



# EAST BERKELEY

BOSTON CIVIC DESIGN COMMISSION | SEPTEMBER 3, 2013

ELKUS | MANFREDI  
ARCHITECTS

  
The Druker Company, Ltd.

# CONTENTS

|                                      |           |
|--------------------------------------|-----------|
| <b>PROJECT SUMMARY</b> . . . . .     | <b>3</b>  |
| <b>PROJECT SITE</b> . . . . .        | <b>4</b>  |
| <b>PLANNING PRINCIPLES</b> . . . . . | <b>6</b>  |
| <b>SITE CONTEXT</b> . . . . .        | <b>10</b> |
| <b>FLOOR PLANS</b> . . . . .         | <b>11</b> |
| <b>RENDERINGS</b> . . . . .          | <b>14</b> |



# PROJECT SUMMARY

80 East Berkeley Street entails the redevelopment of an approximately 1.09-acre site in the South End neighborhood of Boston, bound by Washington Street, Shawmut Ave and East Berkeley Street, proposed by The Druker Company, Ltd.

It includes the construction of an approximately 308,000-square-foot building consisting of:

- innovation-oriented and other office uses.
- retail, service and/or restaurant space.
- approximately 200 below grade parking spaces.
- approximately 5,900 square feet of the Project's 308,000 gross floor area for use as innovation or affordable cultural space.

The Project site is bounded by Shawmut Avenue on the west, East Berkeley Street on the south, and Washington Street on the east; two buildings — a seven-story residential building (Waterford Place) and a one-story Massachusetts Bay Transportation Authority (“MBTA”) substation building — are located just north of the northern boundary.

## ZONING

The Project site is located within the study area of the Harrison Albany Corridor Strategic Plan, which was published by the BRA in June 2012. The Strategic Plan is made up of four distinct sub-areas, and the Project site is located in the New York Streets sub-area. The vision for the area is to:

“emphasize its location as the vital physical and economic link between the City’s downtown, Chinatown, and South End neighborhoods with convenient access to South Boston and the regional roadway system. Future development should provide exciting new 18-hour uses within a pedestrian-friendly public realm that includes a finer grain of city blocks that allow for enhanced transportation access and circulation. Non-residential uses should provide new jobs for Boston residents.”

The Project is consistent with the goals stated in the Harrison Albany Corridor Strategic Plan by achieving the following:

- Transforming an underutilized parcel into a vibrant mixed-use development, including “18-hour” office and retail, service and/or restaurant uses.
- Enhancing and promoting the growing South End streetscape with activated storefronts and office entrance, forming a “gateway” to the “New York Streets.”
- Introducing high-quality architecture to provide a transformative effect for the neighborhood.
- Creating a landscaped, pedestrian-friendly accessway connecting Shawmut Avenue and Washington Street.
- Promoting the use of alternative modes of transportation, minimizing parking on site, while providing bicycle racks and amenities.

The Project involves new construction in excess of 50,000 square feet of Gross Floor Area and is therefore subject to Large Project Review by the BRA. The Project will be subject to review by the Boston Civic Design Commission and the green building requirements of Article 37 of the Code.

The Project is located within: (i) the Economic Development Area North (“EDA North”) of the South End Neighborhood District, governed by Article 64 of the Code, (ii) the Restricted Parking Overlay District, governed by Section 3-1A(c) of the Code, and (iii) the Groundwater Conservation Overlay District, governed by Article 32 of the Code.

The Project has been designed to be consistent with the applicable requirements for Planned Development Areas (PDAs). Under Section 64-29, approved PDA Development Plans must (1) provide 5% of the Gross Floor Area above what is allowed as-of-right for use by an existing or start-up business or as non-profit Affordable Cultural Space; and (2) limit the development footprint of projects to 80% of the project’s lot and require that the remaining 20% be designed and built to ensure public access or to enhance the public realm.

Article 64 of the Code provides that projects located within Area 1 of the EDA North, developed pursuant to an approved PDA Development Plan, may have a maximum building height of up to 150 feet and a maximum Floor Area Ratio of up to 6.5.

## MASSING

The Project will add material enhancements and visual vibrancy to the neighborhood. The uses, massing, and height of the Project will reinforce the connections between the heart of the South End, Tremont Street, and the new developments south of Washington Street and will complement the eclectic South End architectural heritage and context with a contemporary building. Site access is being designed to help ensure compatibility with the vision of the Harrison-Albany Corridor set forth in the Strategic Plan, and to improve pedestrian connectivity and circulation of neighboring streets and areas. The urban design strategy for 80 East Berkeley Street is organized by the following principles:

- Establish strong urban streetwalls and continuous active streetscape on Washington Street, East Berkeley Street, and Shawmut Avenue.
- Reflect the important height and density datum of the adjacent blocks.
- Propose an architecture that celebrates a new set of workplace paradigms.

The retail storefront streetscape is open and transparent, allowing for maximum retail expression and activated sidewalks on three sides of the building. The office entrance is located central to the building along East Berkeley Street.

Above the retail base, the office building responds to the urban fabric of the South End neighborhood with its distinct glass and brick facades, and specifically addresses the scale of each street and adjacencies with various projections, setbacks and insets.







EAST BERKELEY

PROJECT SITE



| NEW YORK STREETS |             |     |           |
|------------------|-------------|-----|-----------|
| ZONING           |             | FAR | HEIGHT    |
|                  | AS-OF-RIGHT | 4.0 | 100'      |
|                  | PDA         | 6.5 | 150'/200' |

| SOWA   |             |         |               |
|--------|-------------|---------|---------------|
| ZONING |             | FAR     | HEIGHT        |
|        | AS-OF-RIGHT | 4.0     | 70'/100'      |
|        | PDA         | 4.0/6.5 | 70'/120'/200' |

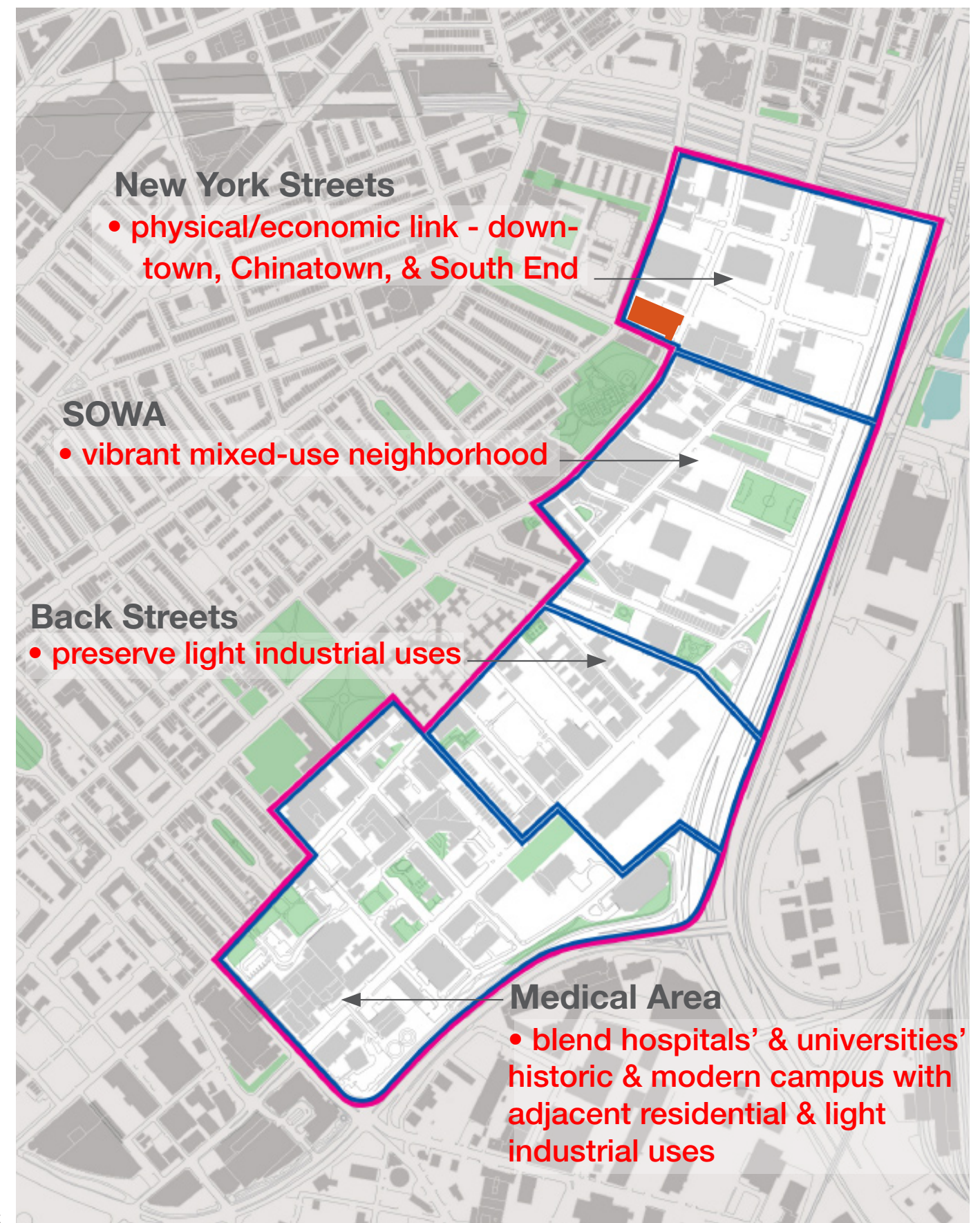
  

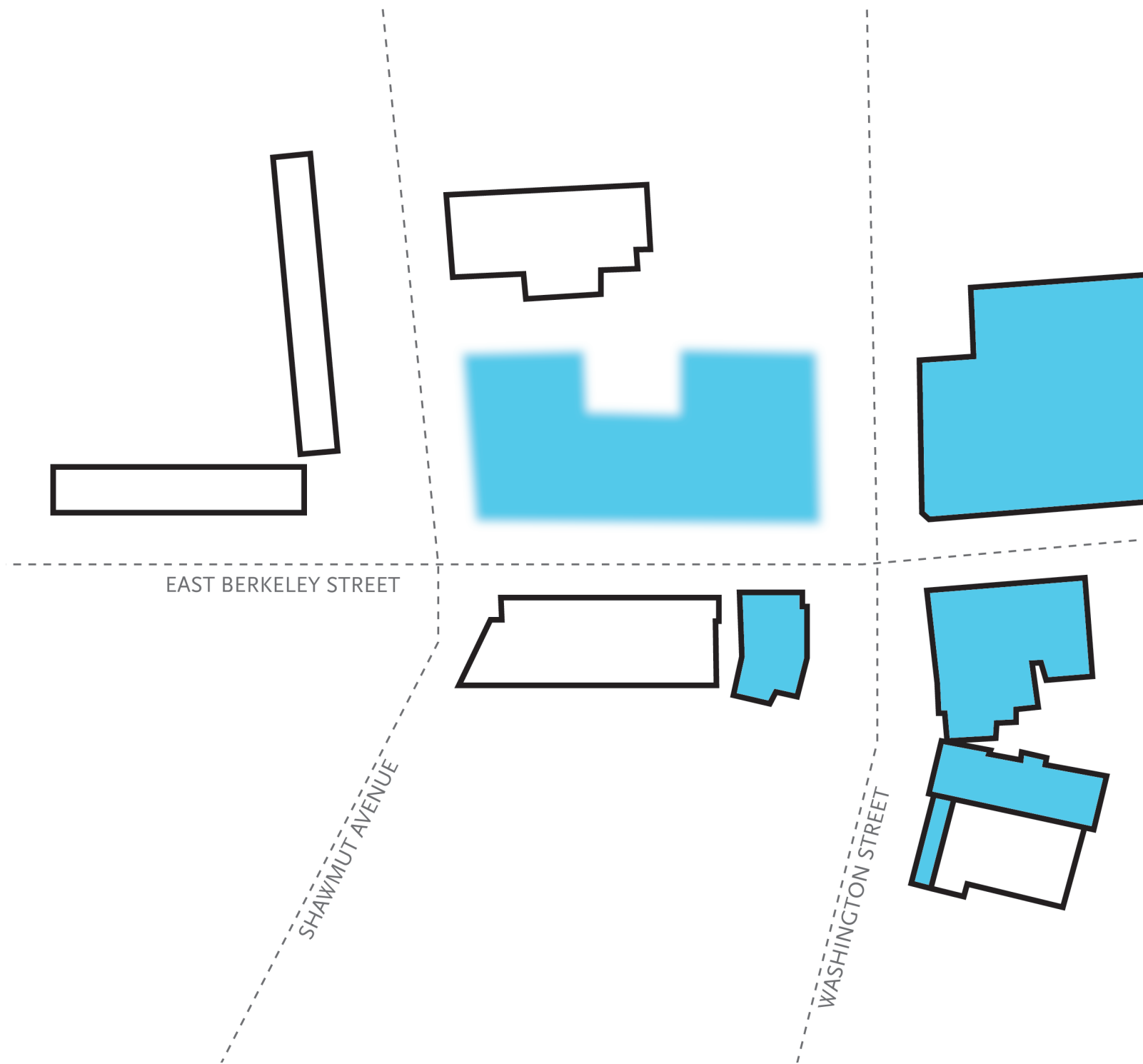
| BACK STREETS |             |     |                    |
|--------------|-------------|-----|--------------------|
| ZONING       |             | FAR | HEIGHT             |
|              | AS-OF-RIGHT | 4.0 | 70'/100'/110'/150' |
|              | PDA         | 6.5 | 70'/120'/200'      |

| MEDICAL AREA |             |     |           |
|--------------|-------------|-----|-----------|
| ZONING       |             | FAR | HEIGHT    |
|              | AS-OF-RIGHT | 4.0 | 110'/150' |
|              | PDA         | 6.5 | 120'/200' |

MAP OF DISTRICT SUB-AREAS

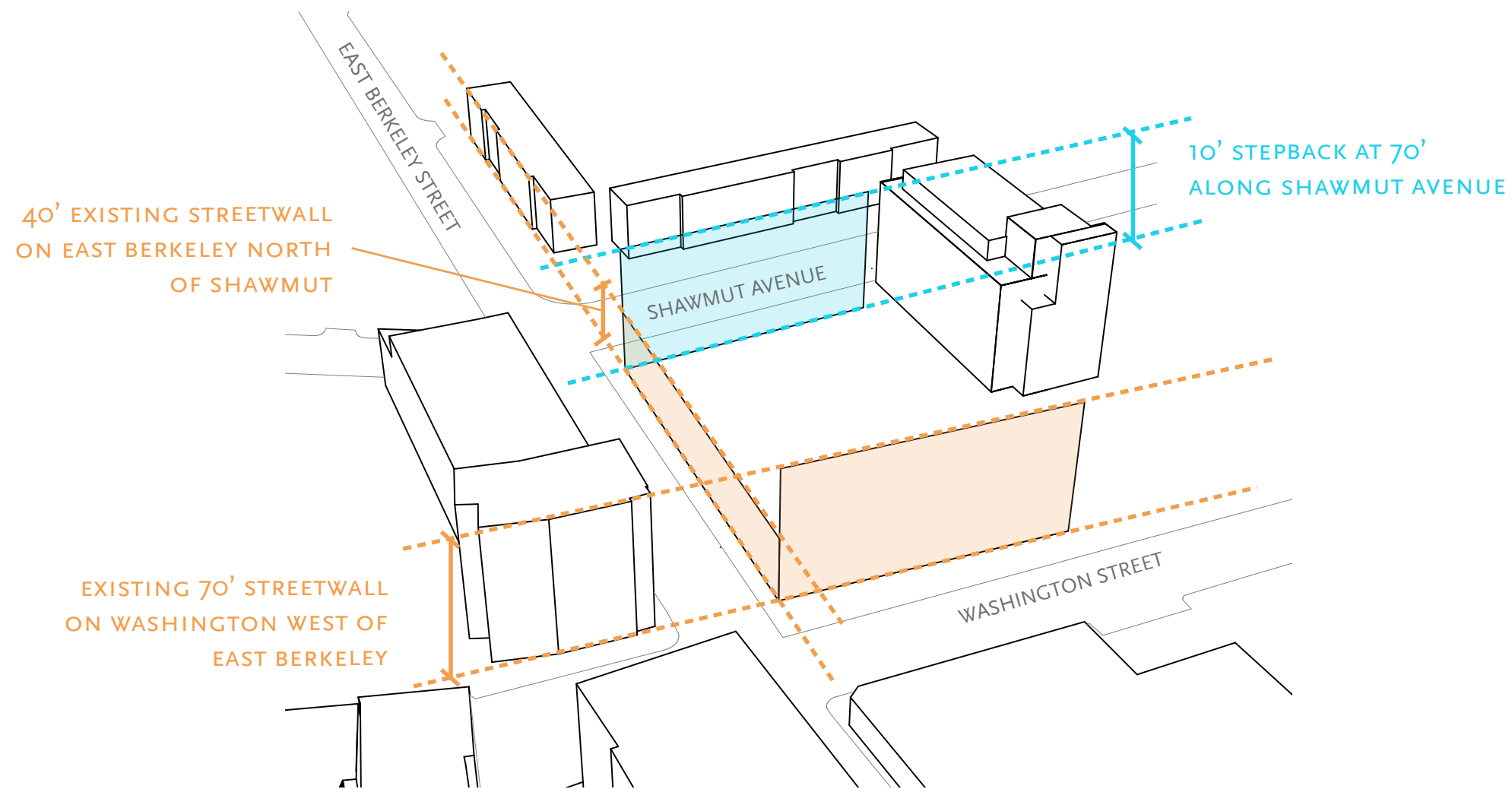




Establish strong urban streetwalls and continuous active streetscape on Washington Street, East Berkeley Street, and Shawmut Avenue.

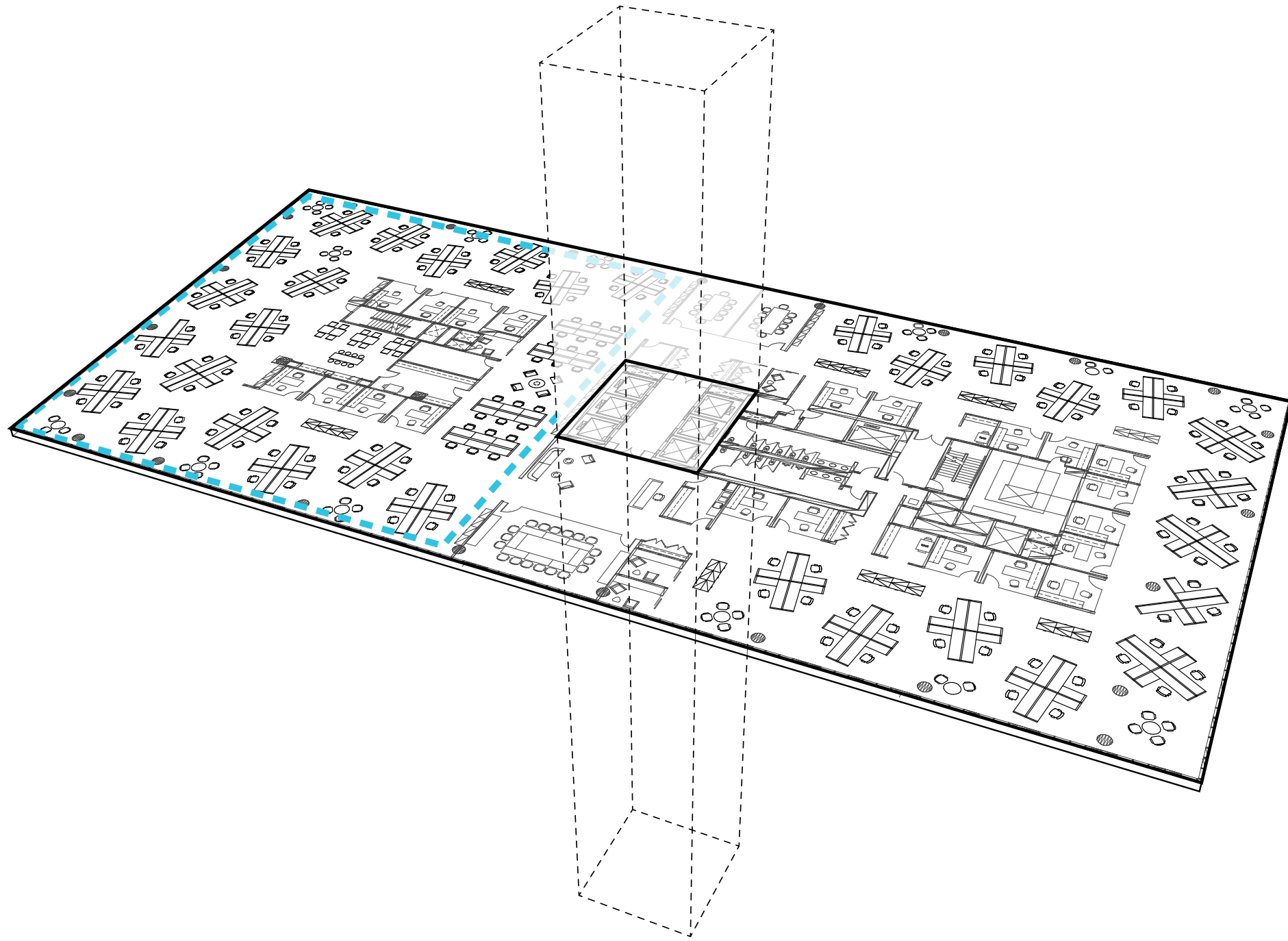






Reflect the important height and density datum of the adjacent blocks.





Propose an architecture that accommodates and celebrates a new set of workplace paradigms.

- concrete structural frame
- exposed concrete slabs
- maximum open contiguous floor plan
- oversized infrastructure
- exterior work spaces
- maximum daylighting







EAST BERKELEY

## PLANNING PRINCIPLE 3 OPEN PLANNING

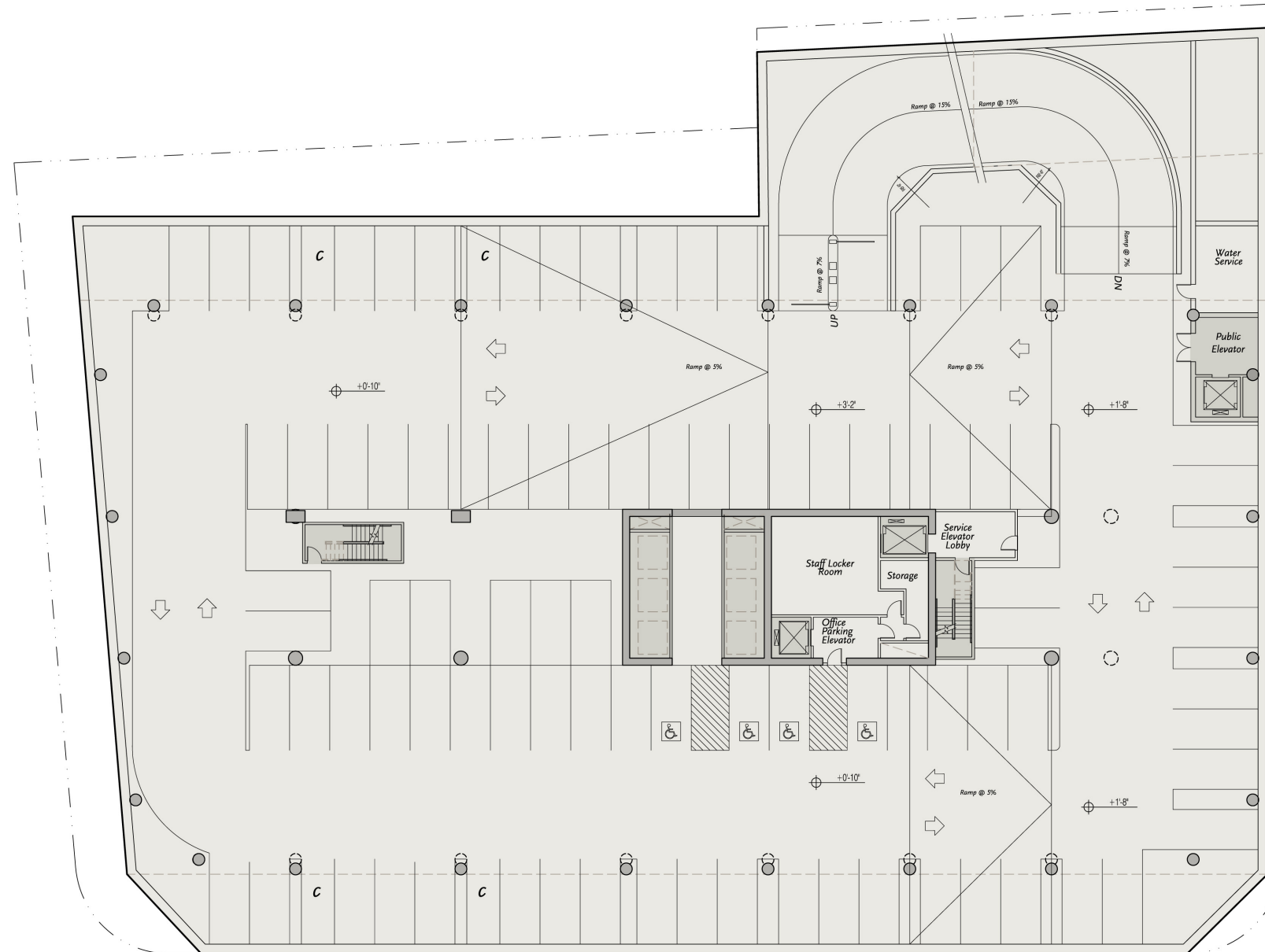


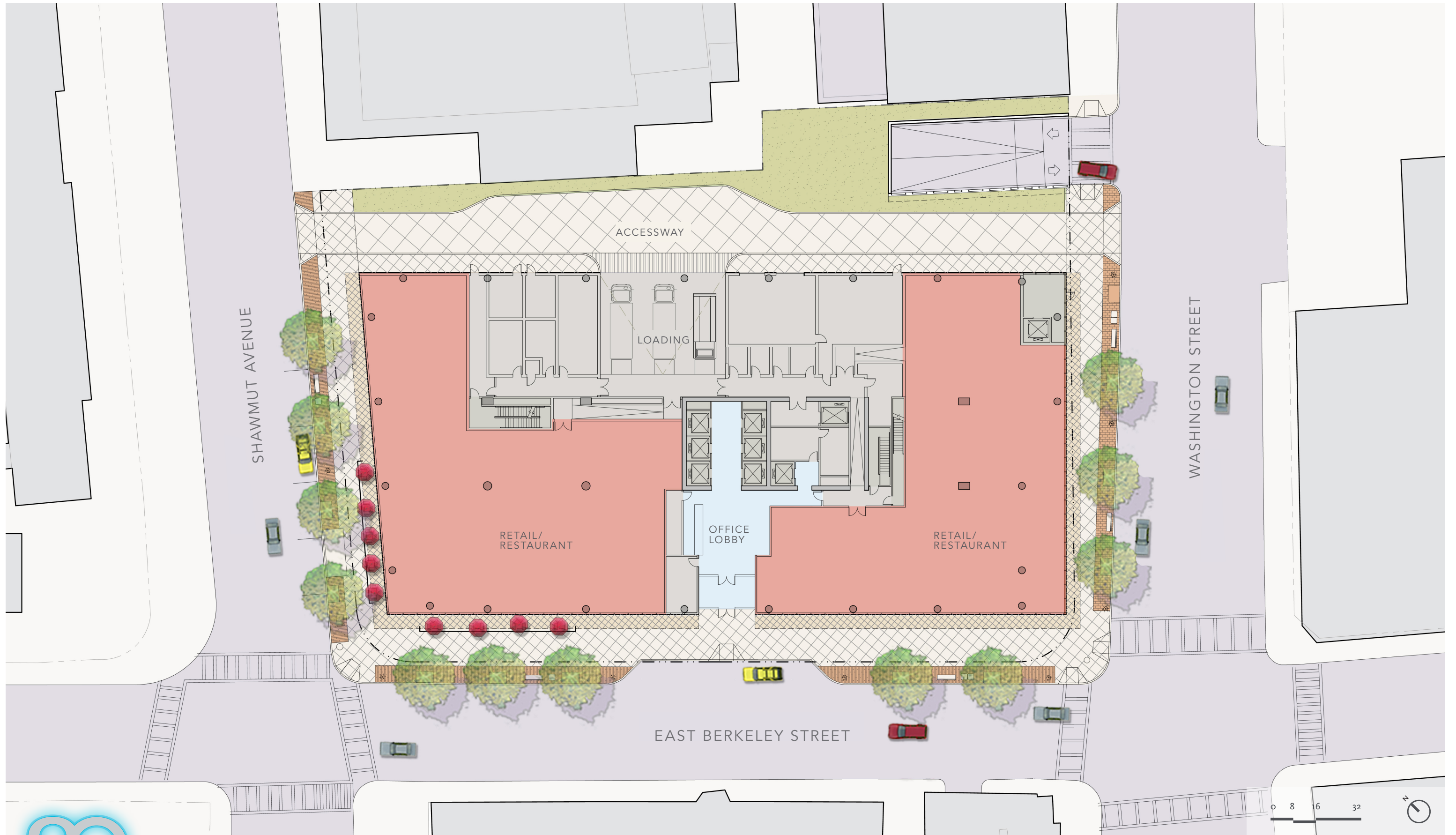


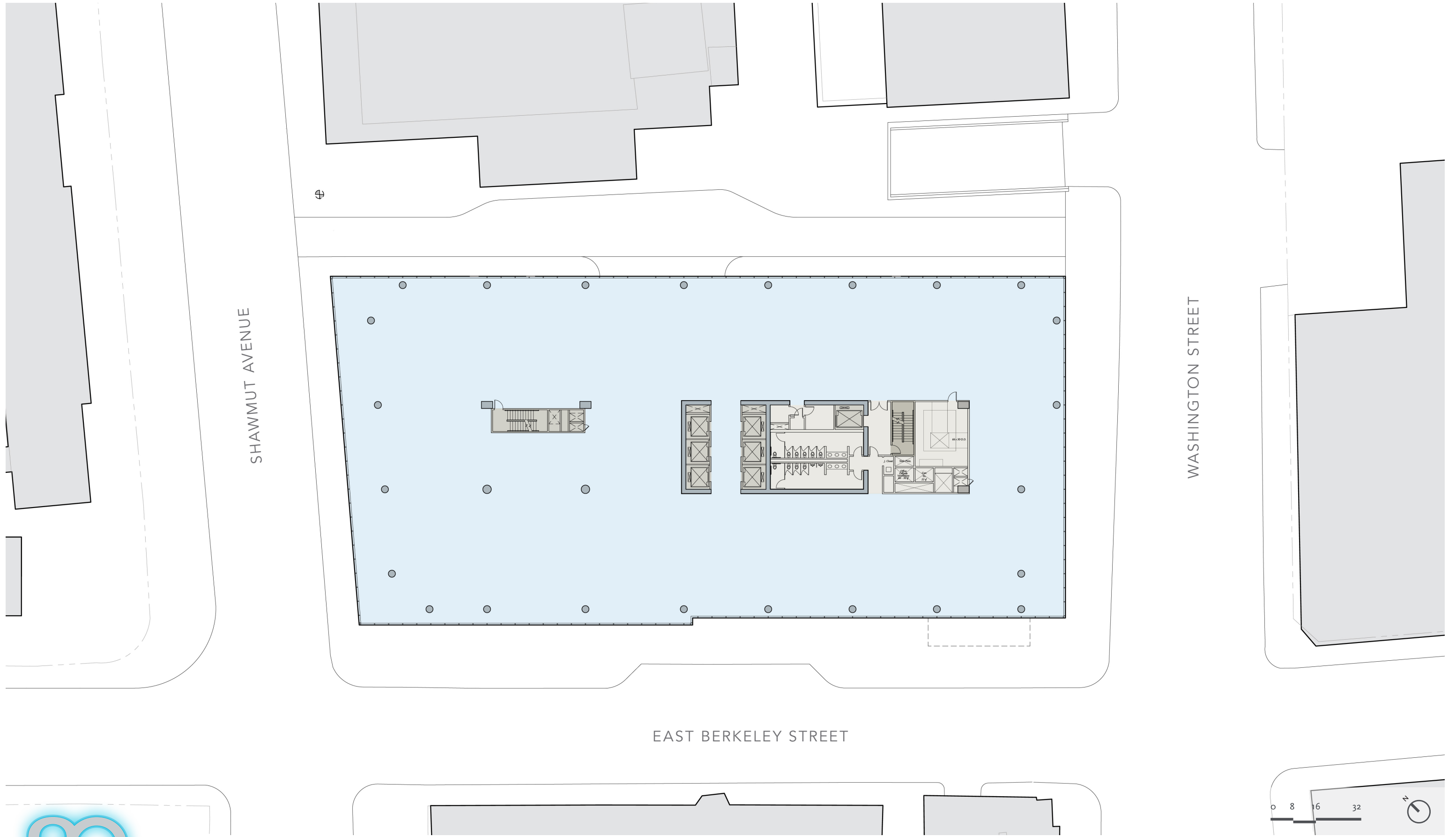
EAST BERKELEY

## SITE CONTEXT









SHAWMUT AVENUE

WASHINGTON STREET

EAST BERKELEY STREET



EAST BERKELEY

TYPICAL FLOOR PLAN





EAST BERKELEY

WASHINGTON STREET

THE DRUKER COMPANY, LTD. | ELKUS MANFREDI ARCHITECTS | 14





EAST BERKELEY



WASHINGTON STREET





EAST BERKELEY

EAST BERKELEY STREET





EAST BERKELEY

# EAST BERKELEY STREET





EAST BERKELEY

WASHINGTON STREET





EAST BERKELEY

## EAST BERKELEY STREET





EAST BERKELEY

SHAWMUT AVENUE





EAST BERKELEY

AERIAL VIEW