

321 Harrison Avenue

Boston Civic Design Commission
07.05.2016



321 Harrison Avenue

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Project Summary

The development parcel of approximately 83,470 square feet is located at 321 Harrison Avenue in Boston's South End neighborhood. The property is currently improved with an existing 11-story, approximately 234,900 square foot, office building with a 1-story lobby (known as 1000 Washington Street) and an attached three-story parking garage for approximately 300 vehicles.

The proposed project consists of the construction of a vertical addition above the existing parking garage (150 feet high) to include approximately 220,000 square feet of office space, with a new lobby and associated site work. The existing 1-story lobby between the existing office tower and the garage will be demolished, and a new, larger, lobby will be constructed to serve both the existing and proposed office buildings. Landscaped pedestrian accesses will be provided to the two buildings from both Harrison Avenue and Washington Street.

There will be a loss of approximately 60 parking spaces due to the construction of the new office structure. Ten of these include those displaced by bicycle parking. Others are eliminated to accommodate tower structure, tower core elements, a fire pump room and other utility rooms, and reconfiguration of (currently non-compliant) handicapped spaces. The resulting 240 space parking garage will serve both the existing office building and the office addition.

Service vehicles will continue to access the loading area from the south side of the site via Mullins Way. The existing service yard will be significantly reduced to provide a Sidewalk Park area at the corner of Harrison Avenue and Mullins Way.

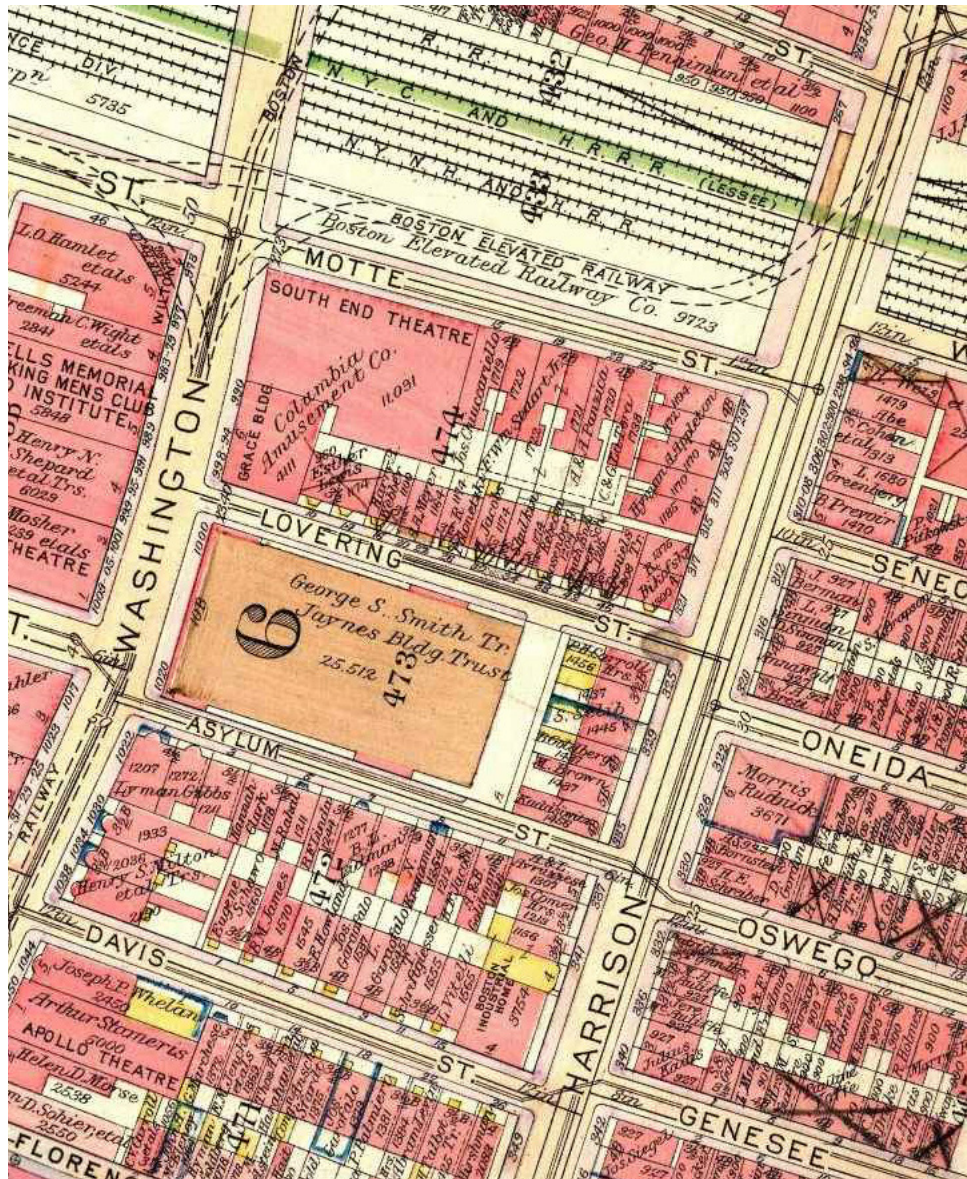
Approximately 20% of the site will be designed to ensure public access and enhance the public way. Landscape design improvements and plantings will be provided to enhance the sidewalks and open space on the development parcel.



Project Site

New Headquarters for Riker-Hegeman-Jaynes Company

The Jaynes Drug Company has plans completed for a building ten stories high and comprising six acres of floor space, to be erected on Washington street at the corner of Lovering place and Asylum street. On each corner will be a brick fire tower with openings on each floor. Four freight and two passenger elevators will also be enclosed in fireproof walls. It is reported that the Riker-Hegeman-Jaynes Company plan to establish fourteen new stores before 1915. The new building is in a run down residential part of the city, but not far from the commercial section, and it may be that this building will mark the beginning of the development of this section for commercial purposes.



Site History



1. View From Mass Pike On Ramp



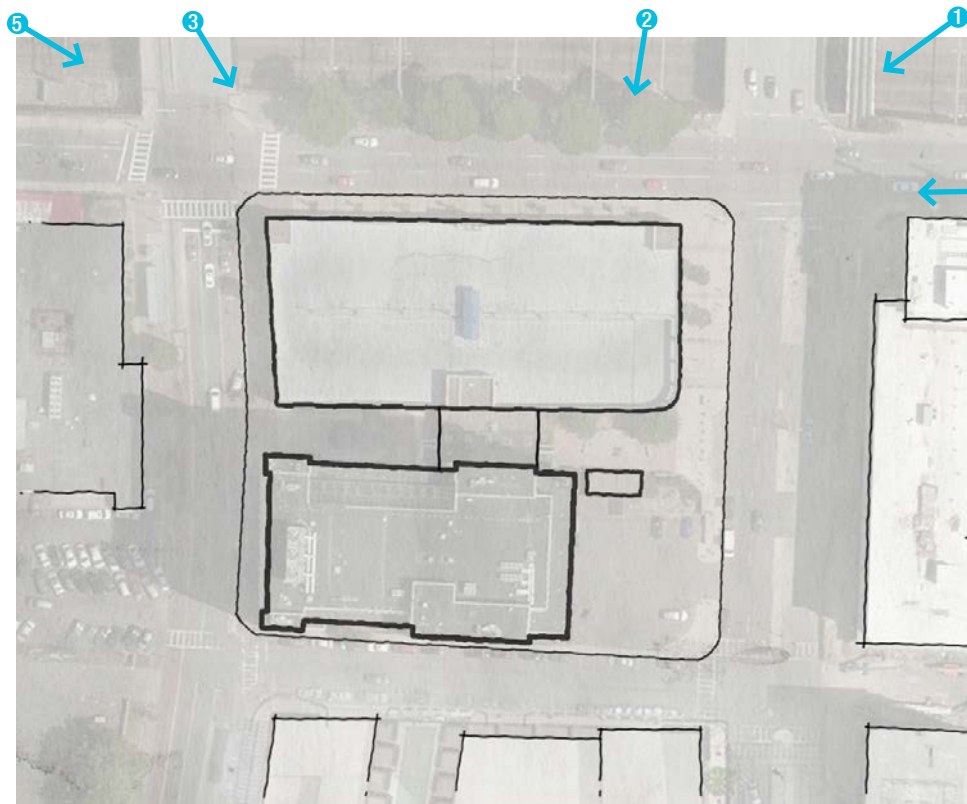
2. Site from Across Mass Pike



3. View Crossing Washington Street Bridge



4. View Adjacent to Ink Block on Herald Street



Key Plan



5. View Across Mass Pike & MBTA lines from Shawmut Avenue Bridge

Existing Views: Mass Pike



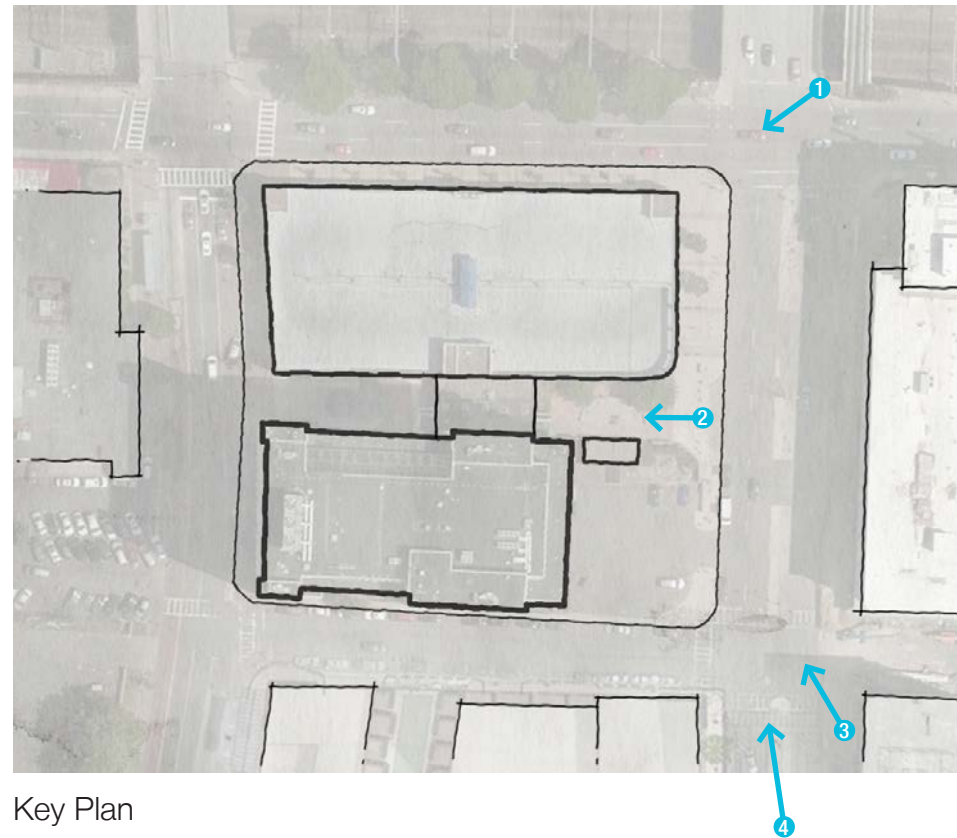
1. View at Corner of Herald Street & Harrison Avenue



2. Plaza and Existing Lobby Off Harrison Avenue



3. View from 3 Ink



Key Plan



4. Distant View Down Harrison Avenue

Existing Views: Harrison Avenue



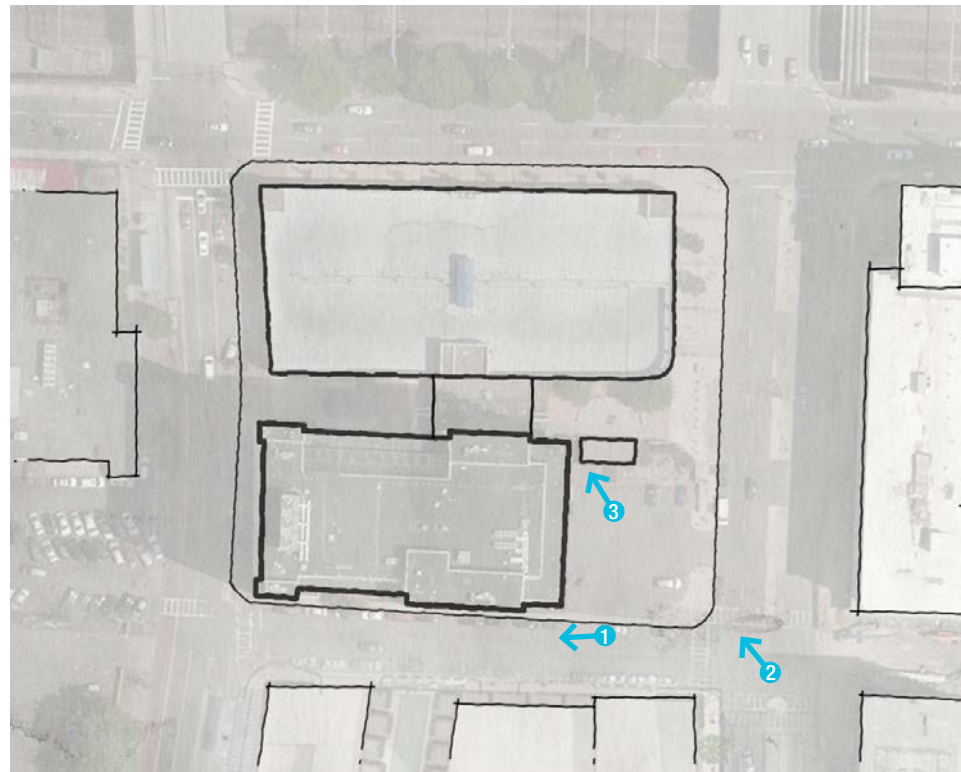
1. Mullins Way



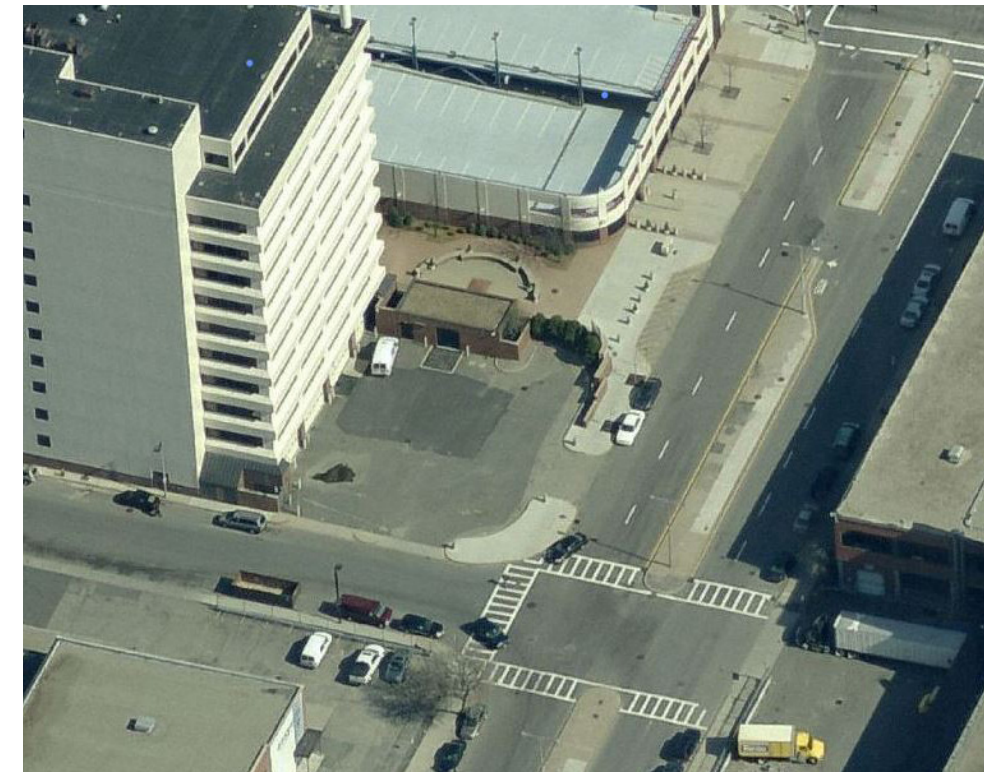
2. Existing Service & Loading Area



3. Existing Electrical Vault



Key Plan



4. Birdseye View of Service Area

Existing Views: Service Area



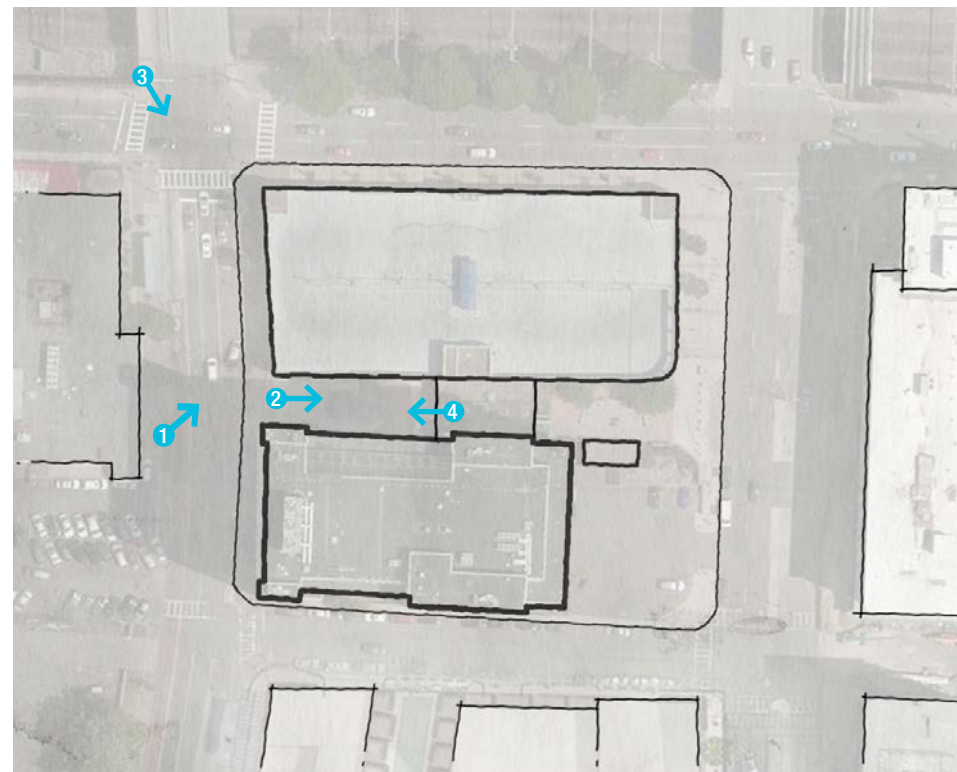
1. Existing Garage, Plaza, and 1000 Washington Street Edge



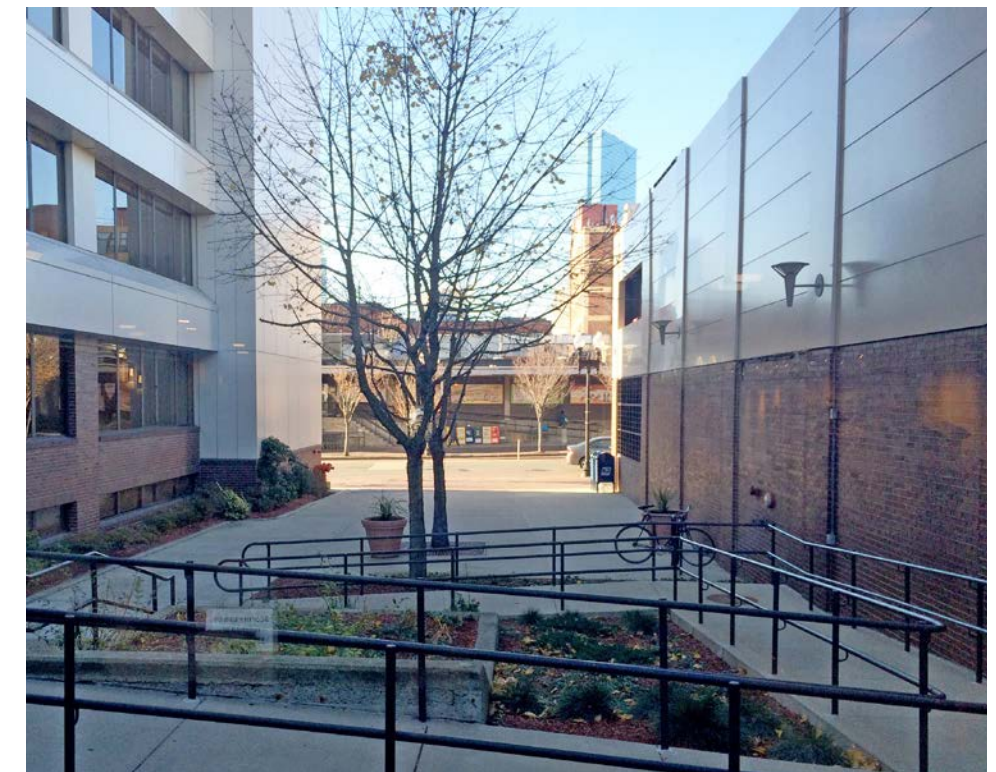
2. Detail of Washington Street Plaza



3. Corner of Washington Street & Herald Street

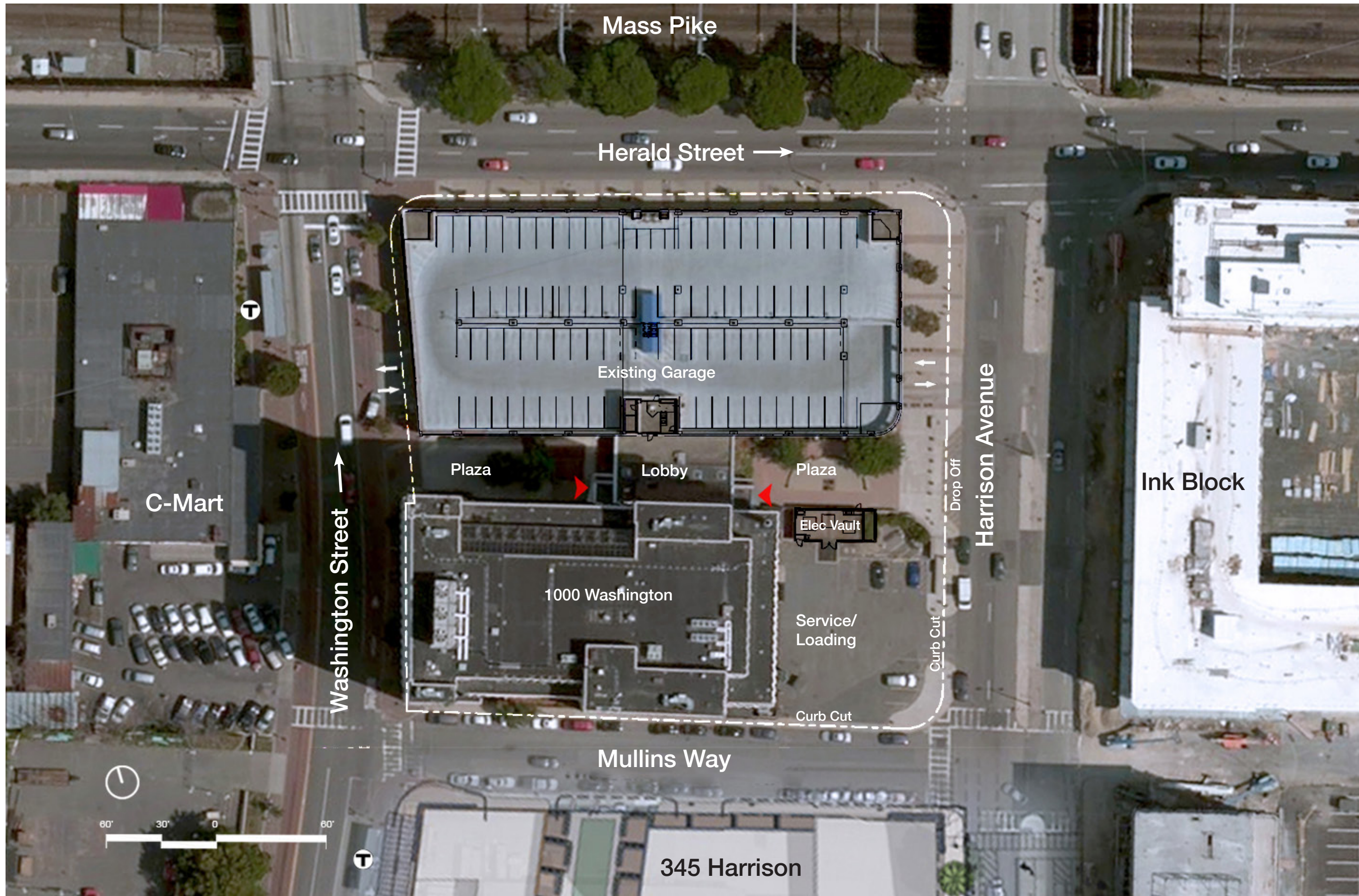


Key Plan

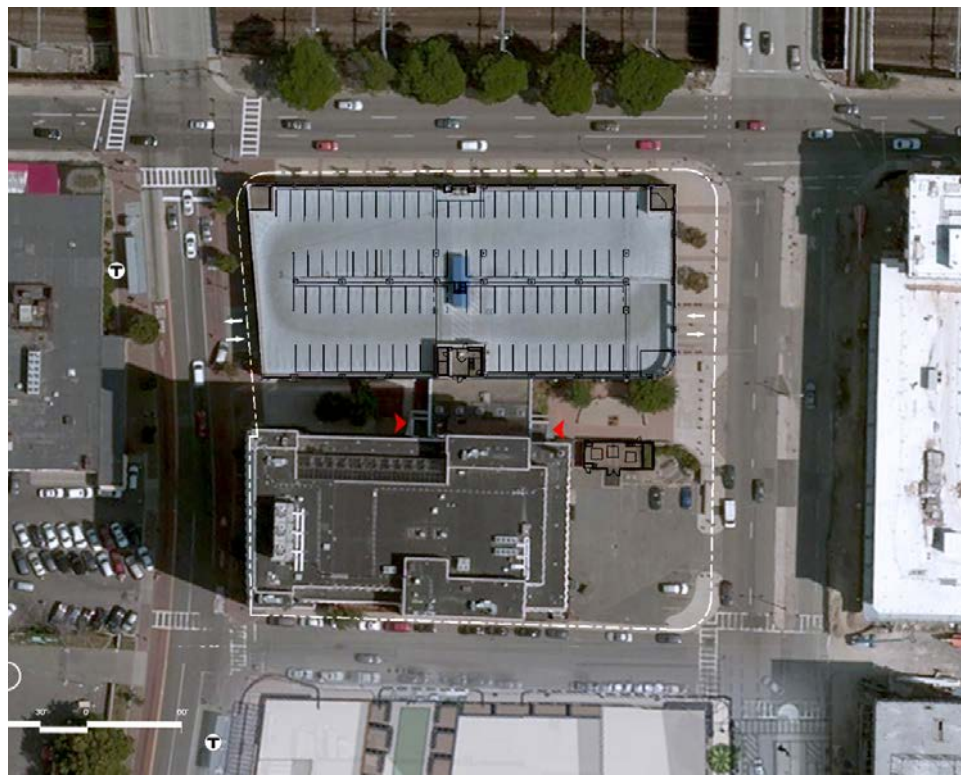


4. View Out From Existing Lobby

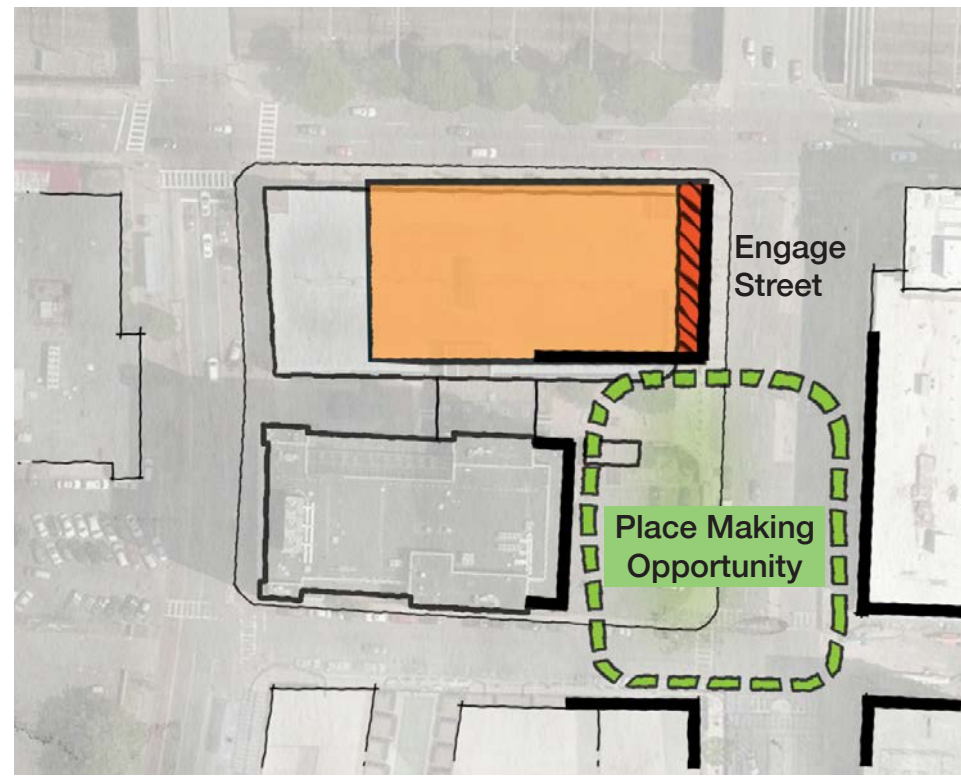
Existing Views: Washington Street



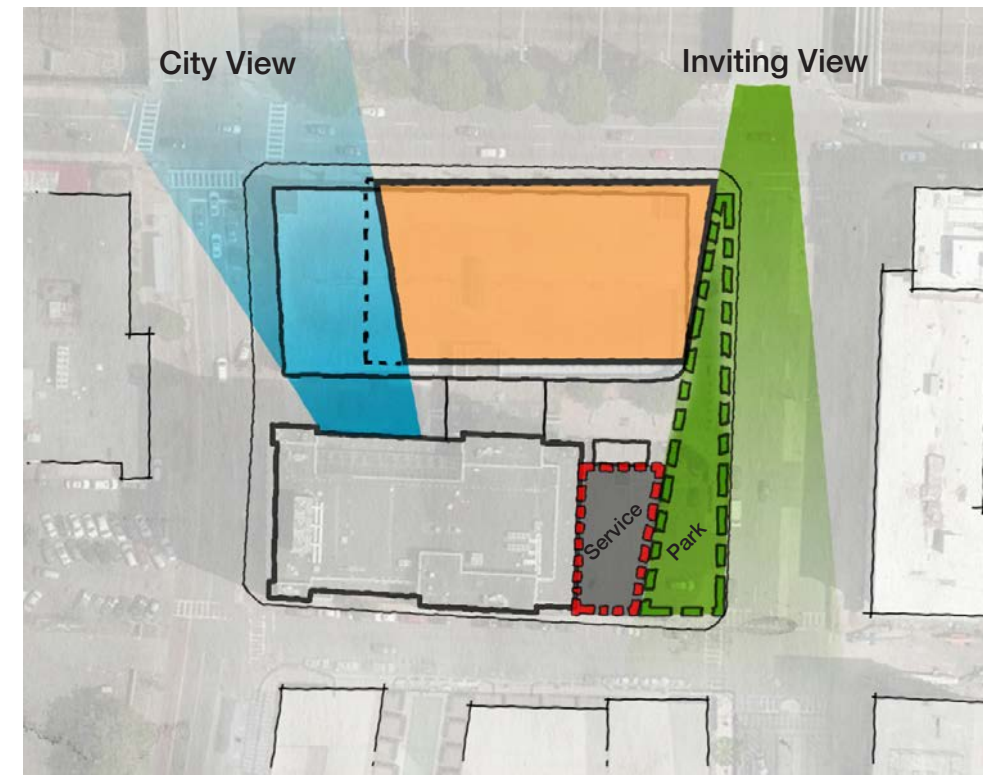
Existing Site



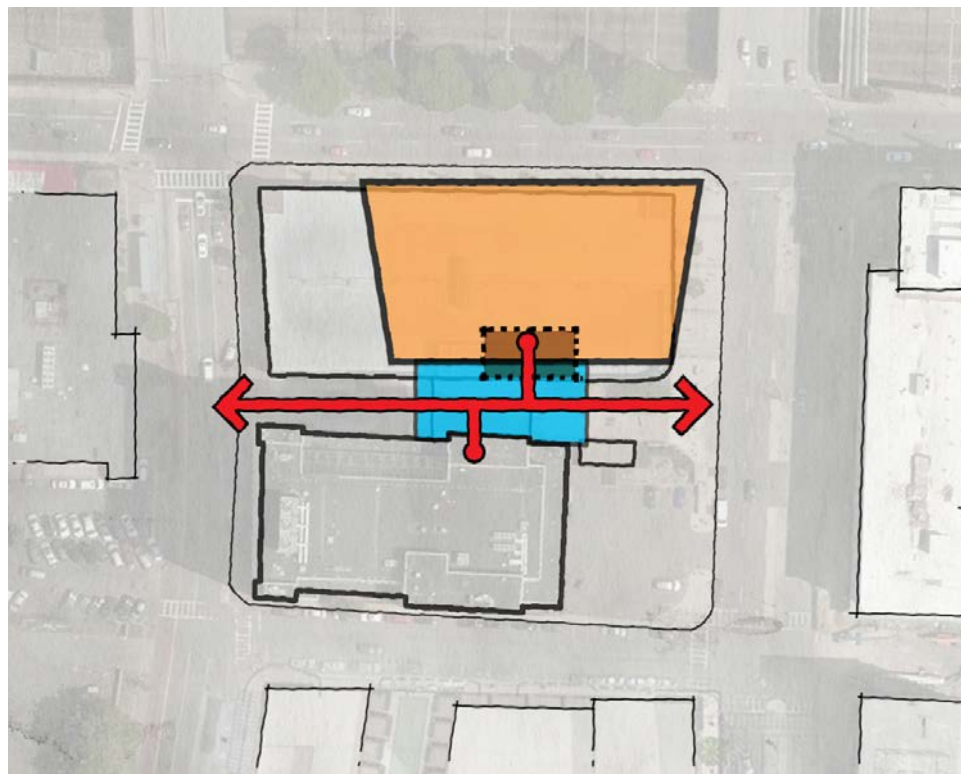
1. Existing Site



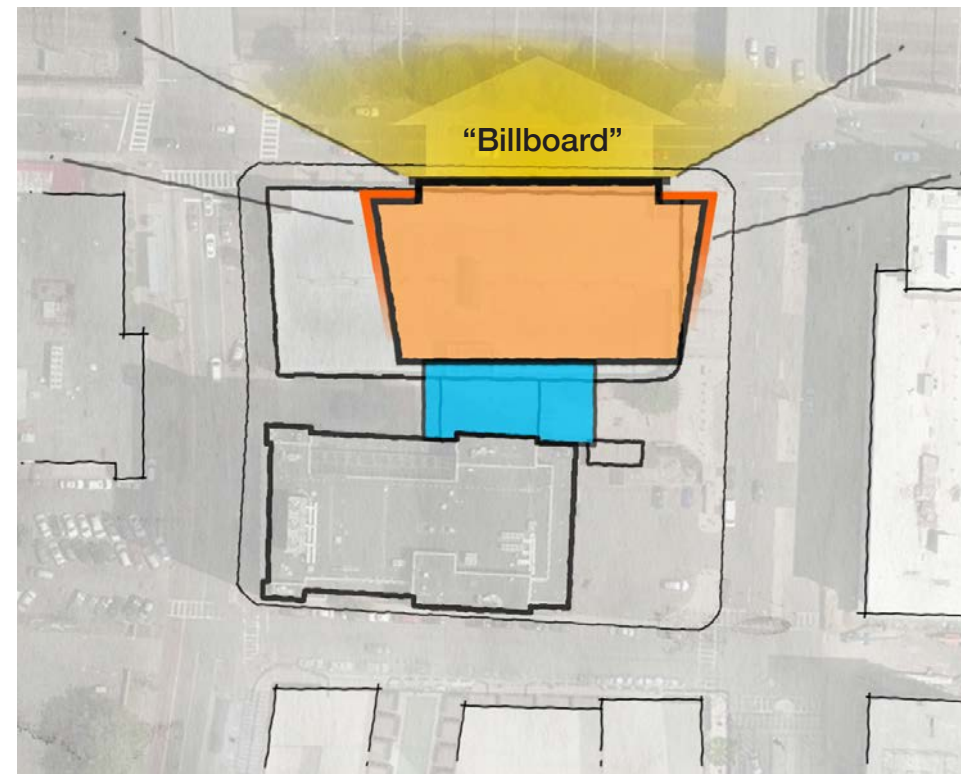
2. New building fronts Harrison defining a place making opportunity.



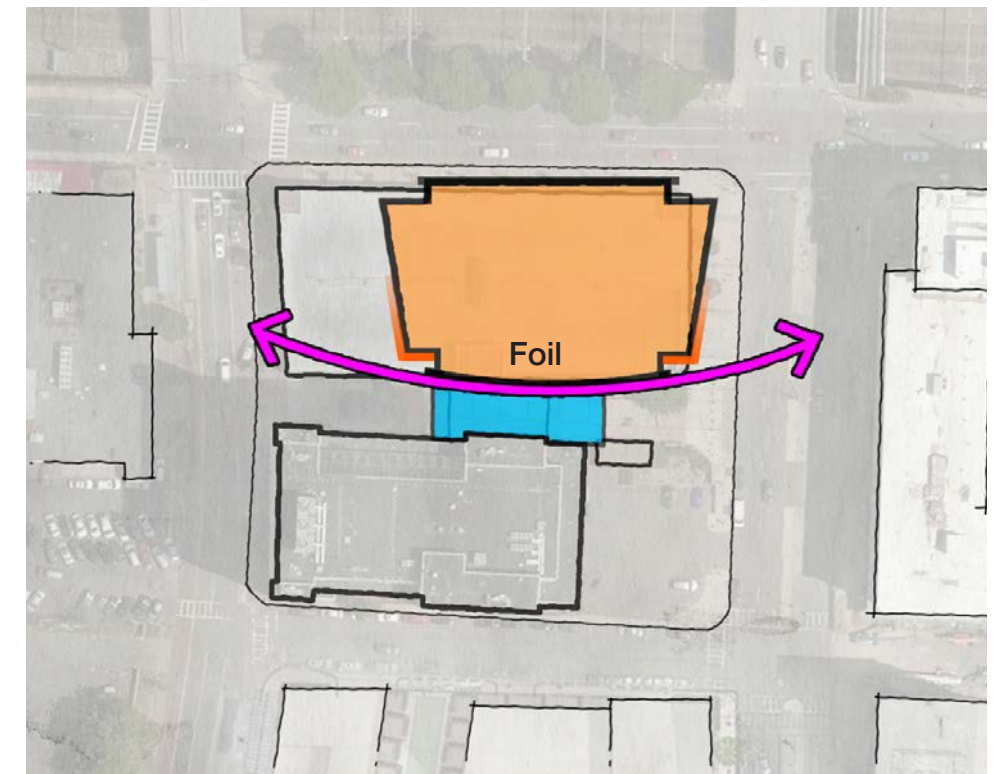
3. The ends of the mass are tapered to strengthen view corridors. A new park is carved out of the existing loading dock area.



4. Shared Lobby & Side Core

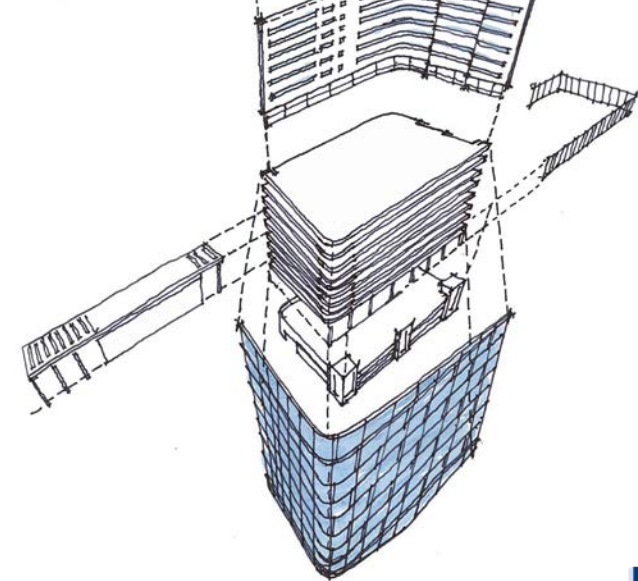
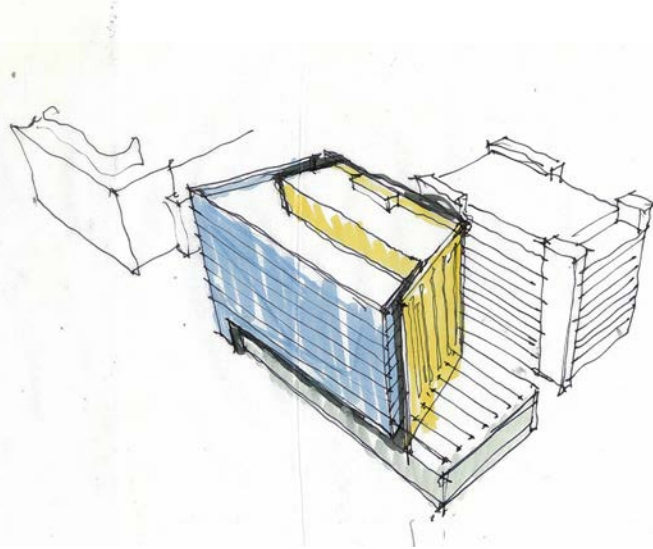
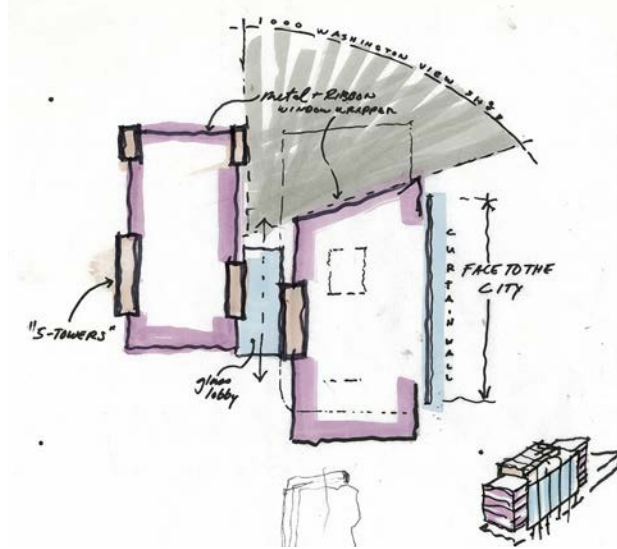


5. Building facade as gateway to South End

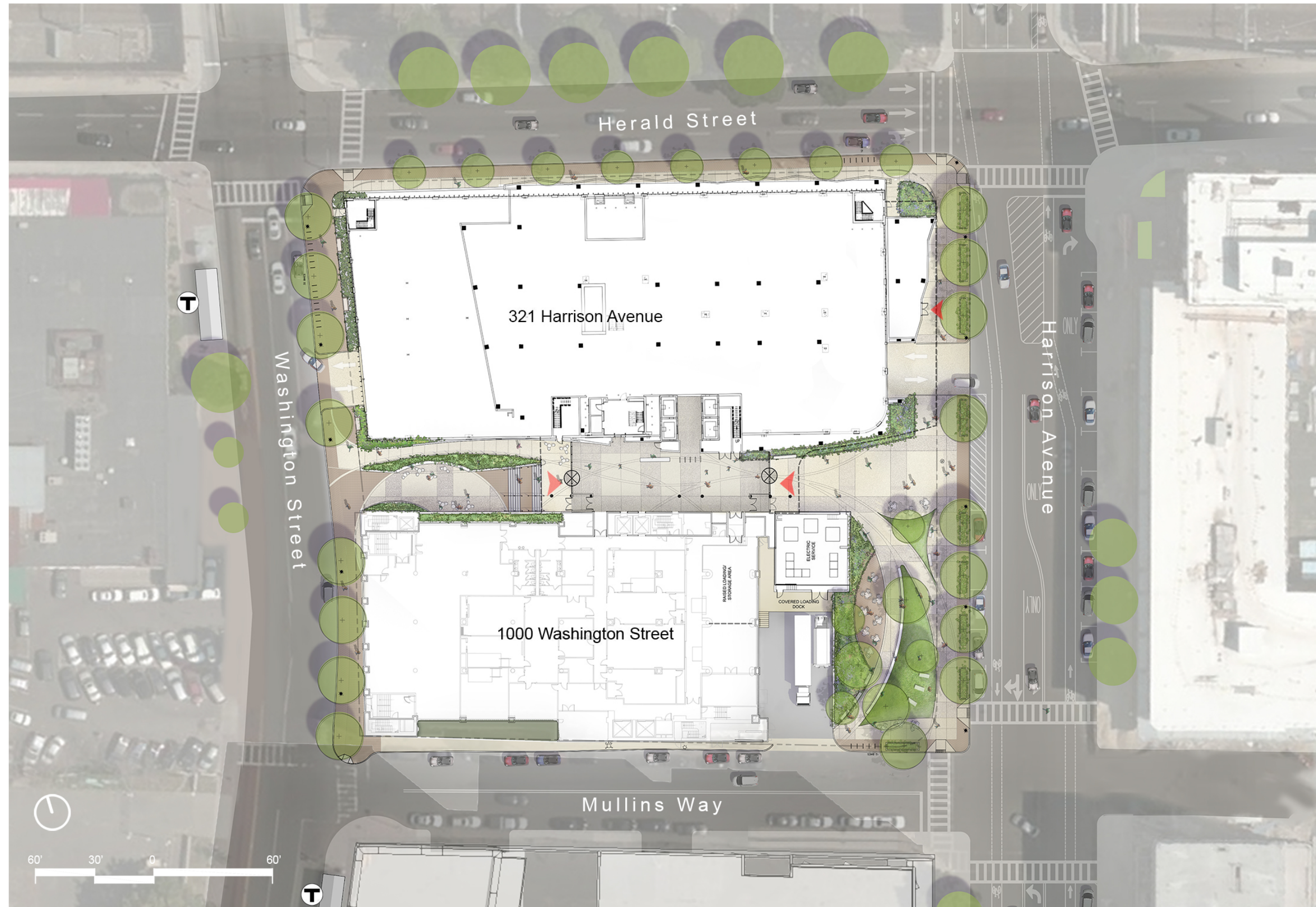


6. Sweeping Facade

Design Strategies



Design Investigations



Site Plan - Public Realm / Landscape Enhancements



Birdseye from Northeast

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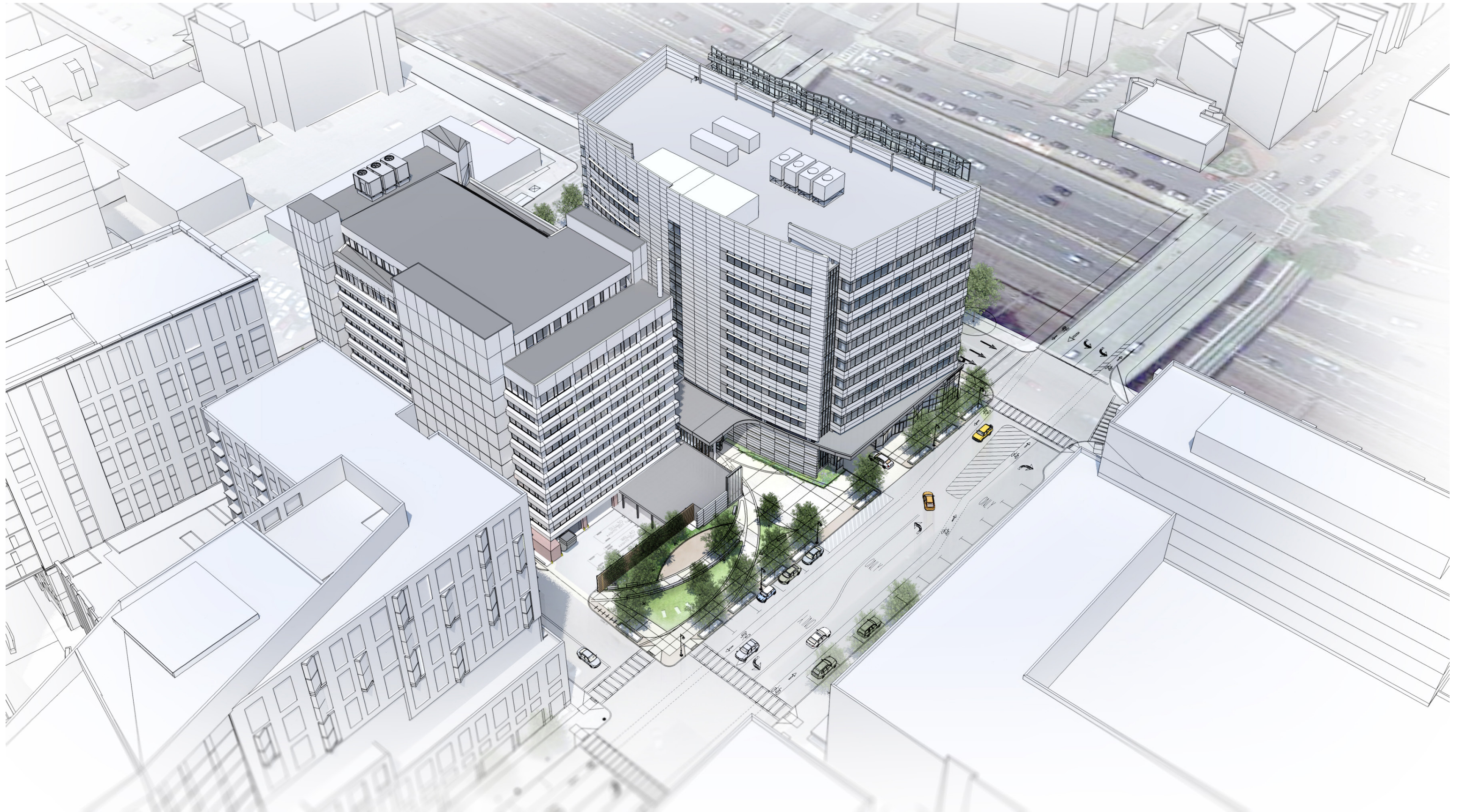
Birdseye from Northwest

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SMMA



Birdseye from Southeast

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View Across Washington Street Bridge

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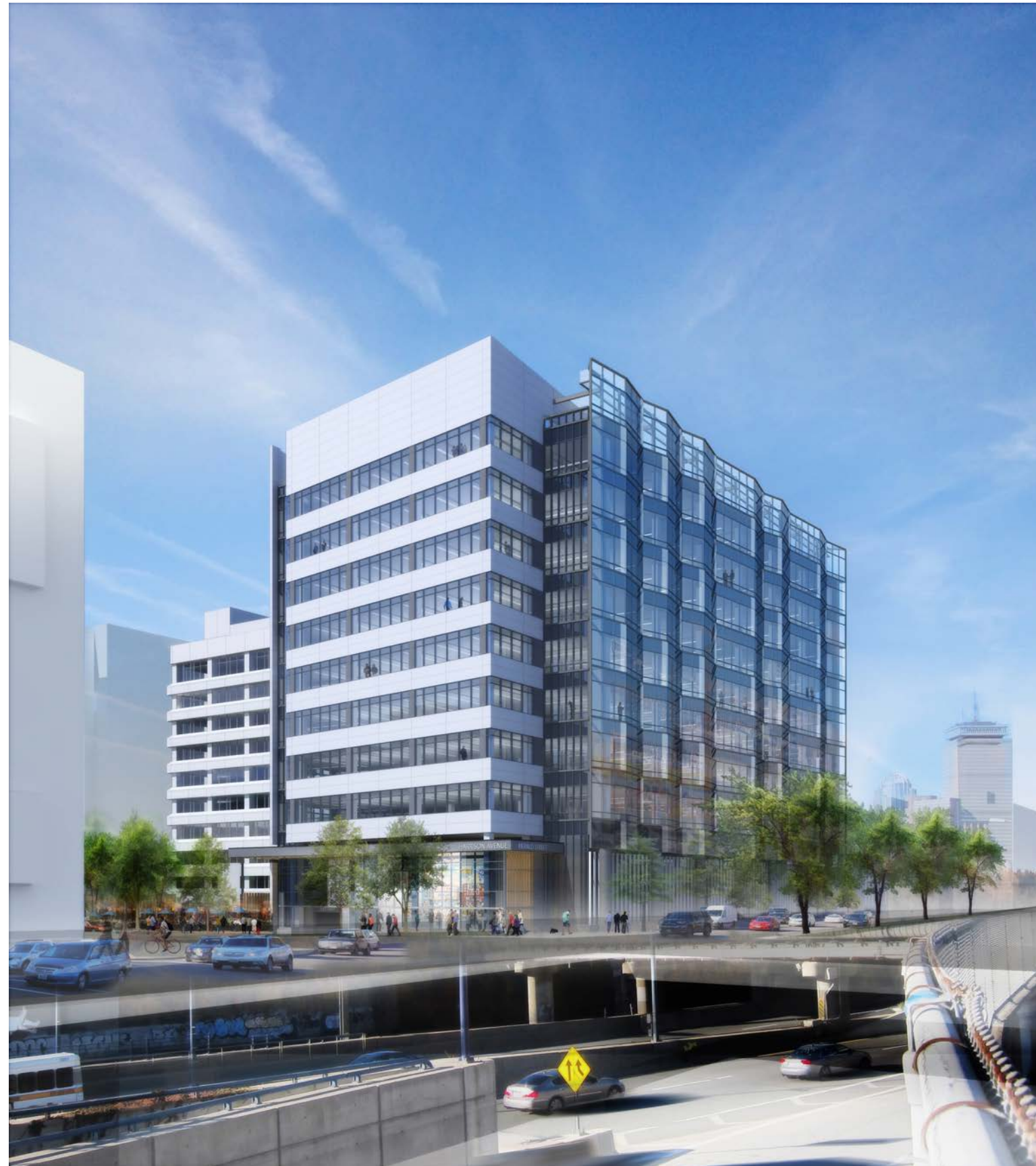


Folding Facade Along the Mass Pike

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Corner of Harrison Avenue & Herald Street

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Corner of Harrison Avenue & Herald Street

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Lobby from Harrison Avenue

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View Up Harrison Avenue

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Corner of Harrison Avenue & Herald Street

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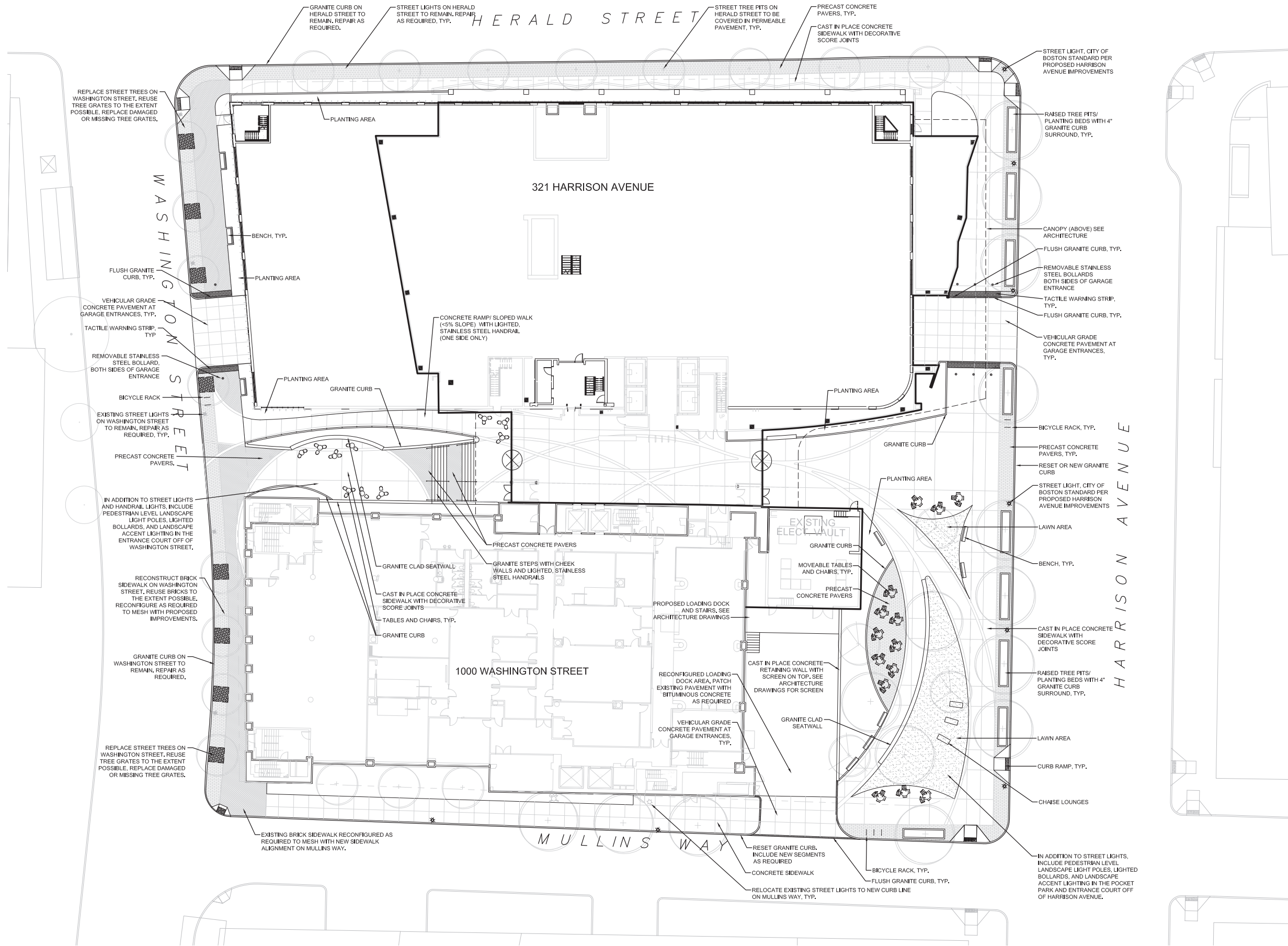


Washington Street Courtyard















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Legend

-  PRECAST CONCRETE PAVERS
NEW/ RESET BRICK PAVERS
(WASHINGTON STREET)
-  CAST IN PLACE CONCRETE PAVEMENT
-  SOD
-  * NEW STREET LIGHTS (HARRISON AVENUE)
-  FLUSH GRANITE CURB
-  VERTICAL GRANITE CURB
-  ||| BICYCLE RACKS
-  MOVEABLE TABLES AND CHAIRS
-  BENCH
-  GRANITE CLAD SEATWALL
-  REMOVABLE STAINLESS STEEL BOLLARDS
-  TACTILE WARNING STRIP
-  CURB RAMP
-  ■ RESET OR NEW TREE GRATE
(WASHINGTON STREET)

Site Plan



North Elevation

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South Elevation

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East Elevation

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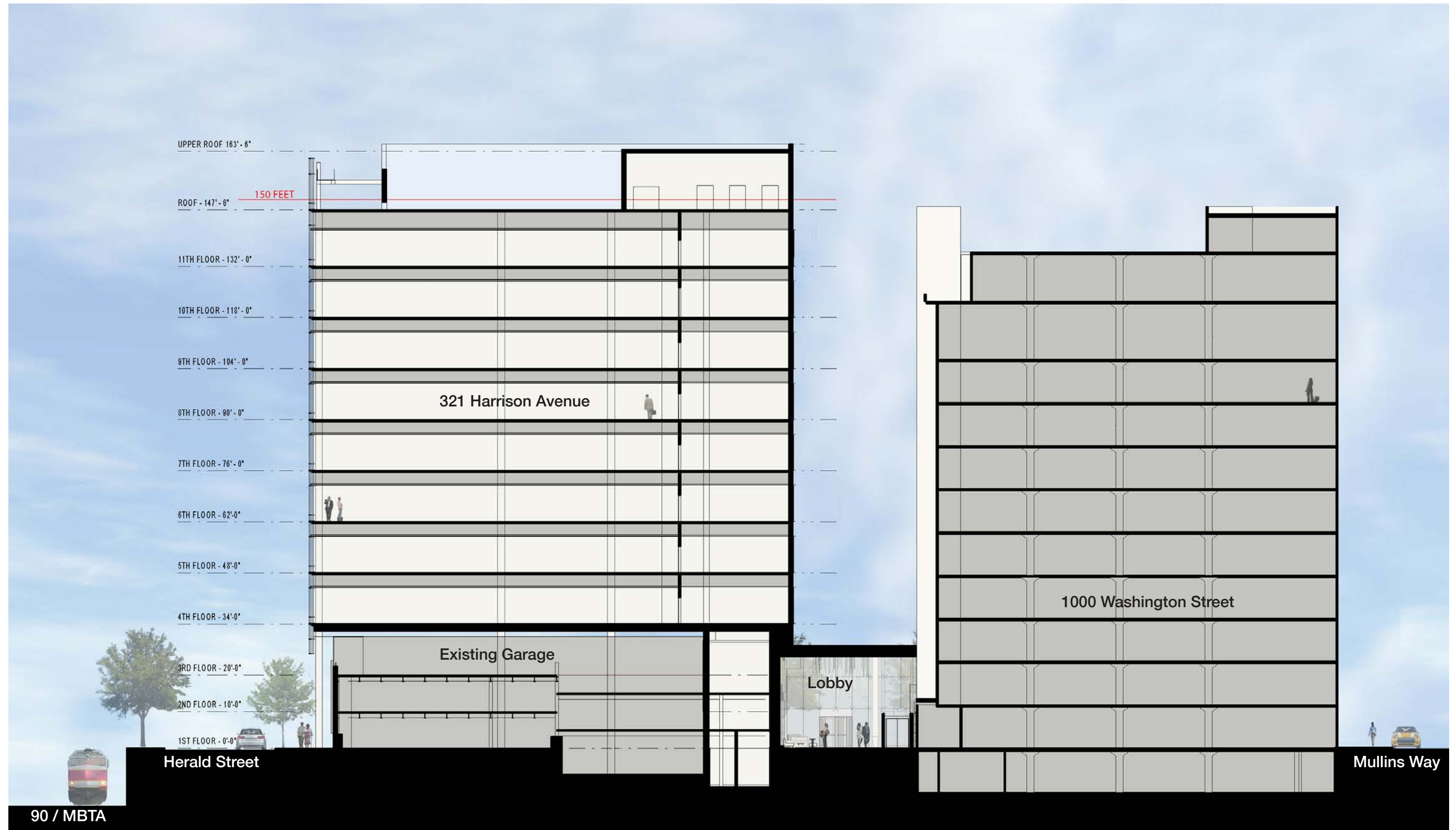
West Elevation

321 Harrison Avenue Boston, MA

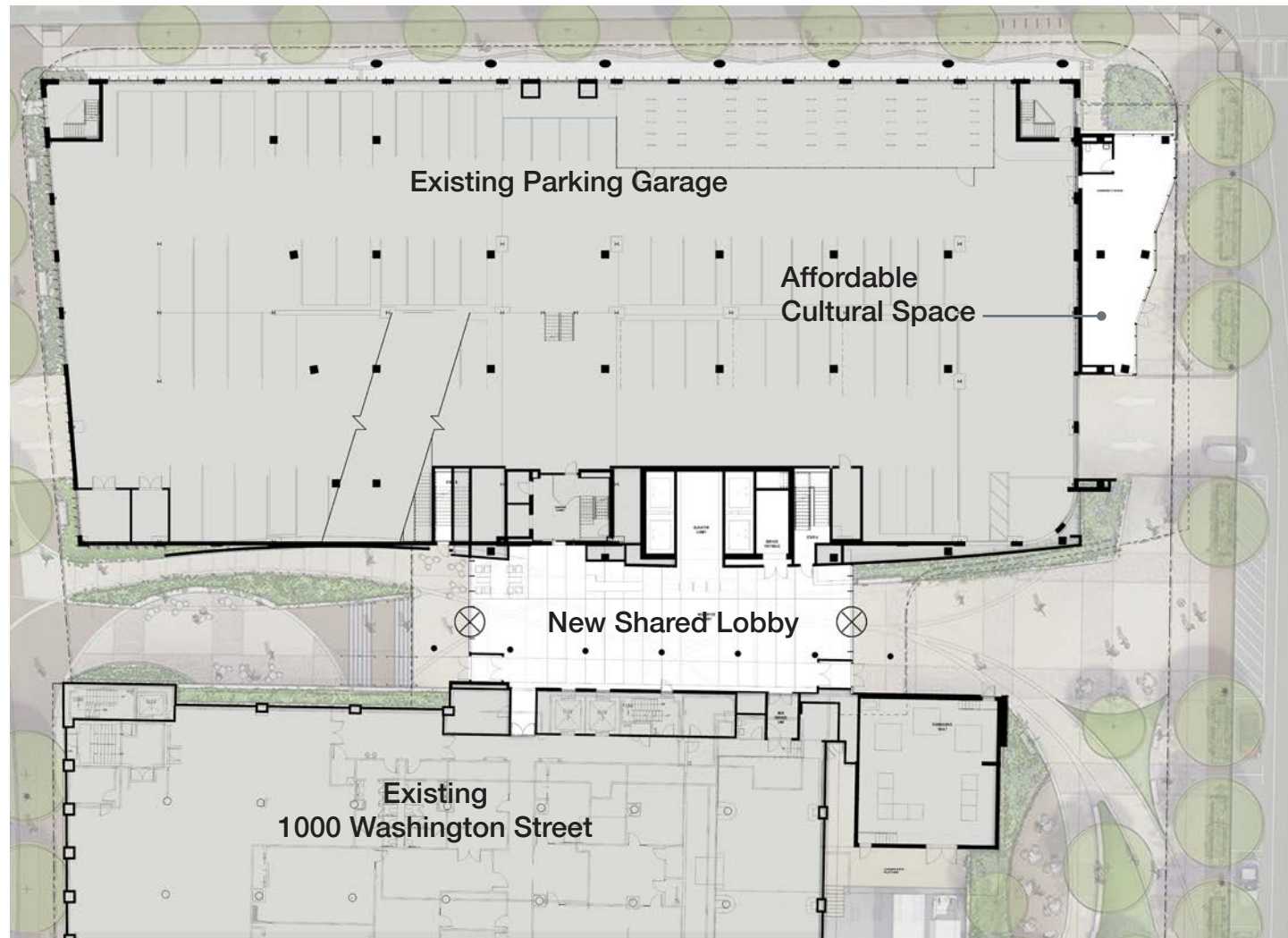
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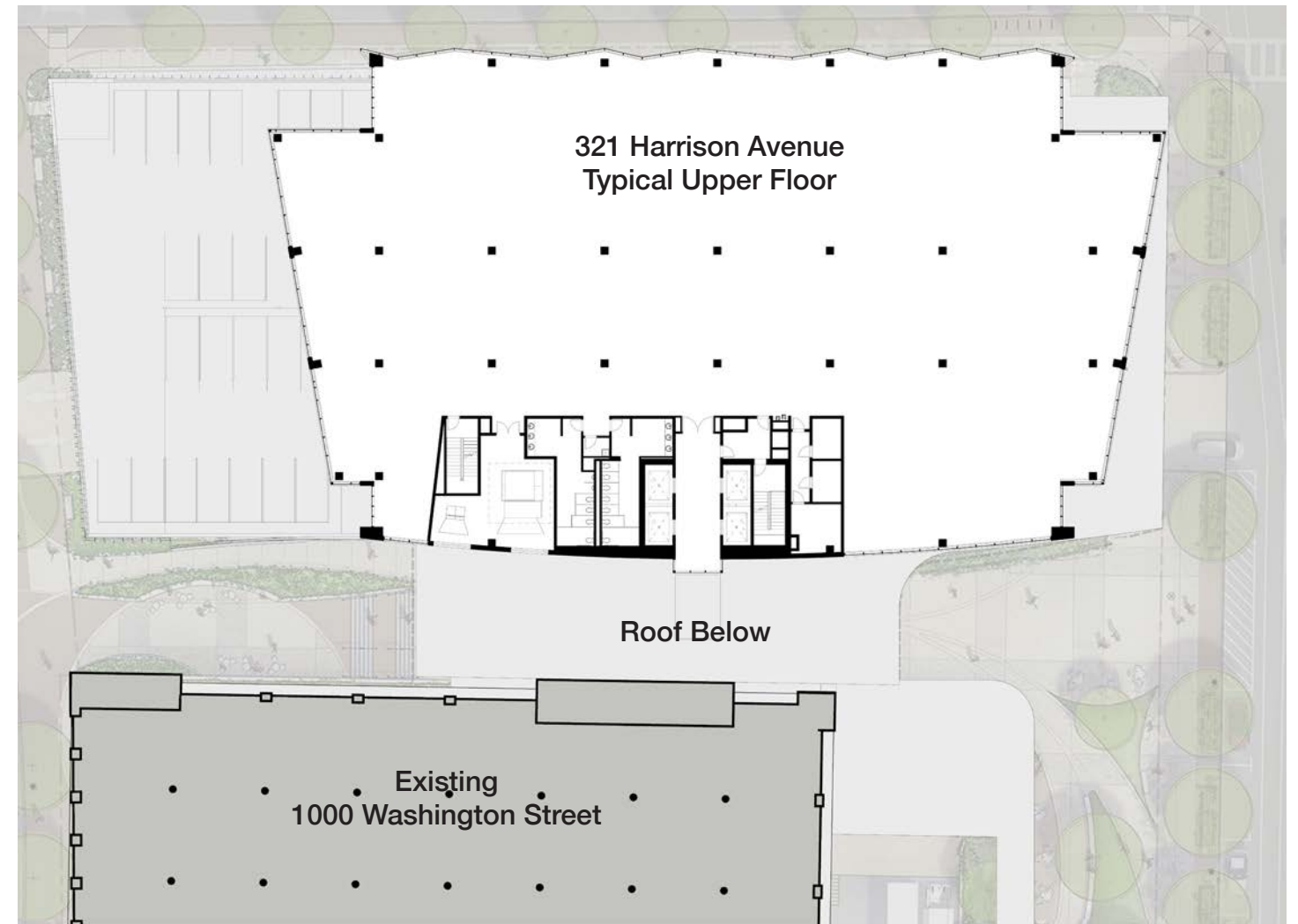
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Building Section



First Floor Plan



Typical Upper Floor Plans

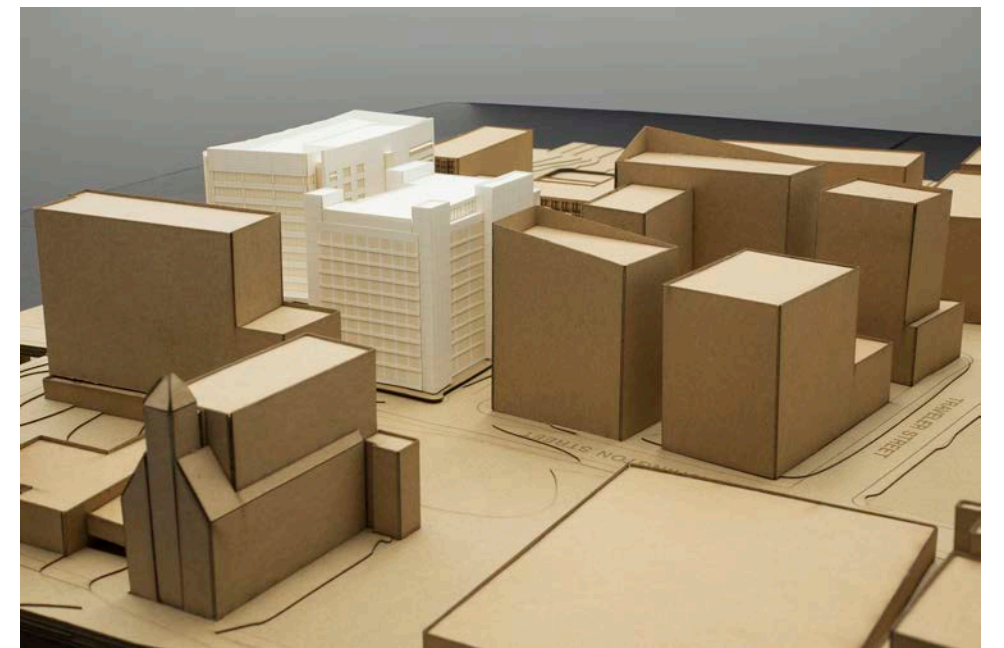
Plans



From East



From North



From West

Study Model Photos

Permitting Meetings

Letter of Intent Submission

Wednesday, February 3, 2016

Expanded Project Notification Form Submission

Thursday, May 26, 2016

Planned Development Area Description (PDA) Submission

Thursday, May 26, 2016

Scoping Session

Monday, June 20, 2016 3:30 PM BRA, Boston City Hall

Impact Advisory Group

Monday, June 20, 2016 6:00 PM 1000 Washington Street, 11th Floor

BRA Urban Design Meeting

Monday, June 22, 2016 1:00 PM BRA, Boston City Hall, Room 927A

BCDC Project Summary Books

Monday, June 27, 2016 9:00 AM - 12:00 PM BRA, Boston City Hall

Community Meeting

Wednesday, June 29, 2016 6:00 PM 1000 Washington Street, 11th Floor

BCDC - Initial Project Presentation

Tuesday, July 5, 2016 5:00 PM BRA, Boston City Hall, 9th Floor, Room 900

Design and Development Professionals

Developer: Nordblom Company
Burlington, Massachusetts 01803

*Ogden Hunnewell
Todd Freemont-Smith*

Equity Partner: Rubenstein Partners
Philadelphia, Pennsylvania 19104-2868

*Rick Furches
Deke Schultze
Eric Schiela*

Architect/Civil Engineer/MEP/
FP Engineer/Landscape Architect: Symmes Maini & McKee Associates, Inc. (SMMA)
Cambridge, Massachusetts 02138

*Gregory Downes
Mark Spaulding*

Legal Counsel: Rubin and Rudman LLP
Boston, Massachusetts 02110-3319

Paula Devereaux

Permitting Consultants: Epsilon Associates, Inc.
Maynard, Massachusetts 01754

Cindy Schlessinger

Transportation and Parking Consultant: Howard/Stein-Hudson Associates
Boston, Massachusetts 02111

*Guy Busa
Michael Santos*

Structural Engineer: McNamara/Salvia Inc. Consulting Engineers
Boston, Massachusetts 02110

*John Matuszewski
Joe Salvia*

Geotechnical Consultant: Haley & Aldrich, Inc.
Boston, Massachusetts 02129

Project Facts

Project Criteria

Zoning Requirements

Article 64 of the Zoning Code pertains to the South End Neighborhood District.

1. Section 64-8 provides for Planned Development Areas (PDAs) within EDAs only. As the project site is within an EDA, a PDA may be established for the project site.
2. Section 64-29 defines use and dimensional regulations for PDAs in the South End.

Article 3, Section 3-1A pertains to PDAs (Planned Development Areas). Minimum size for a PDA is 1 acre, which the site project meets. PDAs are subject to Large Project Review per Article 80.

Article 80 describes the requirements for project review. This Process is initiated by a Letter of Intent to the Boston Redevelopment Authority (BRA), which has been filed. The next step is submittal of an Expanded Project Notification Form (ePNF) which has been submitted.

Article 37 pertains to all projects that are subject to Article 80 design review. Article 37 requires the project to be "LEED certifiable", and provides that up to 4 of the required points may be obtained from Boston Green Building Credits.

Dimensional and other requirements from the base zoning of Article 64 (South End Neighborhood District) Article 13 (Dimensional Requirements, Article 23 (Off Street Parking), and Article 24 (Off Street Loading) can be overridden by the Article 80 approval process for the PDA, and thus do not need to be followed.

Planned Development Area Requirements

Section 64-29 defines use and dimensional regulations for PDAs in the South End.

1. **Special Requirement for non-residential projects:** The project must either:
 - a. Construct or cause the construction on-site of not less than five percent (5%) of the total Gross Floor Area of any and all Proposed Project(s) within an approved PDA, above that allowed as-of-right in the underlying zoning subdistrict, for use by an existing or start-up business, or not for profit Affordable Cultural Space, as defined in Section 64-41.2, to be determined and agreed upon by the Proponent, the Authority and/or the Boston Local Development Corporation; or
 - b. A combination of such existing or start-up business or not-for-profit Affordable Cultural Space, as defined in Section 64-21.2, and another significant contribution, consisting of: 1) up to five percent (5%) of the total Gross Floor Area of any and all Proposed

Project(s) within an approved PDA, above that allowed as-of-right, for on-site use by an existing or start-up business or not-for-profit Affordable Cultural Space, to be determined and agreed upon by the Proponent, the Authority and/or the Boston Local Development Corporation; and/or 2) an additional contribution to the Harrison/Albany Corridor Business and Cultural Loan Fund, administered by the Boston Local Development Corporation. Said combination shall be determined by the Authority and shall be the equivalent of five percent (5%) of the total Gross Floor Area of any and all Proposed Project(s) within an approved PDA, above that allowed as-of-right in the underlying zoning subdistrict.

2. Maximum building Height is 150 feet.
 - a. Building height is defined in Article 2A as: The vertical distance from grade to the top of the highest point of the roof beams of a flat roof, or the mean level of the highest gable or of the slope of a hip roof, excluding belfries, cupolas, domes, monuments, church spires, water, observation, radio and transmission towers, windmills, chimneys, smokestacks, silos, derricks, conveyors, masts, flagpoles, aerials, elevator penthouses, water tanks, monitors, signs, or other roof structures and penthouses normally built above the roof and not used or designed to be used for human occupancy, but such structures shall be erected only to such heights, and cover only such areas, as are necessary to accomplish the purpose they are intended to serve, provided that in any event, the total area of such roof structures and penthouses does not exceed 33 1/3 percent of the total of all roof areas, measured horizontally, of such building. A mansard roof shall be considered a flat roof.
3. Maximum Floor Area Ratio (FAR) is 6.5. (FAR is Gross Floor Area (GFA / lot area.)
 - a. GFA is defined in Article 2A as: The sum of areas of the several floors of the structure, as measured by the exterior faces of the walls, including fully enclosed porches and the like as measured by the exterior limits thereof, but excluding
 - i. garage space which is in the basement of a building or, in the case of garage space accessory to a dwelling, is at grade,
 - ii. basement and cellar areas devoted exclusively to uses accessory to the operation of the structure,
 - iii. areas elsewhere in the structure devoted to housing mechanical equipment customarily located in the basement or cellar such as heating and air conditioning equipment, plumbing, electrical equipment, laundry facilities and storage facilities, and
 - iv. public transit improvements by or for a Public Agency within the Lot, above or below grade, including head houses and/or structures designated for use by, access to or egress from public transit services, provided that any exterior changes are subject to Small Project Review.

Project Facts

4. Maximum Lot coverage is 80%.
 - a. For all Proposed Projects in a PDA, the development footprint shall not cover more than eighty percent (80%) of the lot. The remaining twenty percent (20%) shall be designed and built to ensure public access or enhance the public realm. Development features that would be counted towards the overall development footprint of eighty percent (80%) include, but are not limited to, building footprints located on a lot, structured parking located on a lot, surface parking and service area(s). Public realm features to be built and maintained by the development or other private party that would be counted towards the overall public realm footprint of twenty percent (20%) includes, but not is not limited to: a) a street (private way) would be a through-block connection linking streets at both ends and be open to public vehicle and pedestrian access including cyclists, and would be owned and maintained by the development or other private party; b) a pedestrian way that would be open to the sky with a minimum number of minor projections over it and would be a through-block connection that is open to the public and limited to pedestrians and cyclists where feasible, with each end of a pedestrian way visible from the street, and which would be owned and maintained by the development or other private party; c) an alley that would be a through-block connection that would provide access to the development site for activities such as drop-off, parking, loading, or other service areas that would be open to public access and may be limited to vehicular traffic but may accommodate pedestrians and cyclists where feasible, and would be owned and maintained by the development or other private party; and d) a place-making space, such as a plaza, open space, or a park, that is located on the ground level and open to the public, and would be owned and maintained by the development or other private party.
5. PDAs are Section 3-1A of Article 3. Minimum size for a PDA is 1 acre, which the site project meets. PDAs are subject to Large Project Review per Article 80.
6. Article 80 sets for the requirements for project review. This Process is initiated by a Letter of Intent to the Boston Redevelopment Authority (BRA), which has been filed. The next step is submittal of an Expanded Project Notification Form (ePNF) which has been submitted.
7. Article 37 to all projects that are subject to Article 80 design review. Article 37 requires the project to be “LEED certifiable”, and provides that up to 4 of the required points may be obtained from Boston Green Building Credits.
8. Dimensional and other requirements from the base zoning of Article 64 (South End Neighborhood District) Article 13 (Dimensional Requirements, Article 23 (Off Street Parking), and Article 24 (Off Street Loading) can be overridden by the Article 80 approval process for the PDA, and thus do not need to be followed.

Code Analysis

Refer to the code report by Jensen Hughes in Appendix A of the PNF.

Design Loads

The project will be designed to meet the requirements of the Massachusetts State Building Code (780 CMR) in effect at the time of permitting. Based on the project schedule, it is assumed that this will likely be the proposed 9th edition (not yet promulgated), although if adoption is delayed then the project may be permitted under the current 8th edition.

The project will not be insured by FM, thus will not be required to meet FM loads or other criteria beyond those required by the applicable code(s).

Sustainable Design Requirements

The project is required by the Zoning code (Article 37) to be LEED certifiable. The Owner has directed that the project be LEED certified, with a goal of obtaining a “Silver” rating at minimum, with the potential of attaining “Gold”.

The proposed project will be designed to achieve LEED-CS Silver certification, and potentially Gold, under the US Green Building Council Building Design and Construction – Core and Shell certification program. A preliminary LEED scorecard is included in Appendix B of the PNF, with a narrative outlining the approach to complying with the prerequisites and credits identified to achieve Silver certification, and with considerations associated with potential alternate “maybe” credits (identified by italics). Additional credits for a potential Gold certification are also identified.

Historic Restoration Requirements

Not applicable. The site is not in the South End Landmark district and the existing building is not an historic structure.

Project Facts

FAR WORKSHEET

		Sources & Notes
a	MAXIMUM ALLOWED FAR	6.5 PDA
b	LOT AREA	83,470 legal description
c	MAXIMUM GROSS FLOOR AREA	542,555 a x b
d	EXISTING OFFICE FLOOR AREA	260,094 measured plans 2016
e	EXISTING OFFICE FLOOR AREA EXCLUDED	23,987 measured plans 2016
f	EXISTING OFFICE FLOOR AREA DEMOLISHED	2,955 for reference only
g	EXISTING OFFICE GFA (AFTER CONSTRUCTION)	236,107 d - e
h	EXISTING GARAGE FLOOR AREA	105,217 Revit Plans Area
i	PROPOSED ADDITIONAL GARAGE FLOOR AREA	0 no new parking added
j	EXISTING GARAGE FLOOR AREA EXCLUDED	18,713 35% below (Revit Area)
k	GARAGE GFA	86,504 h + i - j
l	PROPOSED OFFICE BUILDING FLOOR AREA (BEFORE EXCLUSIONS)	219,944 c - g - k

Article 80 exclusions to Gross Floor Area

m	(a) garage space which is in the basement of a building or, in the case of garage space accessory to a dwelling, is at grade,	NA	
n	(b) basement and cellar areas devoted exclusively to uses accessory to the operation of the structure,	0	
o	(c) areas elsewhere in the structure devoted to housing mechanical equipment customarily located in the basement or cellar such as heating and air conditioning equipment, plumbing, electrical equipment, laundry facilities and storage facilities, and	8000	1000 sf per floor. Includes shafts, on-floor mechanical room, shell-core electric, tel/data closets, stair & hoistway pressurization shafts
p	(d) public transit improvements by or for a Public Agency within the Lot, above or below grade...etc.	NA	
q	Article 80 exceptions SUBTOTAL	8,000	m + n + o + p

r	PROPOSED OFFICE BUILDING GFA (AFTER EXCLUSIONS)	227,944	l + q
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LOT COVERAGE WORKSHEET

		Sources & Notes
LOT AREA	83,470	legal description
EXISTING GARAGE FOOTPRINT	32,542	Revit Area
EXISTING OFFICE FOOTPRINT	24,736	2016 measured plans
DEMOLISHED EXISTING LOBBY	-2,955	2016 measured plans
SERVICE AREA (exist. 8,420 GSF)	3,800	measured cad
EVERSOURCE ELECTRICAL VAULT	706	measured survey
PROPOSED LOBBY FOOTPRINT	3,800	TBD, PLACE HOLDER
PROPOSED GALLERY/RETAIL FOOTPRINT	1,300	TBD, PLACE HOLDER
PROPOSED BUILDING OVERHEAD (BEYOND GARAGE FACE)	2,000	TBD, PLACE HOLDER
TOTAL LOT COVERAGE	65,929	
ALLOWED LOT COVERAGE	66,776	
PROPORTIONAL LOT COVERAGE (max. 80%)	0.790	
	-847	DELTA

PROPOSED BUILDING DIMENSIONAL INFORMATION

MAXIMUM ALLOWED BUILDING HEIGHT	150 feet	
TYPICAL FLOOR TO FLOOR HEIGHT	14' 0"	
TOTAL NUMBER OF OFFICE FLOORS	8	
TYPICAL OFFICE FLOOR PLATE AREA	27,856	r - lobby - gallery
NEW OFFICE AREA	222,844	
ESTIMATED BUILDING POPULATION	1,800	People (based on roughly 125sf/person)
OCCUPANTS PER FLOOR	225	
GSF PER PERSON	124	
MAX. OCCUPANTS BASE ON 100 SF/PERSON	279	per floor
MAX BUILDING POPULATION	2,228	per floor
TOILETS PER FLOOR (WOMEN)	7	WOMEN (28,000 sf pushes you to 8 fixtures)
TOILETS PER FLOOR (WOMEN)	4	MEN

FLOOR BY FLOOR BREAKDOWN

FLOOR COUNT	FLOOR	PROPOSED	EXISTING AREA	
PENTHOUSE	12	NA		Mech. Penthouse
8	11	27,856		Office
7	10	27,856		Office
6	9	27,856		Office
5	8	27,856		Office
4	7	27,856		Office
3	6	27,856		Office
2	5	27,856		Office
1	4	27,856		Office
	3		17,883	Existing Garage Level 3
	2	0	32,542	Existing Garage Level 2
	1	5,100	32,542	Existing Garage Level 1 + New Shared Lobby + Gallery
	B	0	22,250	Existing Garage Basement Level
		227,944	105,217	Gross Square Feet

PDA CONSTRUCTED CULTURAL/START-UP/NOT-FOR-PROFIT SPACE

LOT AREA	83,470	legal description
MAXIMUM ALLOWED FAR	6.5	PDA
MAXIMUM GROSS FLOOR AREA	542,555	
UNDERLYING ZONING FAR	4.0	Zoning
MAXIMUM ALLOWED FAR (UNDERLYING ZONING)	333,880	
DELTA OF PDA FAR - UNDERLYING ZONING FAR	208,675	
AFFORDABLE CULTURAL SPACE (5%)	10,434	
2.5%	5217	GSF if \$ to Community Fund

PARKING CALCULATION

OFFICE AREA ONLY	TOTAL SPACES	PARKING RATIO	
227,944 SF	240	0.9	SPACES/1000GSF
LEVEL	EXISTING TOTAL	DISPLACED SPACES	NEW SPACES CREATED
3	64	15	0
2	93	15	0
1	93	15	0
B	50	15	0
	300	60	0

displaced parking TBD
displaced parking TBD
displaced parking TBD
displaced parking TBD

BICYCLE PARKING

Building Area	219,944	GSF
Building Population	1800	People
Density	122	SF/person

LEED v.3		
population	1800	
* 5%	5%	
total bikes	90	bikes
population	1800	
* 0.5%	0.5%	
total showers	9	showers

BOSTON BIKES		
population	1800	
* 10%	10%	
Total Bikes	180	bikes
building area	219,944	
0.3 spaces/1000sf		
total bikes	66	bikes
population	1800	
* 0.5% + 1	0.5%	
Total Showers	10	showers
Visitor Parking	4	racks min.

Project Facts

