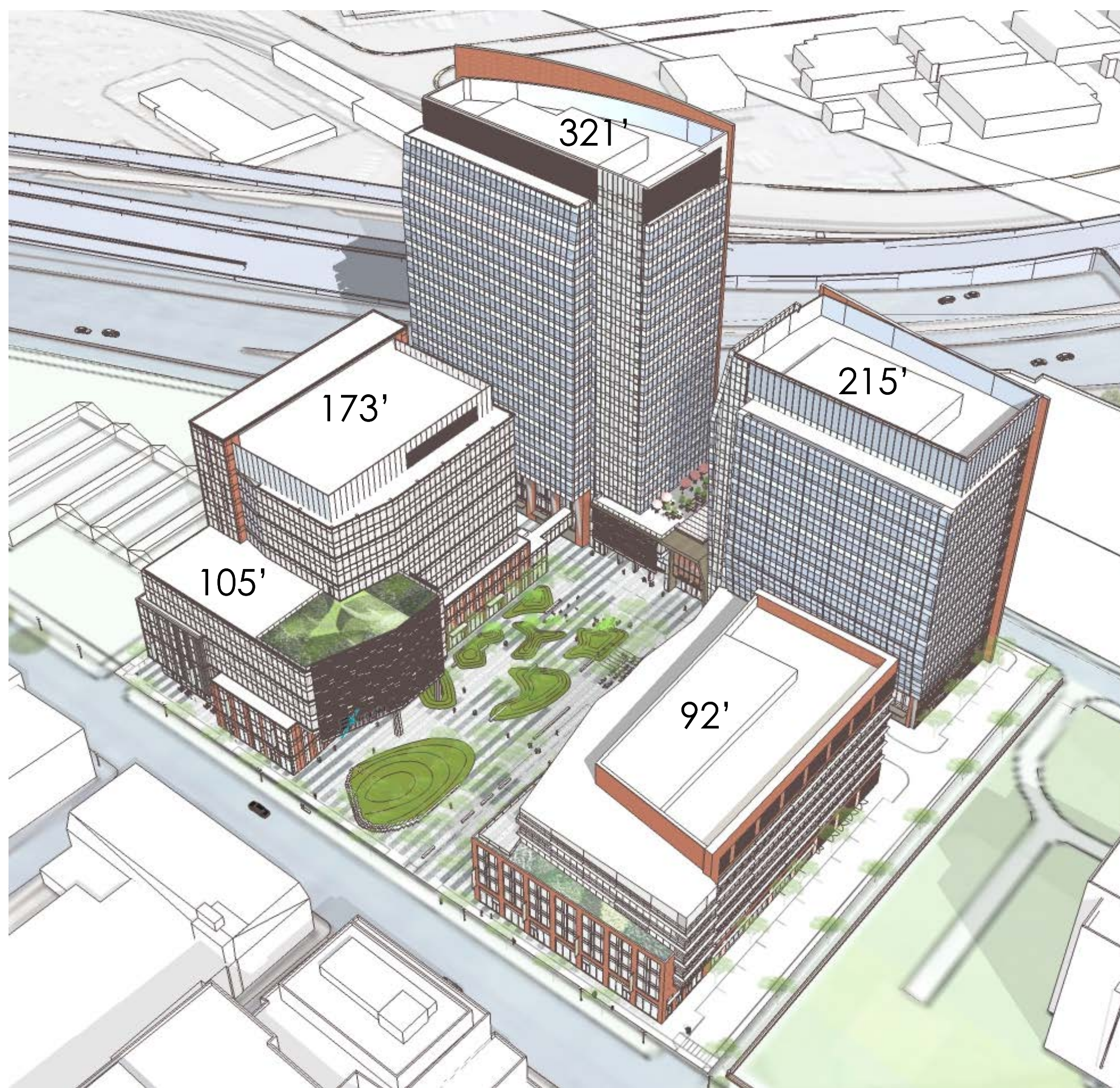
4
SUN IN THE PARK



5
ACTIVE ALBANY STREET



6
ARTS & CULTURE SPACE











BR

EXCHANGE 100

Neighbor Neighbor Neighbor





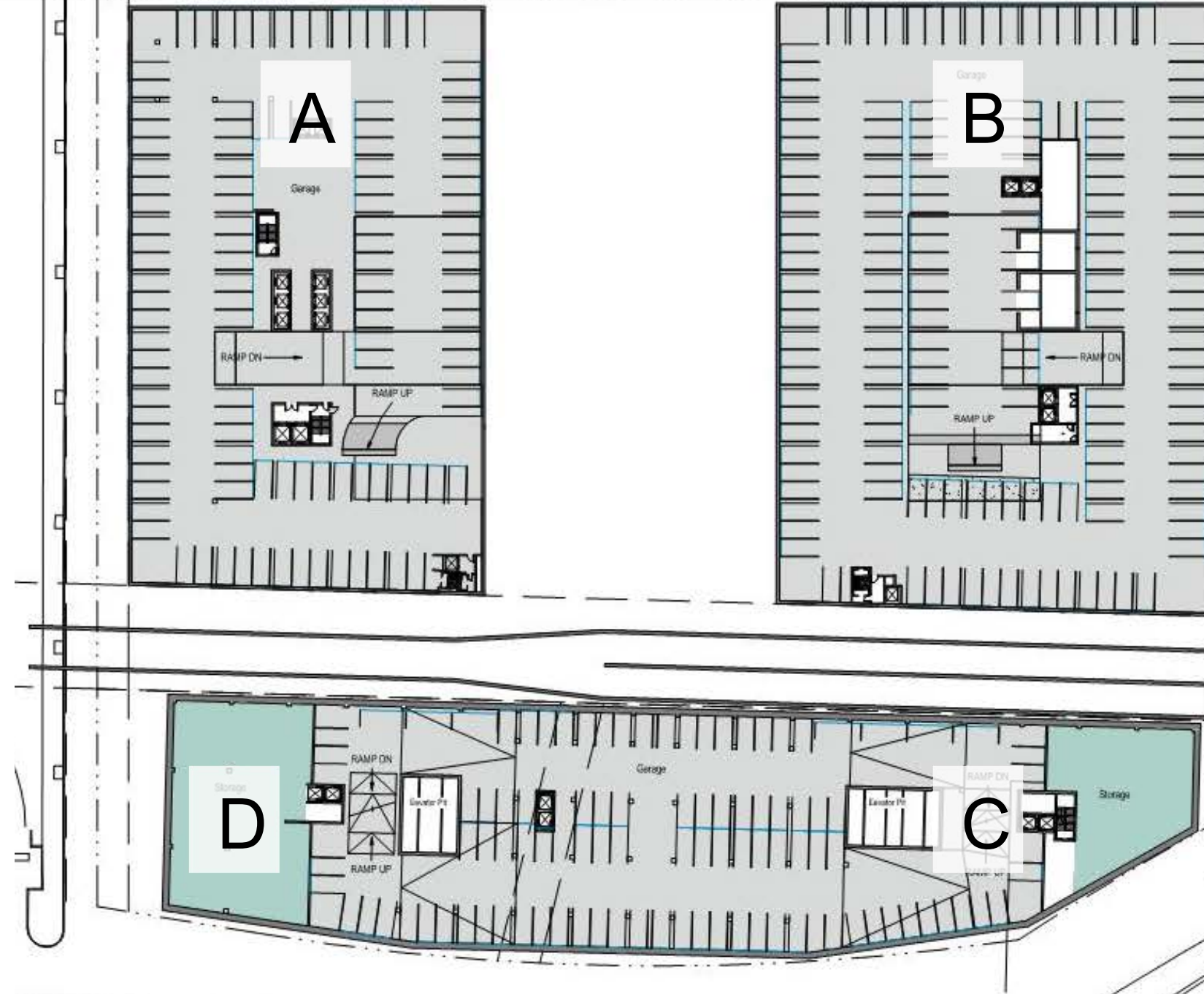
PUBLIC REALM



BUILDING ENTRY



PARKING



Parking Schedule

Comments	Count	Level	Type
Building A	8		Accessible
Building A	18		COMPACT
Building A	326		Standard
352			
Building B	9		Accessible
Building B	496		Standard
505			
Building C&D	24		8' x 22' - parallel
Building C&D	6		Accessible
Building C&D	138		COMPACT
Building C&D	120		Standard

288





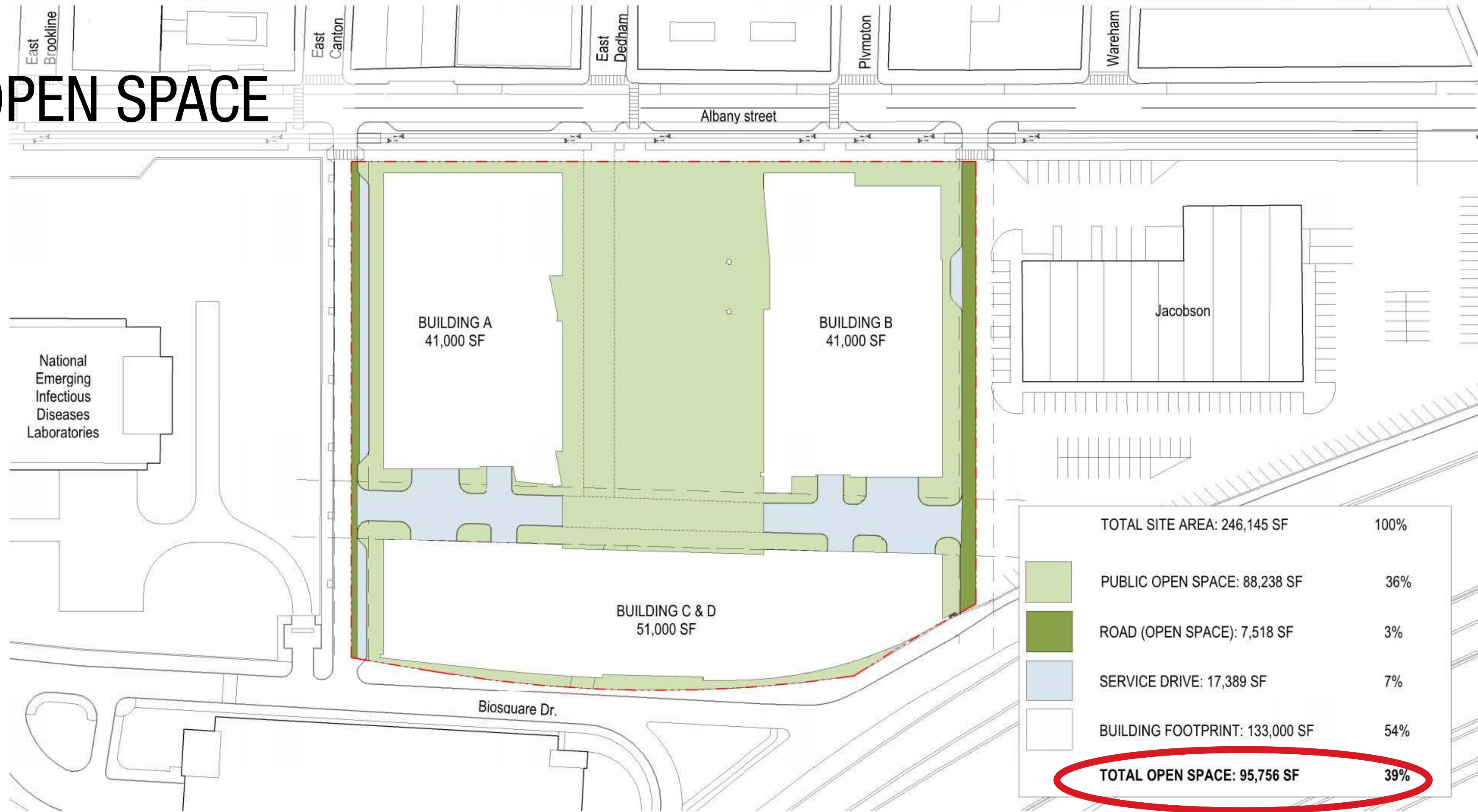
10' SETBACK

20' SETBACK

- EXTERIOR RETAIL SPACE FOR RESTAURANT TO FURTHER ACTIVATE ALBANY STREET
- ALLEVIATE WIND CONDITIONS



OPEN SPACE





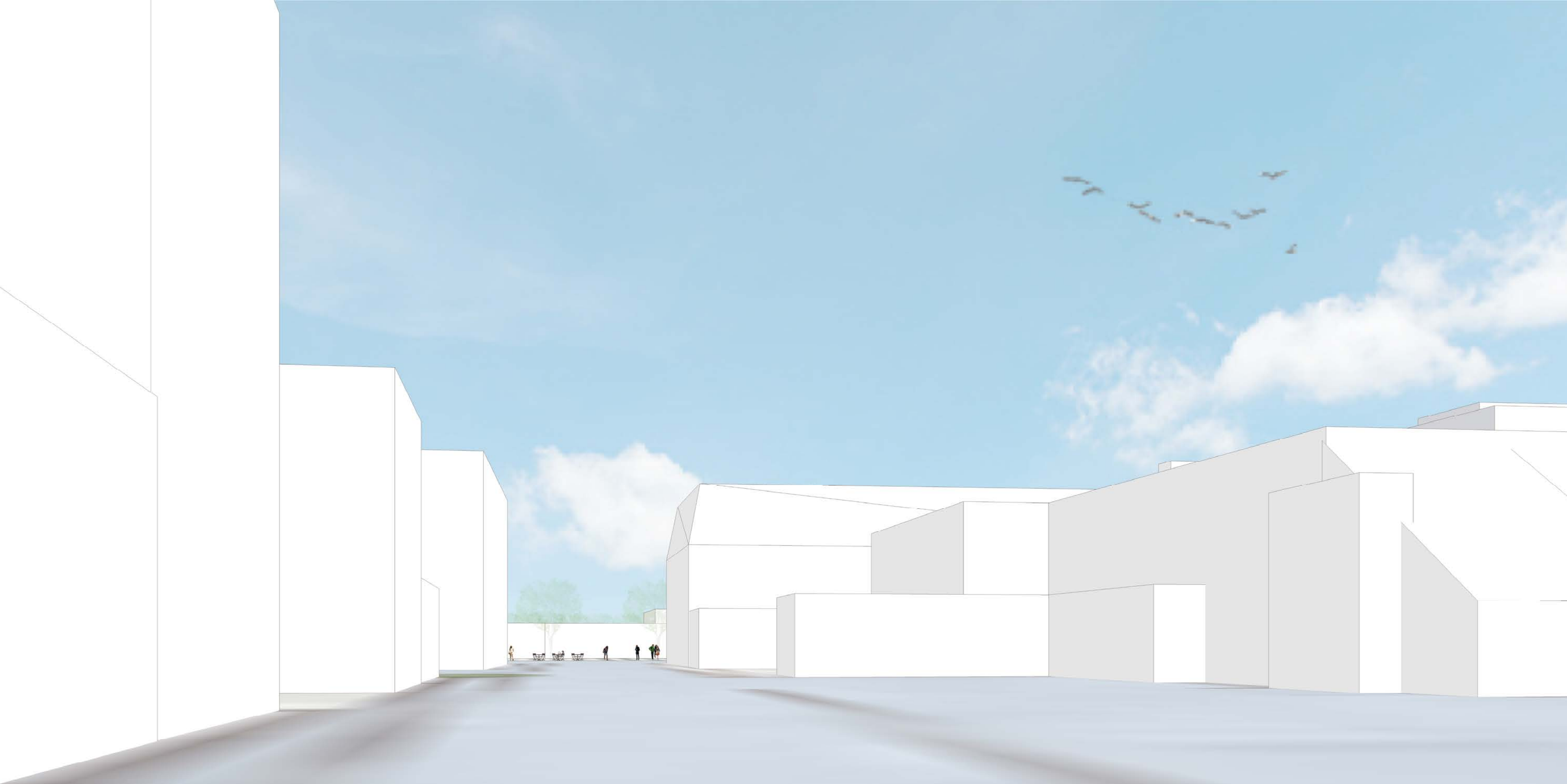














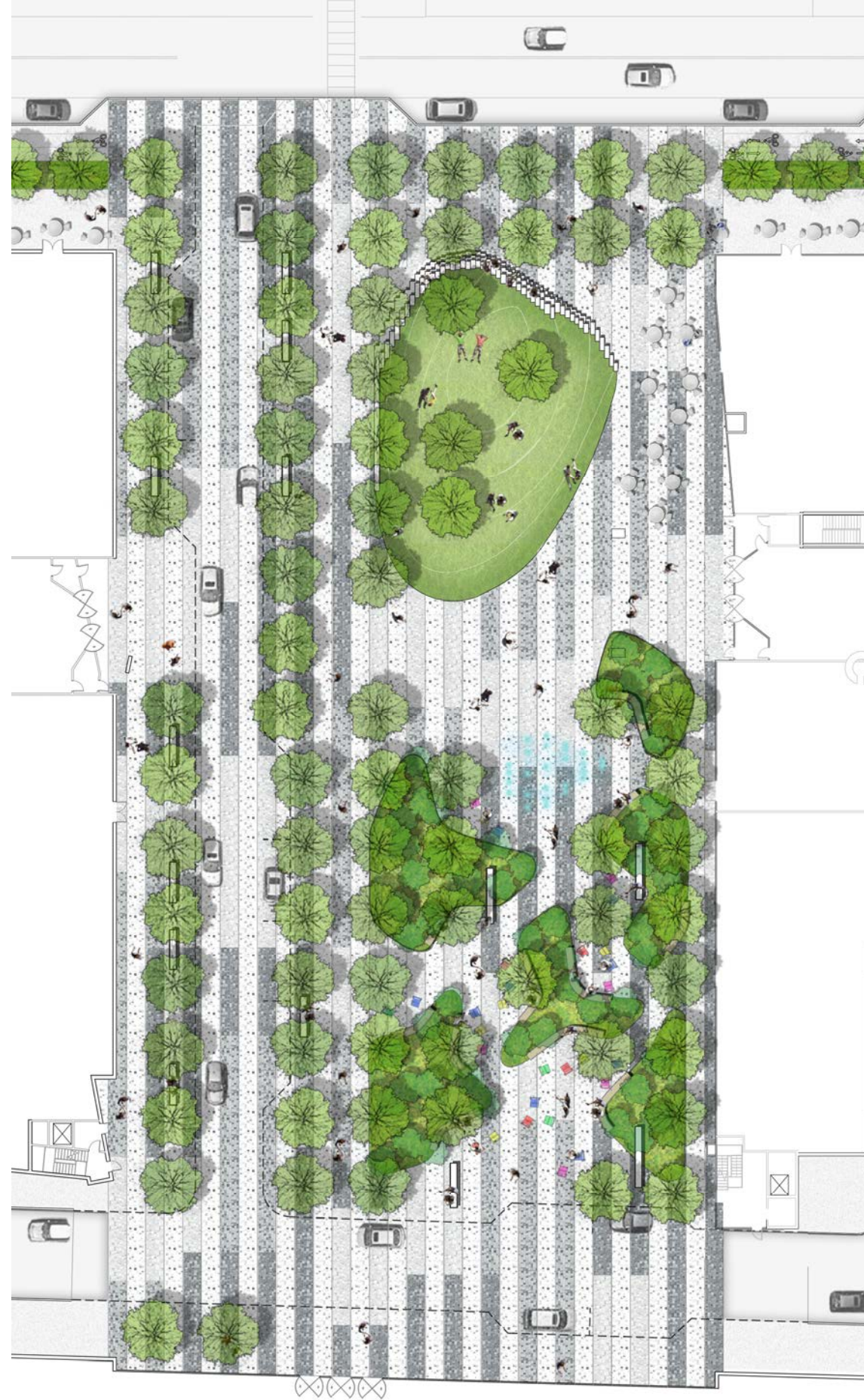




ALBANY GREEN

- 1+ acre signature park “Albany Green”
- 18-hour destination park wrapped with retail and restaurants
- Buildings angle in to indicate invitation into Albany Green
- Pavement patterning draws movement into site
- Eye catching entry at the end of the alley of trees
- Wrap buildings with retail





1. Sunny Lawn



2. Active Plaza



3. Quiet Garden



SUNNY LAWN







PUBLIC REALM

--- LINE OF WHARF

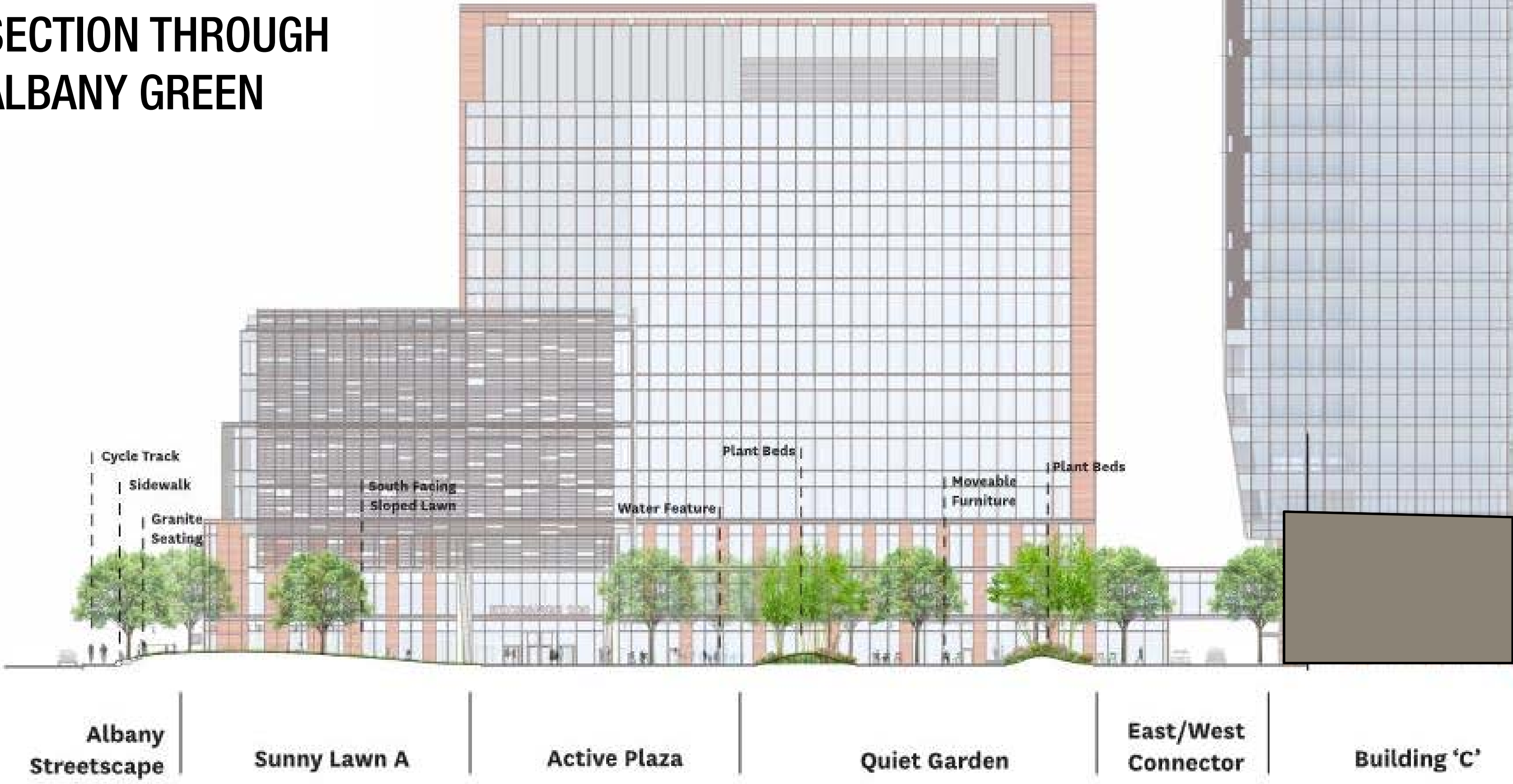


PUBLIC REALM

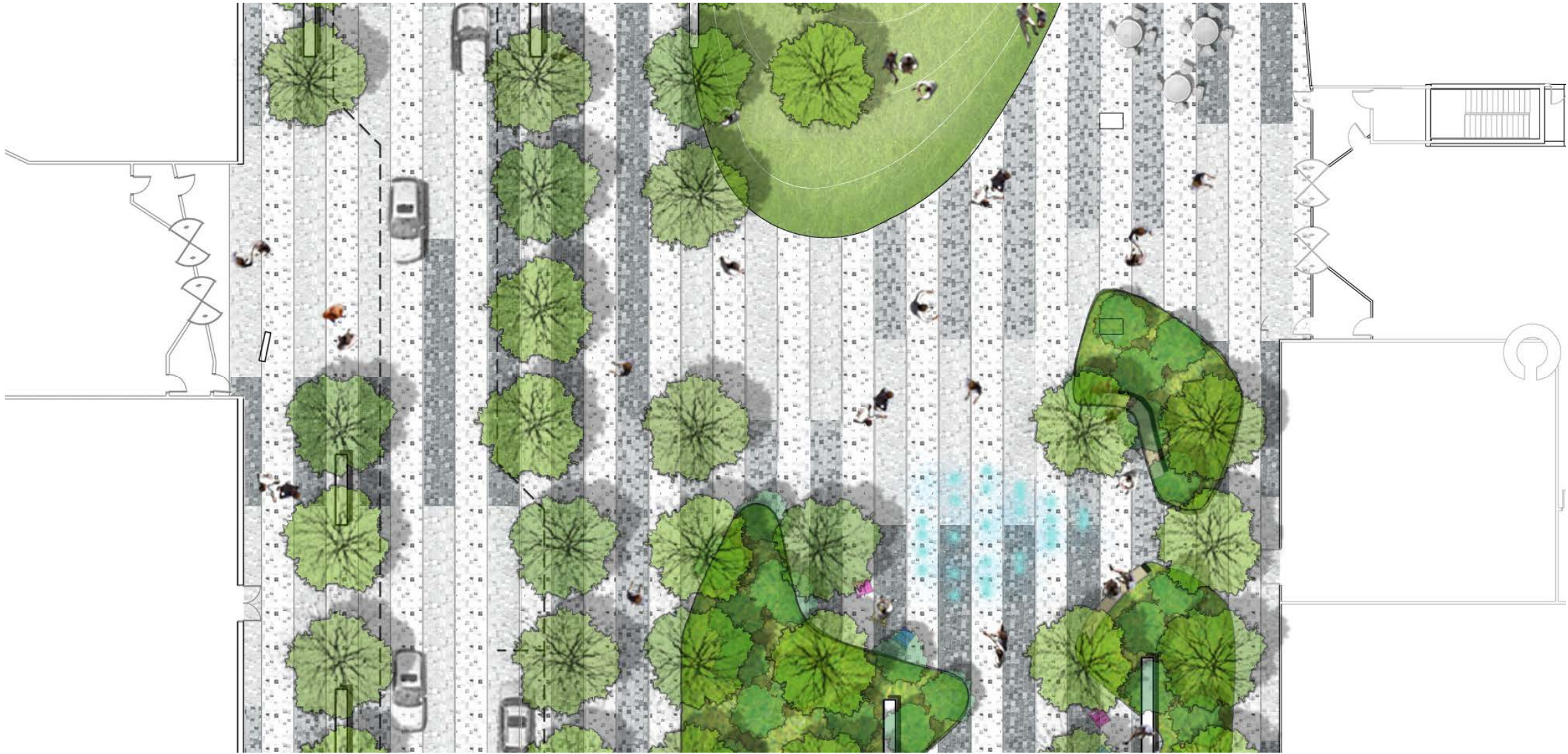
-  LINE OF WHARF
-  EXISTING BUILDING



SECTION THROUGH ALBANY GREEN



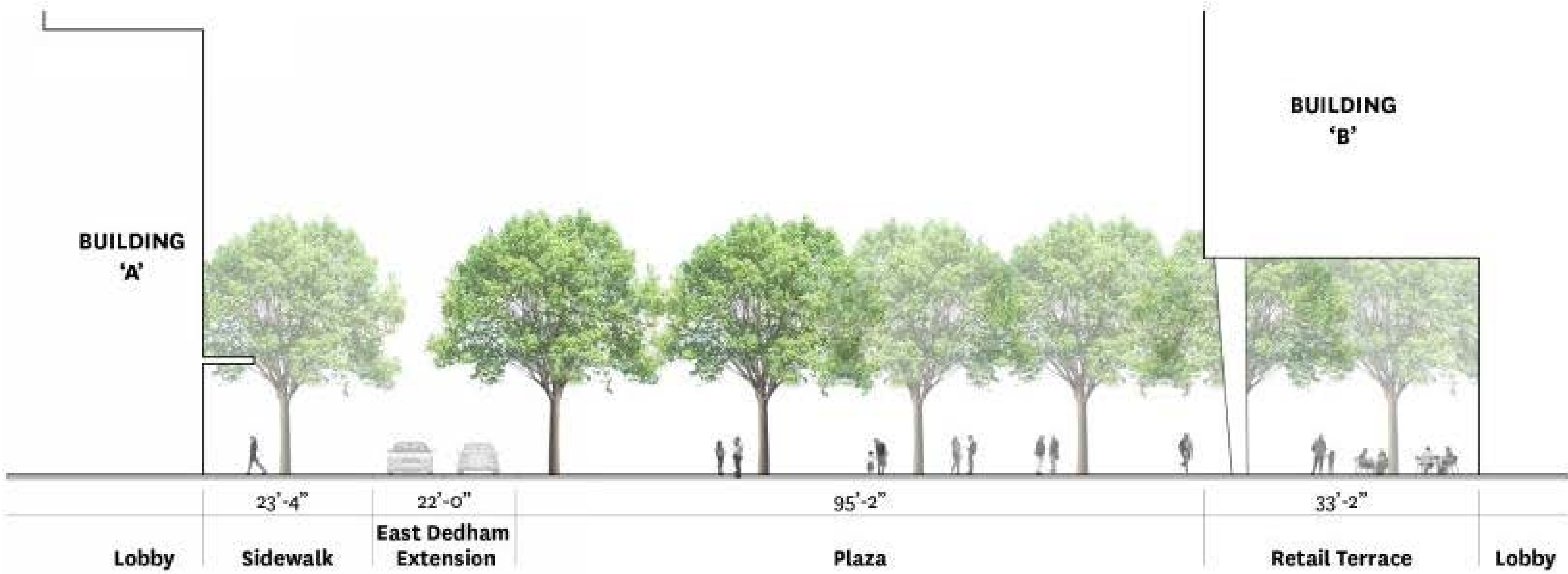
ACTIVE PLAZA





EXCHANGE

SECTION THROUGH ACTIVE PLAZA



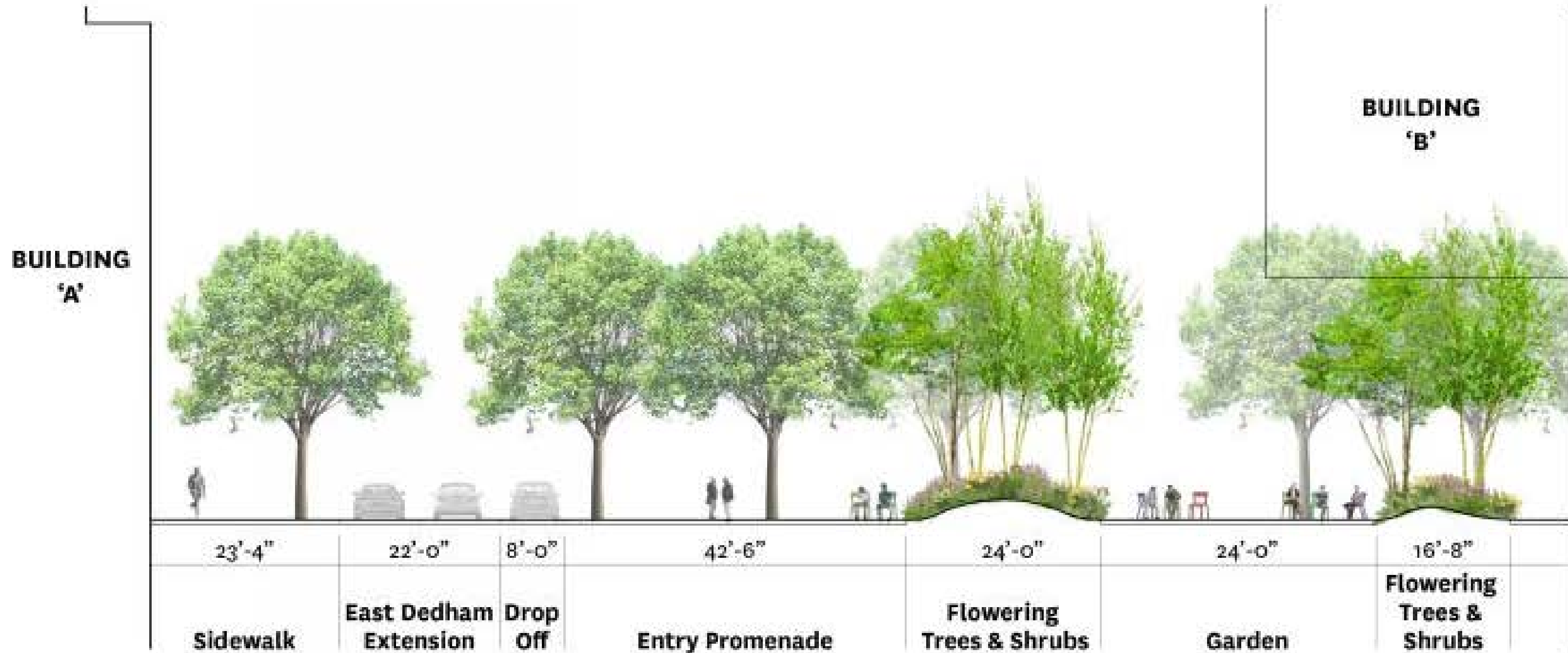
QUIET GARDEN







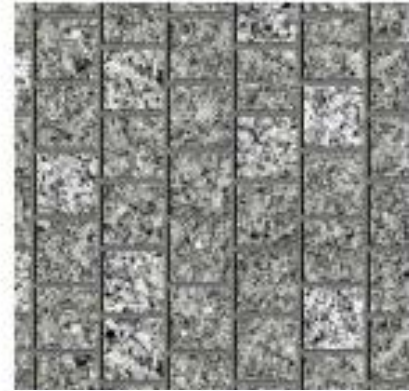
SECTION THROUGH QUIET GARDEN



PAVING STUDIES



MATERIAL & FURNISHING



1. Granite & Precast Concrete Pavers (Light & Dark Gray mix)



2. Slaved Granite Blocks



3. Moveable Garden Chairs



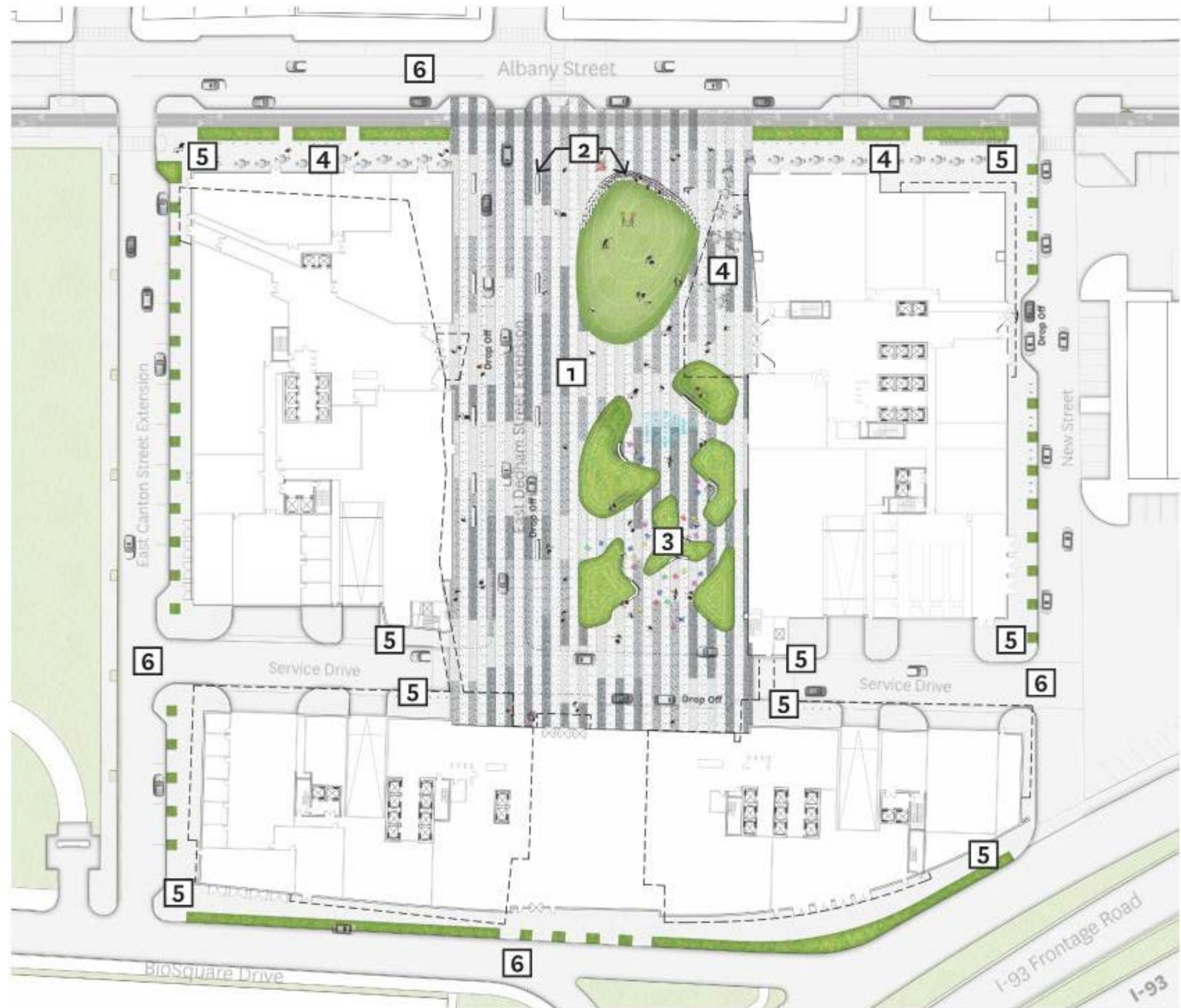
4. Cafe Tables & Chairs



5. Cast-in-Place Concrete Pavement



6. Asphalt



PLANTING



1. High Canopy Deciduous Tree



2. High Canopy Street Tree



3. Flowering Trees, Shrubs & Groundcover



4. Lawn



BIKE PARKING / BIKE SHARE



- 1. Bicycle Parking (138 Parking Spaces)
- 2. Bicycle Hubway (30 Spaces)

PUBLIC BENEFIT

PUBLIC BENEFIT

- Job Creation
- Flexible space for Arts, Culture, and Community
- Transit oriented development
 - Pedestrian streetscape improvements
 - Bicycle parking and continuation of South Bay Harbor Trail
 - Connection to I93 Corridor
- Traffic improvements



Boston's Life Science and Technology Campus

