

# EXCHANGE

SOUTH END

540 ALBANY STREET BOSTON MA 02118

SOUTH END LANDMARKS DISTRICT COMMISSION

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

HEARING PRESENTATION

THE **ABBEY** GROUP

 Stantec

MICHAEL  
VAN  
VALKENBURGH  
ASSOCIATES  
INC



September 4, 2018

# EXCHANGE SOUTH END – 540 Albany St

9.4.18

## Agenda

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



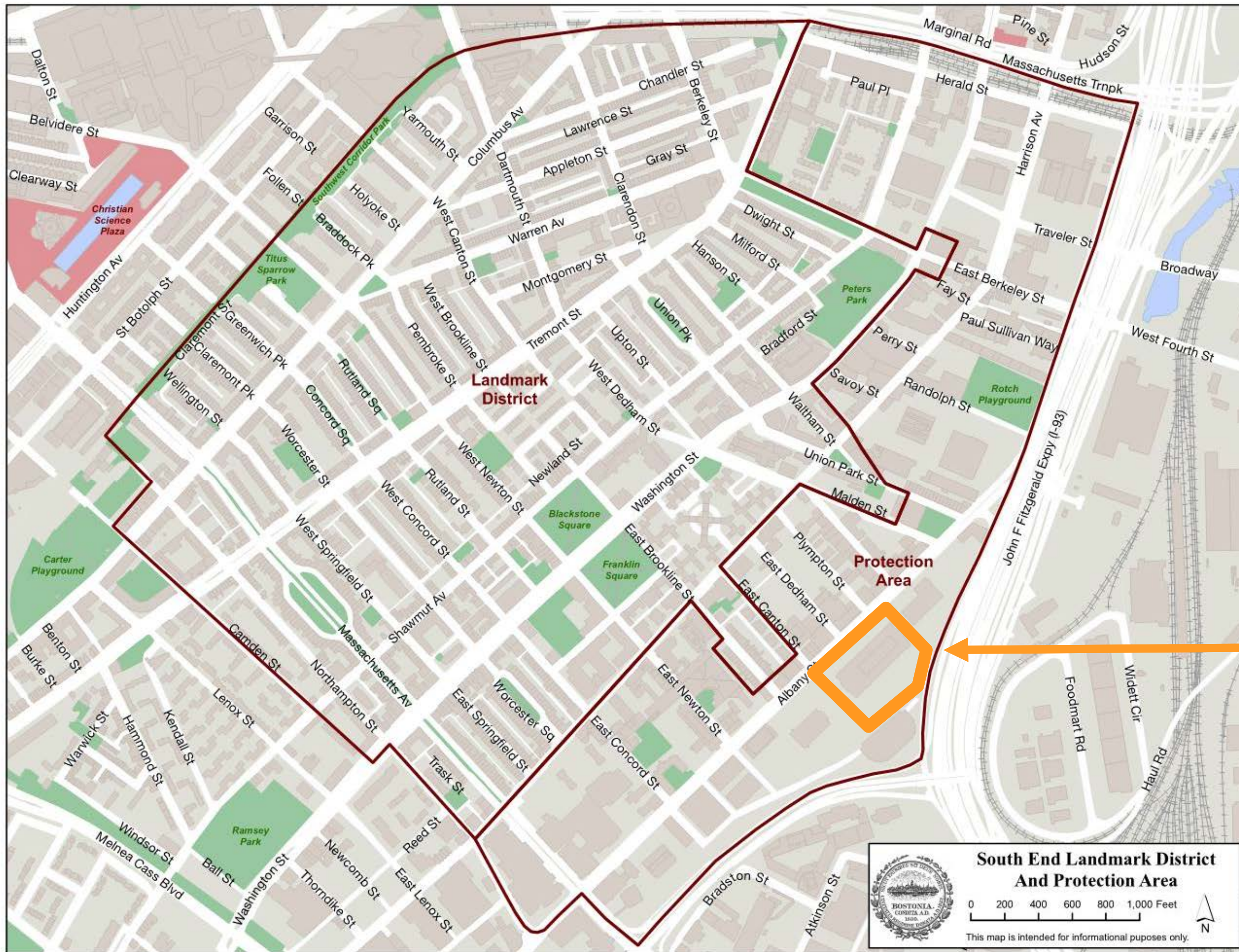
MEDICAL AREA

BACK STREETS

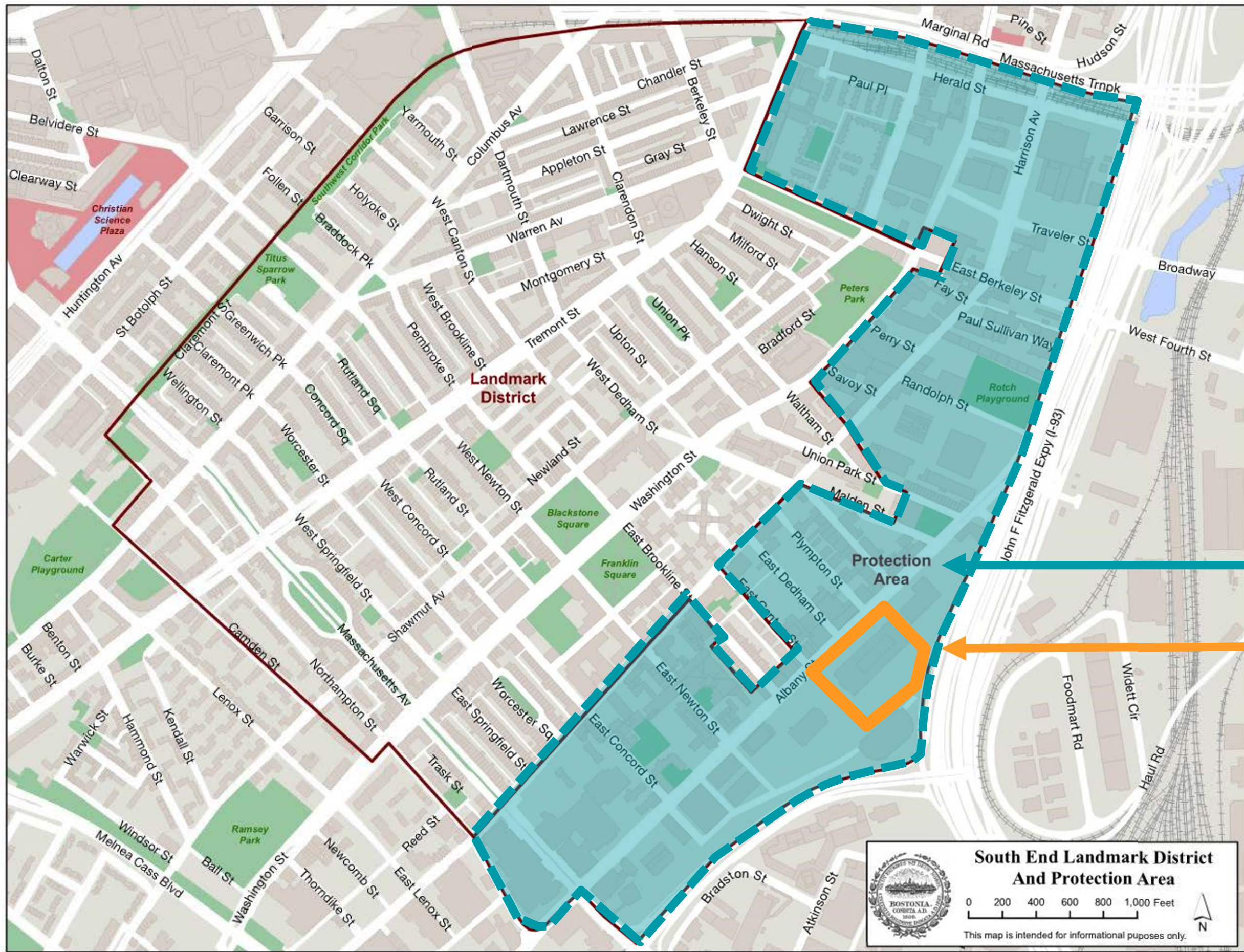
SOWA

NEW YORK STREETS



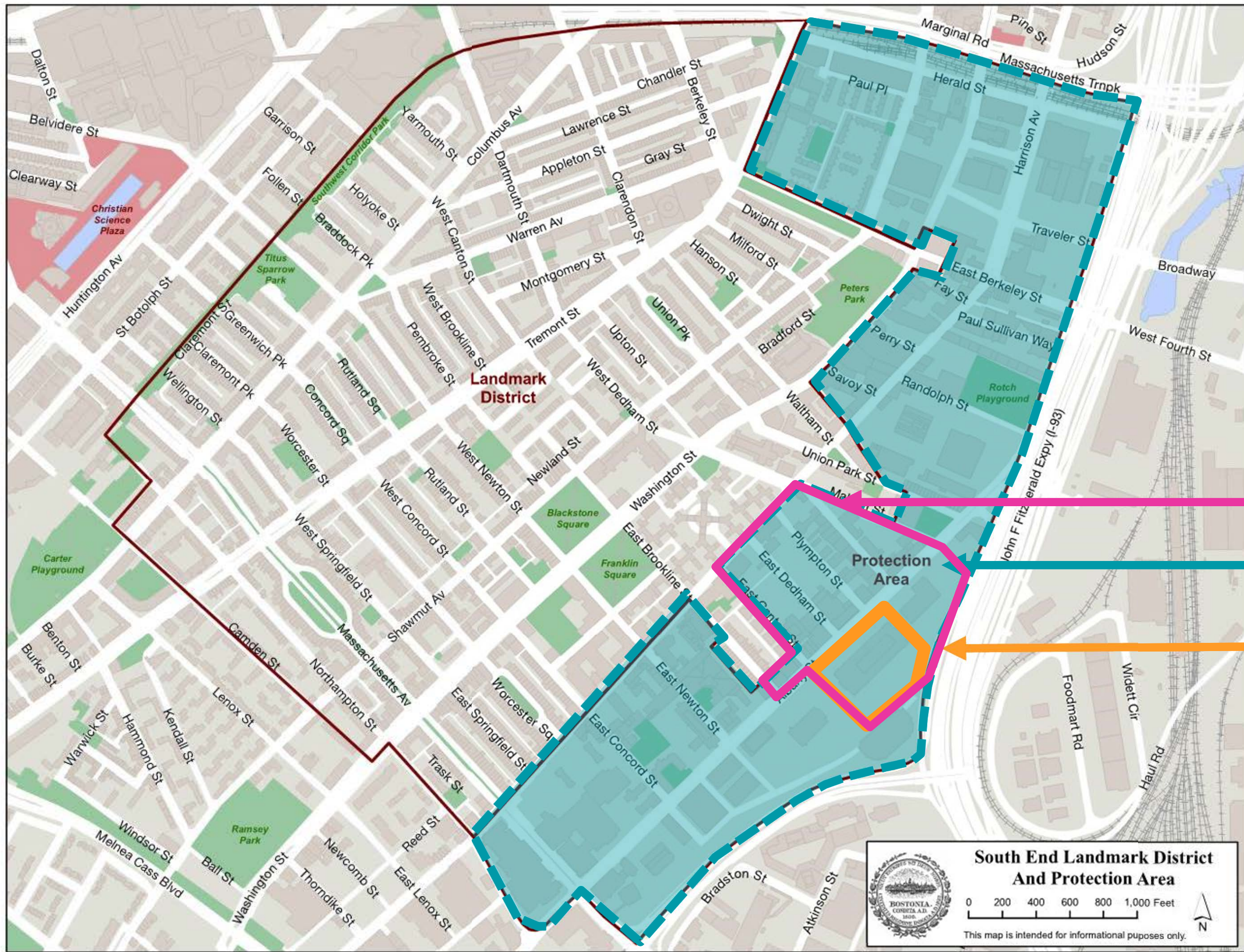


540 Albany Street



Protection Area

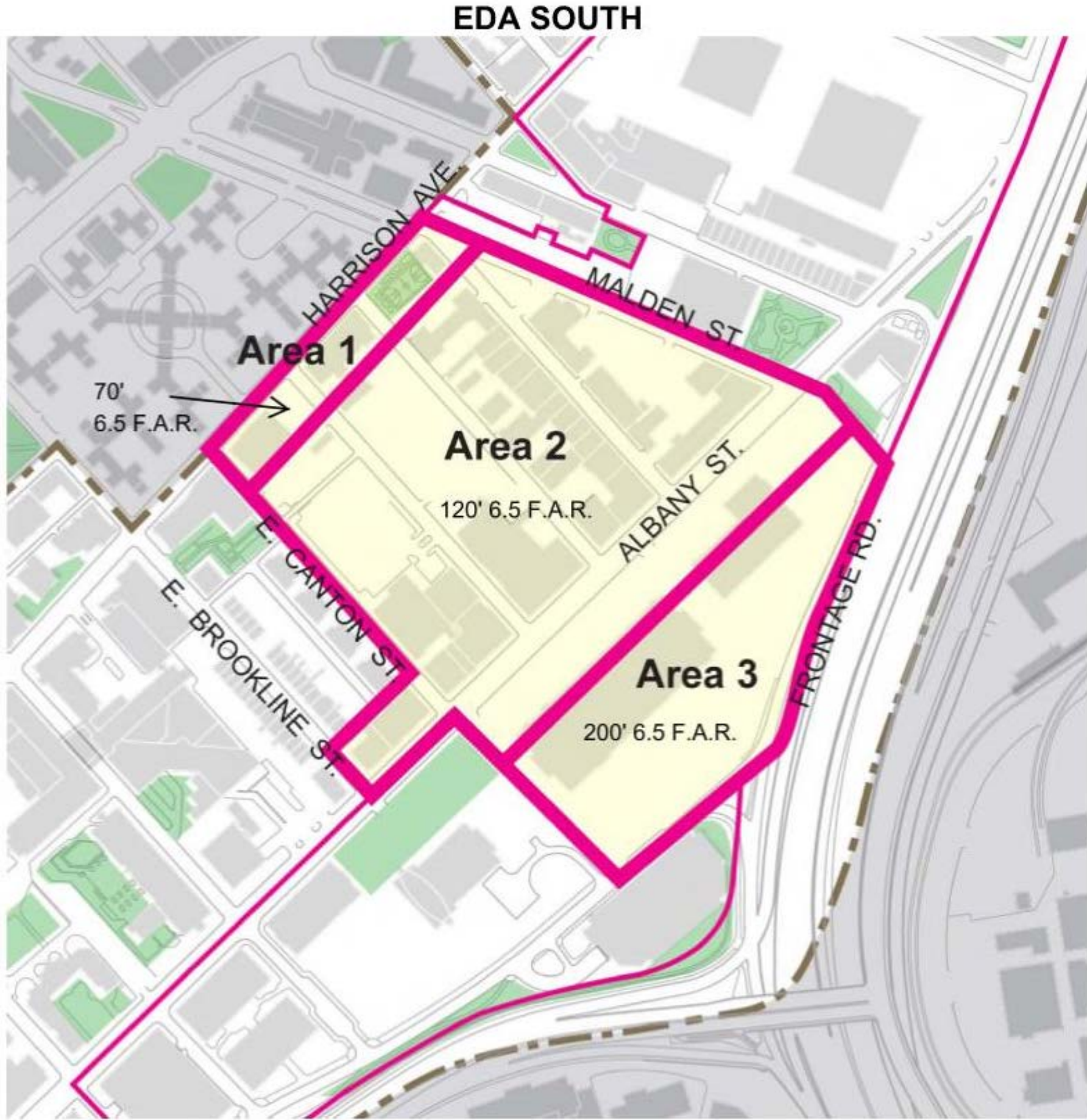
540 Albany Street



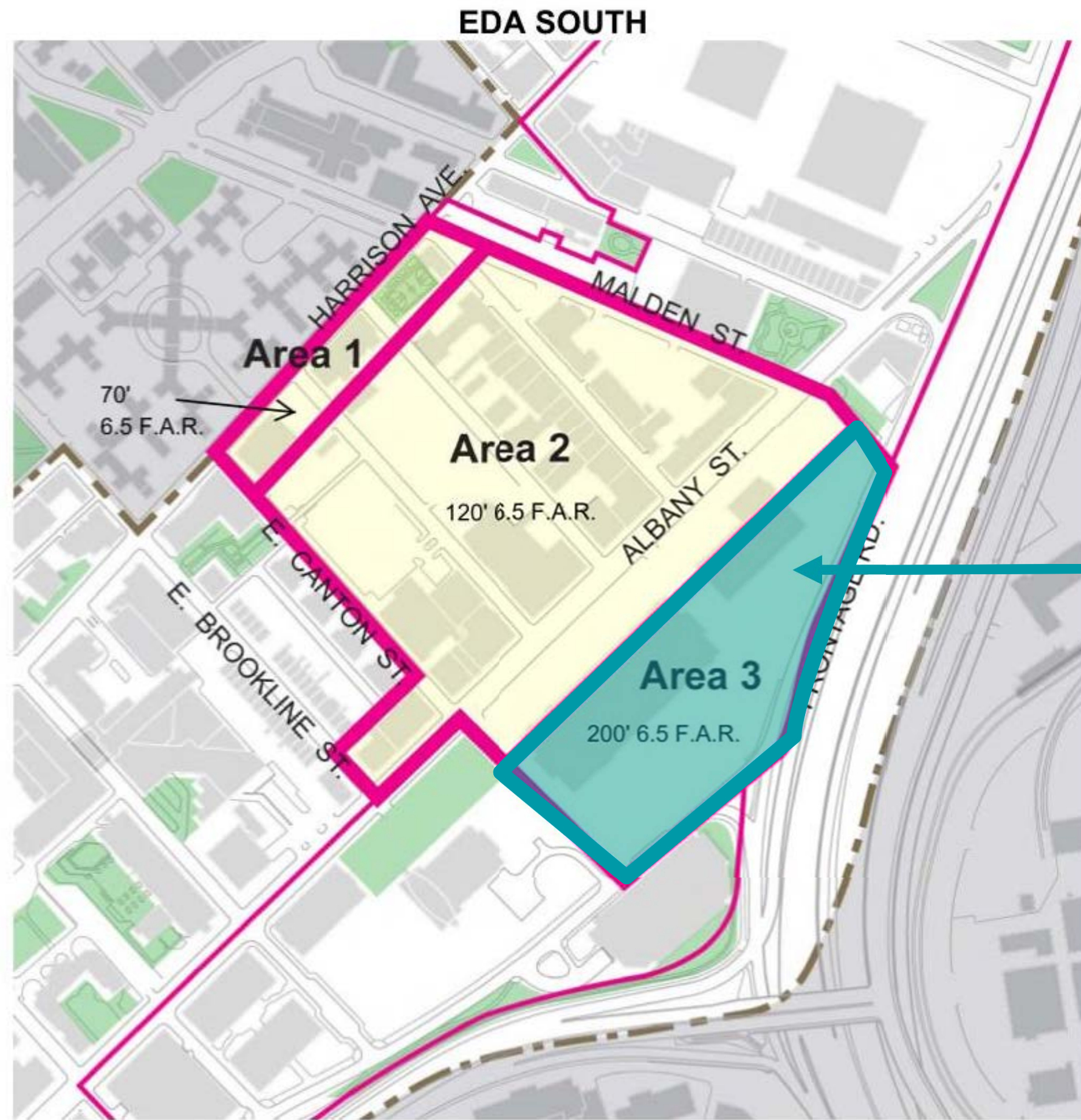
EDA South  
 Protection Area  
 540 Albany Street

**South End Landmark District  
 And Protection Area**  
 0 200 400 600 800 1,000 Feet  
 This map is intended for informational purposes only.

# Economic Development Area South



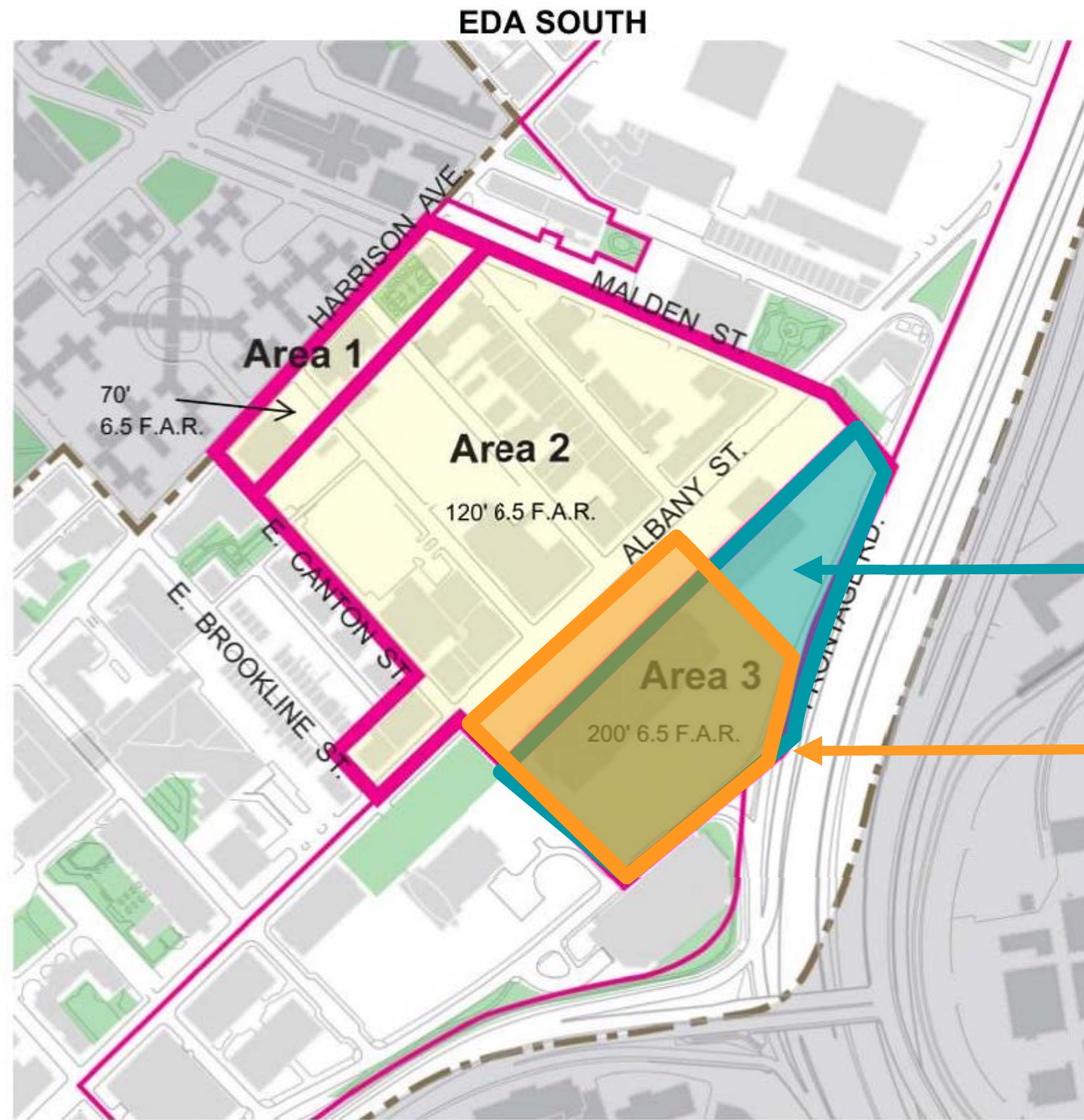
# Economic Development Area South



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

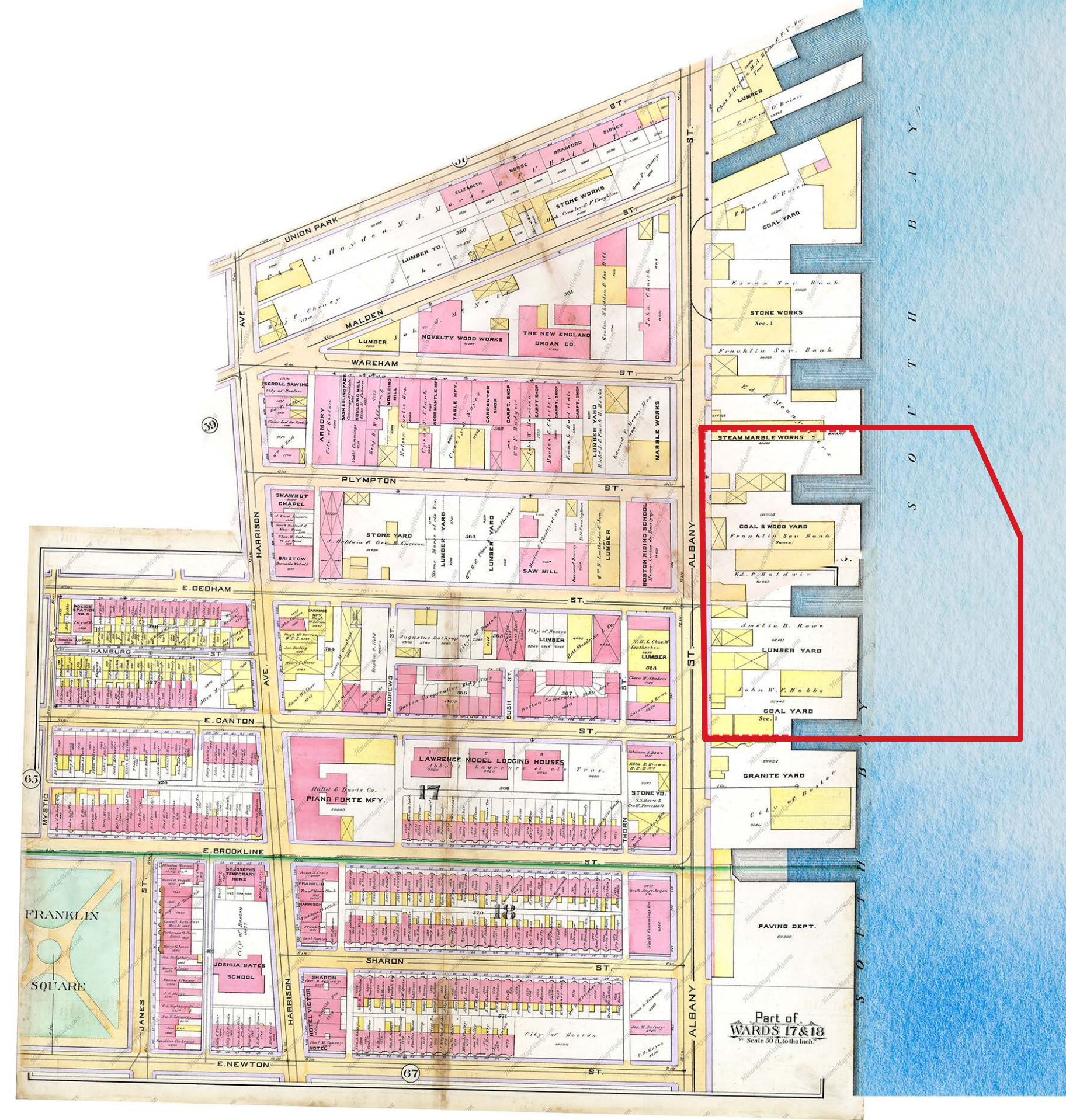
540 Albany Street

# 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



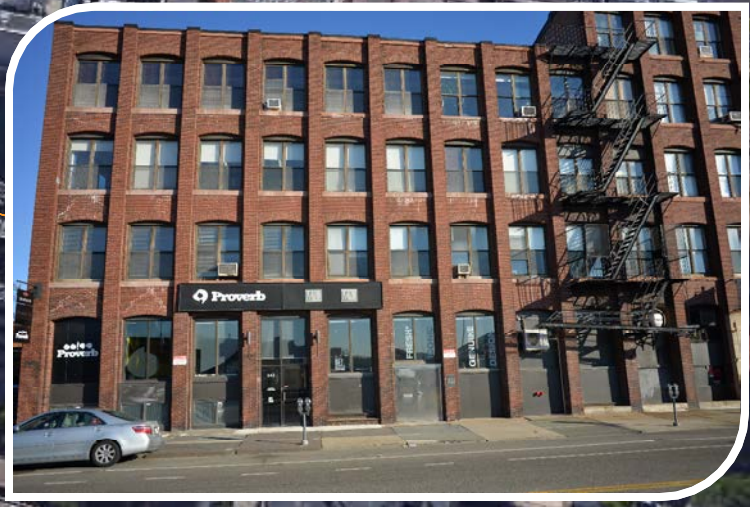
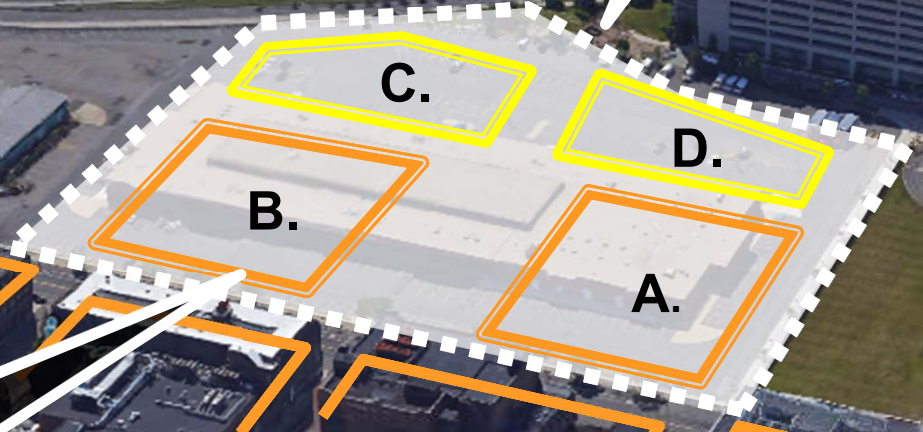


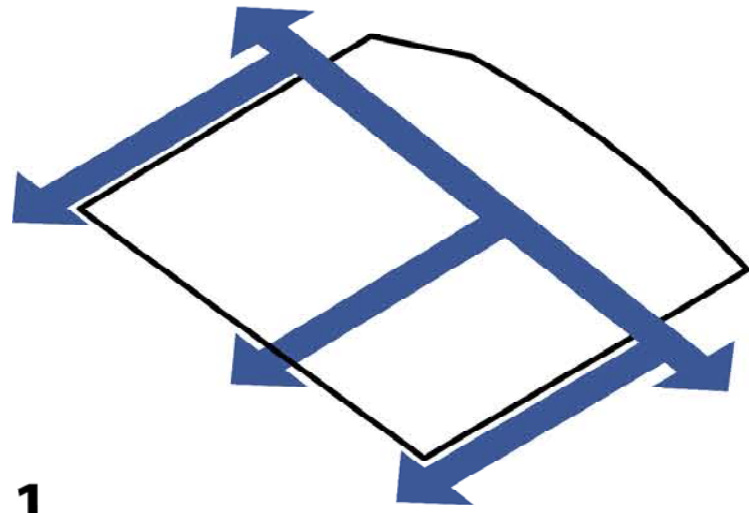




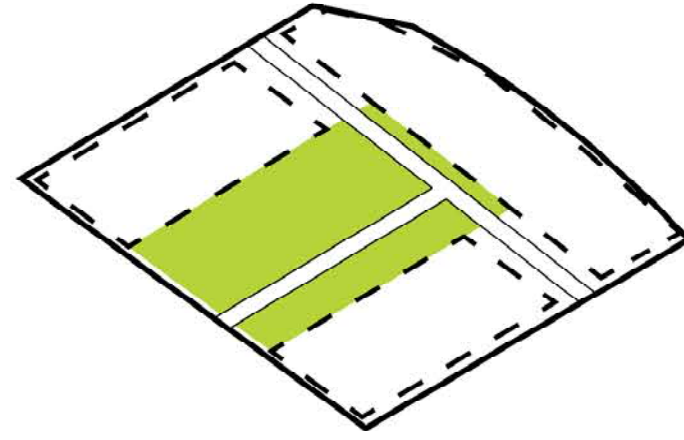
**LONG-DISTANCE CONTEXT**  
 -DYNAMIC  
 -EXPRESSIVE FORMS  
 -MOVEMENT

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

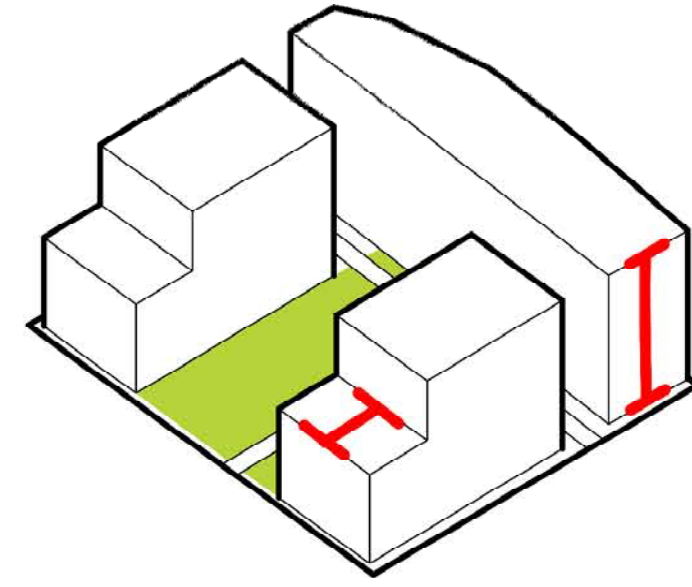




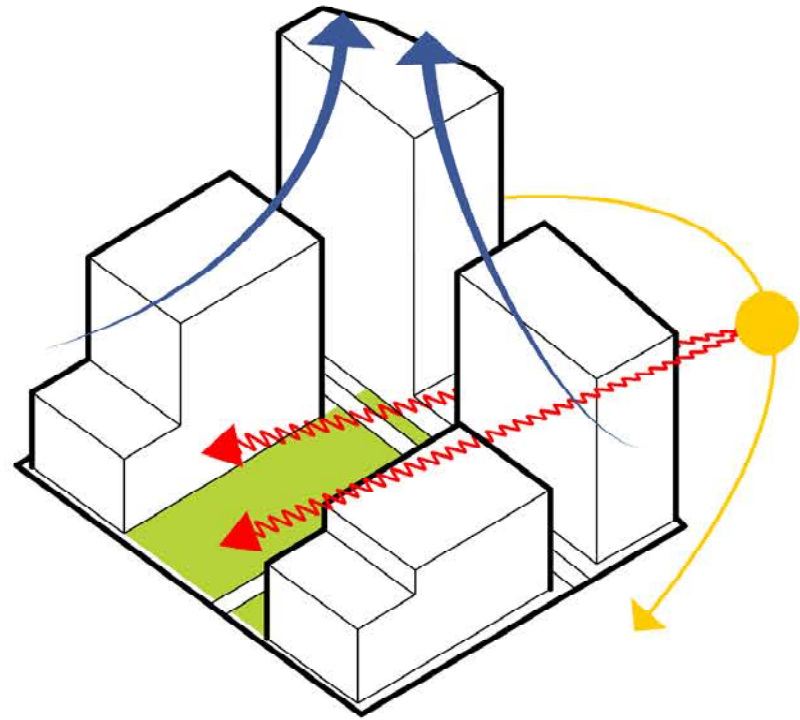
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CIRCULATION AND ACCESS



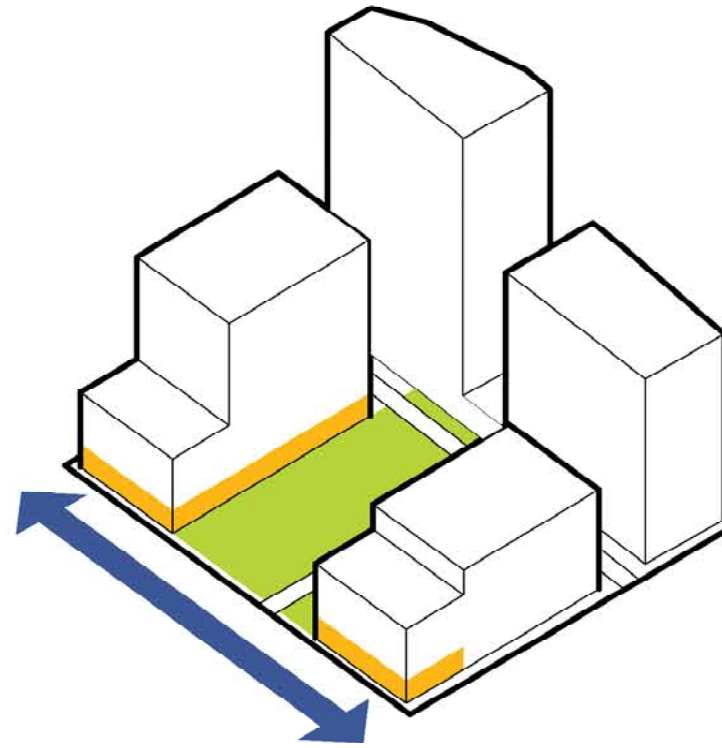
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NEW PUBLICLY ACCESSIBLE PARK



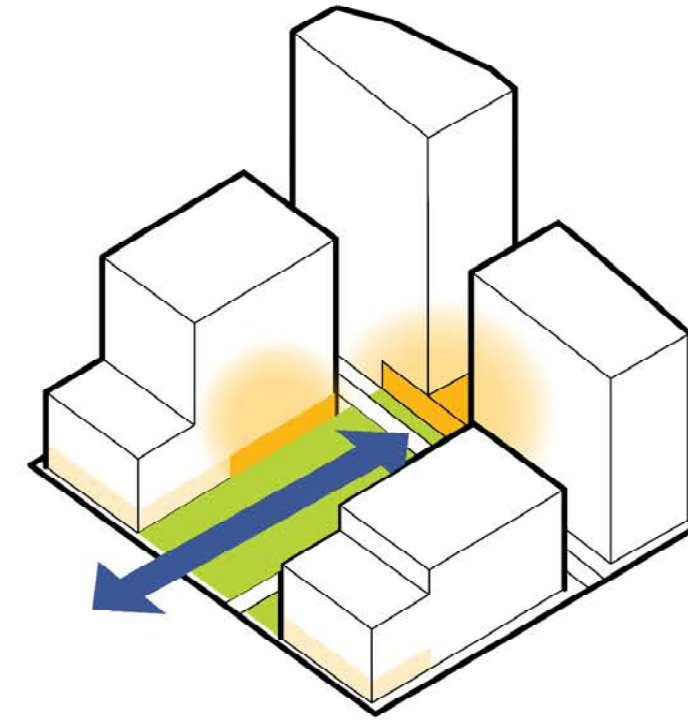
**3**  
FIT INTO THE CONTEXT



**4**  
SUN IN THE PARK



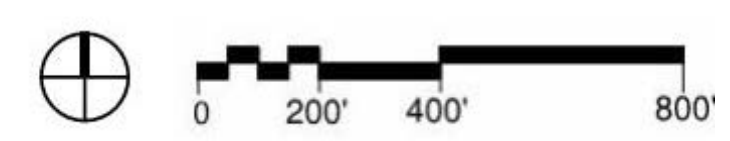
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ACTIVE ALBANY STREET

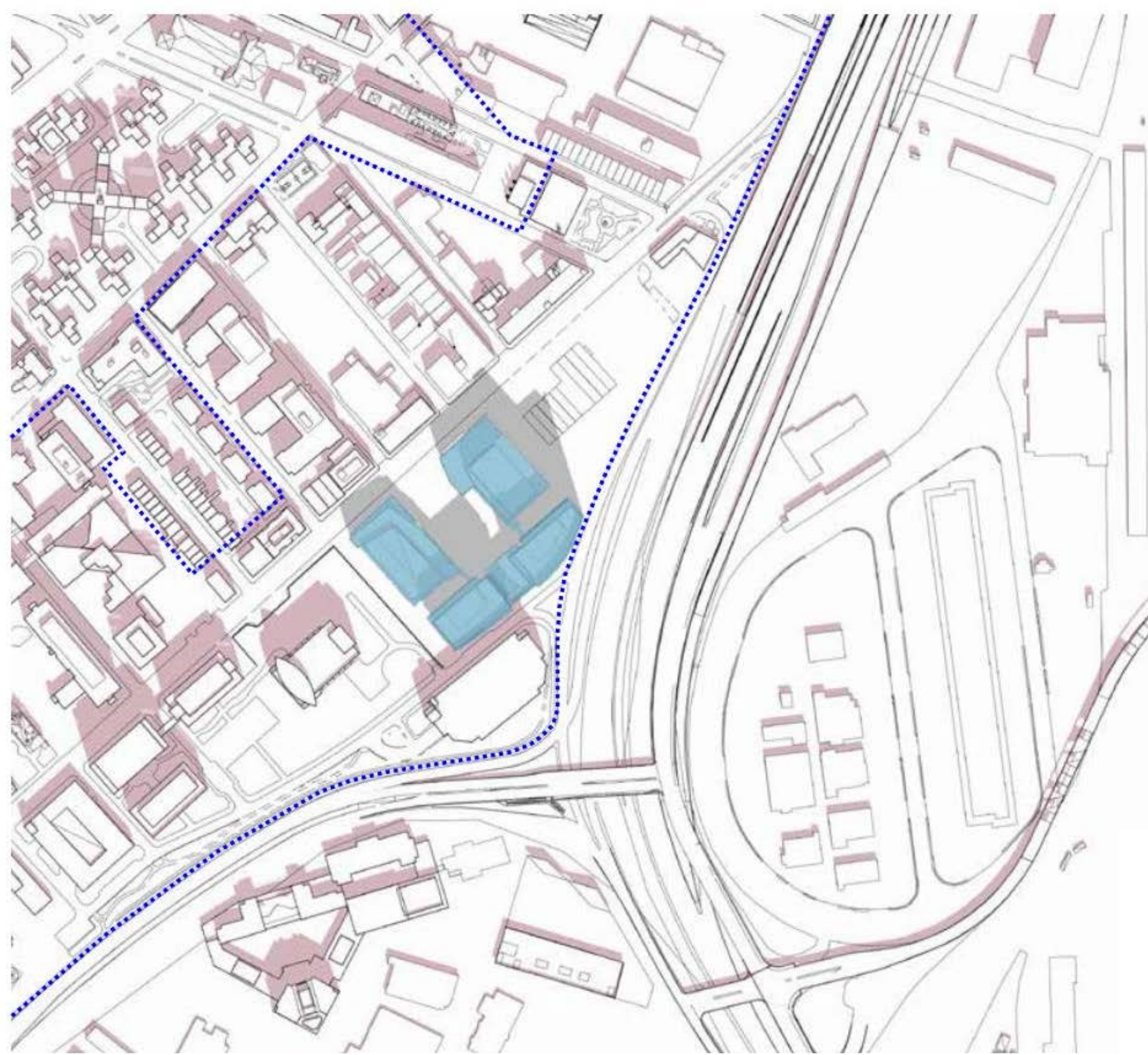


**6**  
ARTS & CULTURE SPACE

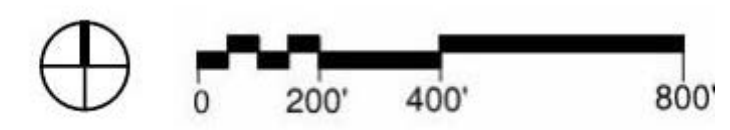


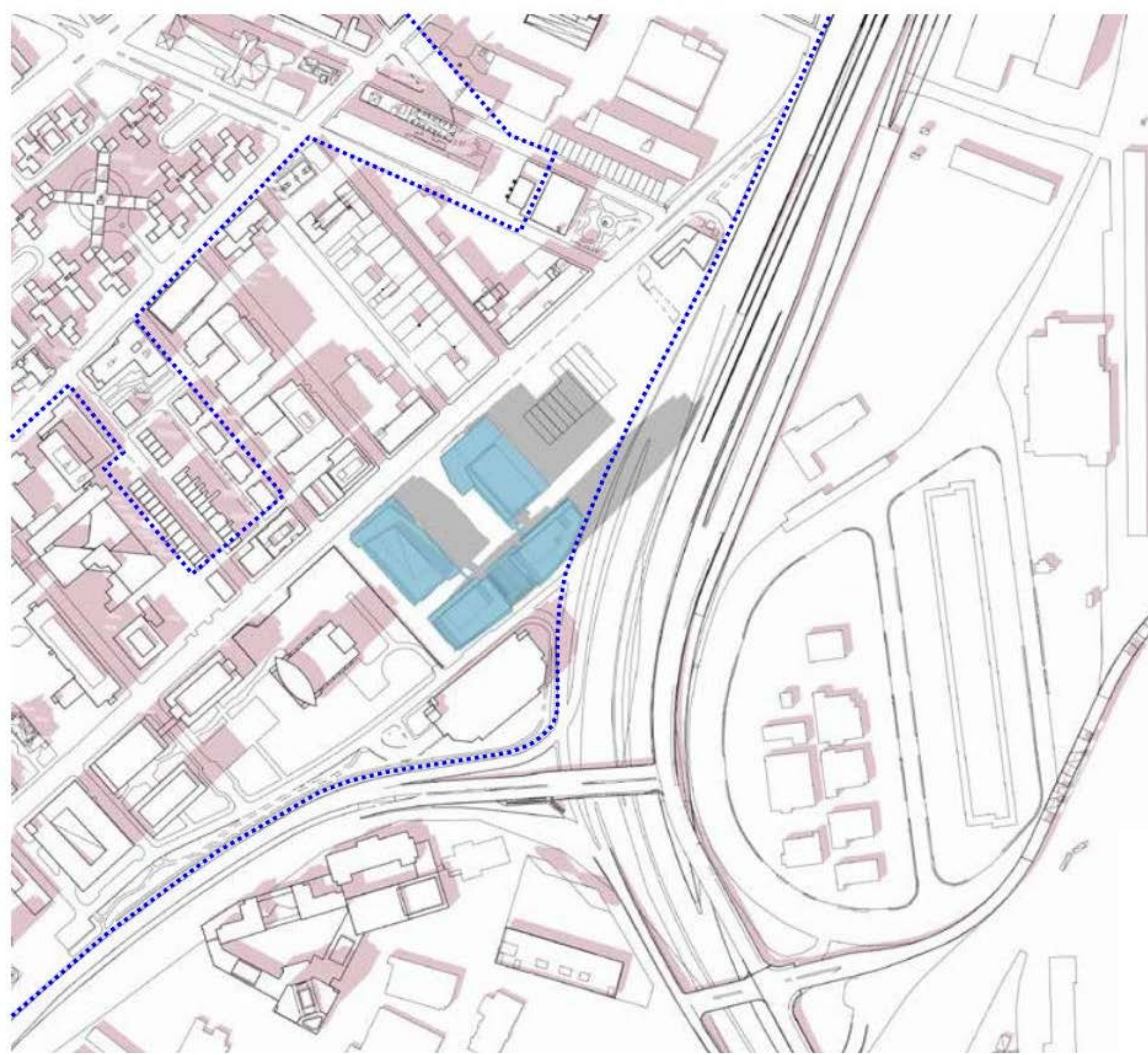
- EXISTING SHADOW
- NEW SHADOW
- PROPOSED BUILDINGS
- PROTECTION AREA



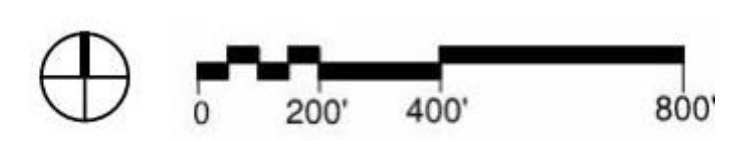


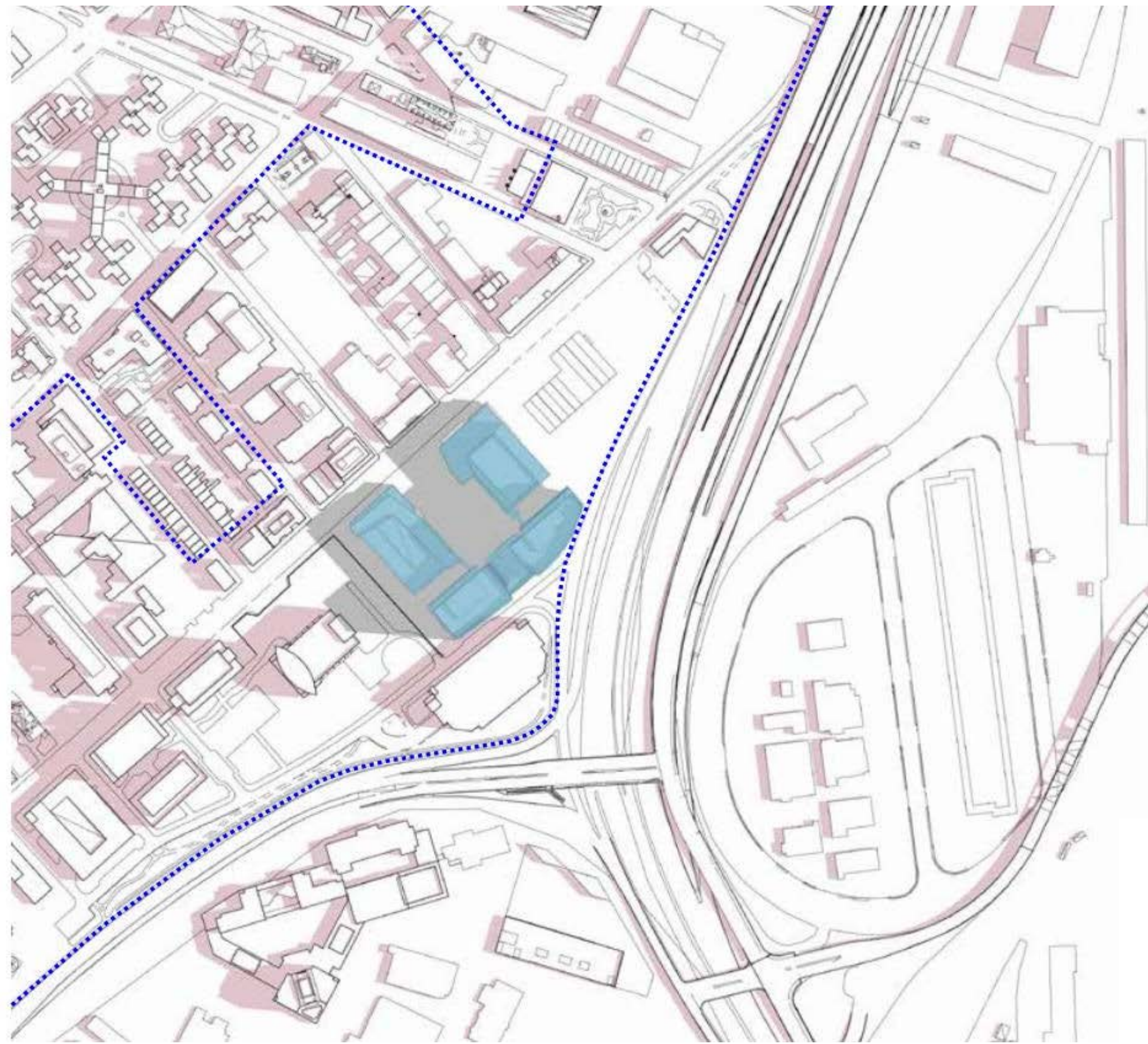
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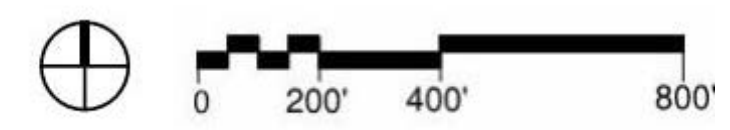


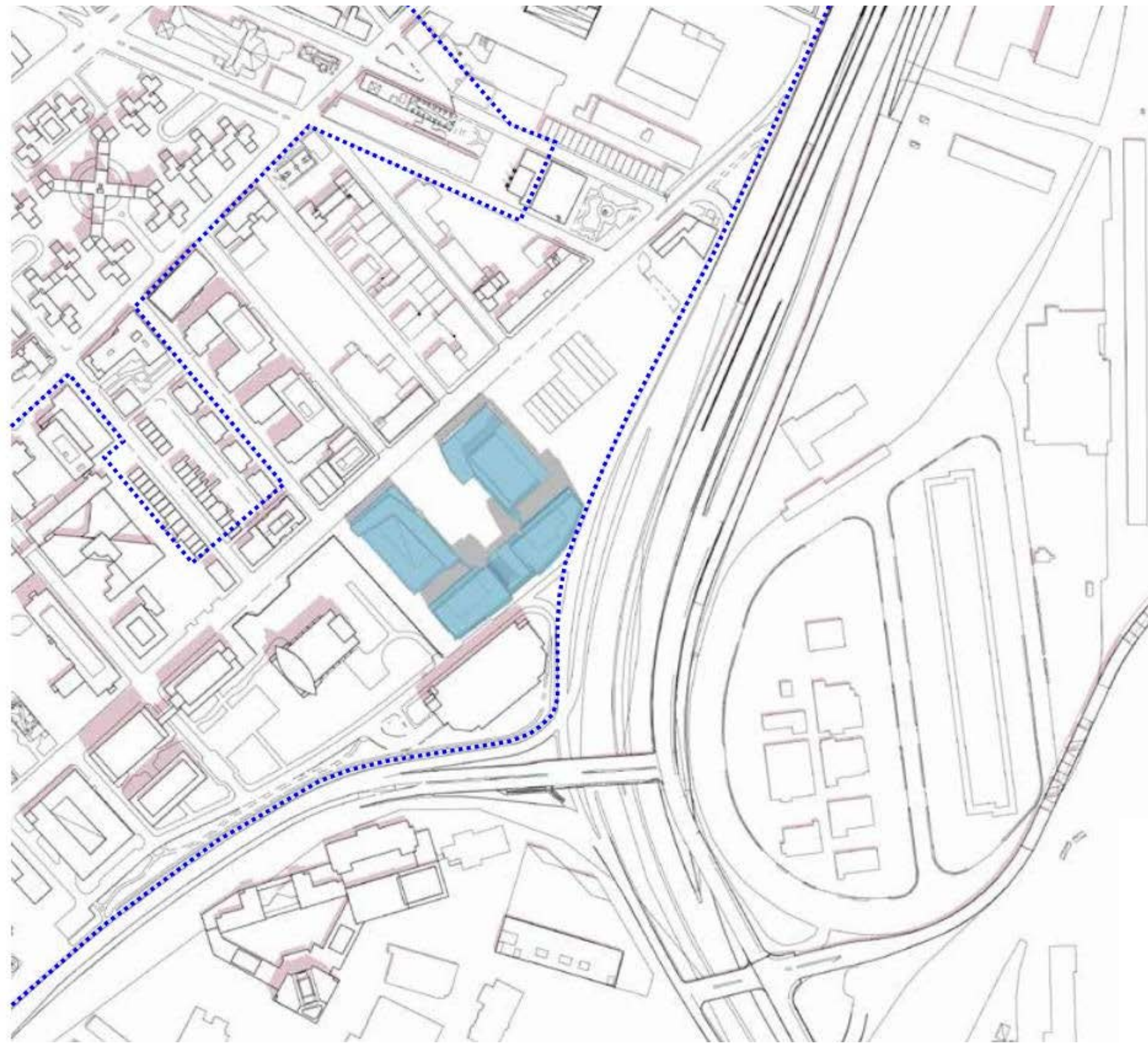
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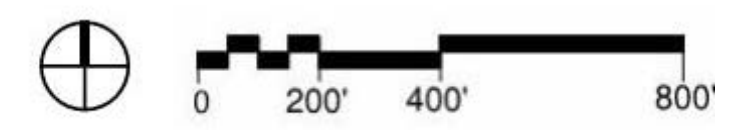


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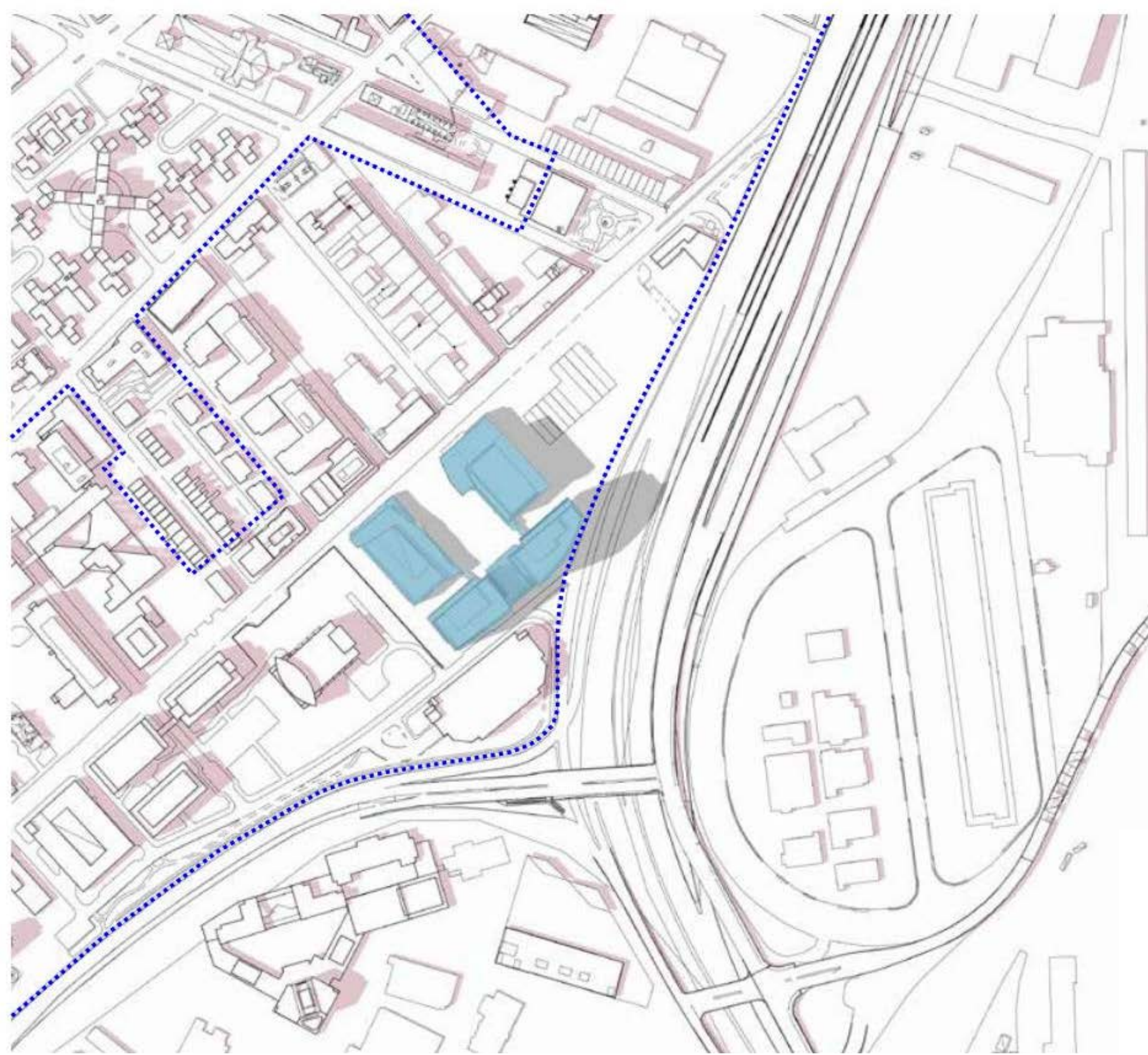




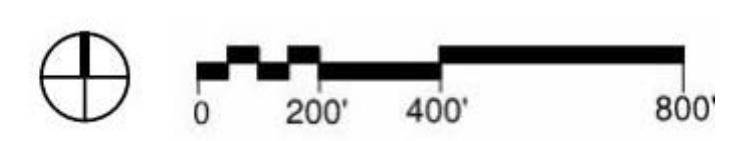
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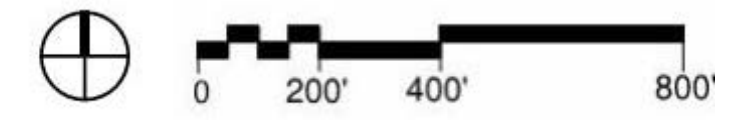


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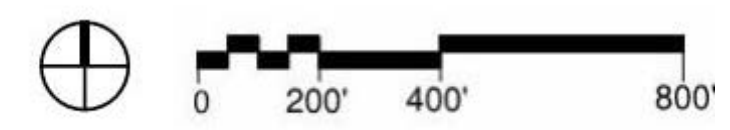


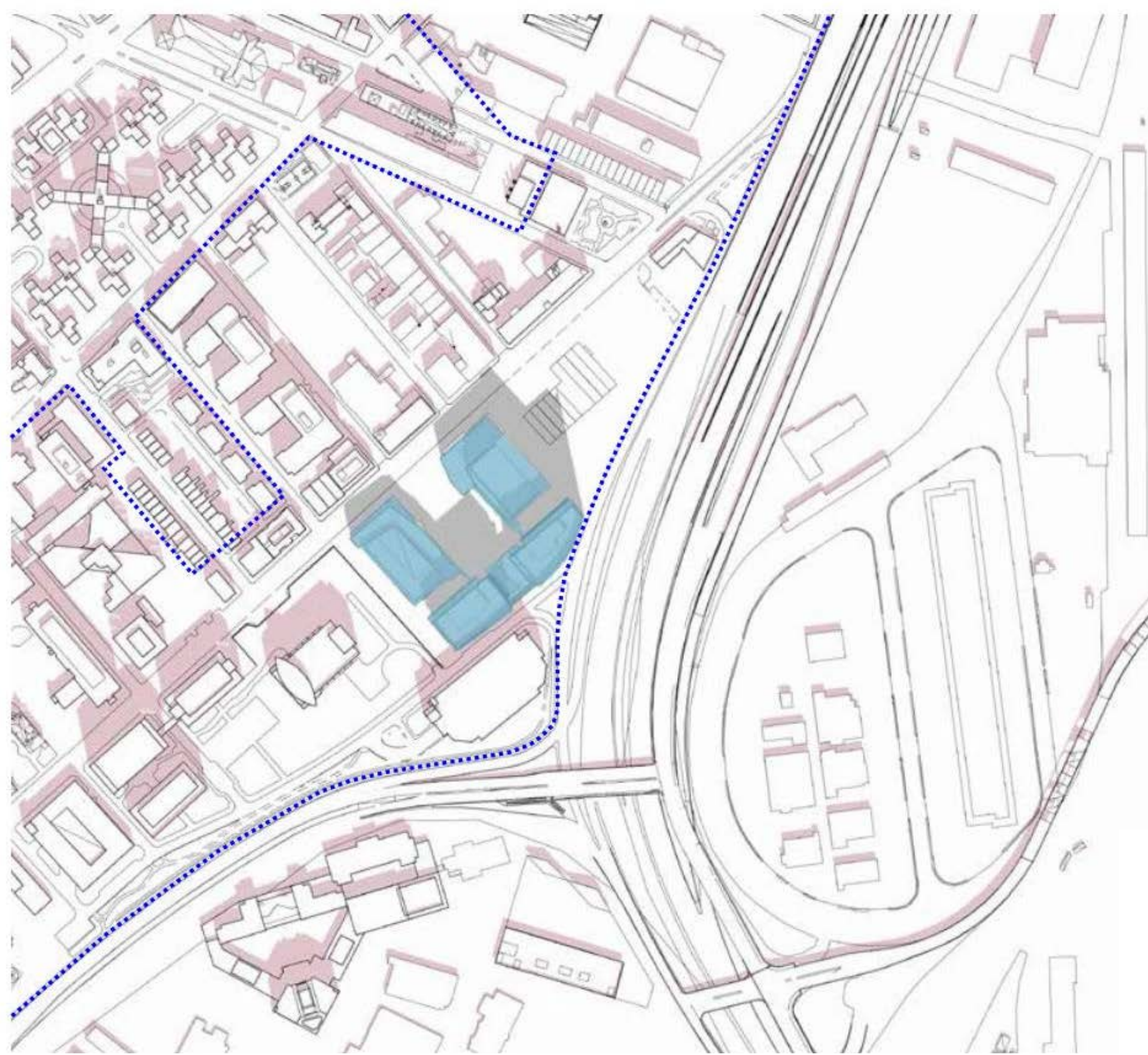
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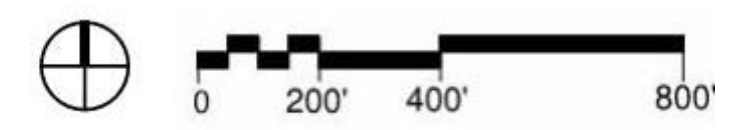


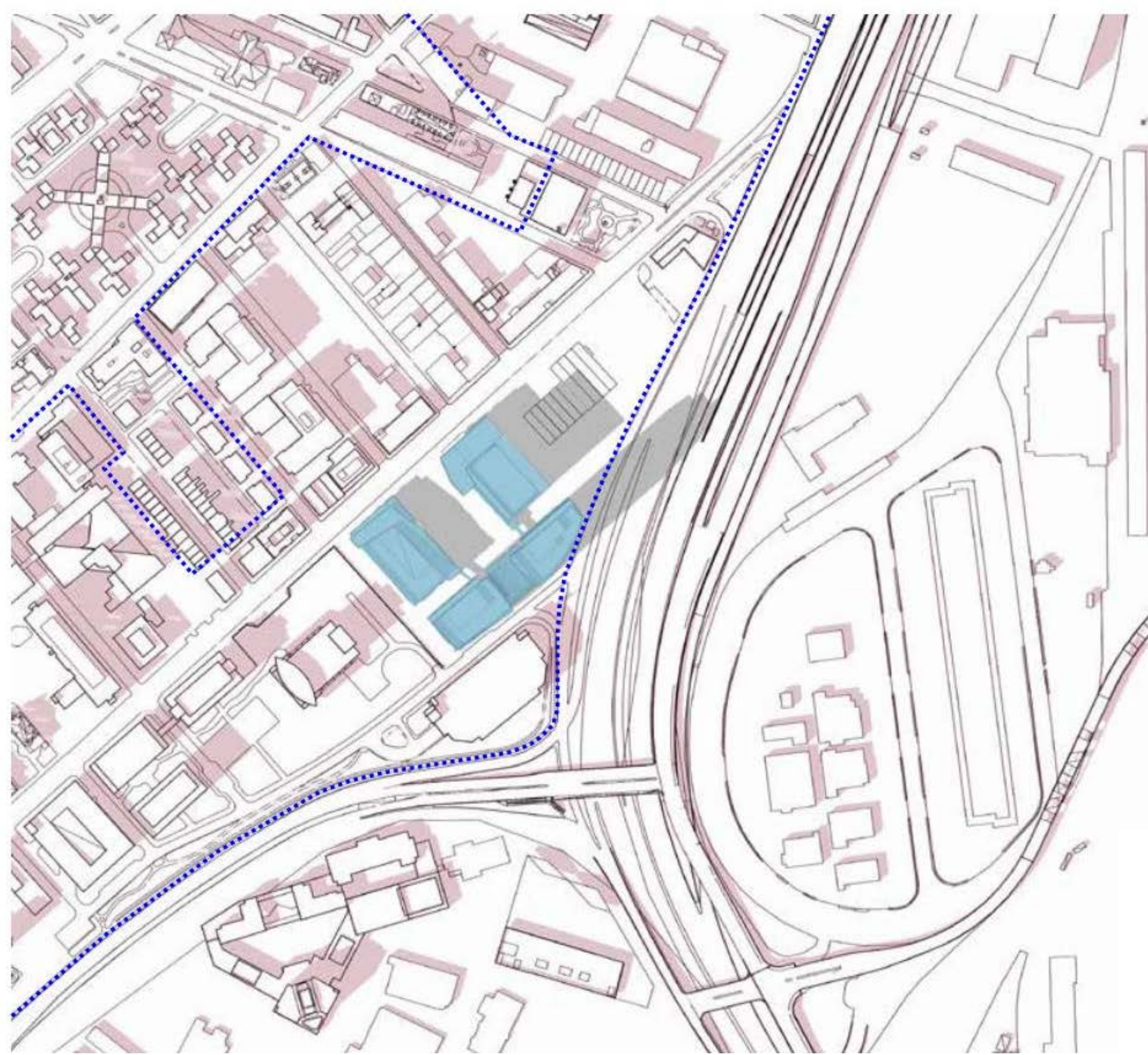
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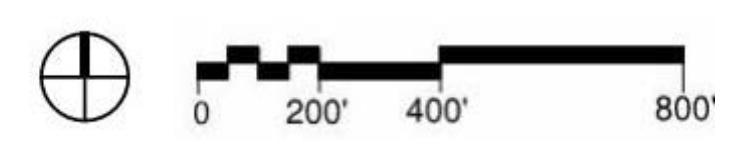


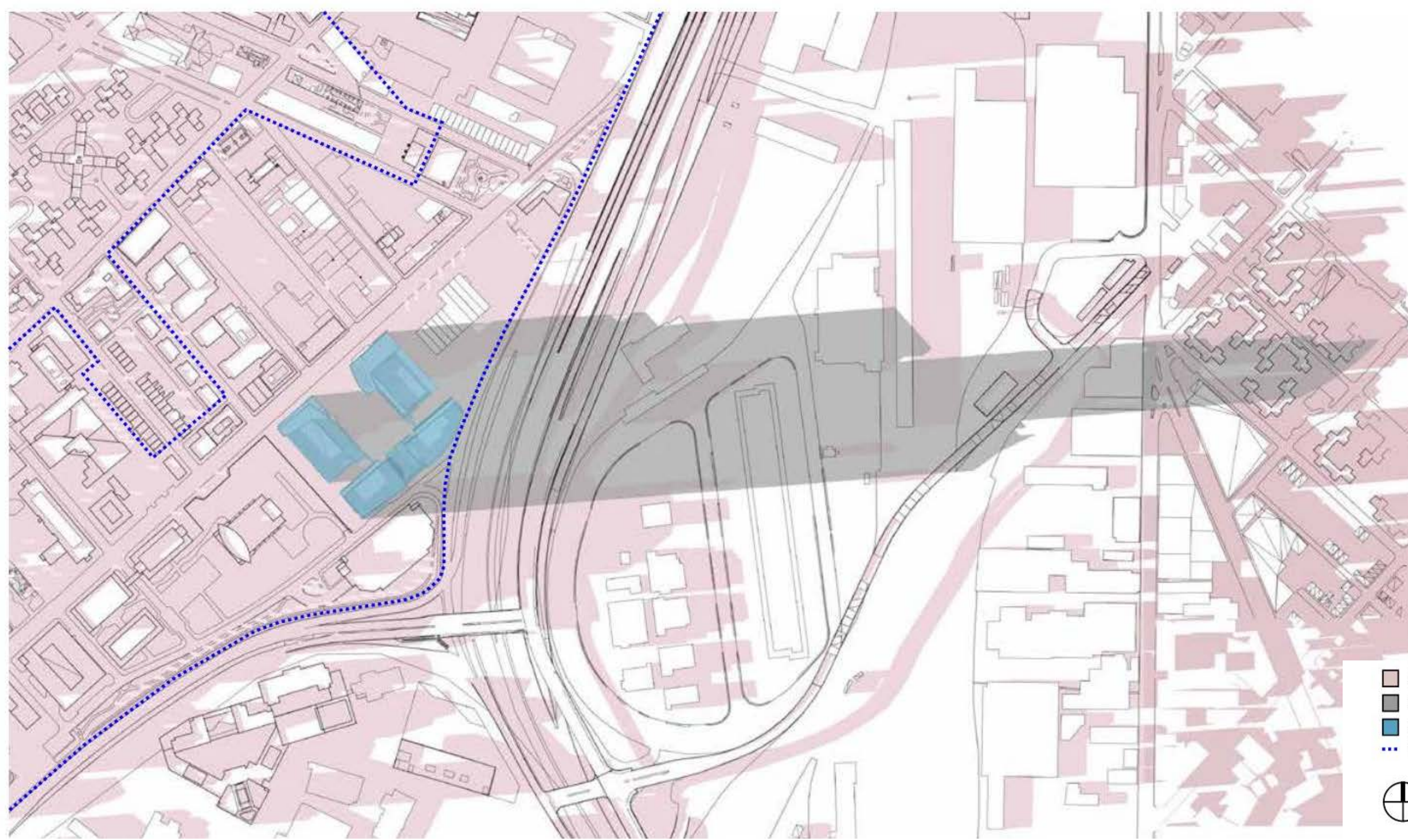
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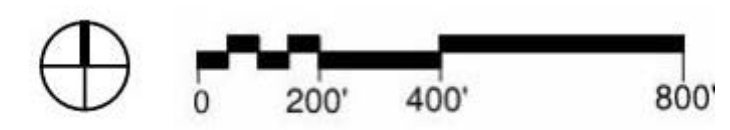


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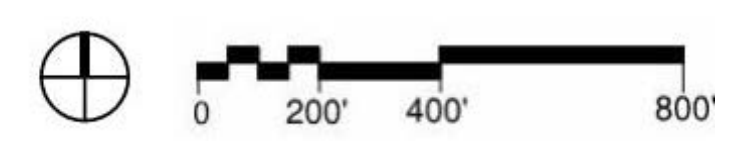


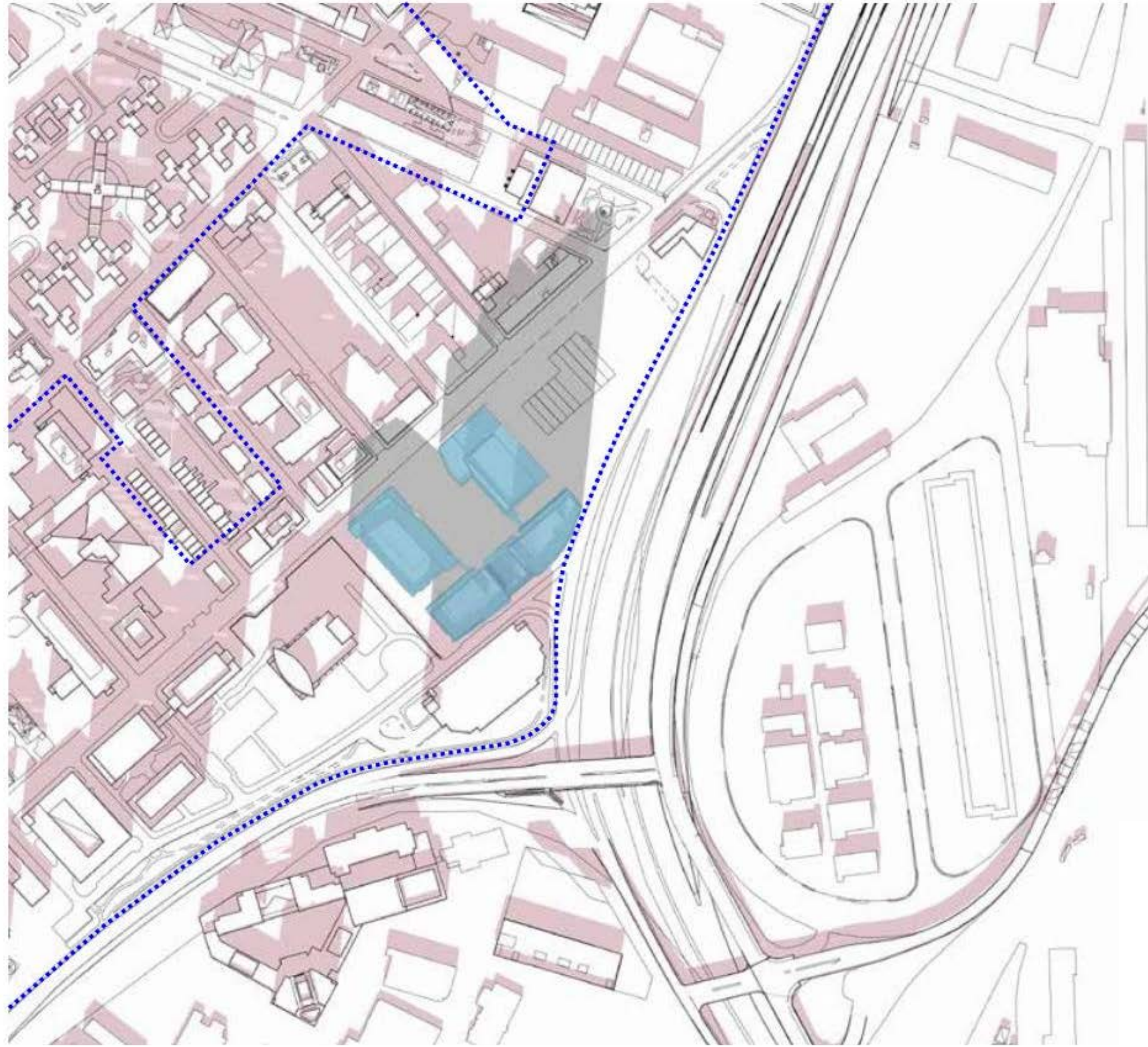
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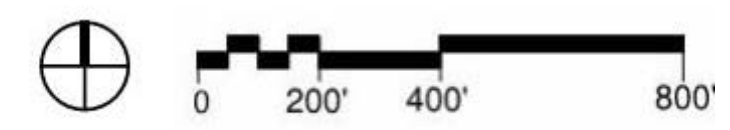
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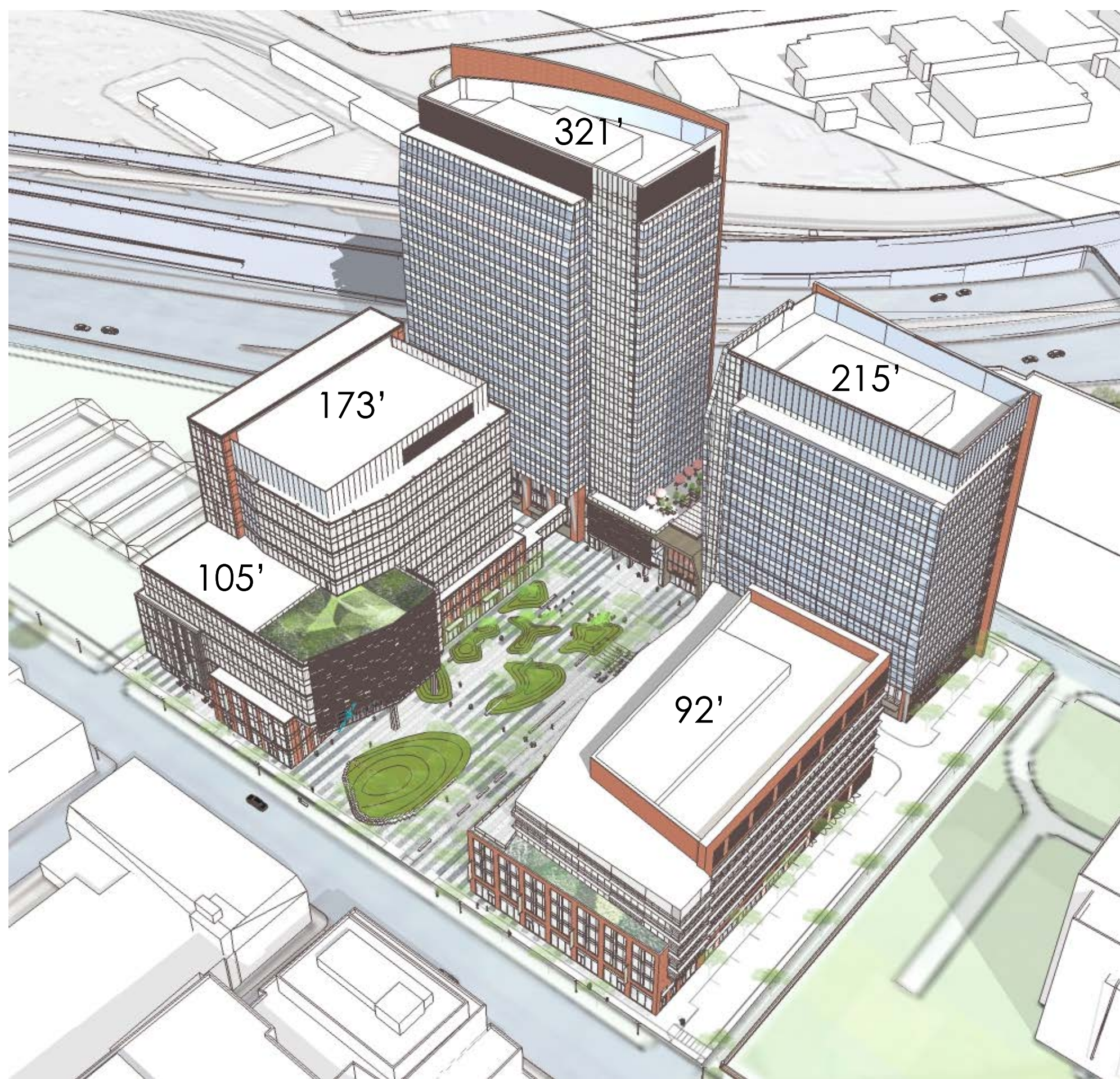






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BR

EXCHANGE 100

Neighbor Neighbor Neighbor







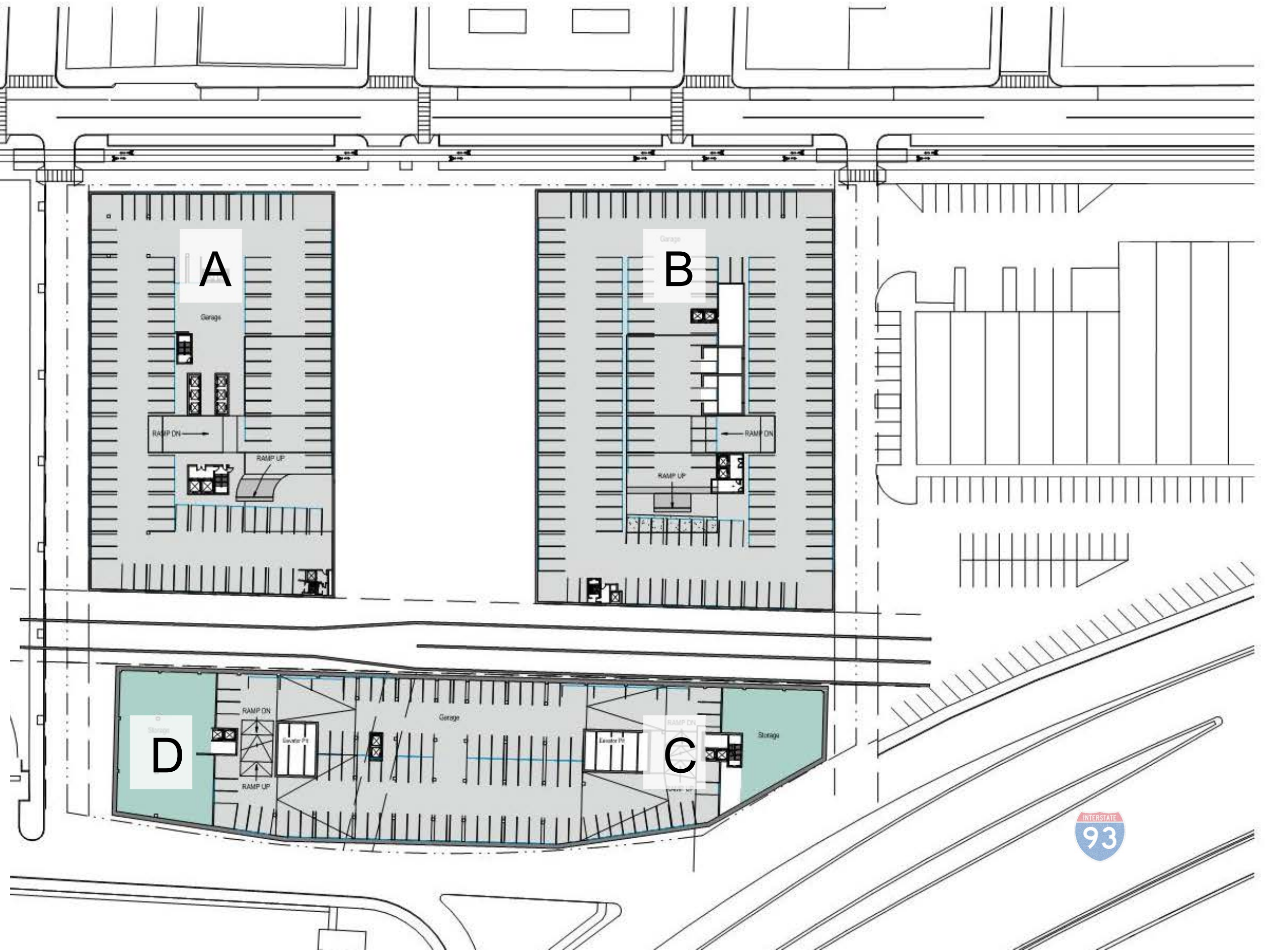
# PUBLIC REALM



**BUILDING ENTRY**



# PARKING

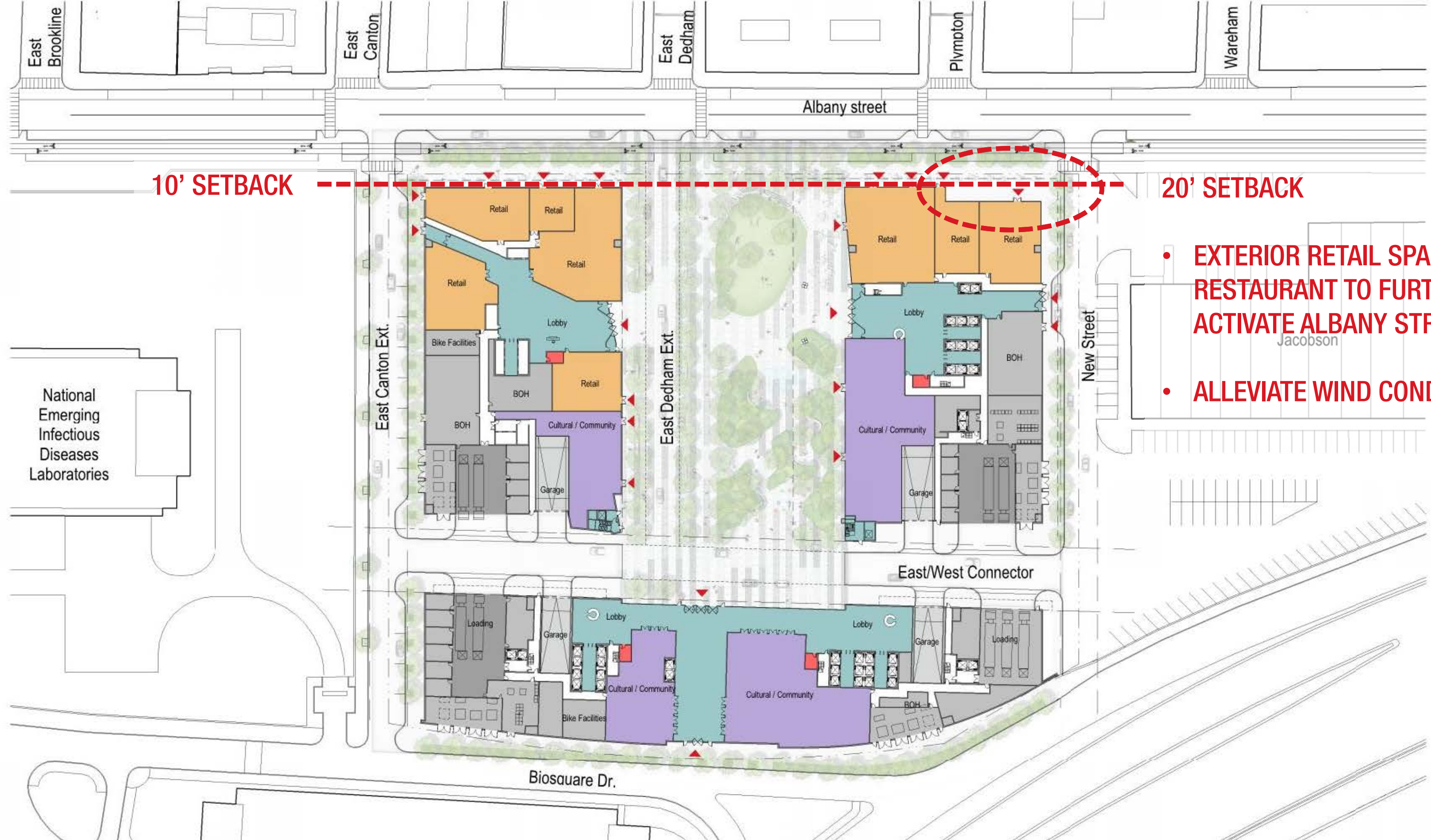


Parking Schedule

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





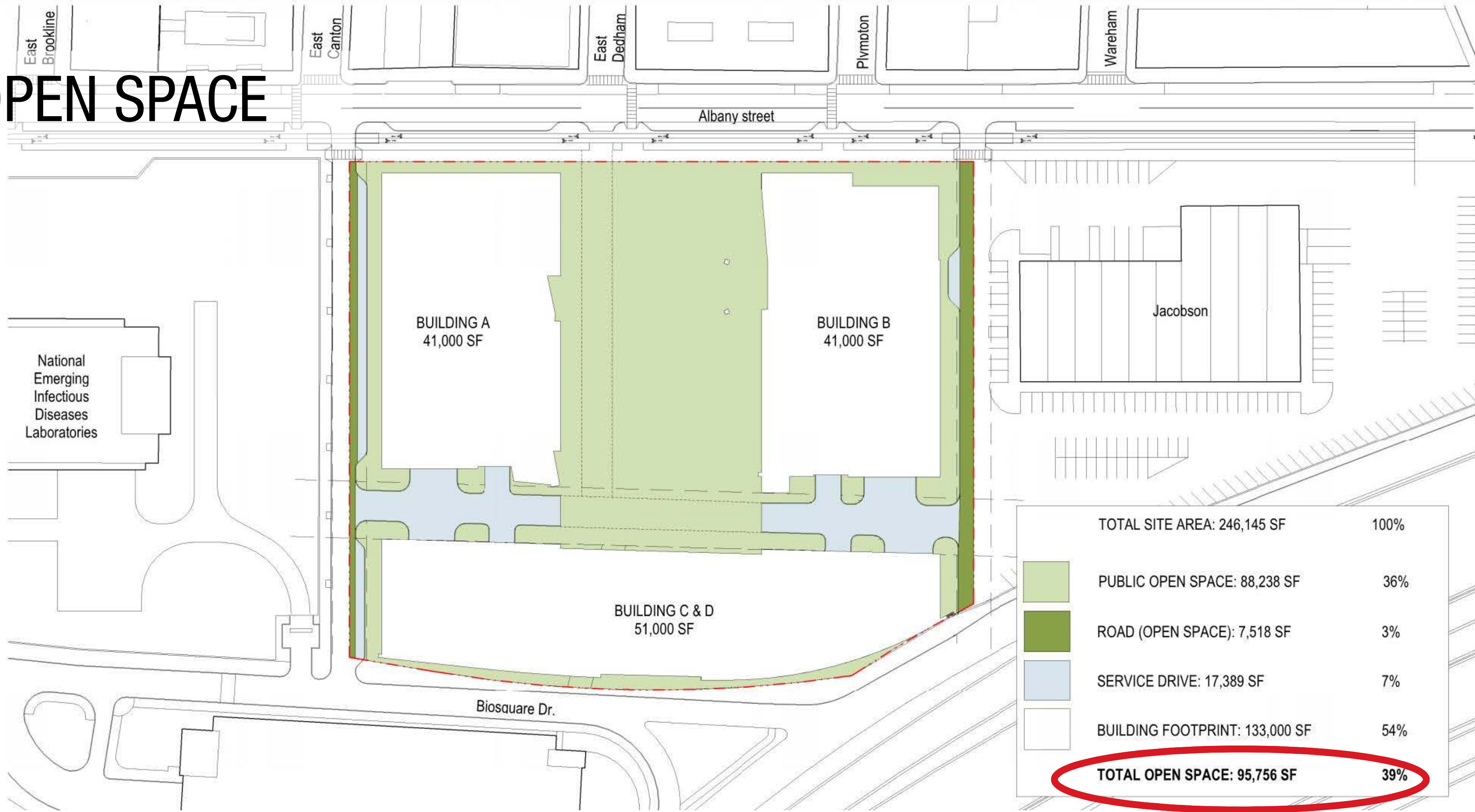
10' SETBACK

20' SETBACK

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



# OPEN SPACE





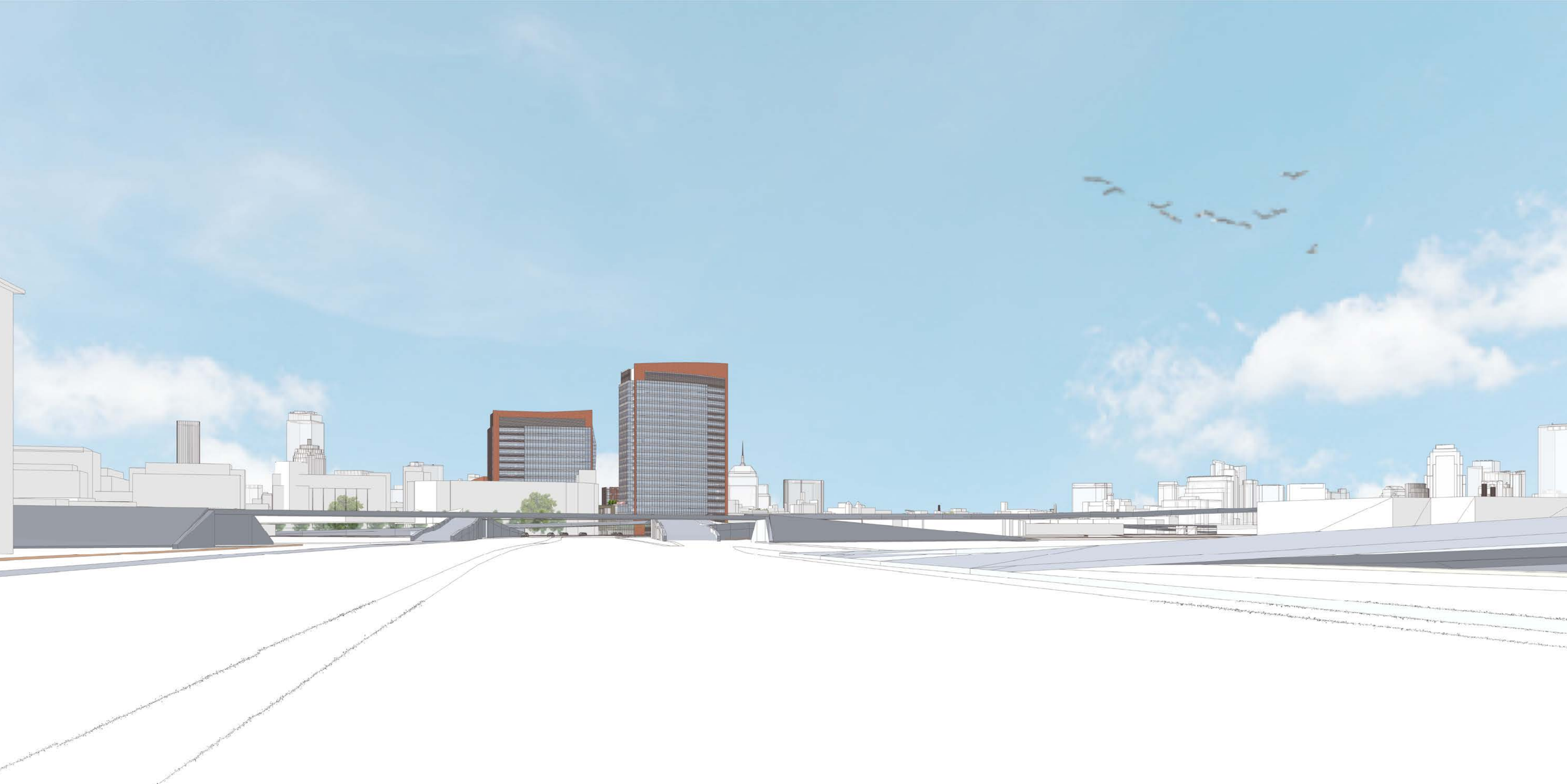


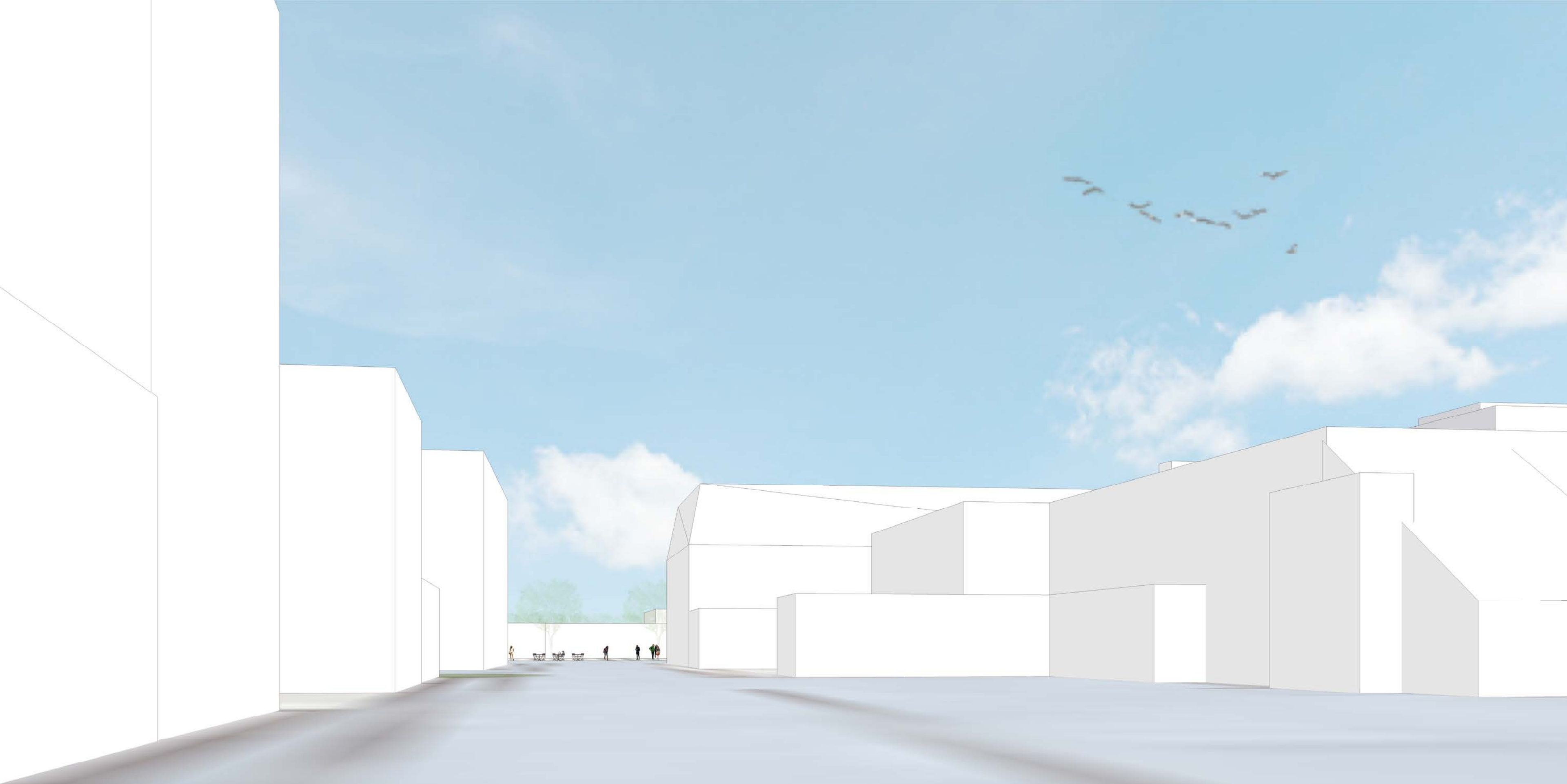




















# ALBANY GREEN

- 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 HISTORICAL WHARF EDGE



# PUBLIC REALM

-  LINE OF HISTORICAL WHARF EDGE
-  EXISTING BUILDING



# ACTIVE PLAZA







# QUIET GARDEN



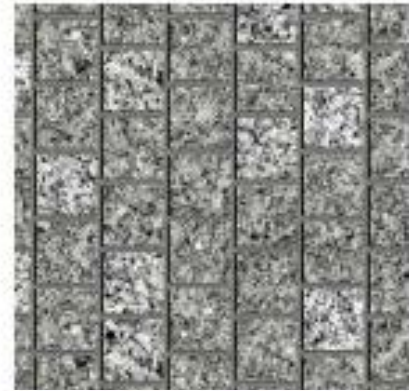




# PAVING STUDIES



# 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**

