

# HARRISON ALBANY BLOCK

## BCDC PRESENTATION

April 4, 2016

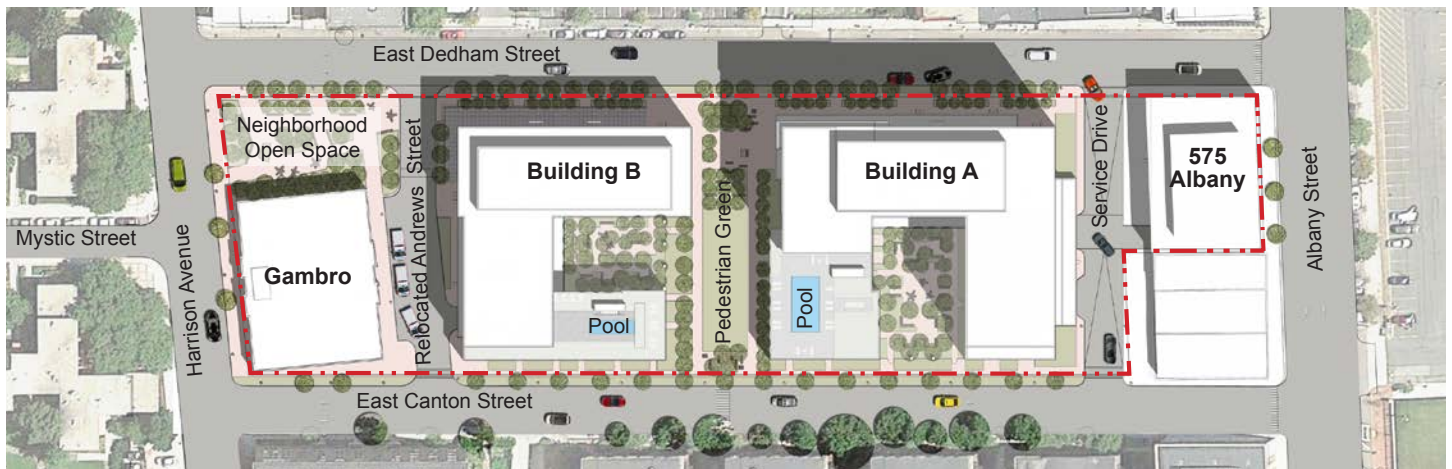


**Leggat McCall Properties**  
**Bentall Kennedy**  
**Multi-Employer Property Trust**  
**The Bozzuto Group**  
**cbt**

## INTRODUCTION

Located in the Harrison Albany Corridor, and consistent with the spirit of the Harrison Albany Corridor Strategic Plan, the Project is a mixed-use development that includes the construction of two new residential buildings and the renovation of one existing building. In aggregate, approximately 710 residential units, 14,100 square feet (sf) of retail space and 40,100 sf of office space (the “Project”). The Project Site also includes the existing Gambro Building, which will remain as-is. This mixed-use project is envisioned to meet three main objectives:

- **Respond to Mayor Walsh’s goal of building more housing in Boston.** A thoughtful approach to unlocking the potential of this underutilized site has been pursued to advance the Mayor’s goals.
- **Improve an underutilized site and add vibrancy to the South End neighborhood.** The development will transform a surface parking lot into a vibrant space with new activity created by new residents, retail space, significant open spaces, and new and exciting commercial activity.
- **Create significant new neighborhood open space that enhances and connects the neighborhood.** The design includes almost an acre of new pedestrian-friendly open space on site that will create opportunities for both passive and active recreation, and provide new pedestrian connections through the site to the surrounding area.



**Site Area:** 135,161 sf  
**FAR:** 5.5 (zoning allows up to 6.5)  
**Open Space:** 40,100 sf, or 30% (zoning requires 20%)

<p><b>Building A</b></p> <p>Residential: 442,000 sf / 487 units                  Retail: 4,200 sf                  TOTAL: 446,200 sf                  Height: 19 stories / 200 feet</p>	<p><b>575 Albany (Renovated)</b></p> <p>Office: 40,100 sf                  Retail: 5,400 sf                  TOTAL: 45,500 sf                  Height: 5 stories / 68 feet</p>	<p><b>TOTALS</b></p> <p>Residential: 656,300 sf / 710 units                  Office (renovated): 40,100 sf                  Office (existing): 34,500 sf                  Retail: 14,100 sf                  Total Area: 745,000 sf</p>
<p><b>Building B</b></p> <p>Residential: 214,300 sf / 223 units                  Retail: 4,500 sf                  TOTAL: 218,800 sf                  Height: 11 stories / 120 feet</p>	<p><b>Gambro (Existing)</b></p> <p>Office: 34,500 sf                  TOTAL: 34,500 sf                  Height: 3 stories / 43 feet</p>	

## **Zoning**

The Project site is located in the Economic Development Area South (“EDA South”) zoning subdistrict, which allows for approval of a Planned Development Area (“PDA”) for sites over one acre. Under the PDA guidelines in the EDA South district, this site allows for 120’ in height, however it is limited to 70’ within 100’ from Harrison Avenue. There is a 10’ setback from the property line, as well as an additional 10’ setback at a height above 70’, along East Canton Street. Under the PDA the site allows for an FAR of 6.5.

## **Design Guidelines**

The proposed design follows the design guidelines outlined in the Harrison Albany Corridor Strategic Plan. The primary use of the proposed project is residential, which is allowed under the PDA. However, with the smaller residential footprints, it becomes very difficult to achieve an FAR of 6.5 within the constraints of the site. Several massing studies were developed and the design team concluded the best strategy was to maintain an average height of approximately 120’, while bringing one building up to 200’. Additionally, all of the on-site parking will be located below-grade, allowing the open space to increase from 20% to 30%, while creating a safe, pedestrian friendly environment.

## **Parking**

The parking goals developed by the BTDC for this section of the South End are a maximum of 0.75 to 1.00 parking spaces per residential unit, and a maximum of 0.75 to 1.00 parking spaces per 1,000 sf of office space. The Project is planning for a parking ratio of 0.5 spaces per residential unit and 1.0 space per 1,000 sf of office space. This results in an on-site parking demand of approximately 445 parking spaces. The remaining approximately 300 parking spaces will be used for other neighboring land uses. 745 parking spaces will be located below grade, with an additional five spaces located above grade along Andrews Street.

## **Project Review Status**

The Proponent has presented several design studies to the BRA over the past year, including the current design. An Expanded Project Notification Form was filed on March 21, 2016, and the following public review meetings have been scheduled:

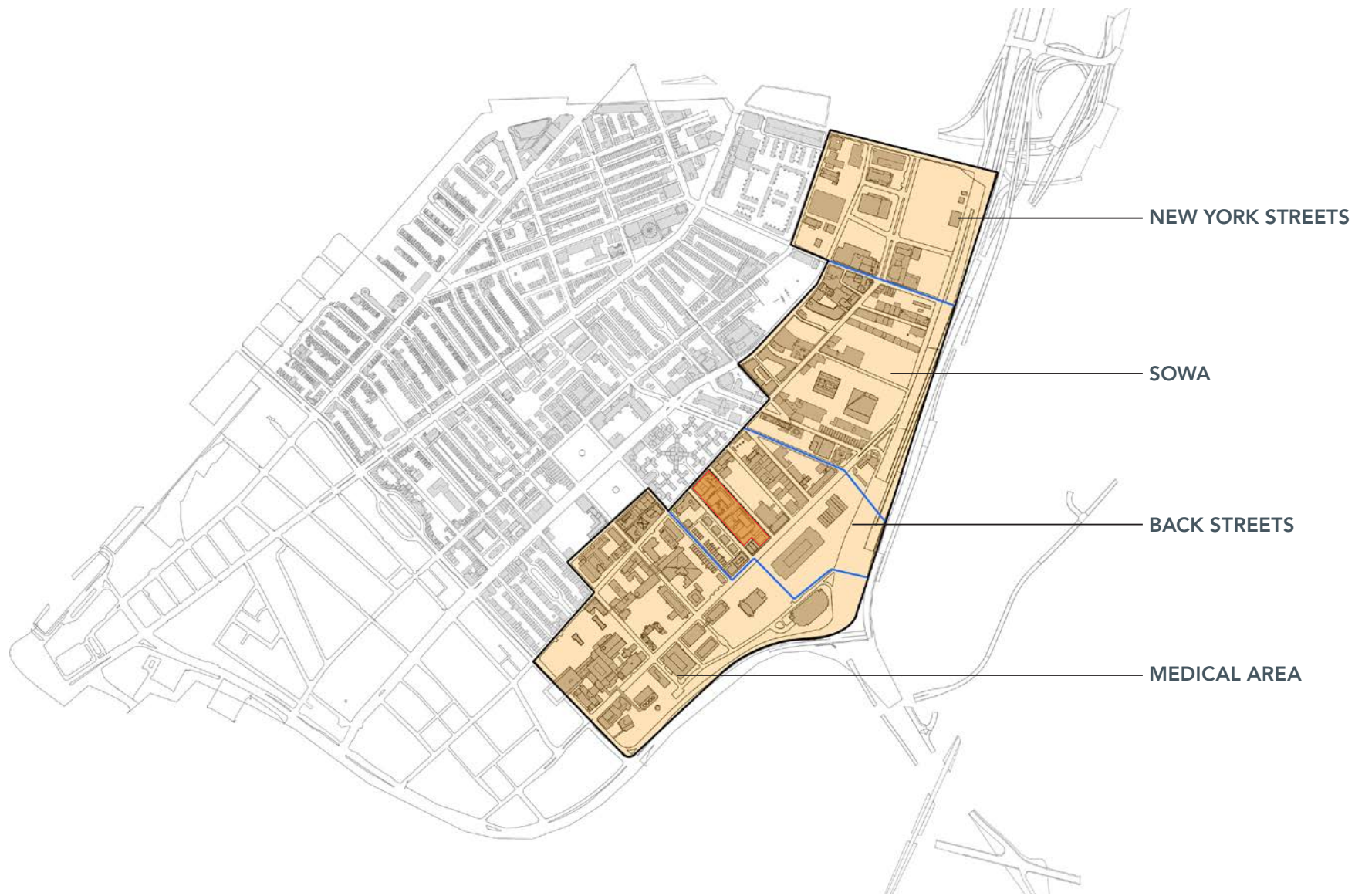
**April 5th: BCDC Presentation**

**April 7th: IAG Kick-Off Meeting at District 4 Police Station**

**April 12th: BRA Scoping Session**

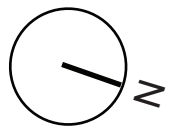
**April 14th: Public Meeting at District 4 Police Station**

**May 3rd: SELDC Advisory Review (to be confirmed)**





Existing Site Plan





Existing Site Plan



1 - Harrison Avenue at Mystic Street Looking Southeast



2 - East Dedham Street at Harrison Avenue Looking Southeast





3 - Harrison Avenue at Monsignor Reynolds Way Looking South



4 - Gambro Building at East Canton Street Looking Northeast



5 - East Canton Street Looking Southwest



6 - East Canton Street Looking Northeast



7 - East Canton Street at Albany Street Looking Northwest



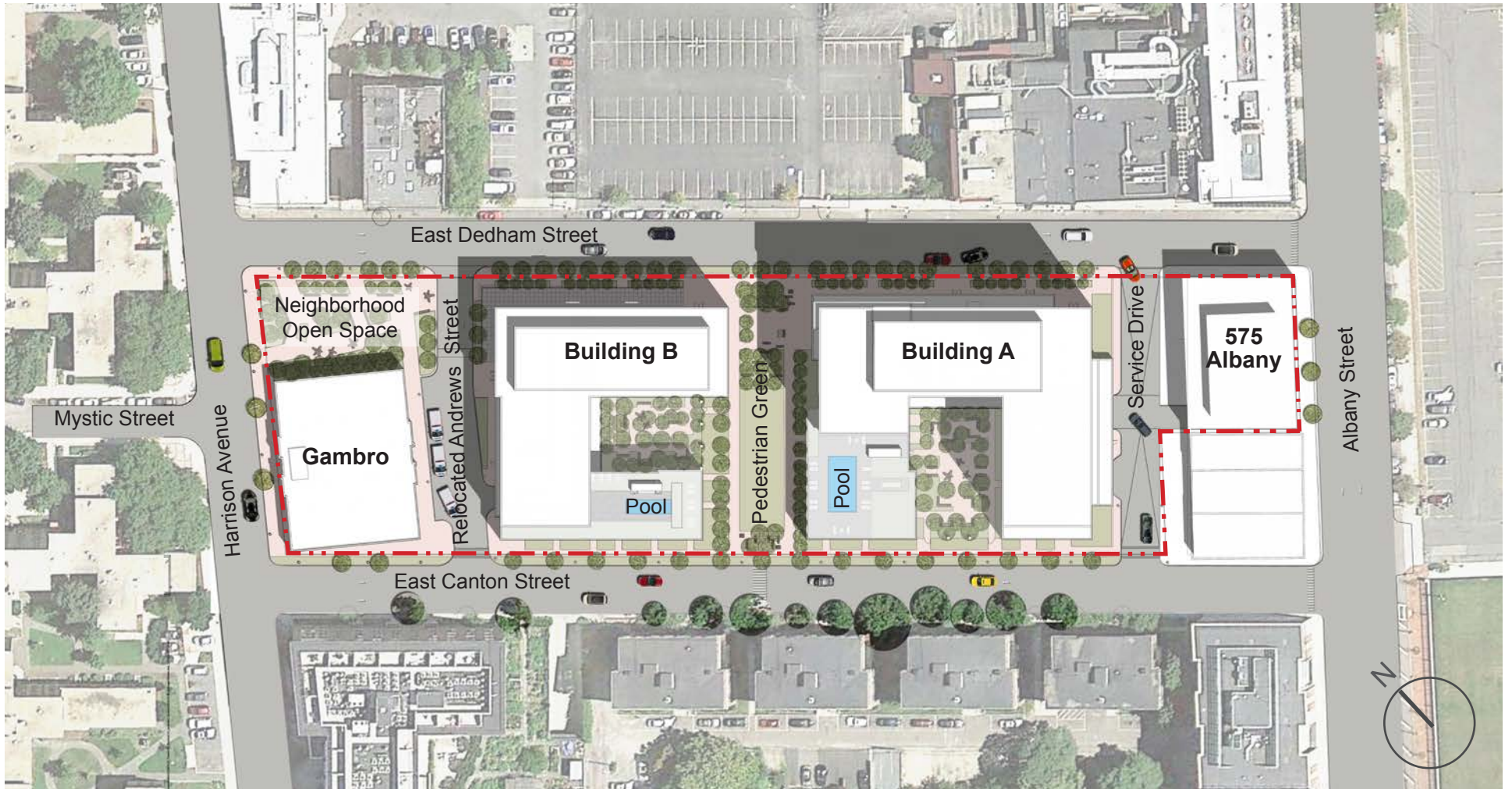
8 - East Dedham Street at Albany Street Looking Northwest

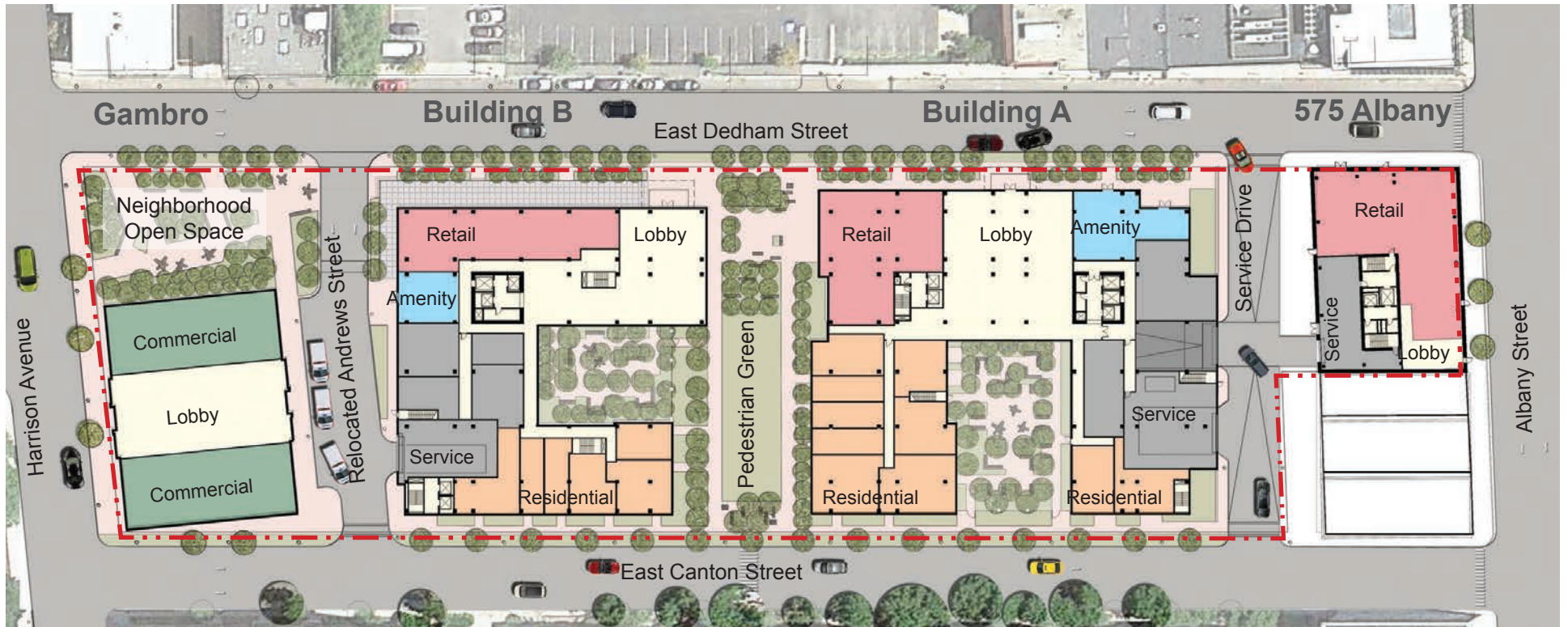


9 - Albany Street Looking Southwest



10 - East Dedham Street Looking Southwest



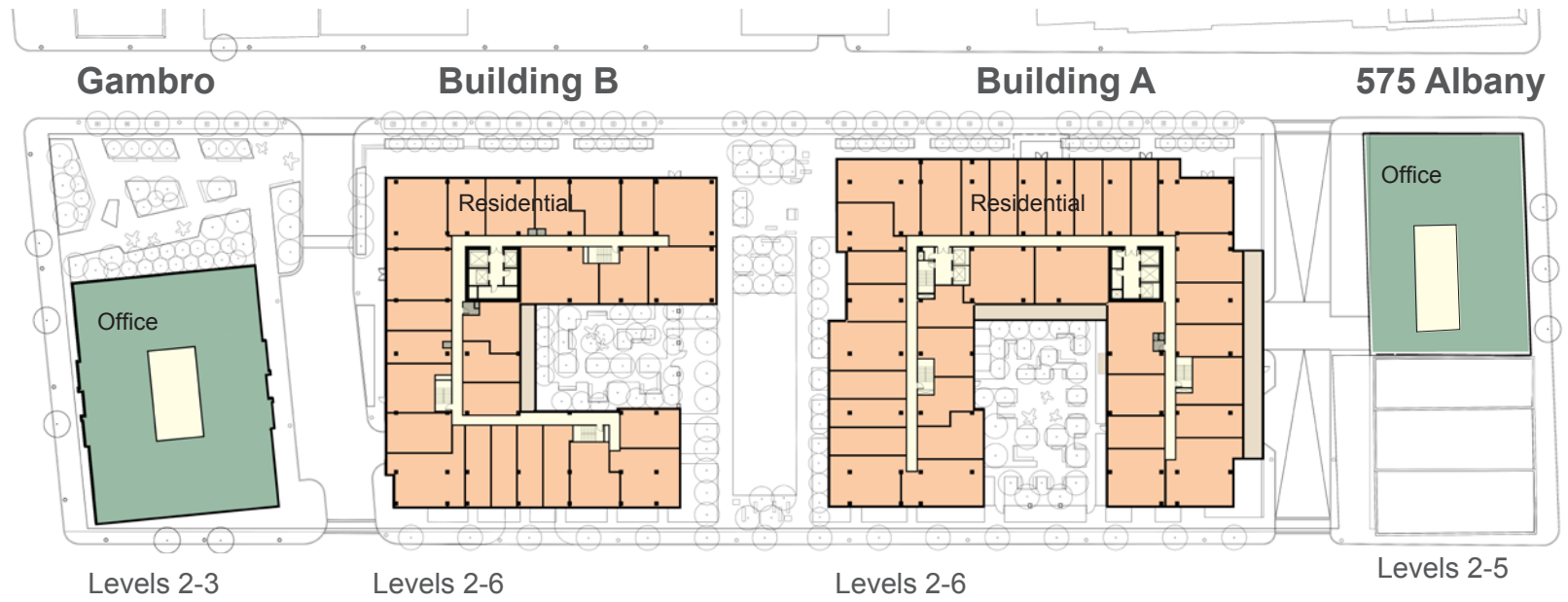


Legend

- Retail
- Commercial
- Residential
- Amenity
- Lobby/Circulation
- Services

Level 1

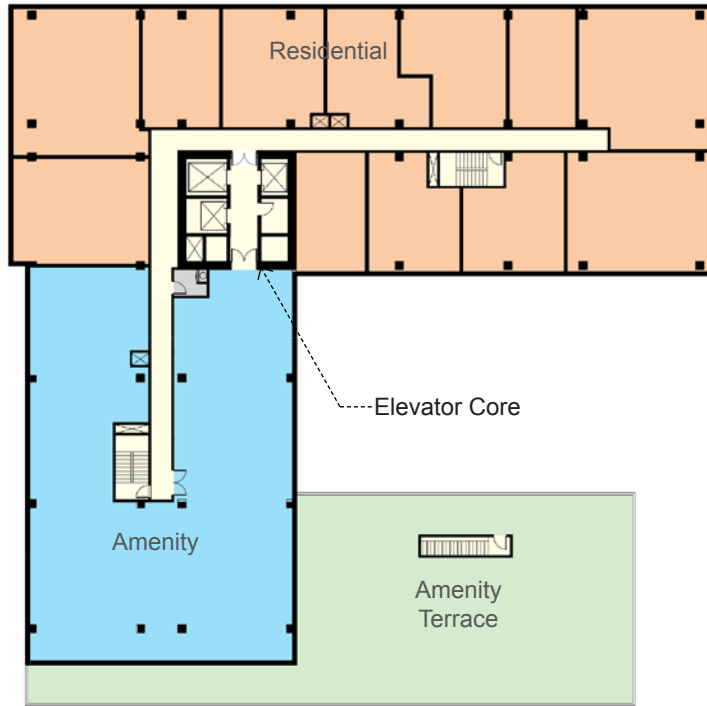
**Ground Floor Plan**



Legend

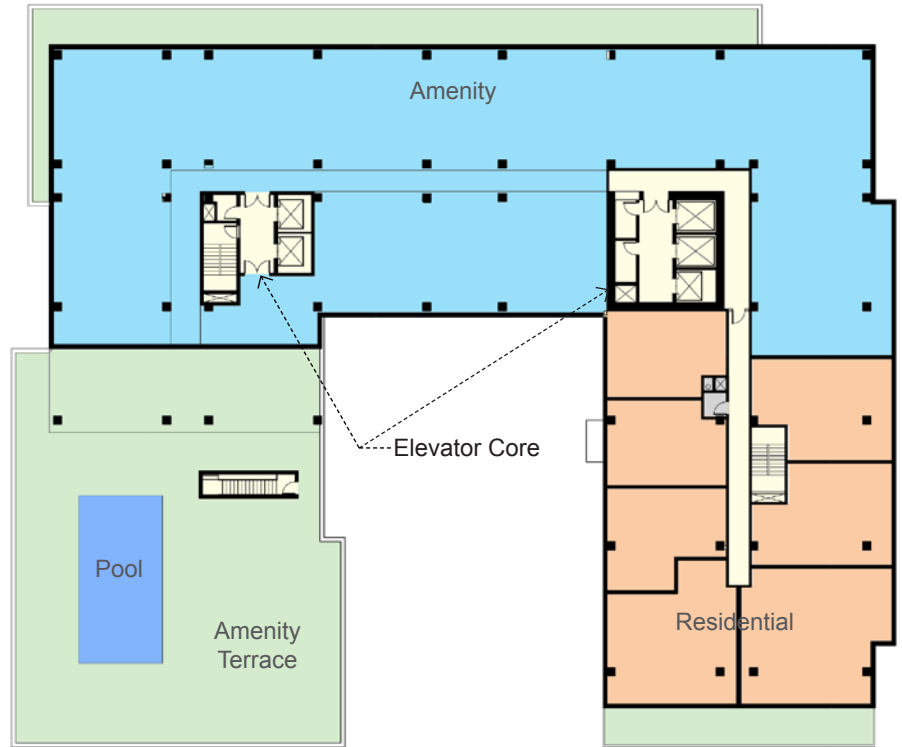
- Office Space
- Residential
- Circulation
- Services

## Building B



Level 7

## Building A



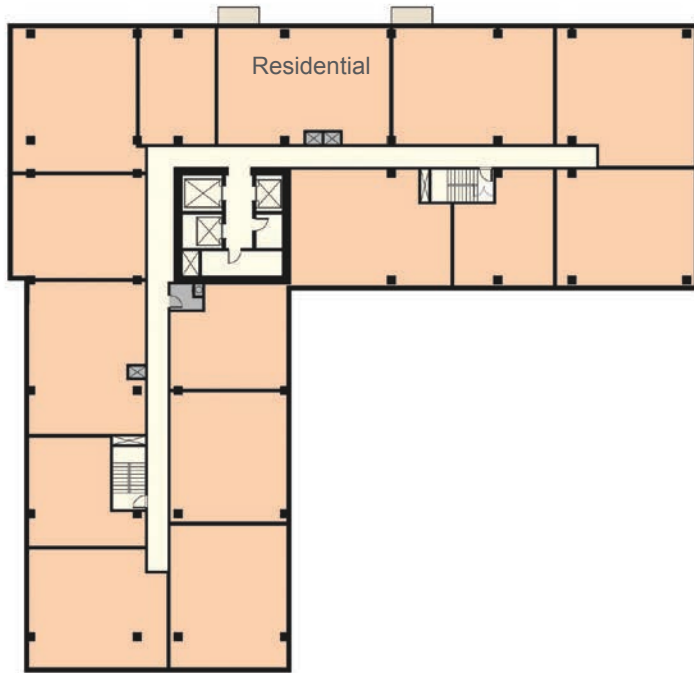
Level 7

### Legend

Residential
Amenity
Circulation
Terrace
Services



## Building B



Level 11

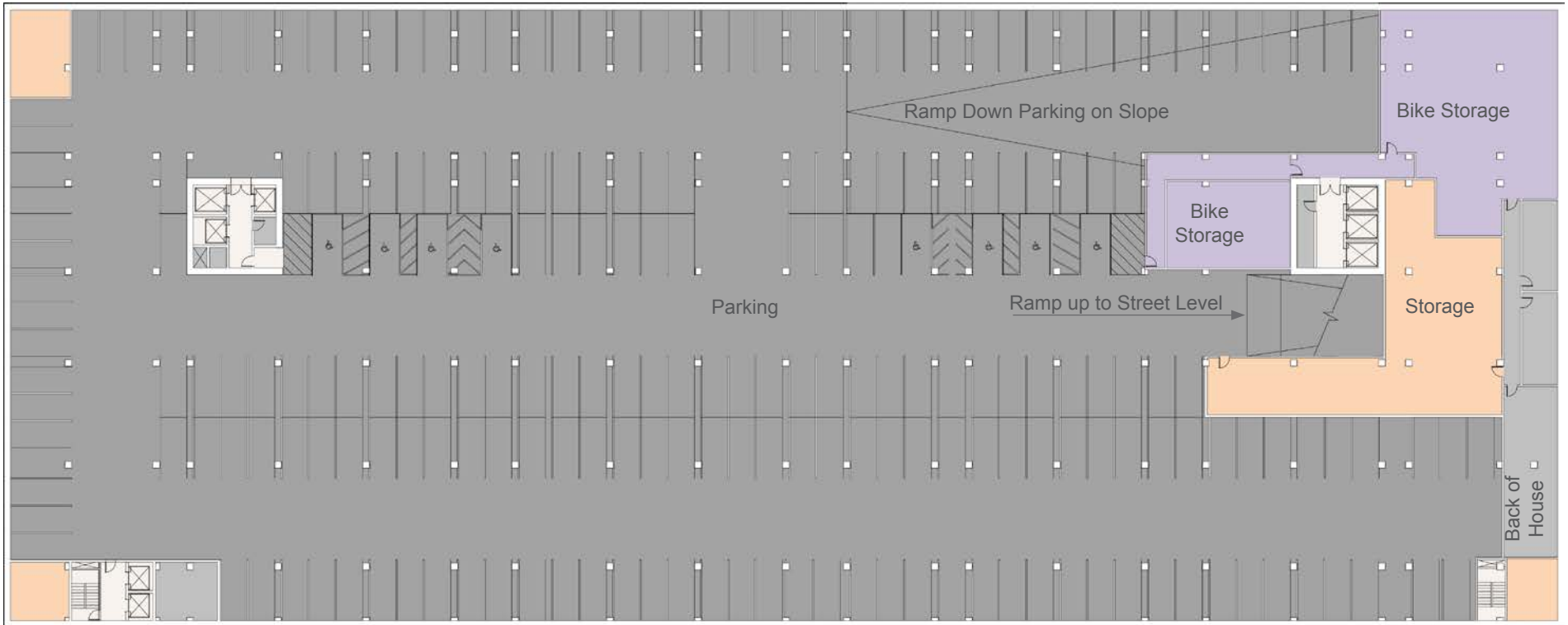
## Building A



Level 19

### Legend

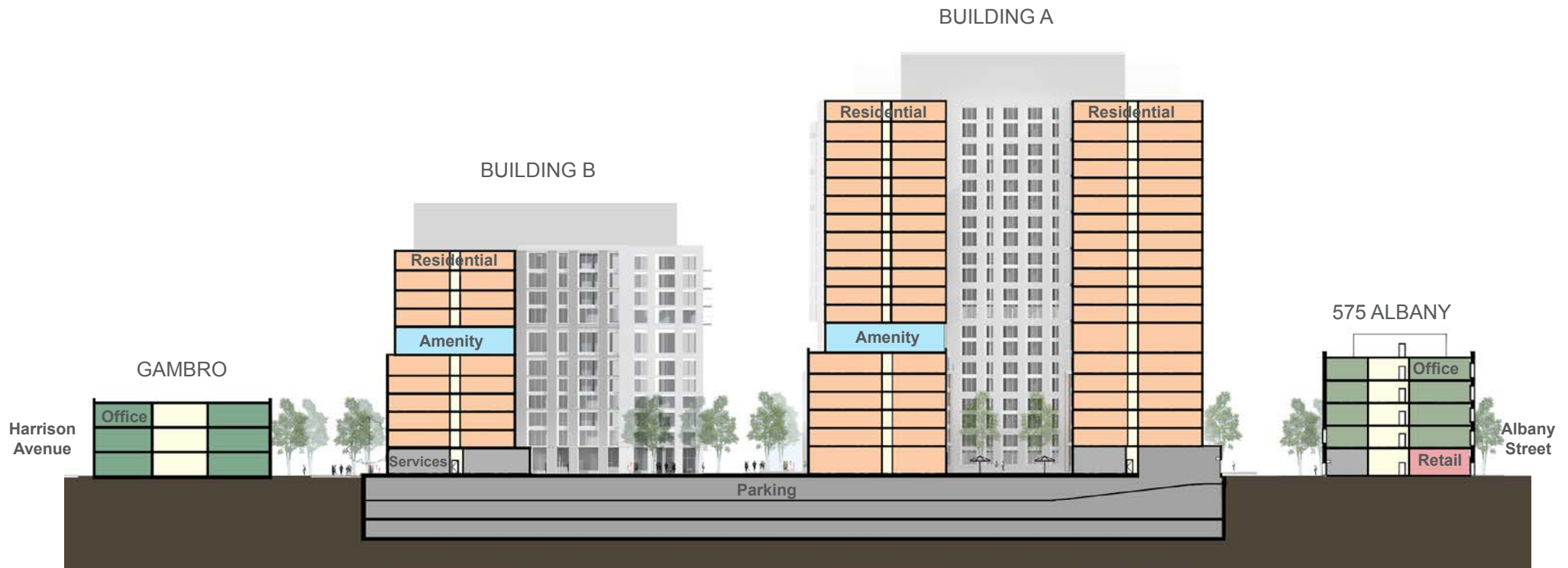
Residential
Amenity
Circulation
Terrace
Services



Parking Level 1

Legend

- Parking
- Storage
- Bike Storage
- Circulation
- Services



Legend

- Retail
- Amenity
- Office Space
- Circulation
- Residential
- Services



**Elevations  
North Elevation, East Dedham Street**



**Elevations**  
**South Elevation, East Canton Street**

BUILDING A



Albany Street

BUILDING B



Andrews Street

BUILDING A



Pedestrian Green

BUILDING B



Pedestrian Green



**East Dedham Street at Harrison Avenue**





**Neighborhood Open Space From East Dedham Street**



**Pedestrian Green From East Dedham Street**



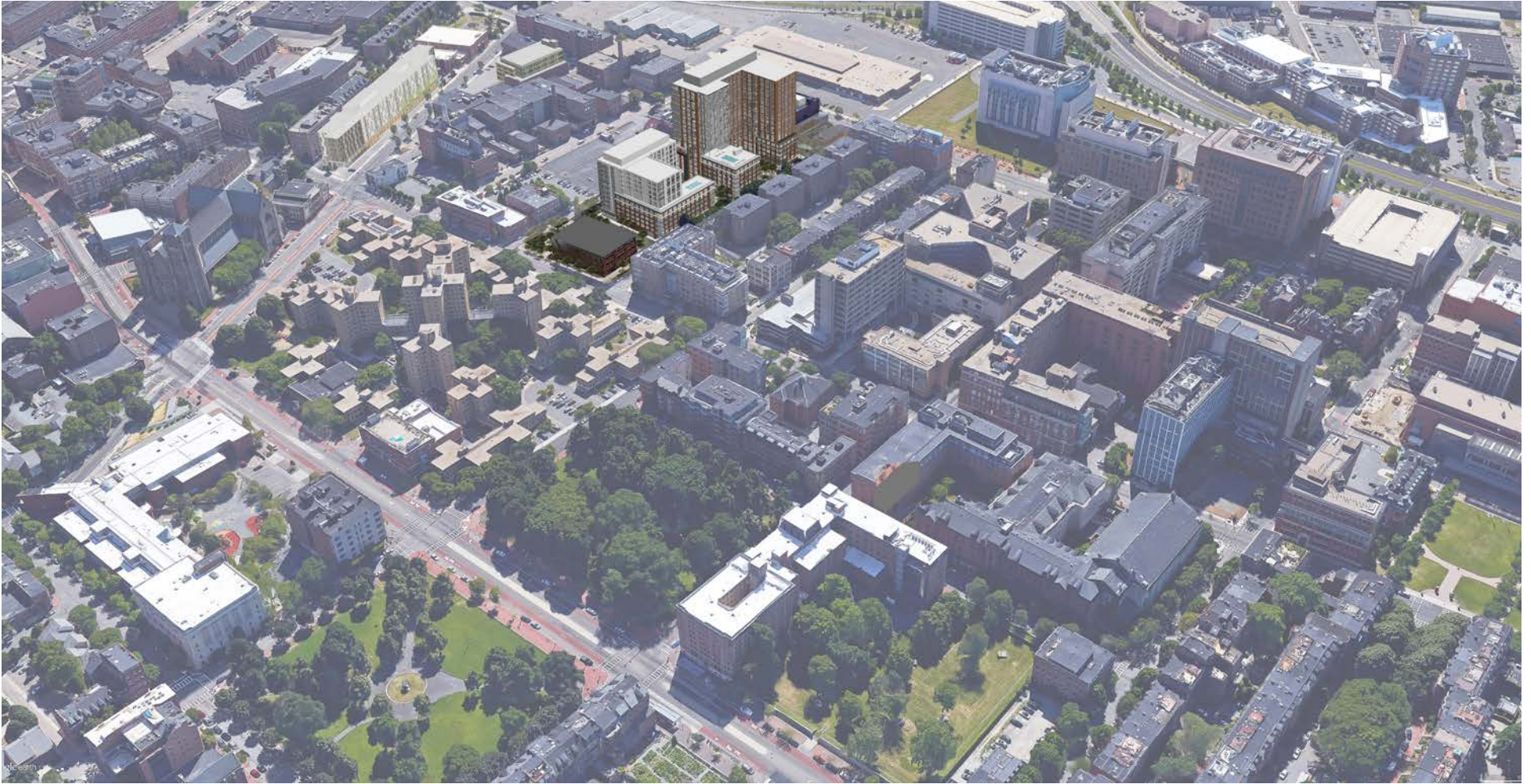
**Pedestrian Green at East Canton Street**



**East Canton Street View**



**Massing Diagrams  
View From South**



**Massing Diagrams  
View From West**



**Massing Diagrams  
View From North**



**Massing Diagrams  
View From East**

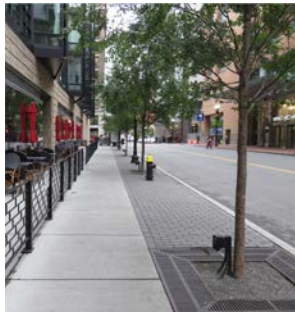
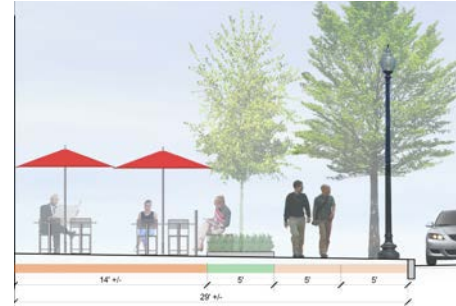
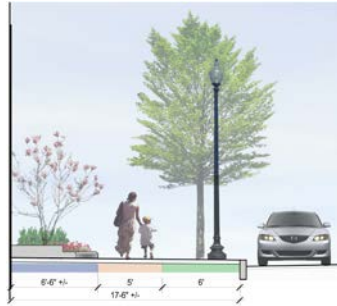
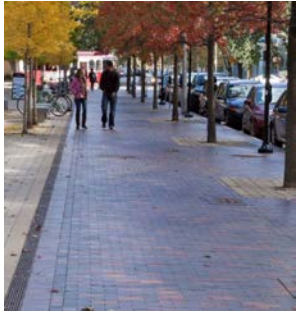




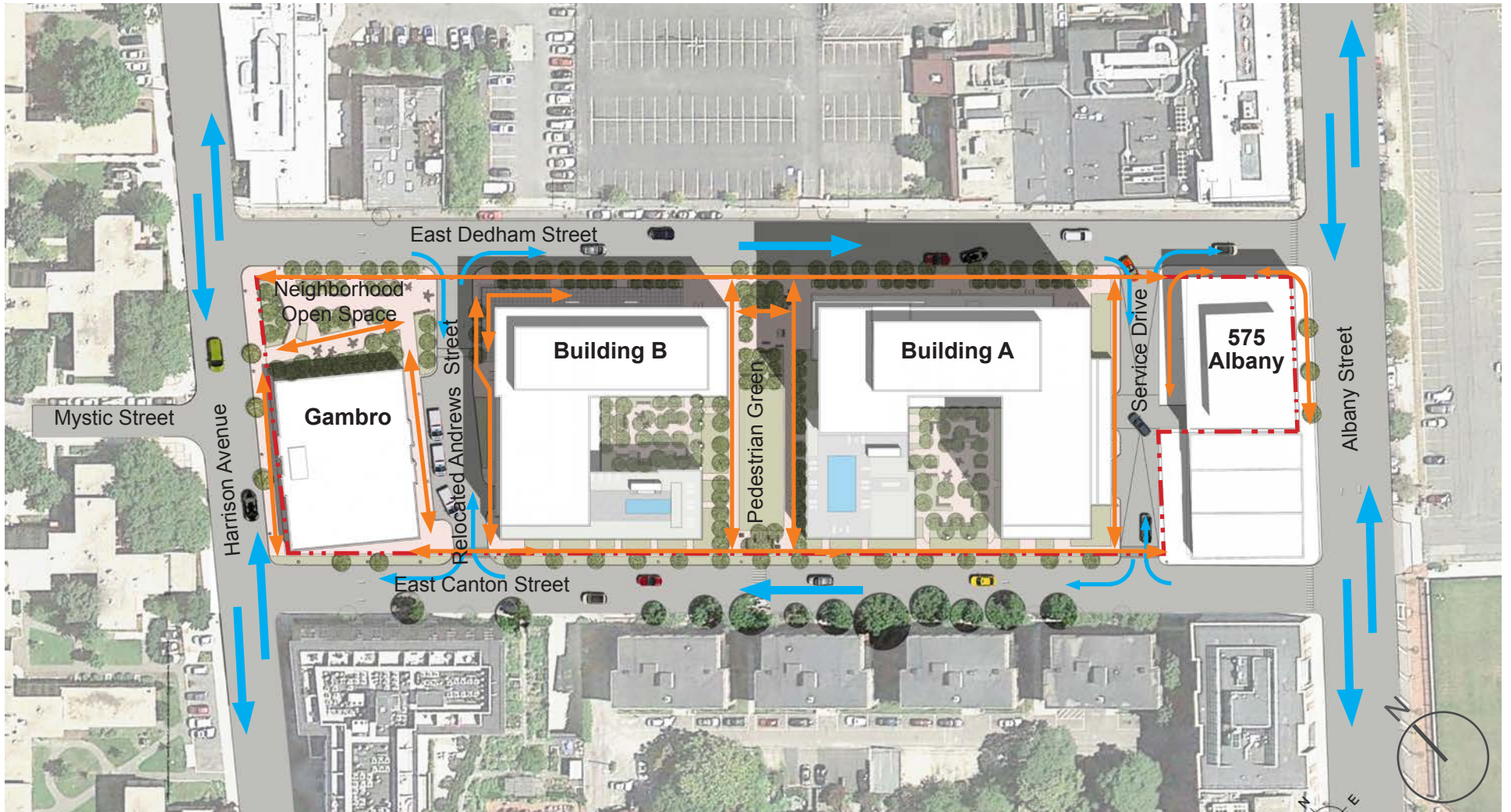
- █ Washington Street **RETAIL**
- █ Harrison Avenue **CREATIVE**
- █ Albany Street **WHOLESALE / MEDICAL**
- █ Green Corridors / **PATHS**

**Use Corridors**









— Vehicular      — Pedestrian

**Site Traffic Patterns**