

# Boston's Life Science and Technology Campus



# AGENDA

IAG & Community Presentation 9/27/17

- Introduction
- Public Benefits
- Community Process
- Planning & Urban Design
- Landscape Design
- Architecture Design
- Transportation
- Cultural / Community Spaces
- Sustainable Design
- Phasing



# INTRODUCING EXCHANGE SOUTH END

## VISION

- Integrate the character and creative culture of the South End with a 5.6-acre, 1.6 million-sf, vibrant life science and tech community, connected by local retail, new bike trails and dynamic public spaces that will become a neighborhood destination

## GUIDING PRINCIPLES

- Reflect the goals and priorities expressed by the community in recent planning initiatives
- Focus on five C's to shape the future of Exchange South End: Civic Use, Companies, Connections, Collaboration and Community





# SETTING GOALS

## CONNECTIONS

- Improve on the site's multi-modal transportation features including direct connections to I-93 corridor, regional bike trail, walkable neighborhood and nearby transit stops
- Extend core character of the South End to Albany Street

## COLLABORATION

- Work with neighbors and community groups
- Build on the Harrison/Albany Corridor Strategic Plan:
  - Create commercial and research jobs
  - Produce a sustainable approach to development
  - Implement pedestrian friendly streetscape improvements

## COMPANIES

- Attract companies that value walkable, connected and authentic places to entice employees



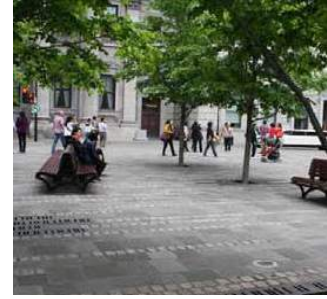
# SETTING GOALS

## COMMUNITY

- Create Albany Green, a 1+ acre sunny destination park and gathering place at Exchange South End lined with shops, restaurants and new civic space

## CIVIC USE

- Develop 30,000 sf of flexible space for arts, culture, community and innovation to contribute to the energy of the neighborhood by hosting events, performances and other programming



# PUBLIC BENEFITS

- Improve an underutilized site and expand the vibrancy of the South End neighborhood across Albany Street
- Create a new commercial sector for the City that will attract new businesses and generate new jobs across a broad spectrum of income levels for the City's residents
- Create a unique sense of place that engages the local community
- Build upon the goals of the Harrison/Albany Corridor Strategic Plan
- Improve on the site's multimodal transportation features





# COMMUNITY PROCESS

## Where we've been:

12/6 Boston Medical Center  
12/12 Abutter Meeting  
12/14 Boston University  
1/24 BPDA Meeting  
3/13 BMC/Leggatt  
3/15 South End Forum  
3/21 Blackstone/Franklin  
3/27 Abutter Meeting  
3/28 South End Developers  
4/4 New York Streets  
4/6 Chief of Streets  
4/7 Abutter Meeting  
4/13 BPDA  
4/18 Old Dover

4/19 Washington Gateway  
4/25 Haley House  
4/25 Worcester Square  
4/26 Open House Community Mtg  
5/2 South End Forum  
5/3 Chester Square  
5/8 Councilor Linehan  
5/8 BPDA Transportation  
5/9 Councilor Baker  
5/15 Councilor candidate Michael Kelley  
5/19 BPDA Transportation  
5/24 Union Park  
5/31 Newmarket  
6/1 Walking tour with abutters/BPT/BPDA  
6/6 Inquilinois Boricuas en Accion/Villa  
Victoria  
9/7 IAG Presentation

# COMMUNITY PROCESS

## What we've heard:

“I am super excited for this project... I like how you are showing different building heights. I think you have a chance to make a gateway off 93 so be bold and make something iconic.” followed by “I agree with that comment” - Blackstone/Franklin

“There should be active social spaces that have fun retail and experiences with a sense of play – bowling alleys, movie theatres.” – Washington Gateway

“There is critical mass between us – BU, BMC, Biosquare – and you, Exchange South End, to be alternative to Kendall.” - BU

“This is a new place you are making, be adventurous.”– Blackstone/Franklin



# URBAN DESIGN





# URBAN DESIGN





# URBAN DESIGN



## LONG-DISTANCE CONTEXT

- DYNAMIC
- EXPRESSIVE FORMS
- MOVEMENT

## NEIGHBORHOOD CONTEXT

- SCALE
- WARM MATERIALITY
- RICH TEXTURE
- REPITITIVE PATTERNS

C.

D.

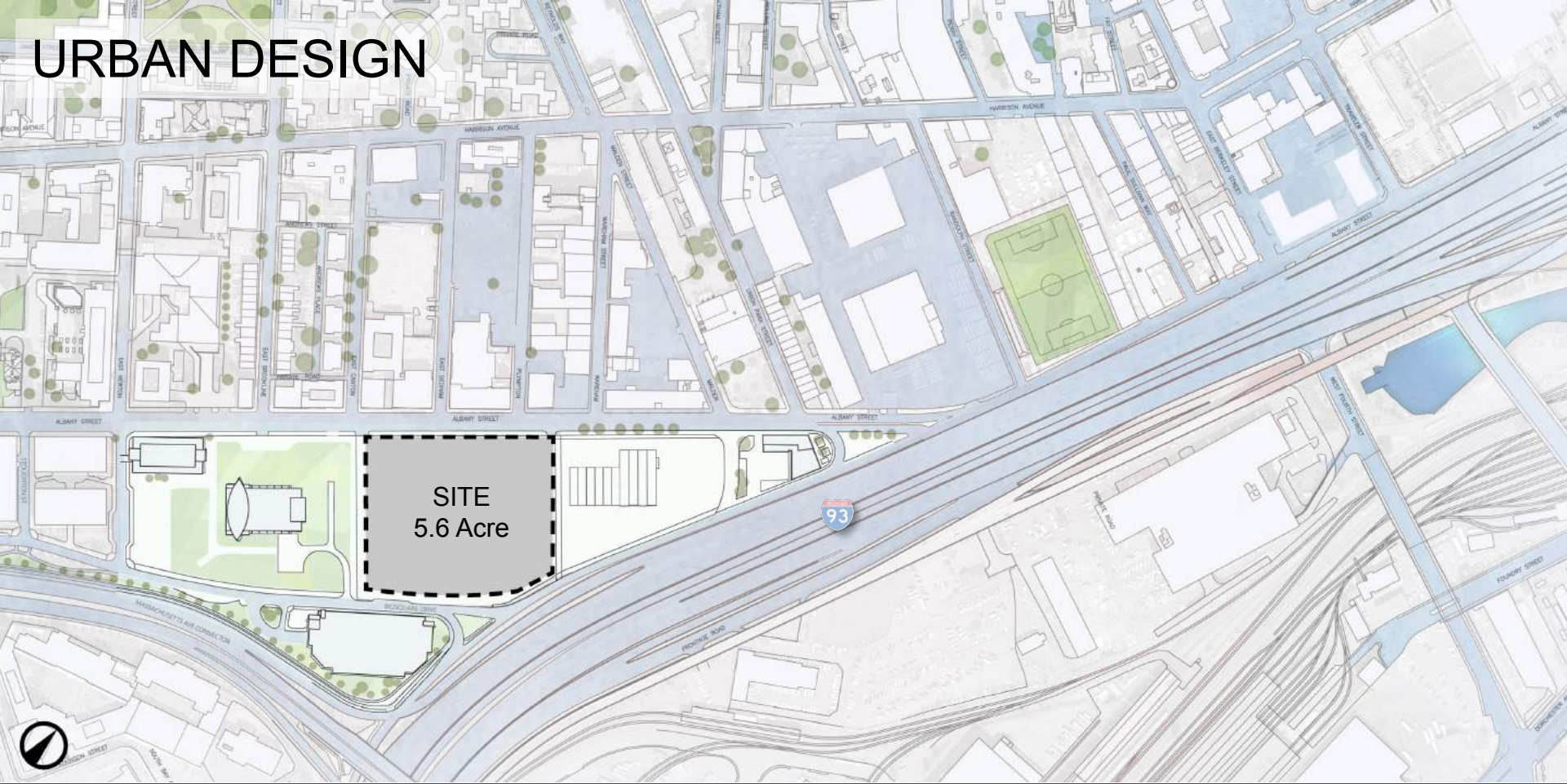
B.

A.

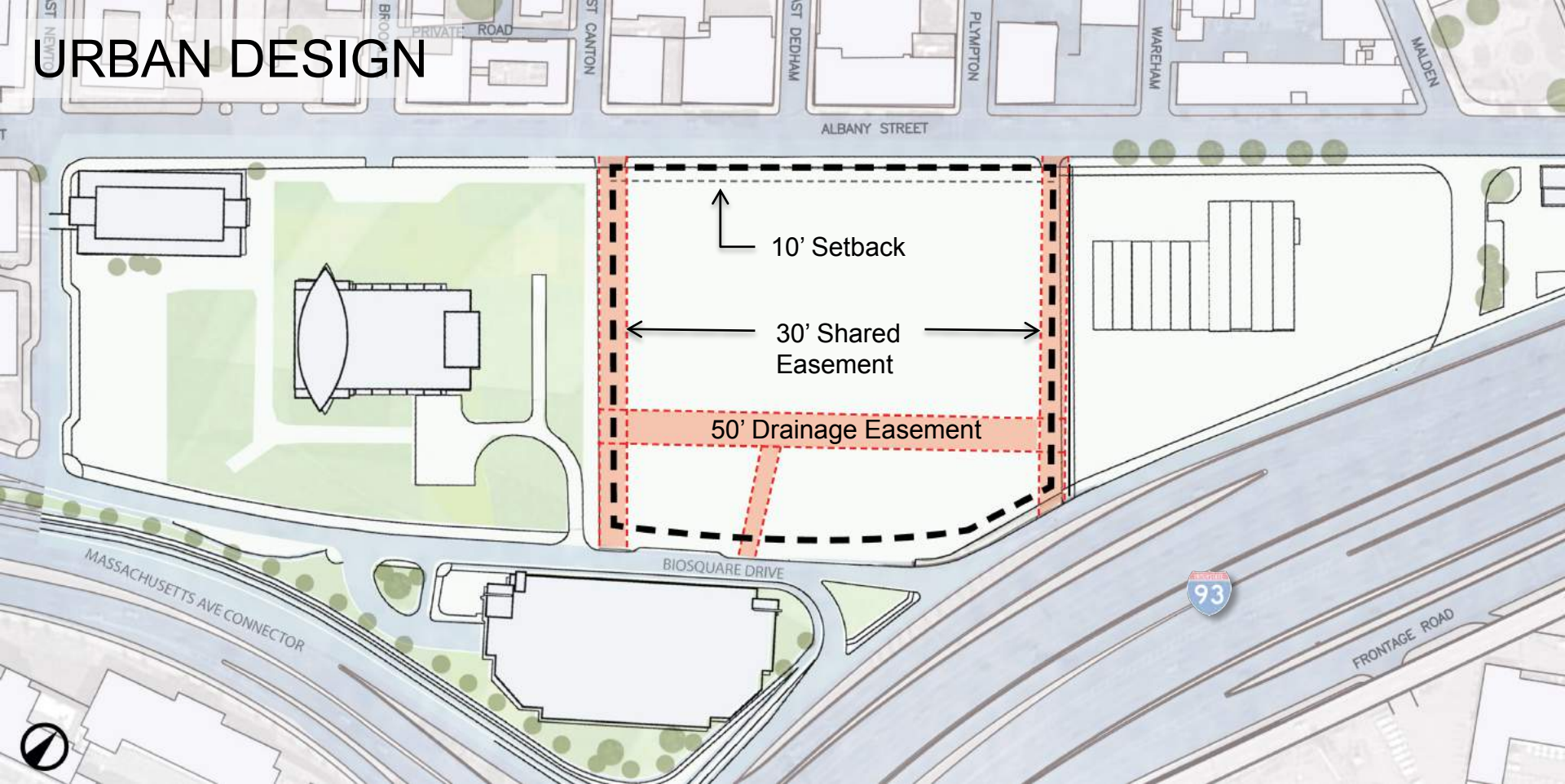




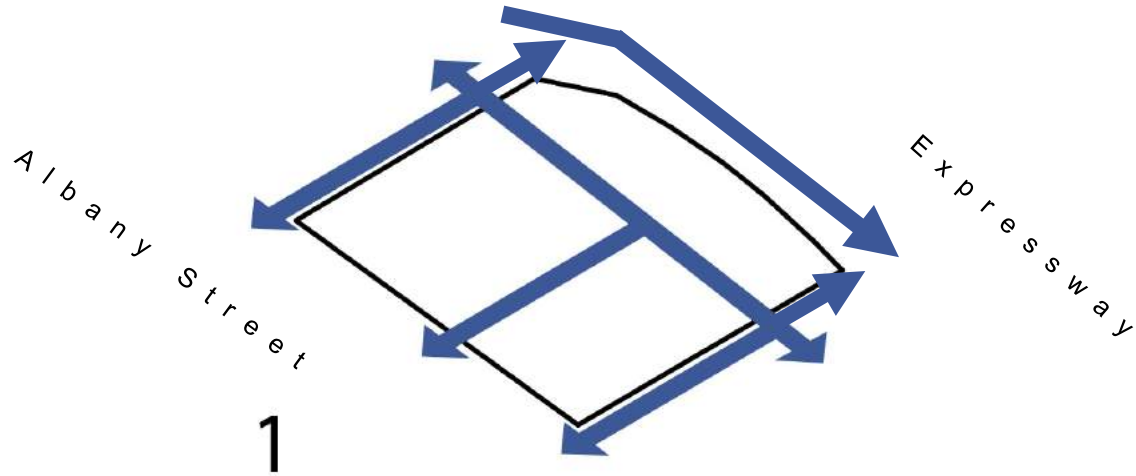
# URBAN DESIGN



# URBAN DESIGN

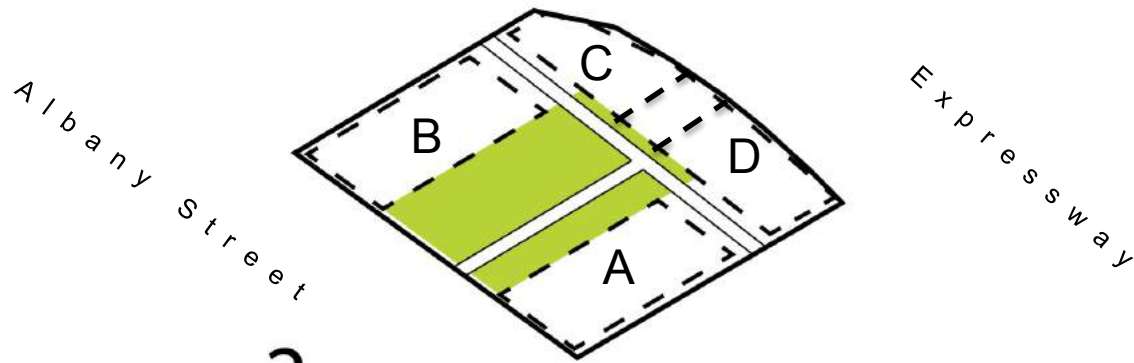






## CIRCULATION AND ACCESS

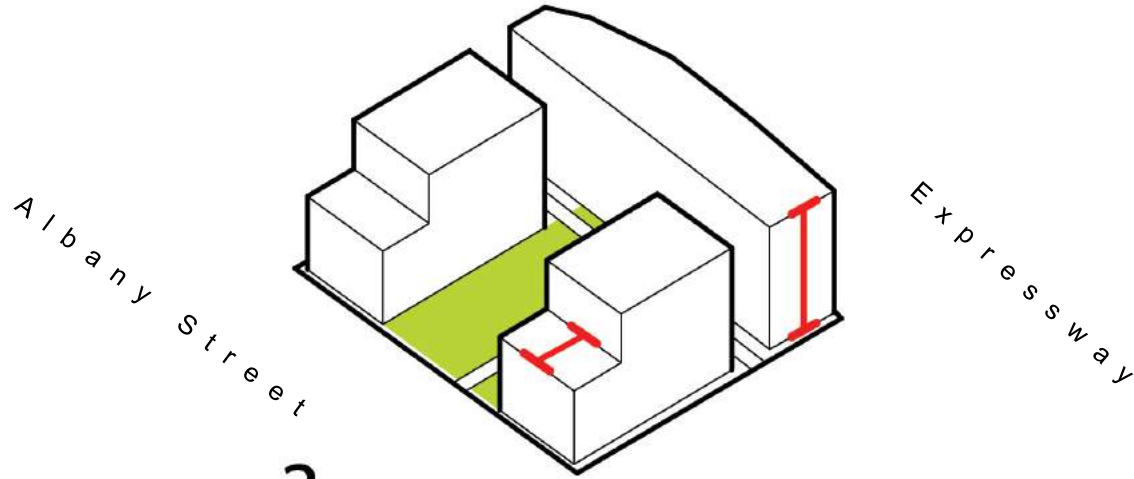
Restore historic, fine-grained block structure to improve the pedestrian experience and streamline traffic flow.



2

## NEW PUBLIC PARK

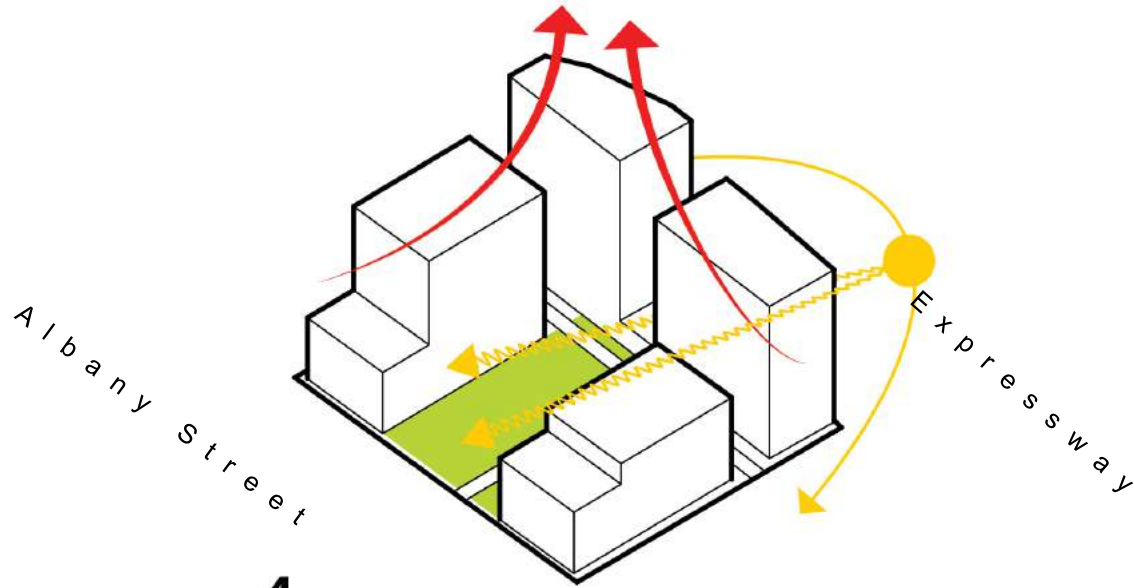
Push building sites to the edge of the property to create a 1+ acre signature public park.



3

### FIT INTO THE CONTEXT

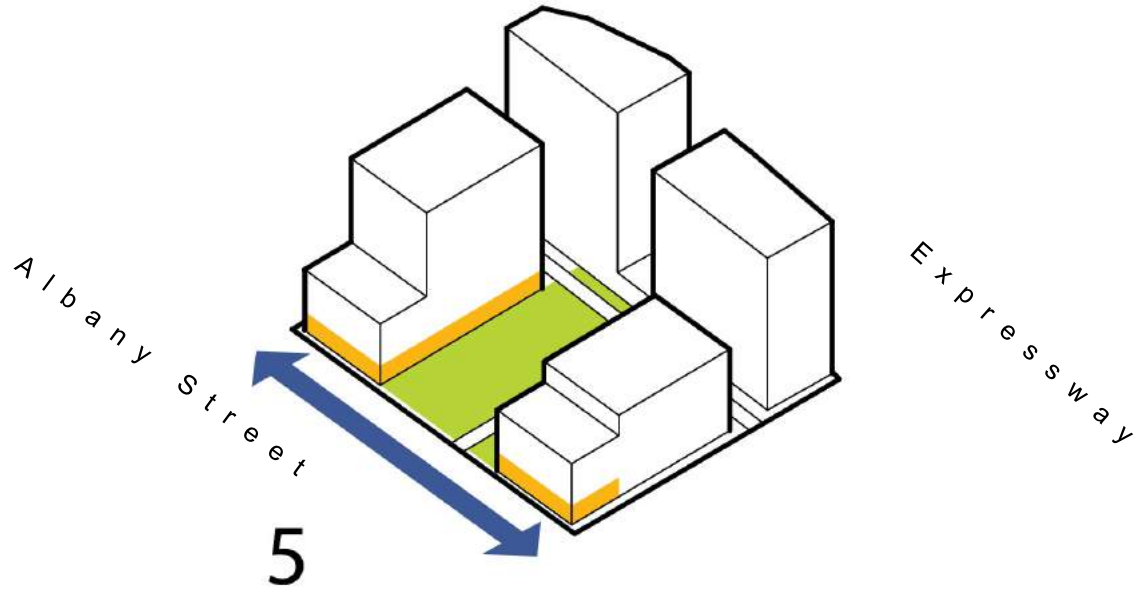
Guided by underlying zoning, the buildings along Albany Street are lower to create a comfortable edge.



## 4

### SUN IN THE PARK

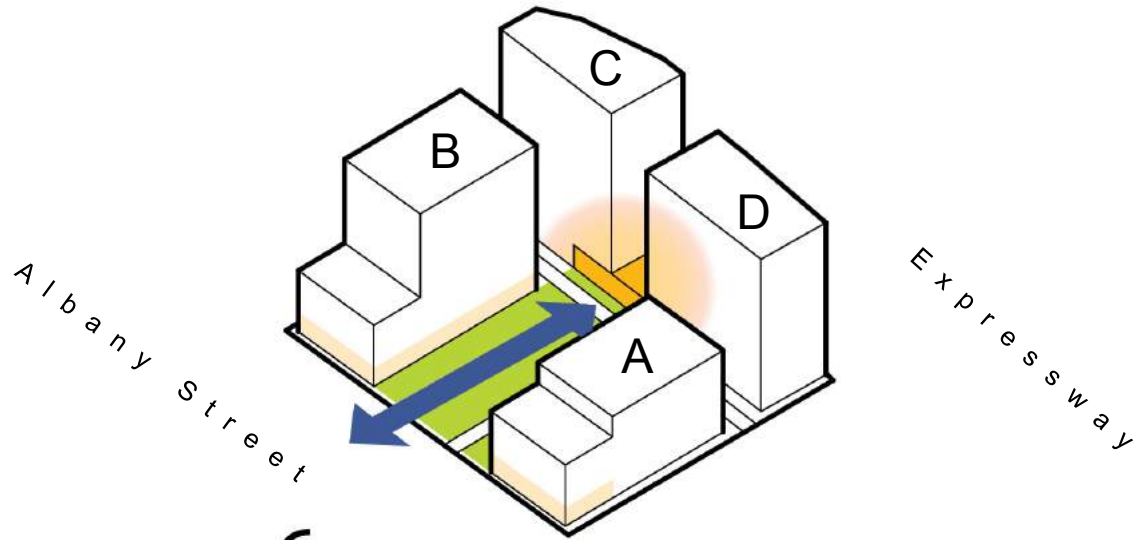
Vary building heights by pushing up against I-93 and down along the historic Albany Street edge.



## 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.

# PROJECT DETAILS



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

# PDA BUILDING HEIGHTS

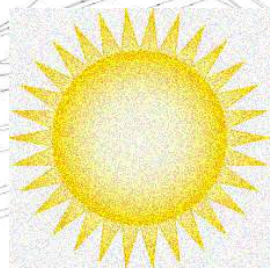
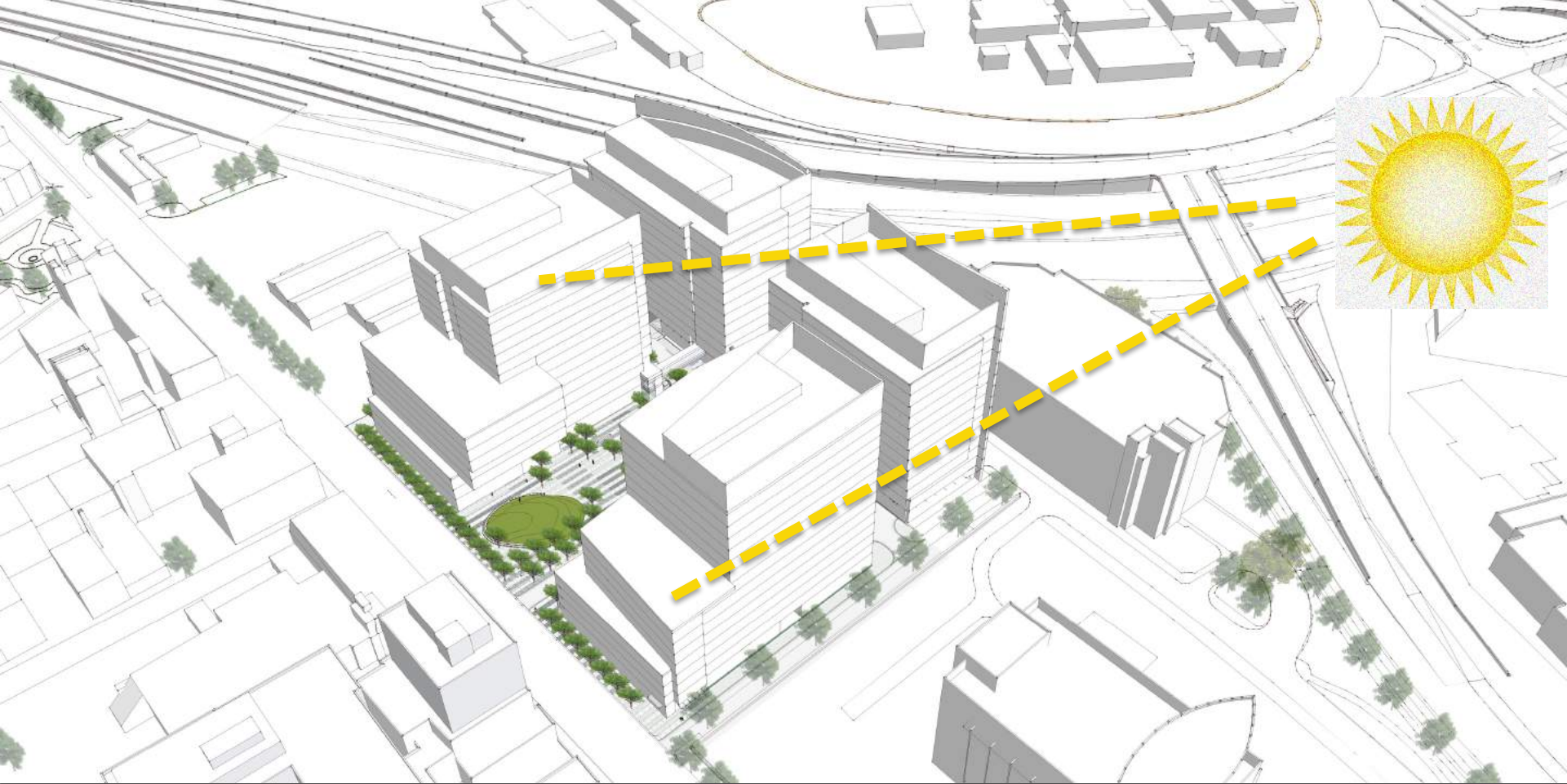
200' →

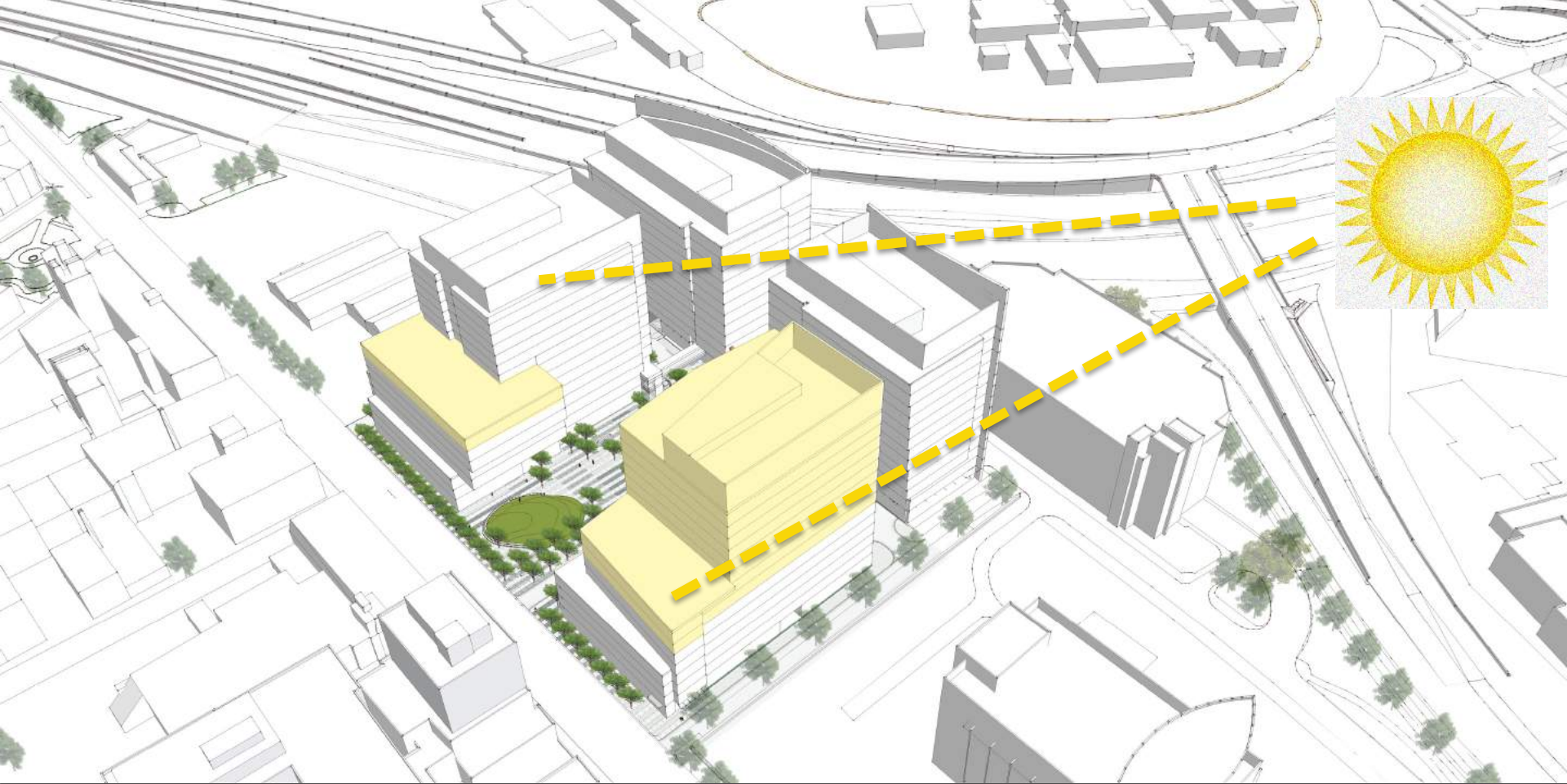
120' →

70' STREET EDGE →

PDA F.A.R. 6.5  
PARCEL: 246,145 SF  
FLOOR AREA, GROSS: 1,599,425 SF

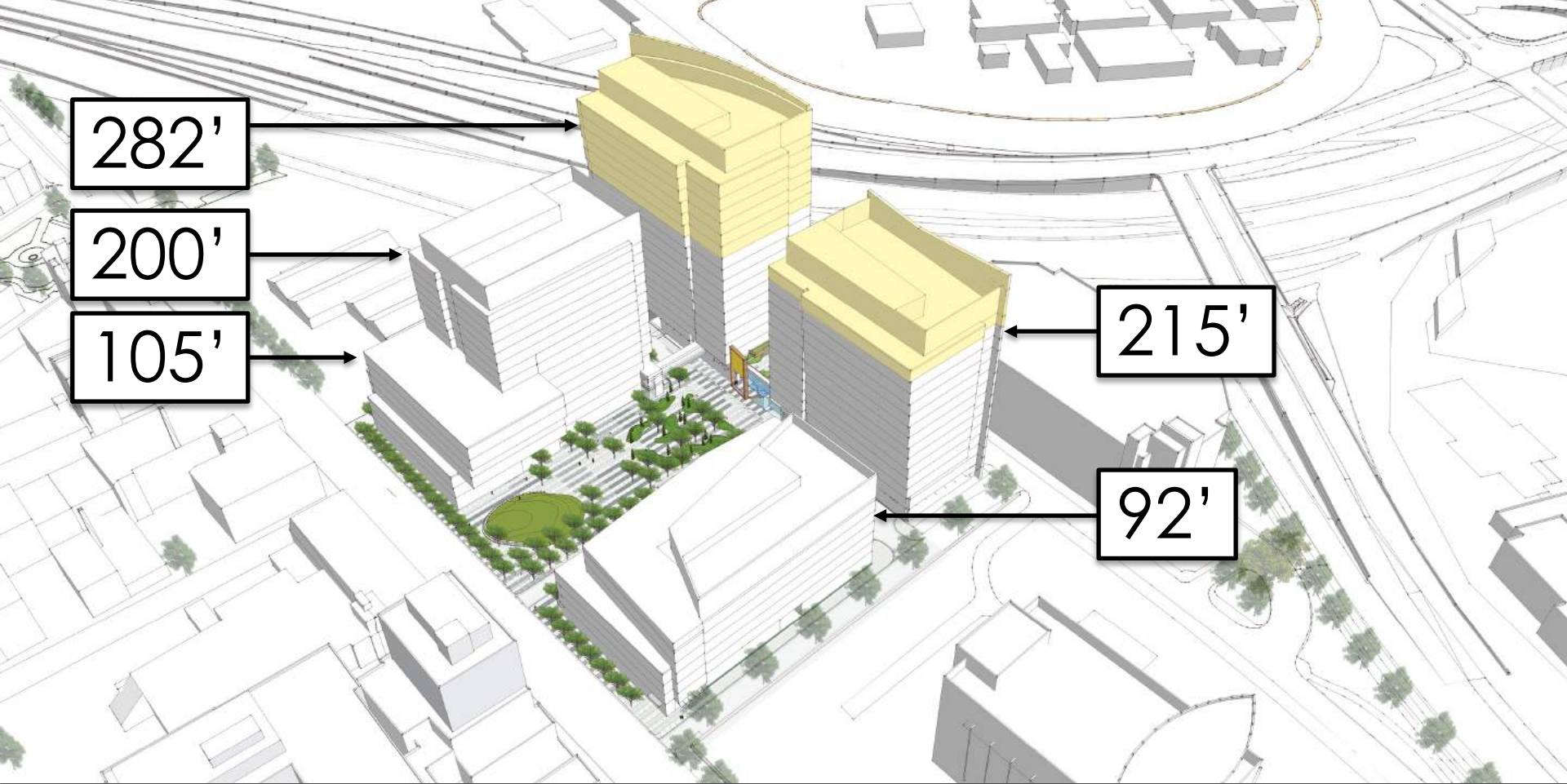












282'

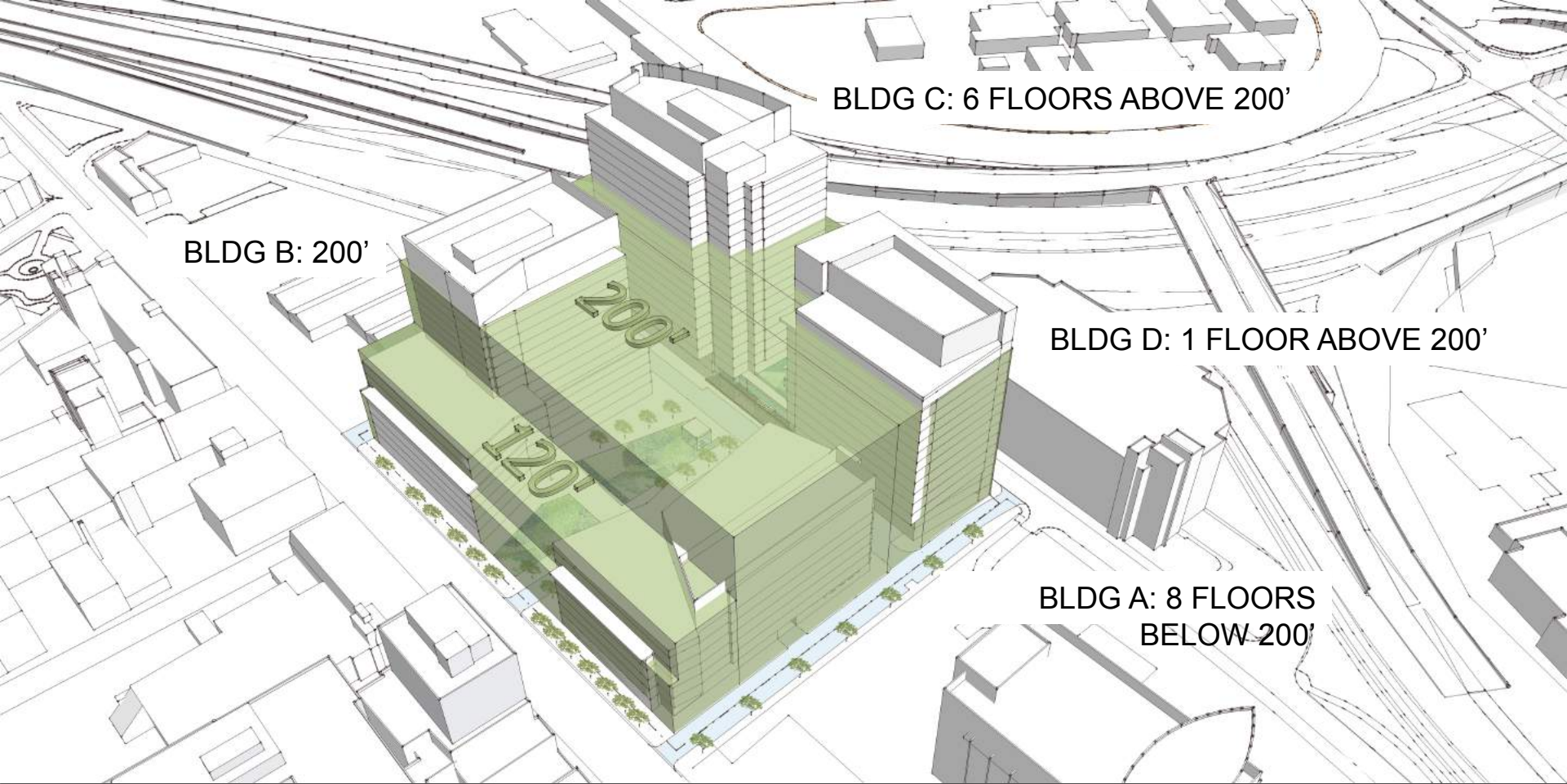
200'

105'

215'

92'





BLDG C: 6 FLOORS ABOVE 200'

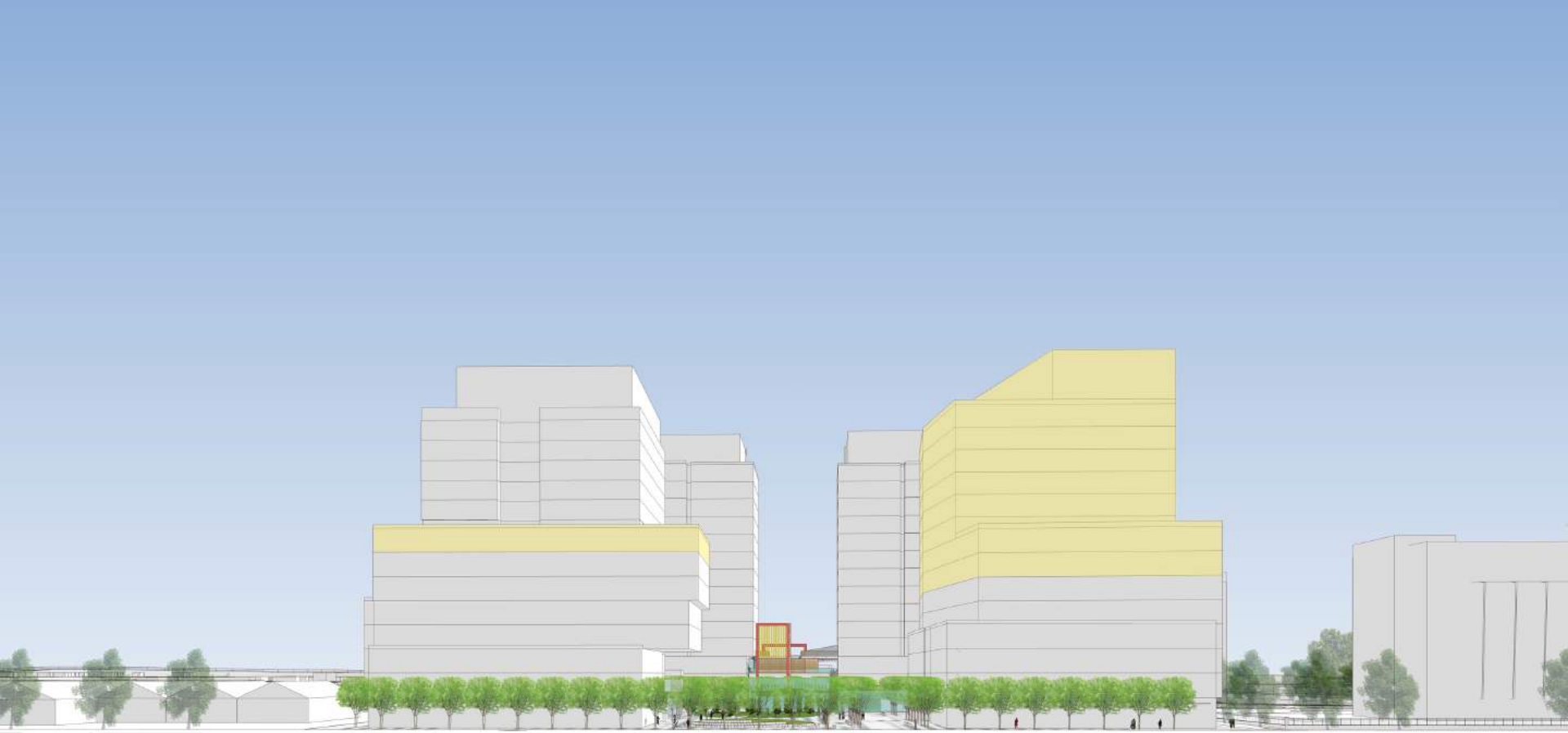
BLDG B: 200'

BLDG D: 1 FLOOR ABOVE 200'

BLDG A: 8 FLOORS  
BELOW 200'











1+ Acre

45% Open Space



National Emerging Infectious Diseases Laboratories

Jacobson



# Woonerf

Living street, shared space, traffic calming, and low speed limits.

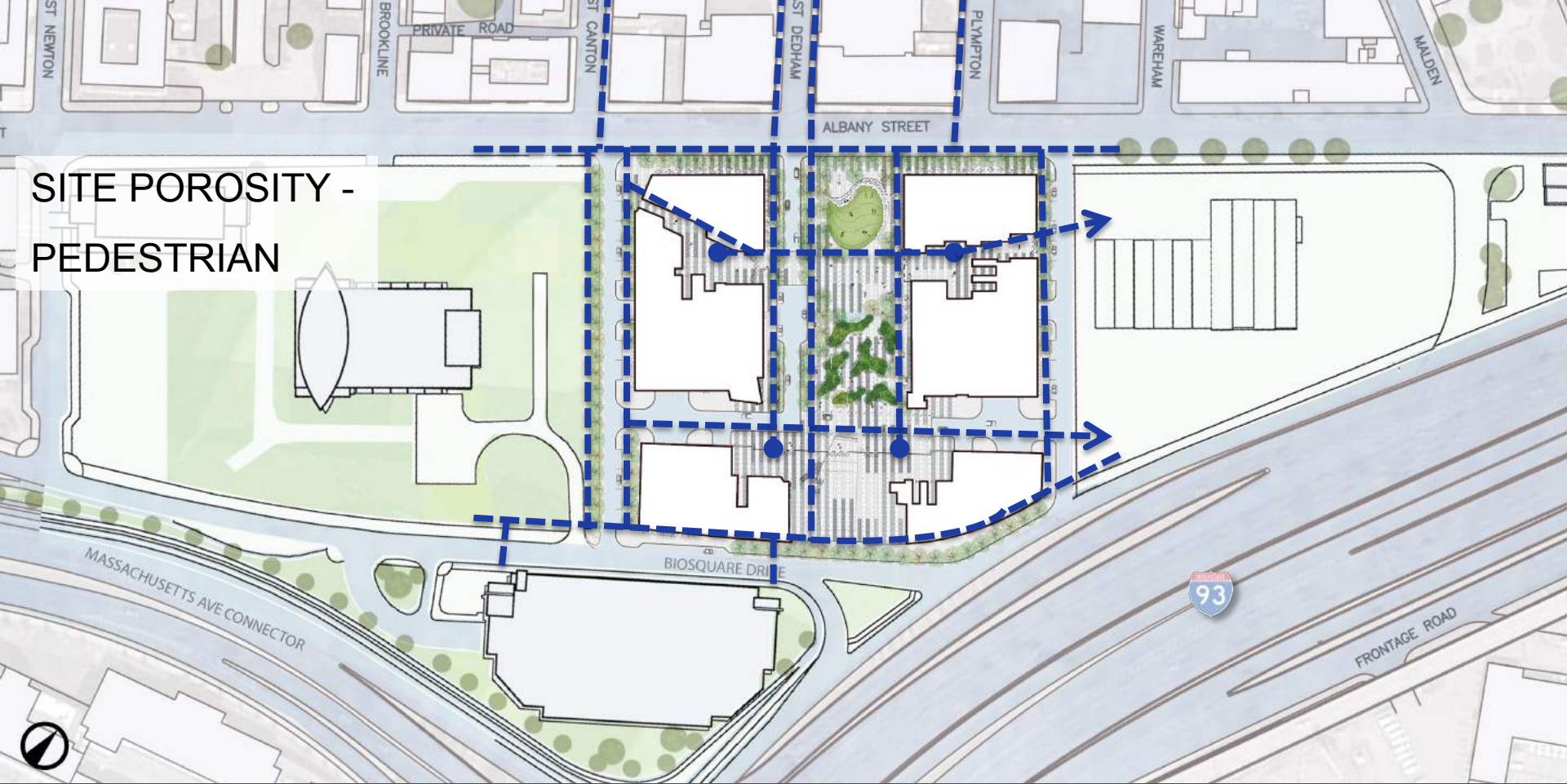


# Multiple Access Points





# SITE POROSITY - PEDESTRIAN



# GARAGE ENTRY

Separate Parking Below Each Building





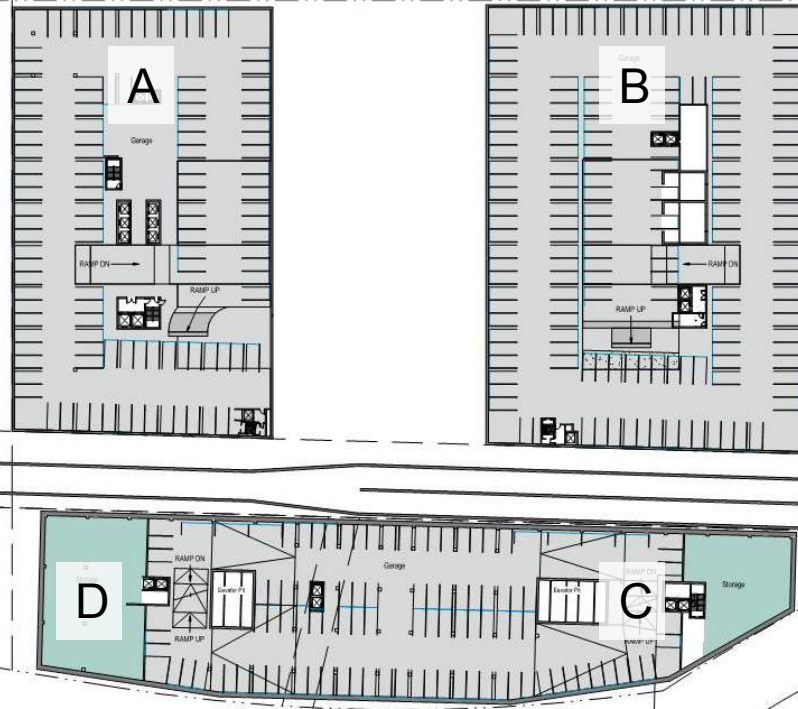
Parking Summary:

Building A – 352

Building B – 505

Building C & D – 288

Total - 1145



# LANDSCAPE DESIGN



# PUBLIC REALM

## ALBANY GREEN

1+ ACRE

45% OPEN SPACE







1. Sunny Lawn



2. Flexible Plaza



3. Quiet Garden







# LANDSCAPE

## SUNNY LAWN





# LANDSCAPE

## SUNNY LAWN



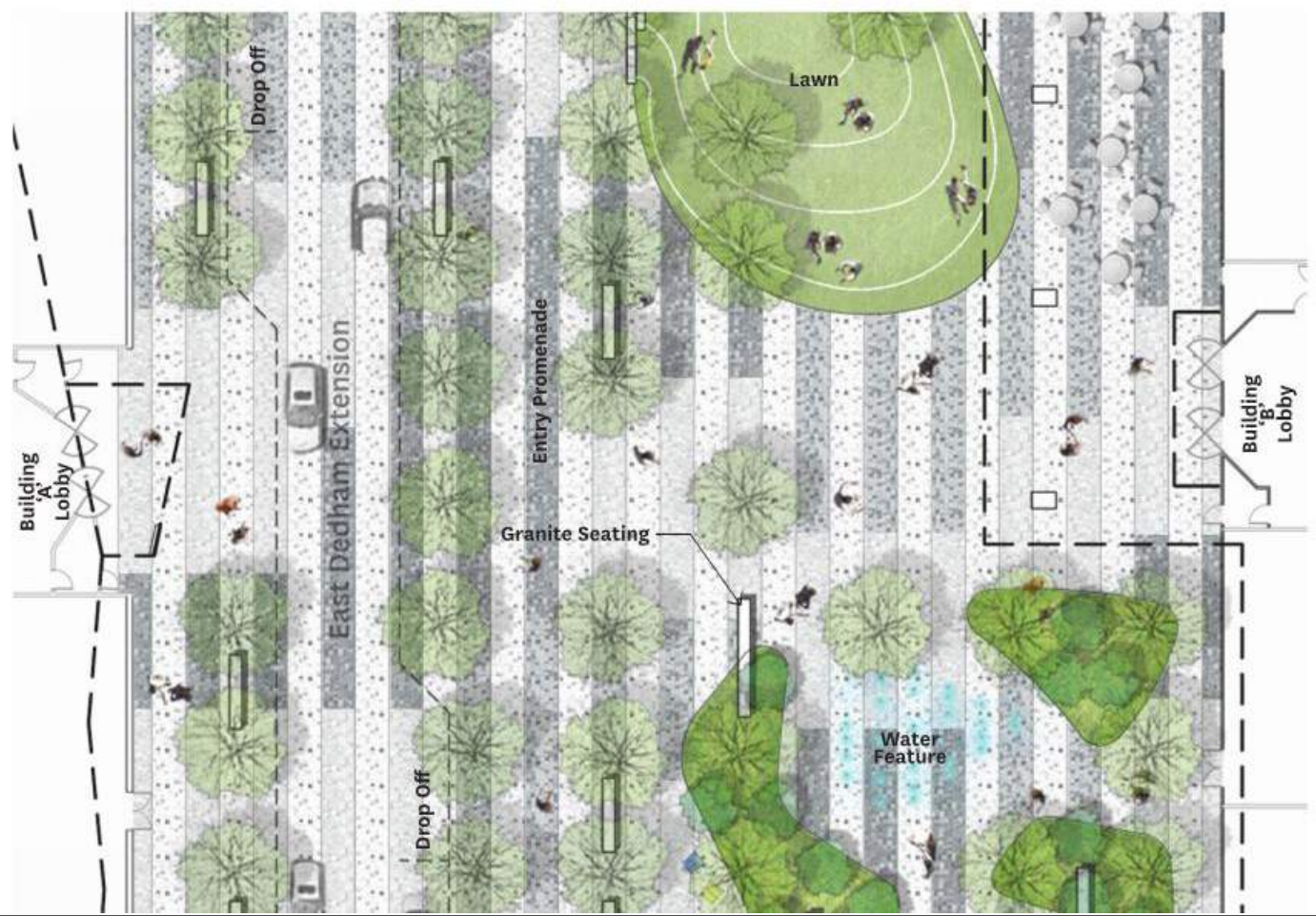






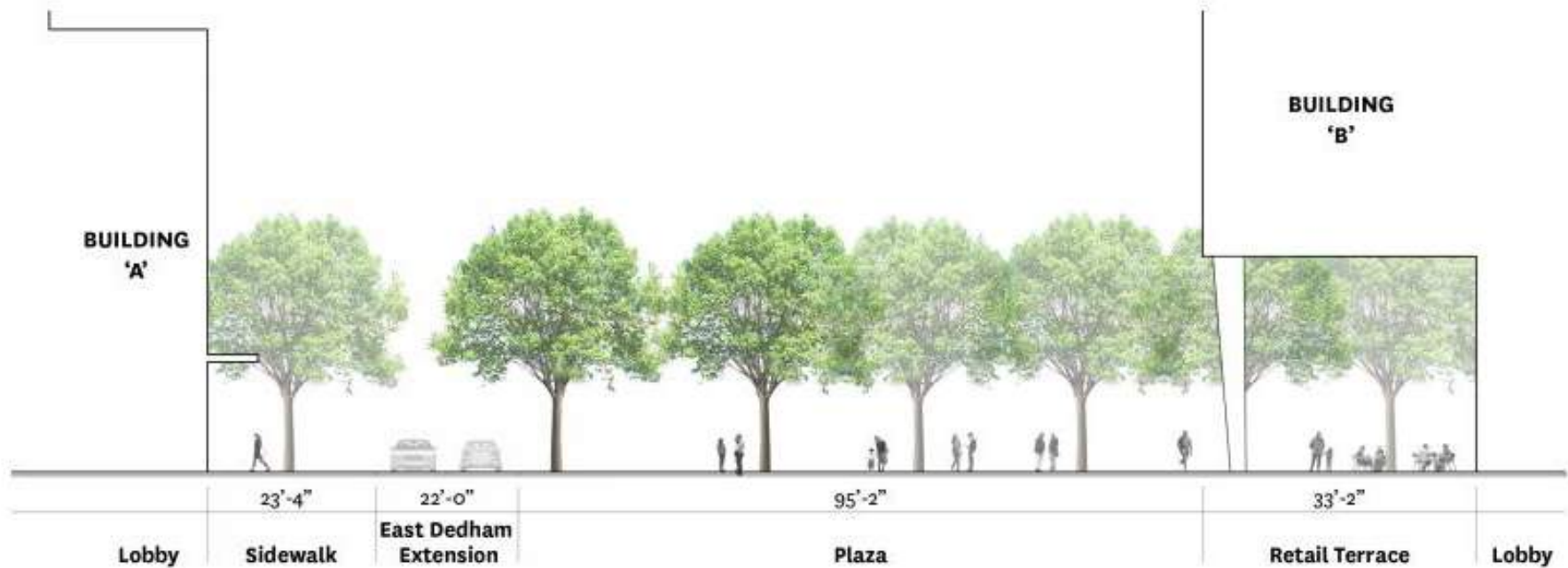
# LANDSCAPE

## FLEXIBLE PLAZA



# LANDSCAPE

## FLEXIBLE PLAZA





# LANDSCAPE

## FLEXIBLE PLAZA









# LANDSCAPE

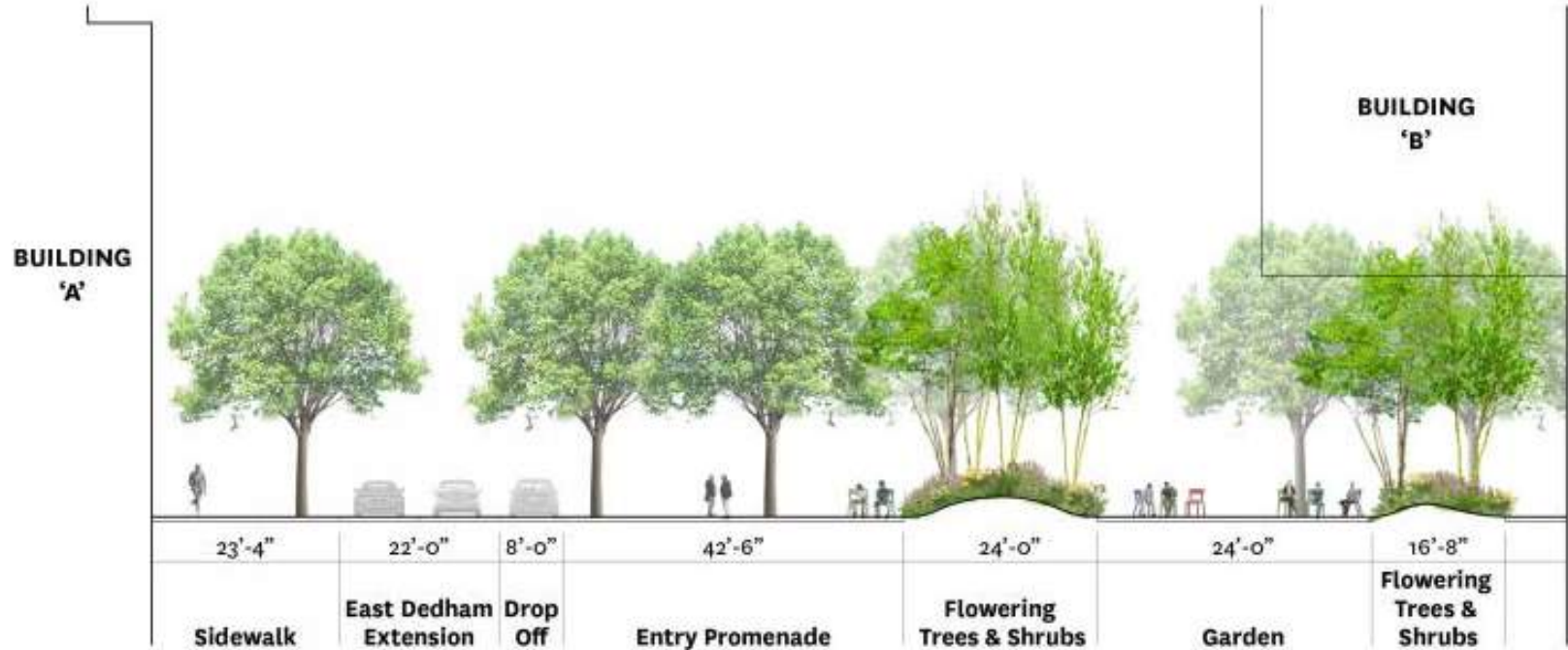
## QUIET GARDEN





# LANDSCAPE

## QUIET GARDEN



# LANDSCAPE

## QUIET GARDEN





















# MATERIAL PALETTE





# TRANSPORTATION



# TRANSPORTATION





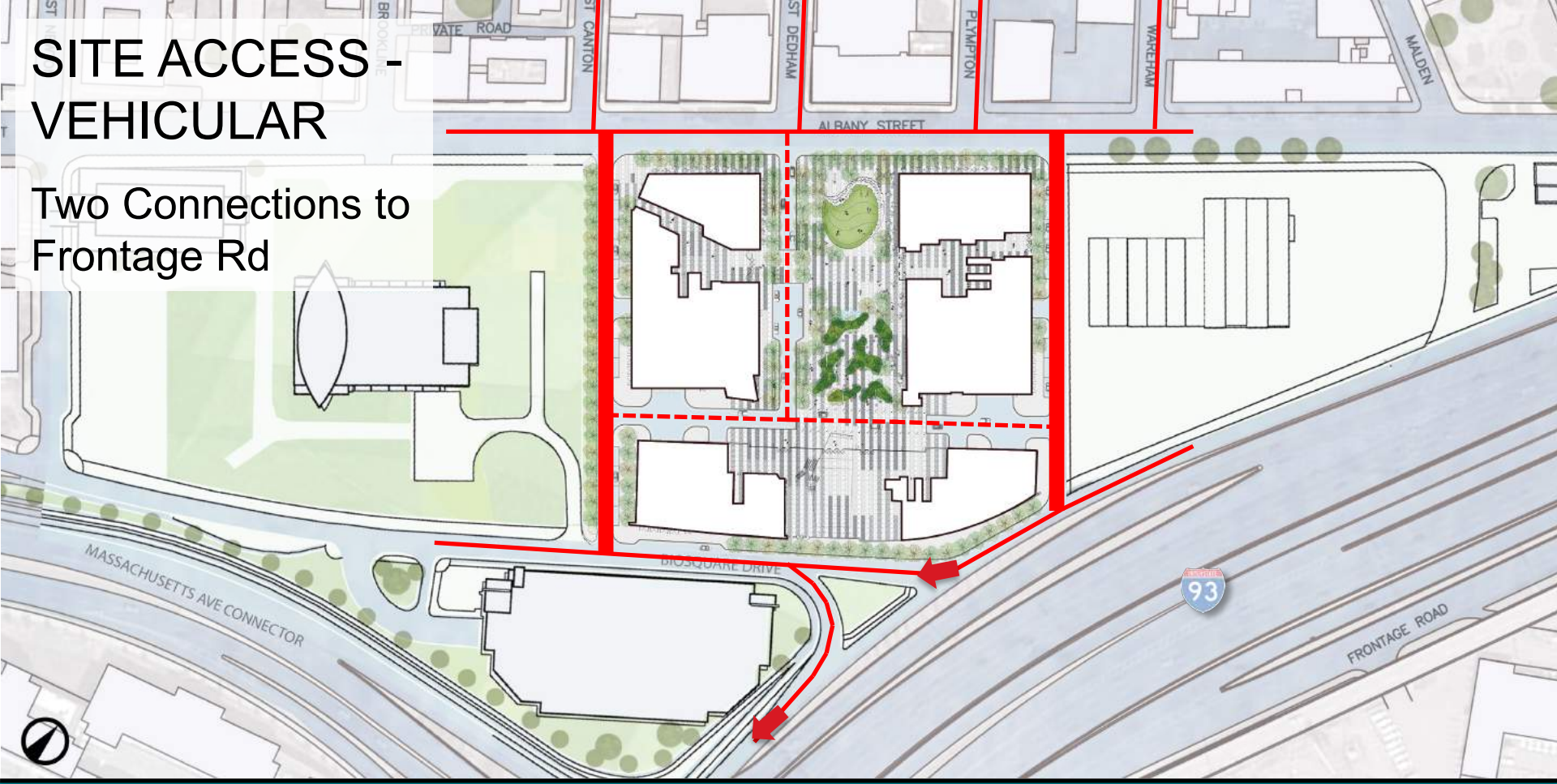
# TRANSPORTATION

- S** Signalized Intersection
- U** Unsignalized Intersection



# SITE ACCESS - VEHICULAR

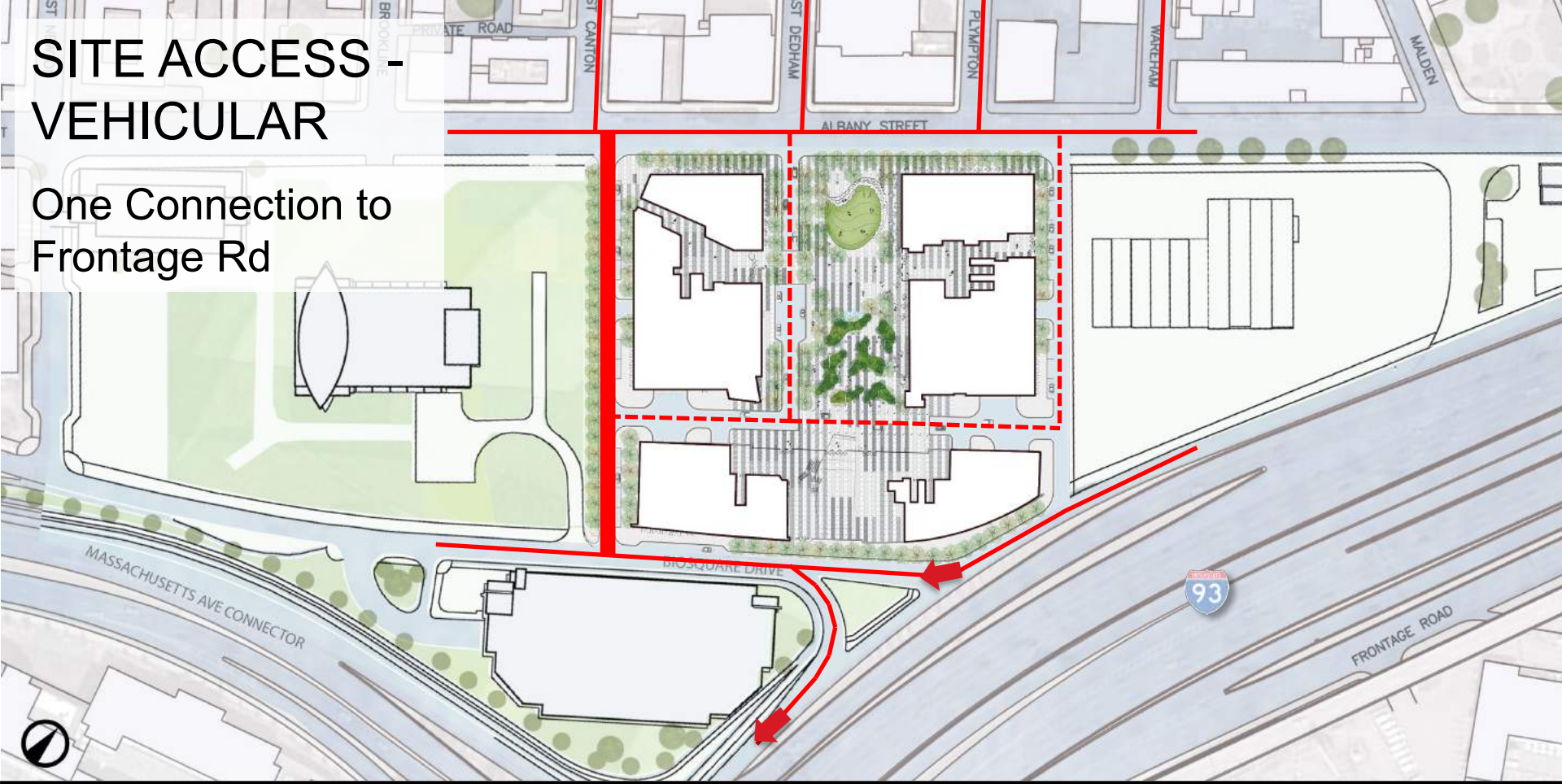
Two Connections to  
Frontage Rd





# SITE ACCESS - VEHICULAR

One Connection to  
Frontage Rd



# HARBOR TRAIL EXTENSION (Protected Bicycle Lane)









# CULTURAL/COMMUNITY SPACES





# CULTURAL/COMMUNITY SPACES

An architectural rendering of a modern urban development. The scene features several high-rise buildings with glass facades. In the center, there is a large, circular courtyard with a colorful, curved structure on top. The courtyard is surrounded by greenery, including trees and grass. People are shown walking on the sidewalks and in the courtyard, and a bus is visible on the street. The overall atmosphere is bright and modern.

A platform for building community, fostering connections, and inspiring creative ideas;

Leveraging the existing cultural assets of the South End to offer a unique and exciting place;

Creating a magnet for energy, activity at peak and off hours;

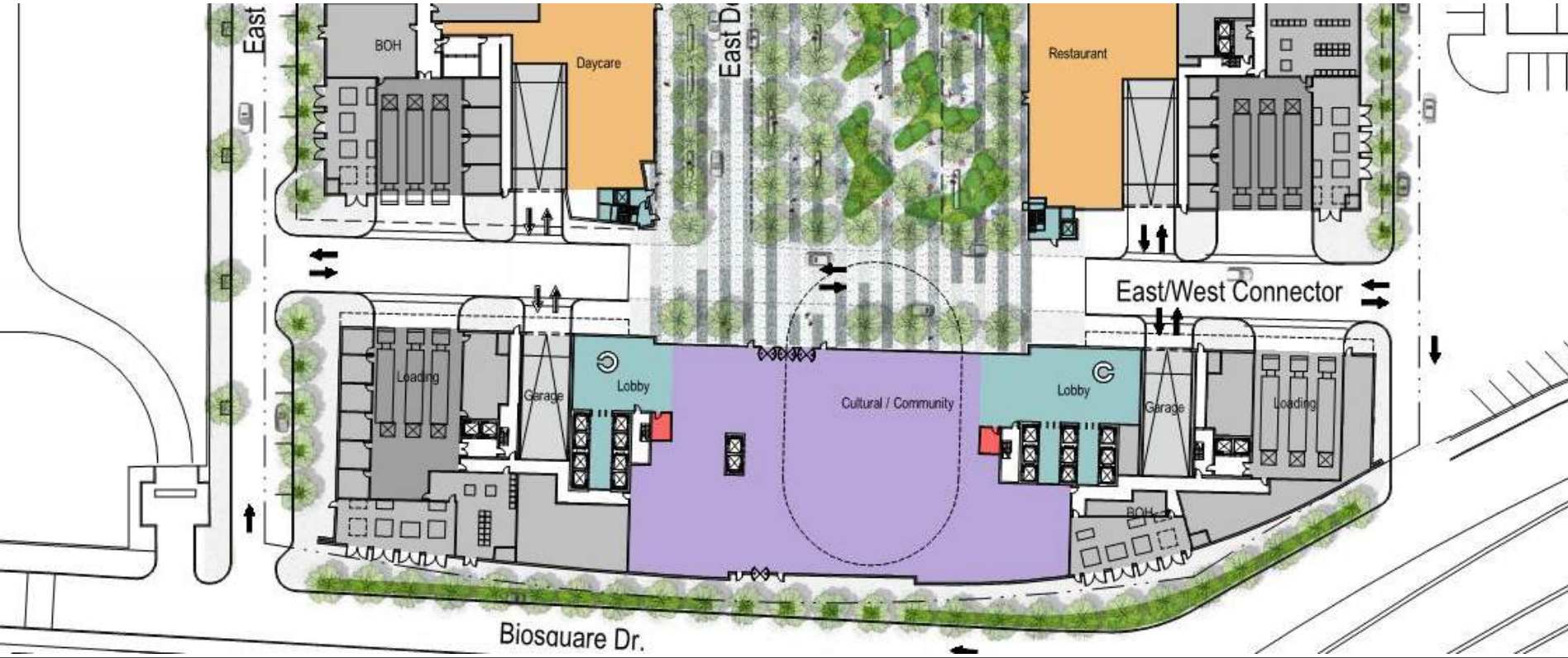
A flexible, adaptable space that allows for and encourages multiple uses, and perhaps even multiple users

# CULTURAL/COMMUNITY SPACES





# CULTURAL/COMMUNITY SPACES



# CULTURAL/COMMUNITY SPACES



3S artspace | Portsmouth NH



Artists for Humanity | South Boston



BRIC | Brooklyn



The LAB | Miami



Ironside | Miami





# SUSTAINABLE DESIGN

Targeting LEED Gold



# ECODISTRICTS

**ECODISTRICTS**  
BUILDING BLOCKS FOR SUSTAINABLE CITIES





# Green Roofs



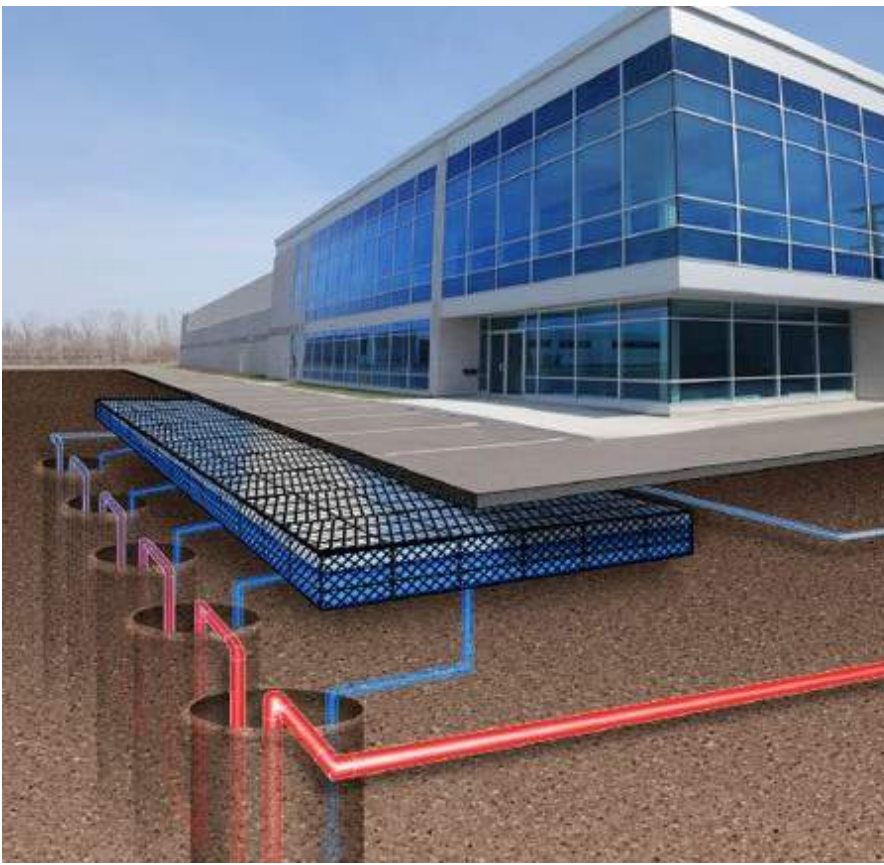
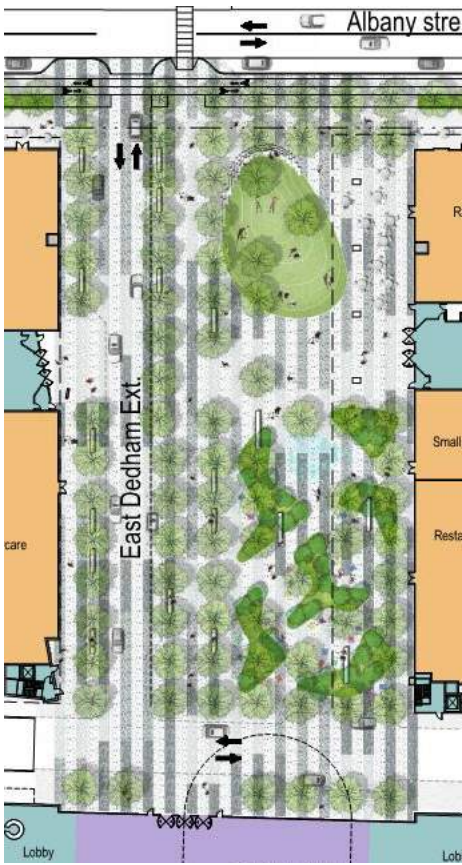
# High Performance Building Skin



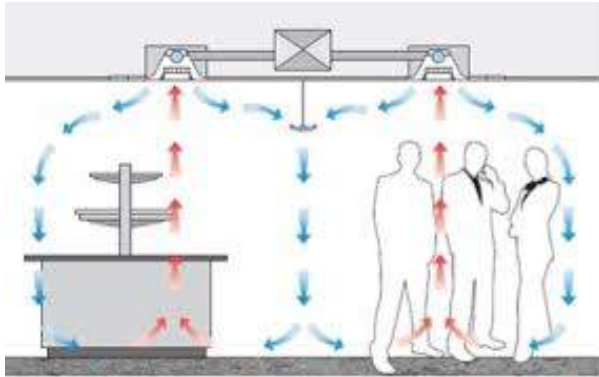


# Rain Water Harvesting

Capture, store and reuse rainfall water for non-potable purposes, such as irrigation

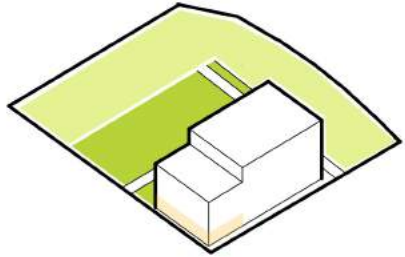


# High Performance Mechanical Systems

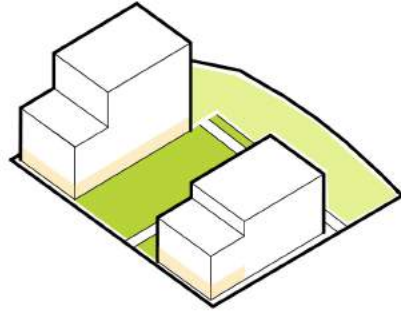




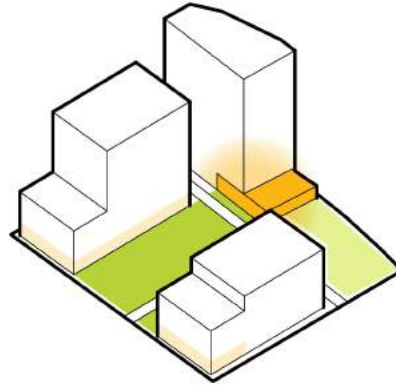
# PHASING



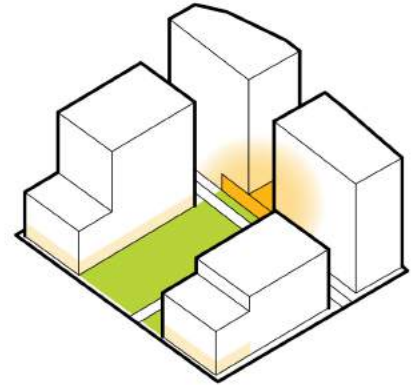
1



2



3



4

# Boston's Life Science and Technology Campus

