

# EXCHANGE SOUTH END

THE **ABBEY** GROUP

 Stantec

MICHAEL  
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INC



February 15, 2018

# EXCHANGE SOUTH END – 540 Albany St

IAG Meeting 2.15.18

## Agenda

- Design Update
  - Design & Planning
  - Landscape Design
  - Transportation
  - Community / Cultural



# Revised Massing

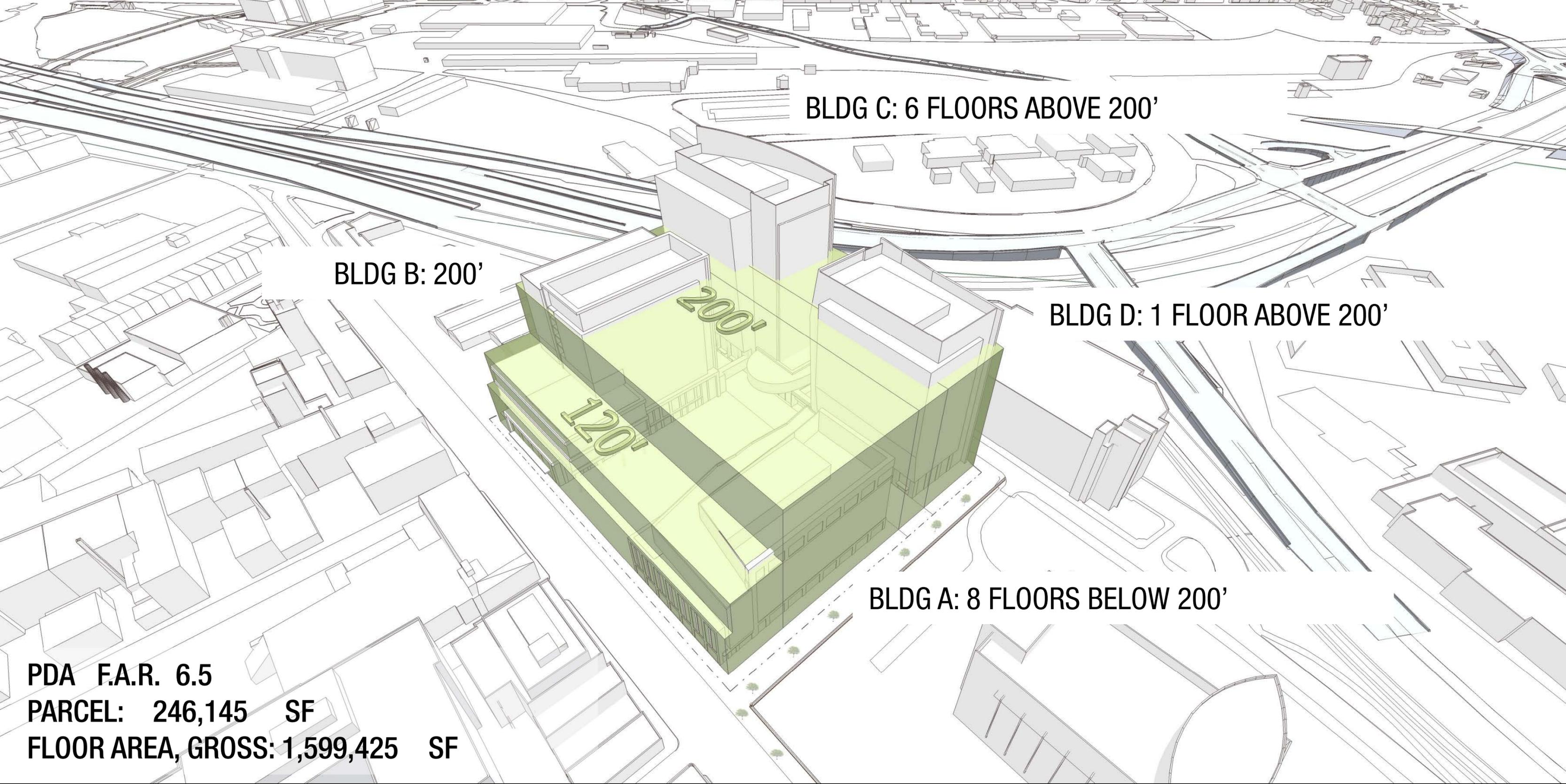
## Input from BCDC

Shift massing away from Albany Street

Reduce Height of Bldg B +/- 26' (2 floors)

Replace area in Bldg C – increase height 39' (3 floors)

*The site massing was updated to reduce the scale of the Building B tower component, emphasizing a transitional massing height between the existing South End buildings along Albany Street and the towers (Buildings C & D) located at the east of the site.*



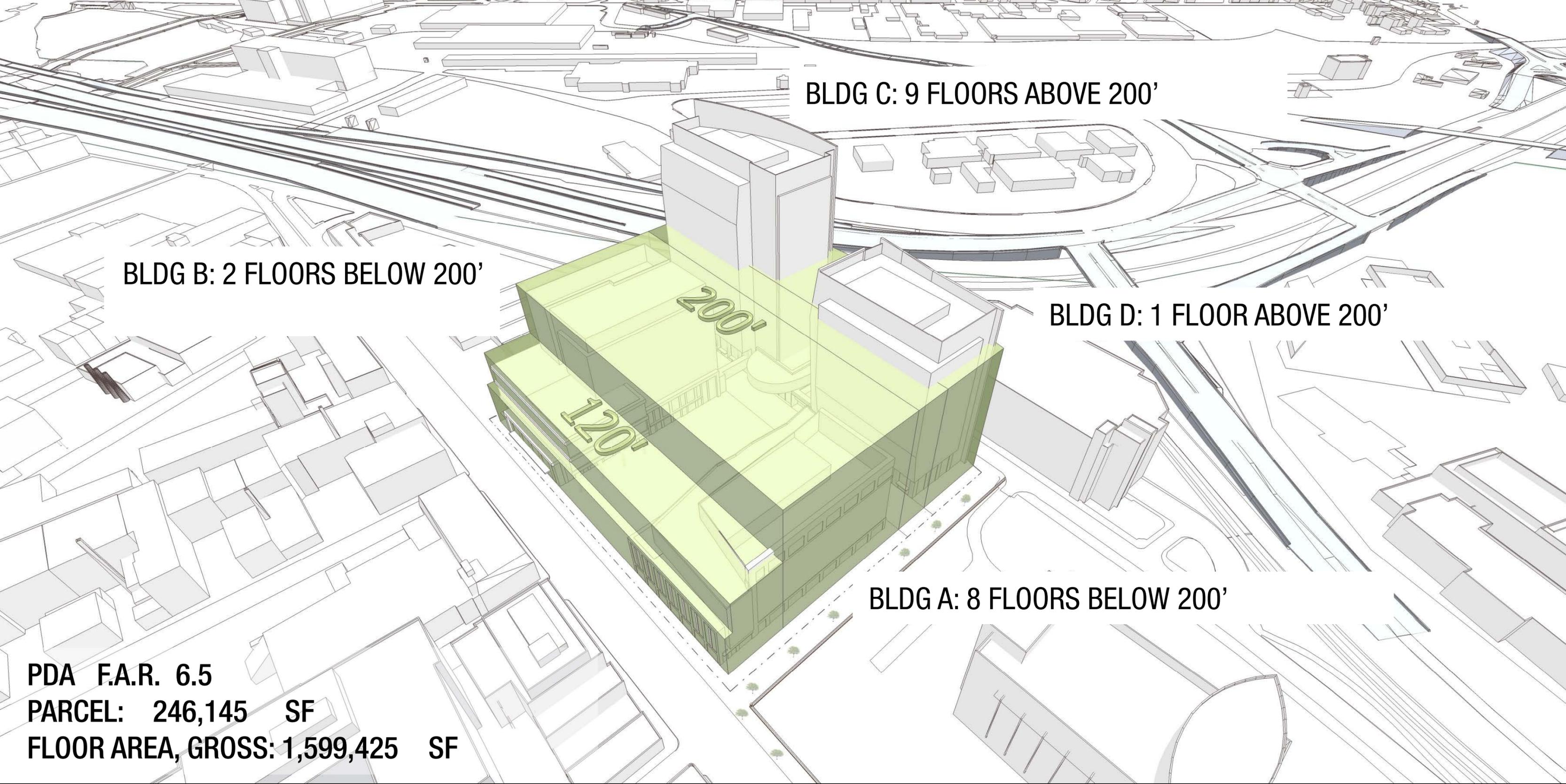
**BLDG C: 6 FLOORS ABOVE 200'**

**BLDG B: 200'**

**BLDG D: 1 FLOOR ABOVE 200'**

**BLDG A: 8 FLOORS BELOW 200'**

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



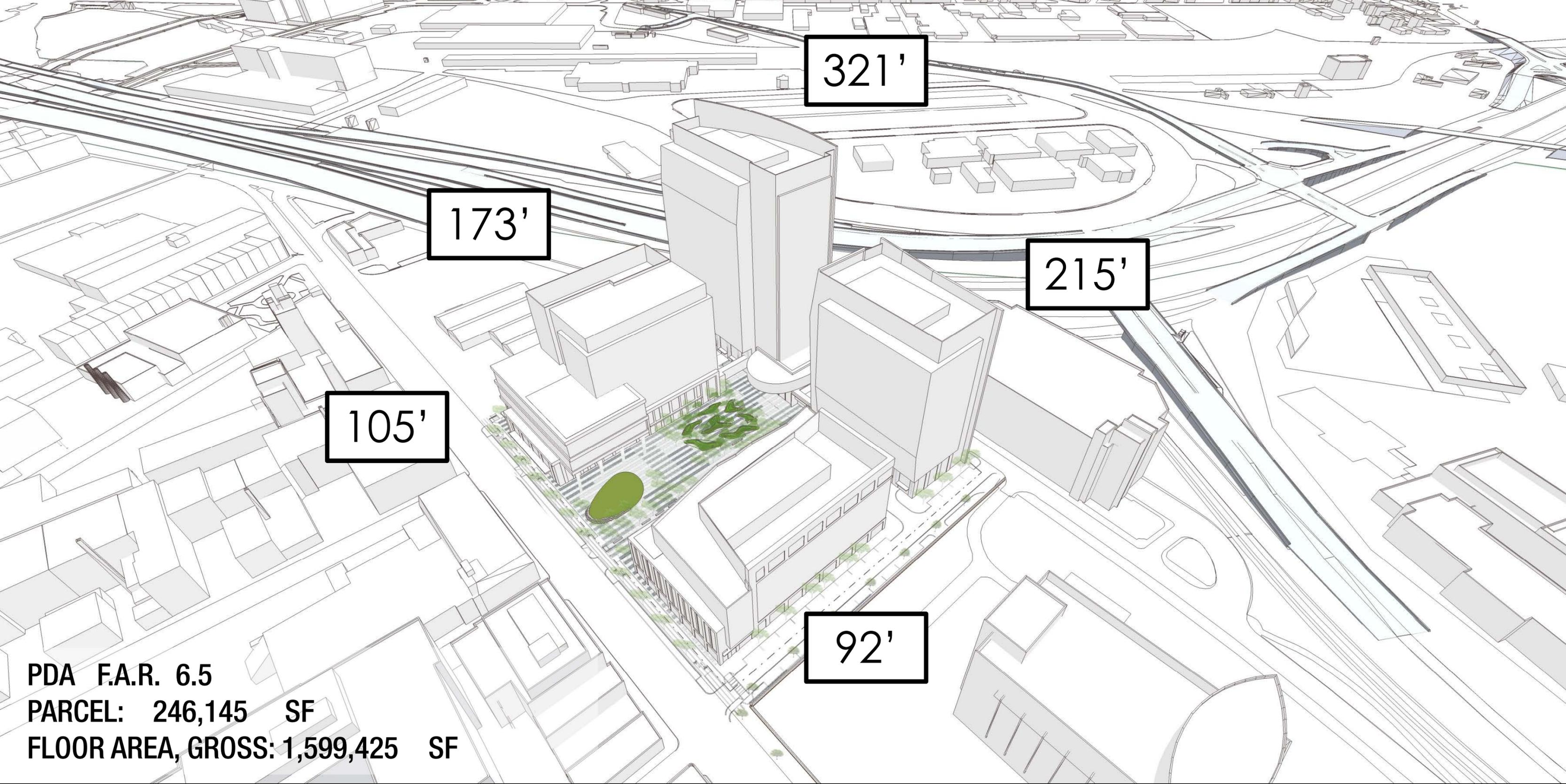
**BLDG C: 9 FLOORS ABOVE 200'**

**BLDG B: 2 FLOORS BELOW 200'**

**BLDG D: 1 FLOOR ABOVE 200'**

**BLDG A: 8 FLOORS BELOW 200'**

**PDA F.A.R. 6.5**  
**PARCEL: 246,145 SF**  
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# Design Update to Building B

*Massing: The tower massing more clearly define the mass facing the Jacobsen site to the north, and also recognize the Plymouth St view corridor. To the interior of the site, both the tower and the base massing bend in response to Albany Green, opening up views into and out of the public space.*

*Along Albany Street, the streetwall massing was broken up to reduce the overall perceived length and recognize the Plymouth Street view corridor. The base level wall bends in at the Building B entry, to affording more space for the Albany green raised area and further defining the outdoor space directly in front of entry.*

*Material: The cladding material distribution was clarified in conjunction with the massing updates. At the tower element, a terra cotta cladding pattern was refined to be more substantial at the tower mass facing the Jacobsen site. To the interior, the glazing detail and massing was refined to reference and harmonize with the 3 other buildings as they face Albany Green.*

*Along Albany Street, the mid-height component was clarified to bring the focal attention to the base, while also introducing a terra cotta brise soleil feature element facing the public space. At the base along Albany street, terra cotta and stone cladding are employed to link to the surrounding context and rhythm in spacing is used to break up the appearance of length along the street wall.*





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# BUILDING B – DPIR DESIGN



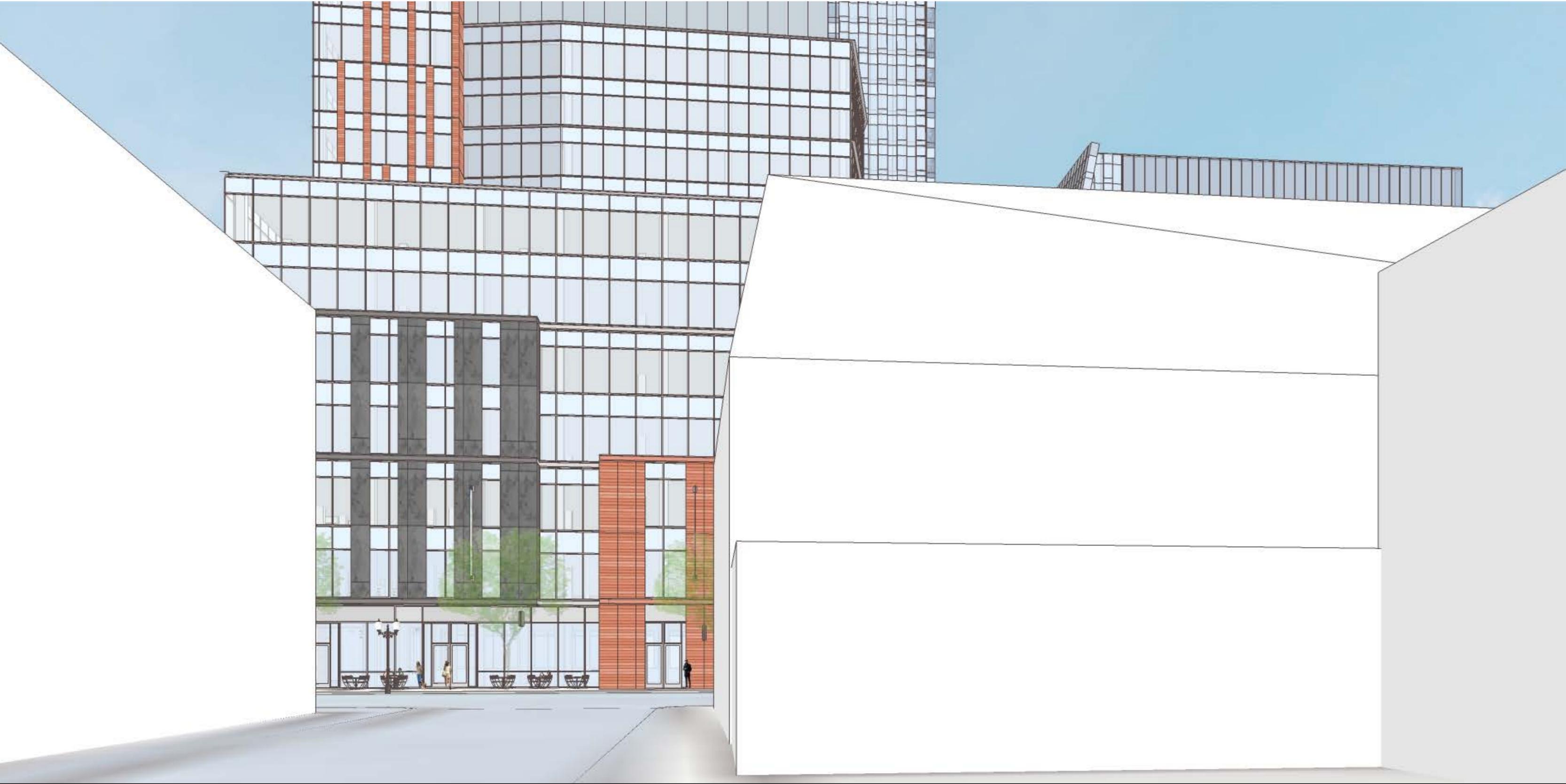
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# ALBANY GREEN – DPIR DESIGN



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# ALBANY GREEN



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# LANDSCAPE UPDATE

## LANDSCAPE

- Revised Lawn Shape
- Revised Quiet Garden Layout
  - Increased planted area
  - Accommodation for outdoor events at community space





- 1. Sidewalks (41,785 sf)
- 2. Shared Use Streets (13,135 sf)
- 3. Open Space Paving (36,055 sf)
- 4. Open Space Planting (18,075 sf)

# Section through Albany Green









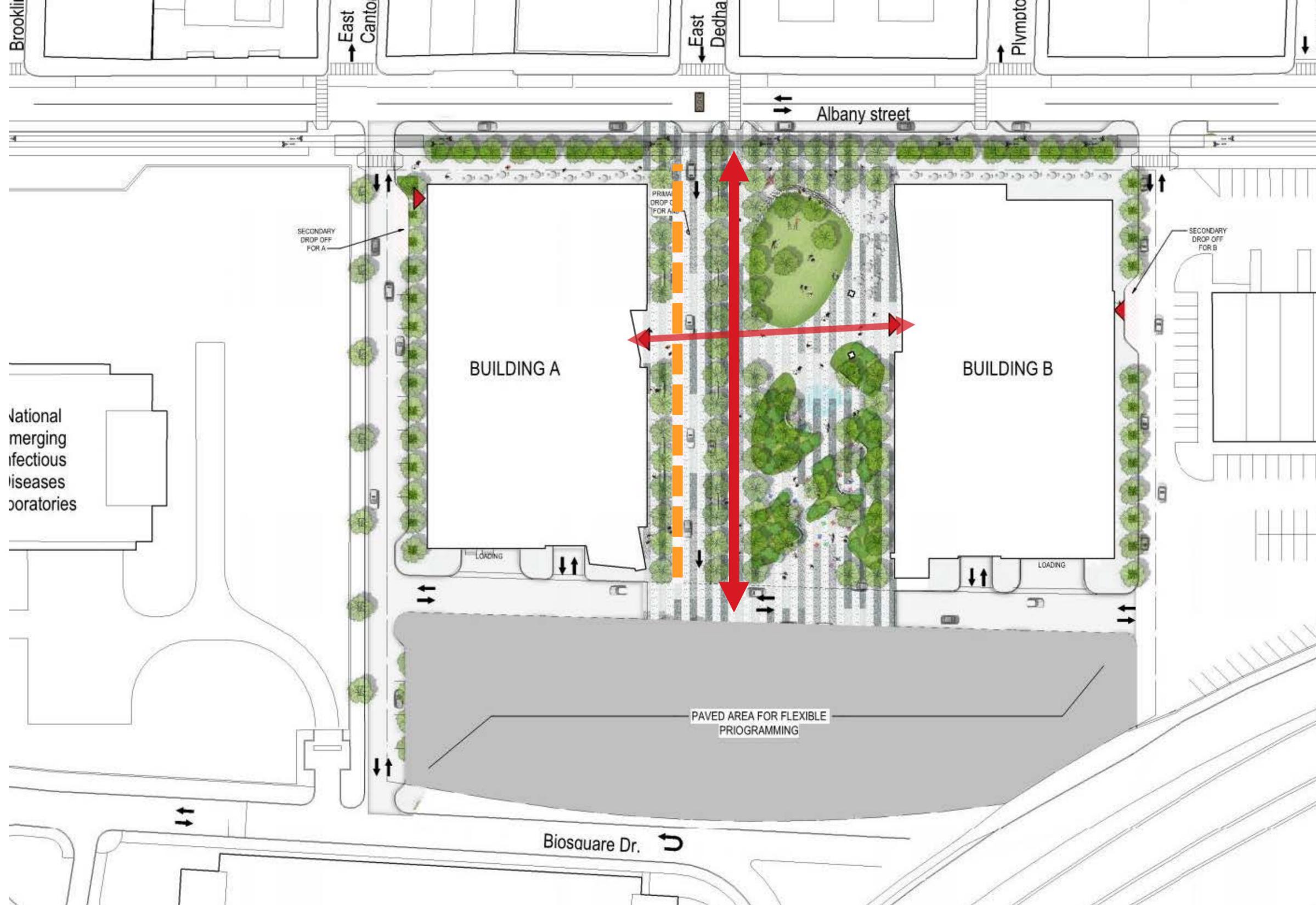


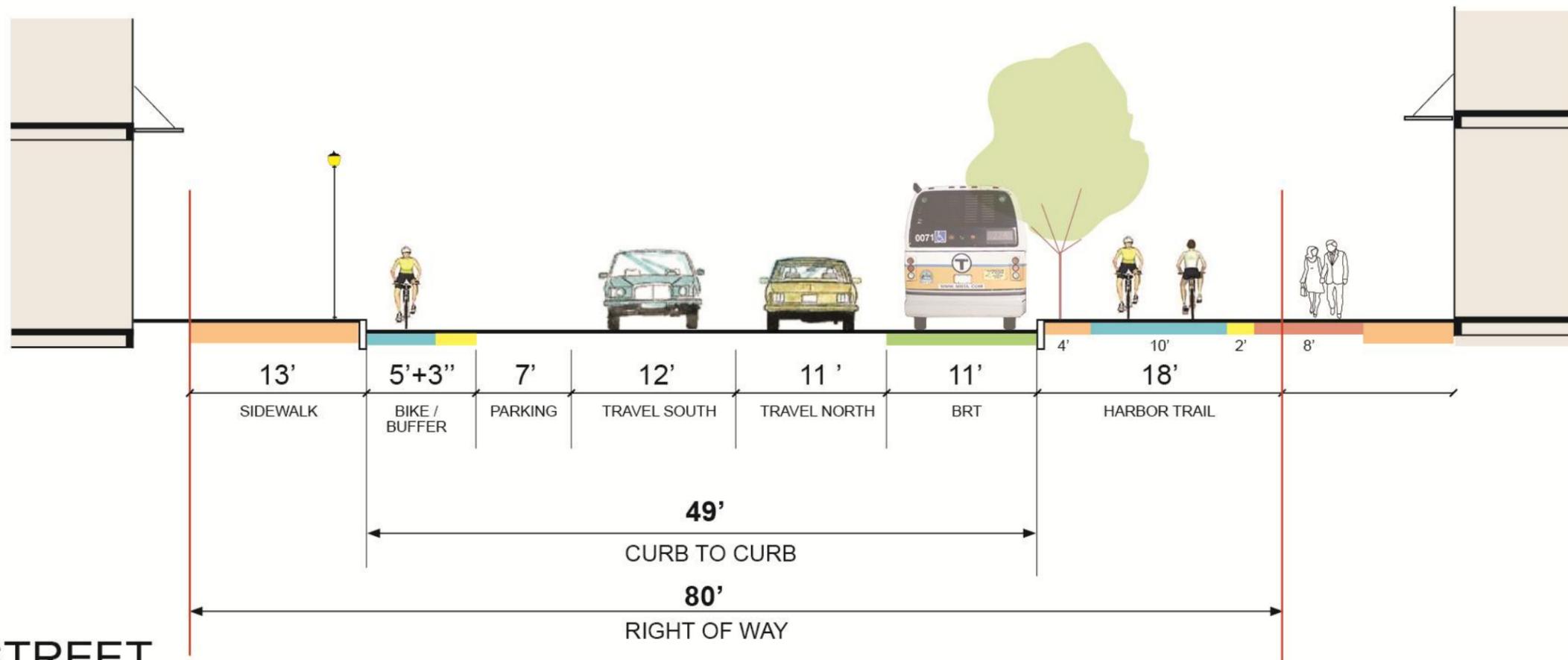


# TRANSPORTATION UPDATE





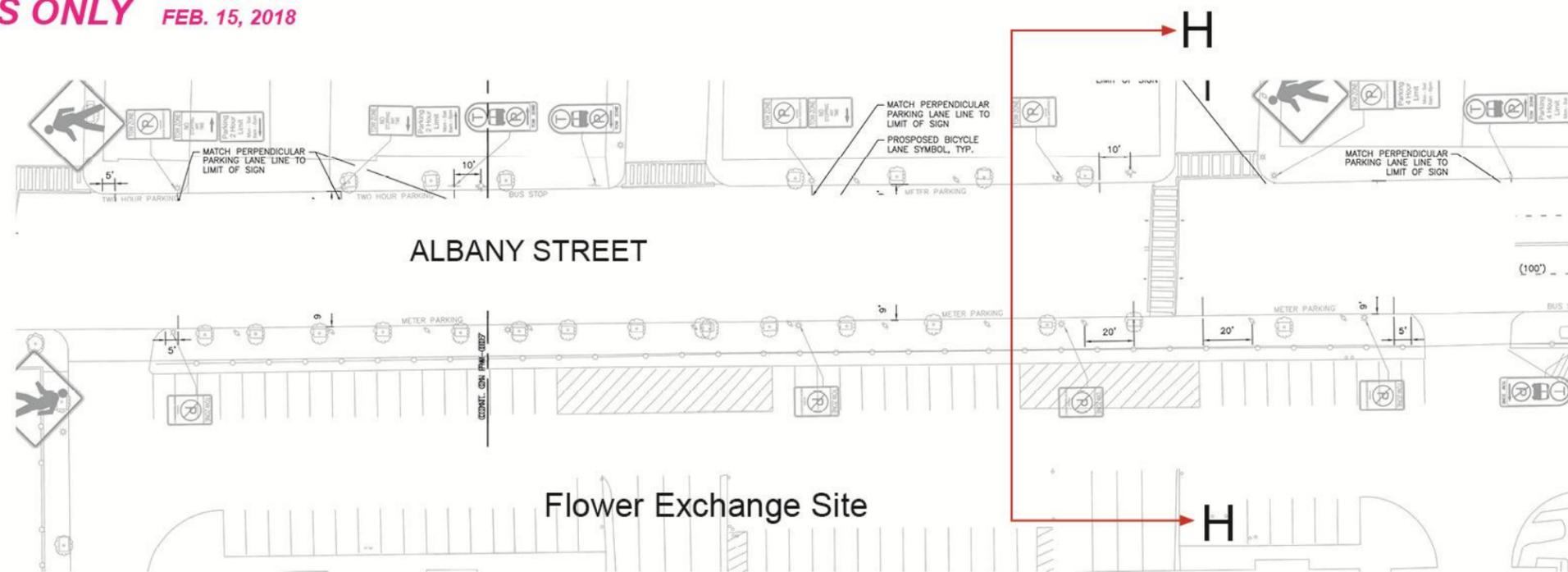




**ALBANY STREET  
CONCEPTUAL CROSS-SECTION**

Section H-H

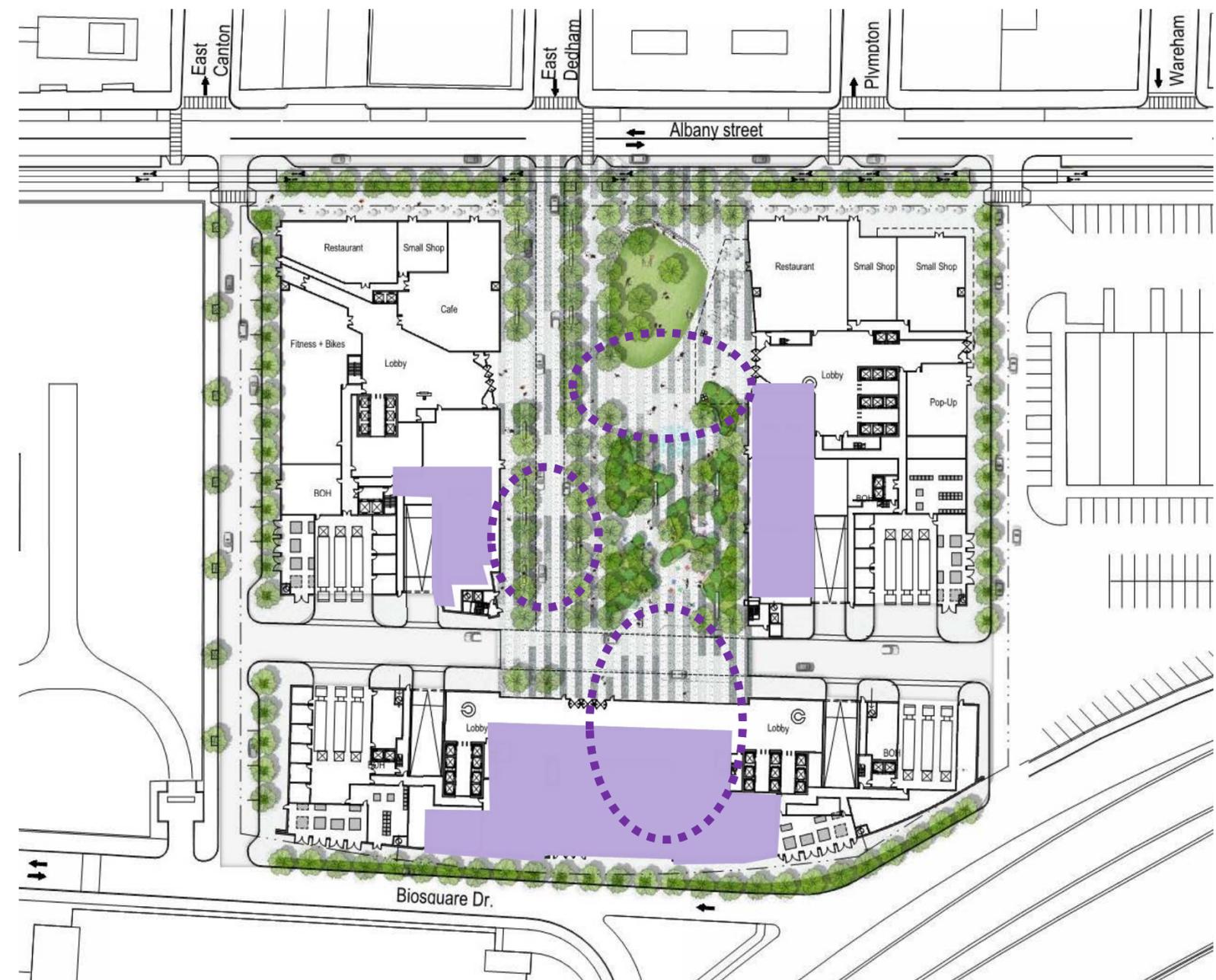
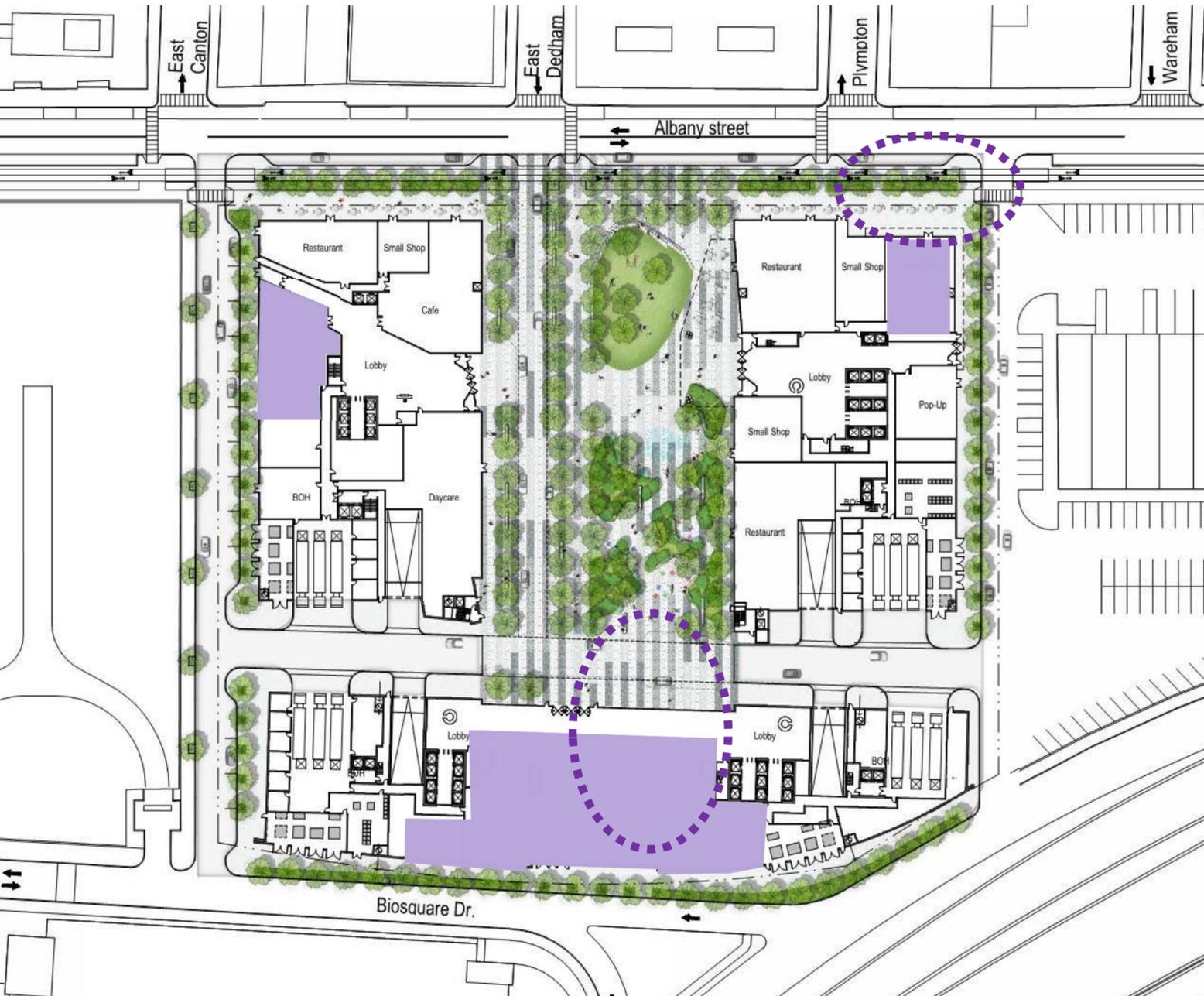
*DISCUSSION PURPOSES ONLY* FEB. 15, 2018



Albany St. Current Conditions

# COMMUNITY / CULTURAL UPDATE

# COMMUNITY / CULTURAL SPACE



# COMMUNITY / CULTURAL SPACE

**Community Benefit Space Needs Study:** to include presentations and other outreach, and culminating in a survey of the South End neighborhood population and other stakeholders, to identify community needs and users. This study will be completed over the course of the next year. This study may recur as needed for subsequent phases of the project.

**Community Benefit Space Panel:** consisting of the Developer, members of the community, members of the city government, and other experts. This group will interpret the survey, develop a strategy for the allocation of space, develop guidelines for selecting solicit users, and choose users based on merit, need and compatibility, adhering generally to the categories of Workforce Development, Arts & Culture, and Social Enterprise. The Panel shall determine the terms of occupancy, including the level of subsidy and consequently the rent level, the term of occupancy and extensions, on a tenant by tenant basis. This panel will be established within the year.

**Create community benefit space within each building:** roughly equal to its pro rata share of the total commitment of community space for the project. The Developer will provide the space in typical “white shell box” condition with appropriate utility connections to the premises.

# QUESTIONS?



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