

# EXCHANGE

SOUTH END  
540 ALBANY STREET BOSTON MA 02118

BOSTON CIVIC DESIGN COMMISSION

THE **ABBEY** GROUP

 Stantec

MICHAEL  
VAN  
VALKENBURGH  
ASSOCIATES  
INC



July 10, 2018

MEDICAL AREA

BACK STREETS

SOWA

NEW YORK STREETS





EXPRESSWAY

SITE

MASS AVE CONNECTOR

ALBANY STREET

# ALBANY STREET | VIEW FROM SOUTH

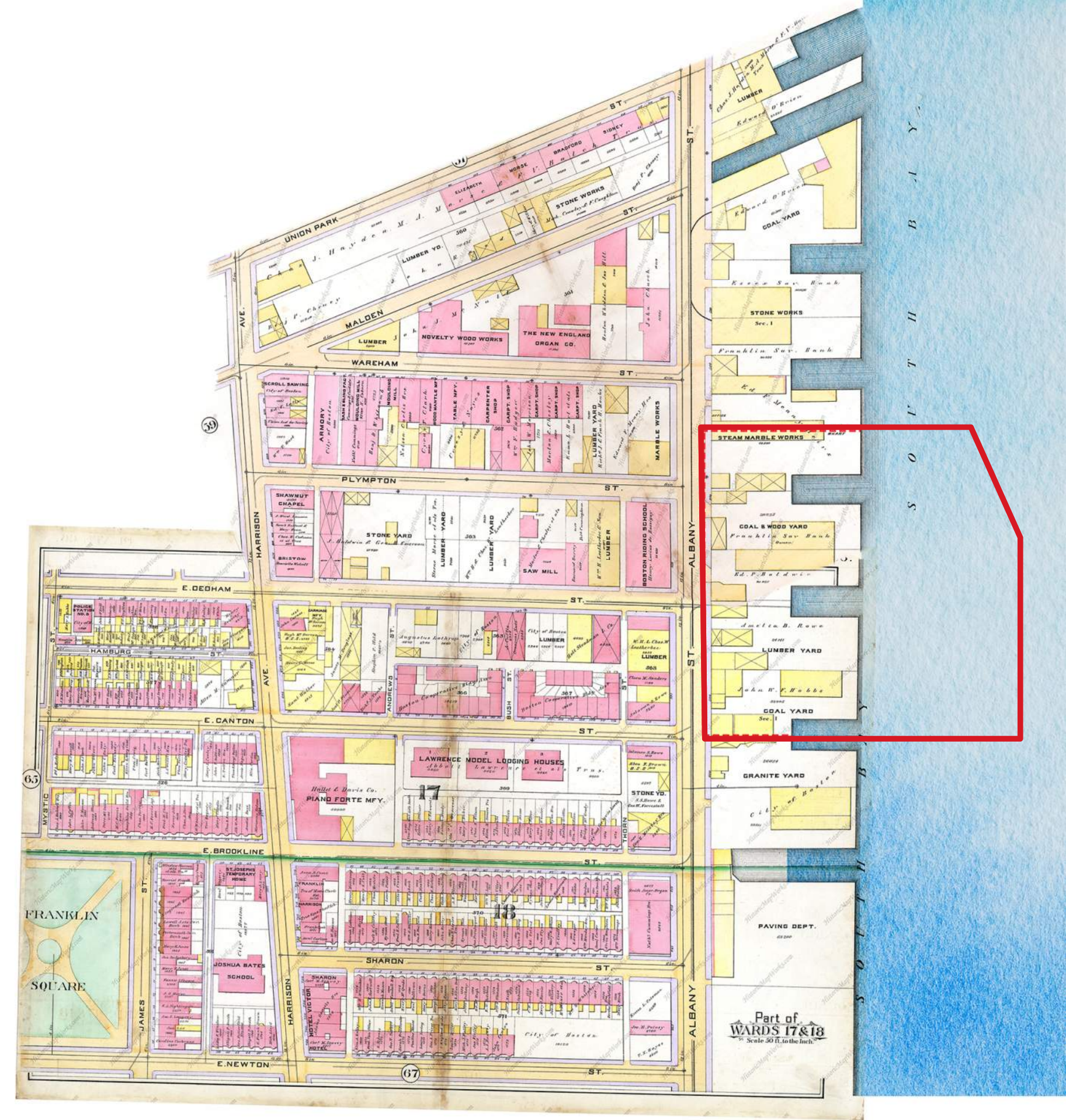


AERIAL VIEW FROM SOUTH



# SITE

- Pre 1852 - Tidal flat lands
- 1852 - Granite sea wall built, wharfs constructed with stables and wood framed sheds for coal and lumber
- 1950s - Infilled for construction of SE expressway
- 1969 - Construction of current building



# EXCHANGE SOUTH END GOALS

- Expand the vibrancy of the South End
- Transform a warehouse site into active mixed-uses
- 5.6 acres urban campus
- 1.6M SF of life science/tech/lab/office/retail space
- 4 buildings of varying sizes and heights
- 1+ acre park “Albany Green” 18-hour destination park with retail and restaurants
- 30,000 SF of arts, culture, and community space
- LEED Gold Certifiable

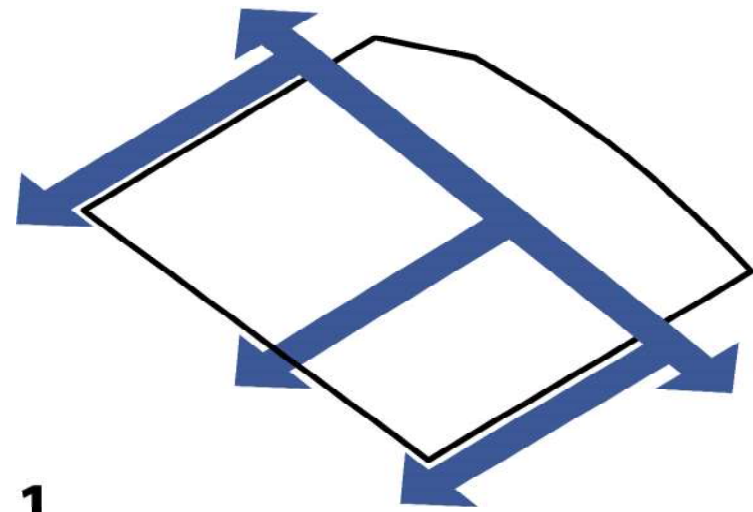




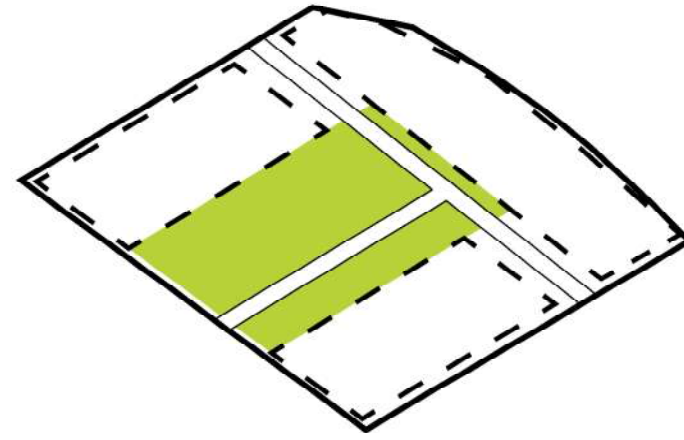


# WHAT WE HEARD (From BCDC Full Committee and Sub Committee)

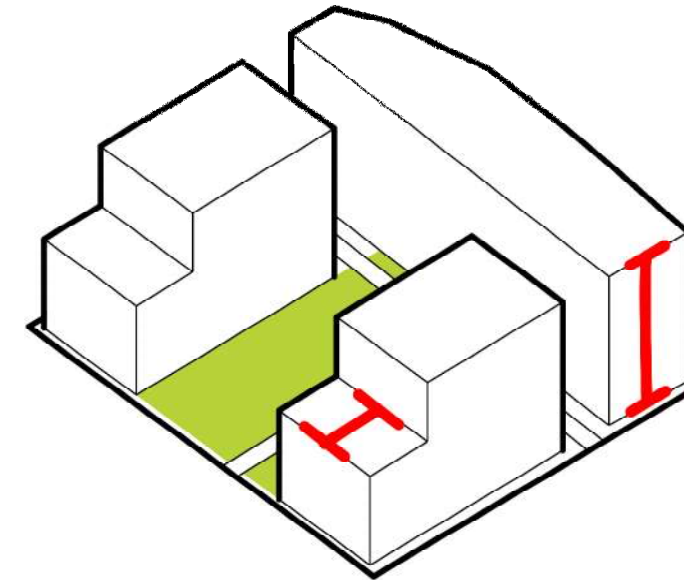
- Over-all planning is smart/logical.
- Generally agree with varied building heights.
- Reduce building heights along Albany St., with additional height on building along highway.
- Increase amount of greenspace...granite steps do not want to appear as a barrier.
- Building B - architectural character needs refinement and better relation to SE context.
- Building B - study response to Plympton Street corridor view.
- Define project phasing.
- Optimize Community / Cultural space location and program for best chance of success.



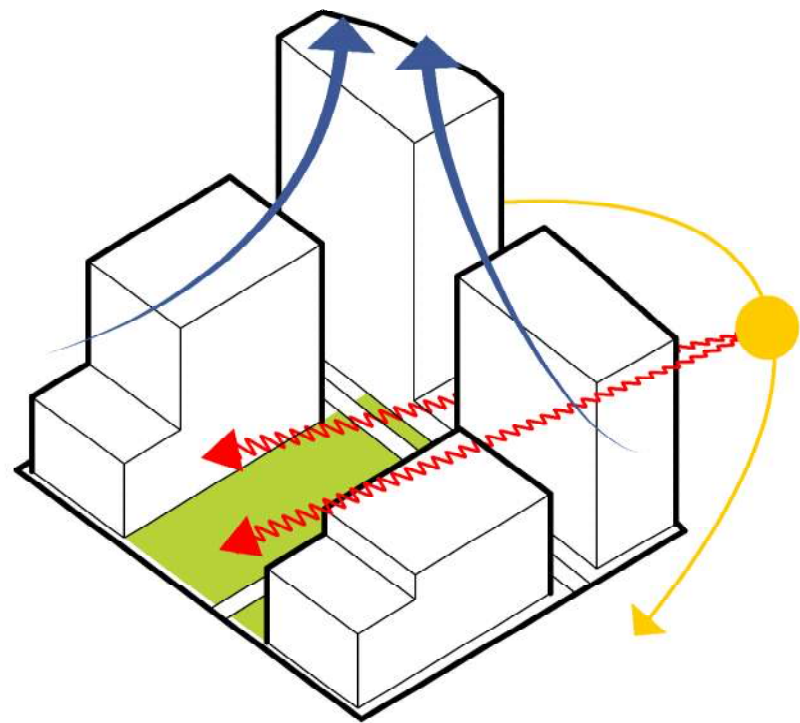
**1**  
CIRCULATION AND ACCESS



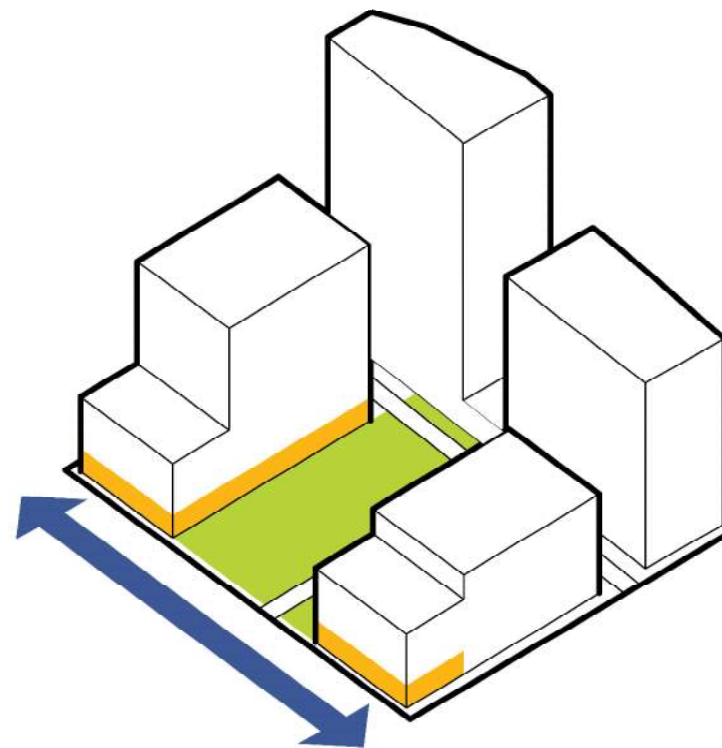
**2**  
NEW PUBLICLY ACCESSIBLE PARK



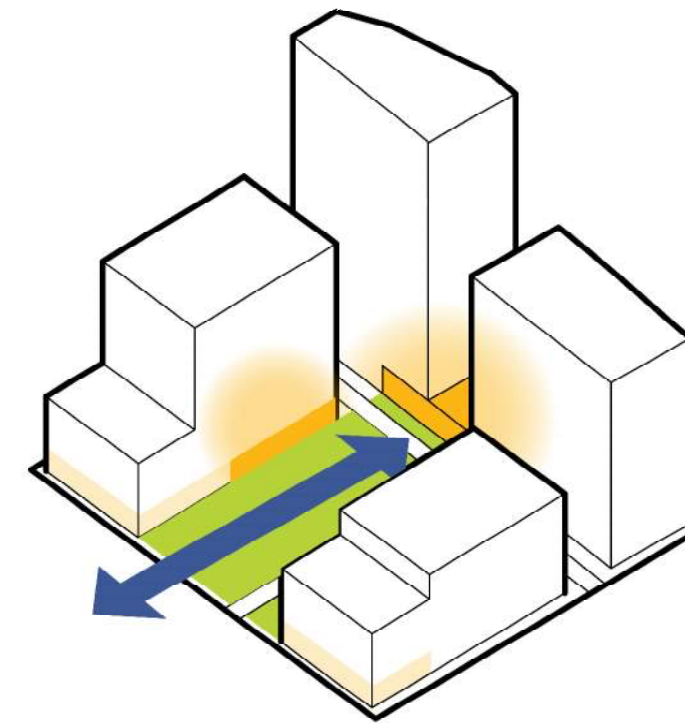
**3**  
FIT INTO THE CONTEXT



**4**  
SUN IN THE PARK



**5**  
ACTIVE ALBANY STREET



**6**  
ARTS & CULTURE SPACE

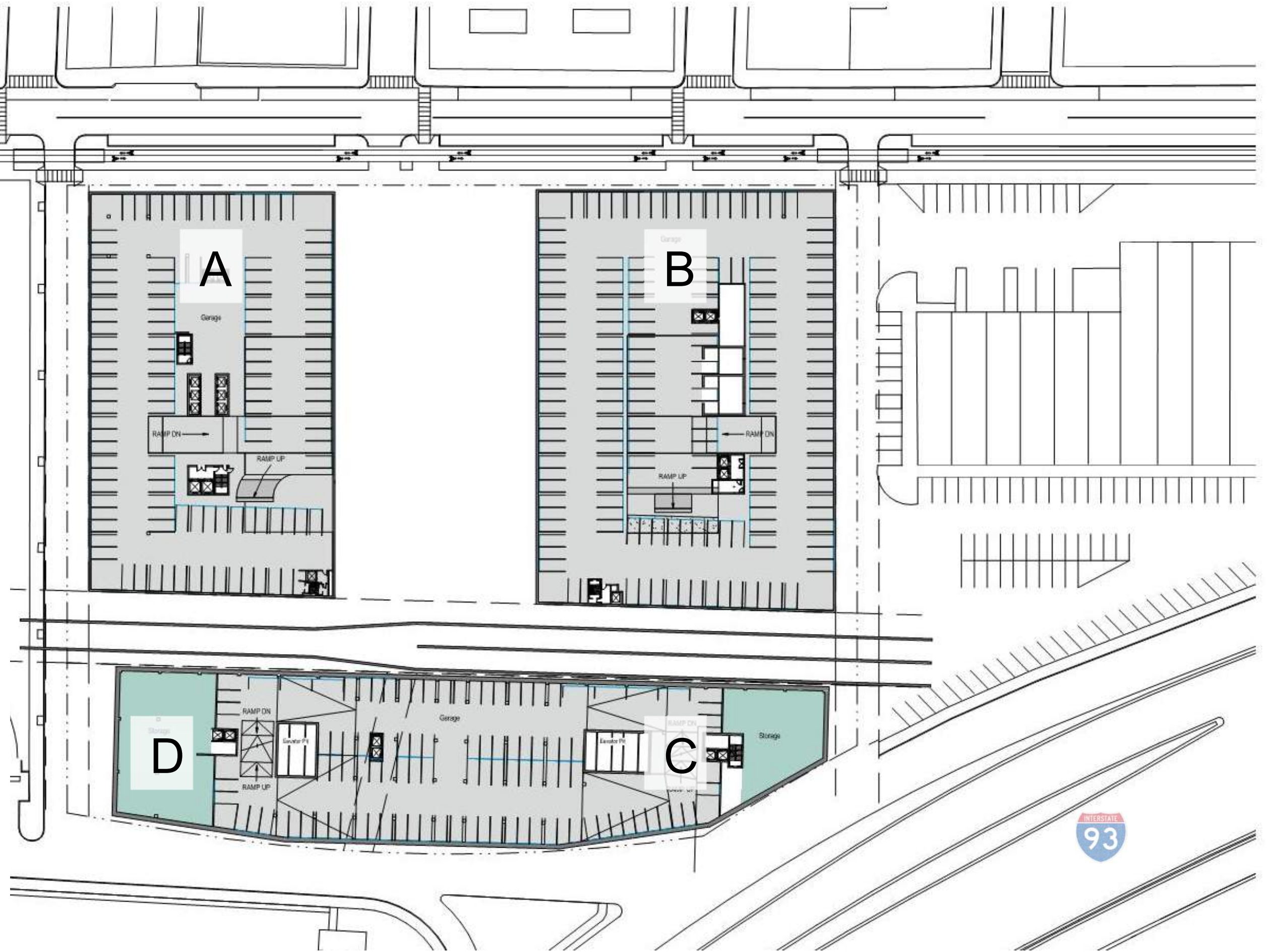
# PUBLIC REALM

▲ BUILDING ENTRIES

39% open space



# PARKING



Parking Schedule

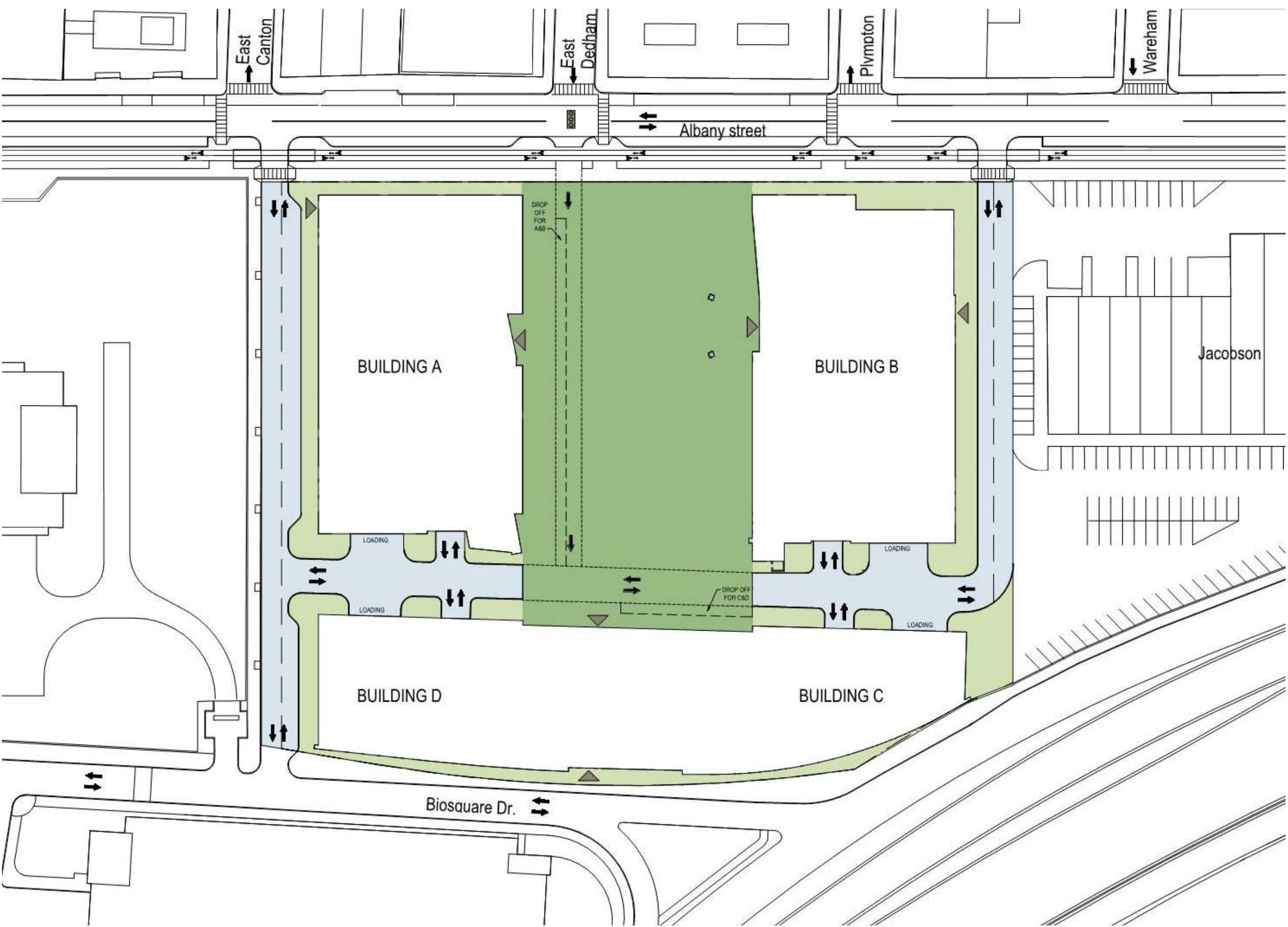
Comments	Count	Level	Type
Building A	8		Accessible
Building A	18		COMPACT
Building A	326		Standard
352			
Building B	9		Accessible
Building B	496		Standard
505			
Building C&D	24		8' x 22' - parallel
Building C&D	6		Accessible
Building C&D	138		COMPACT
Building C&D	120		Standard

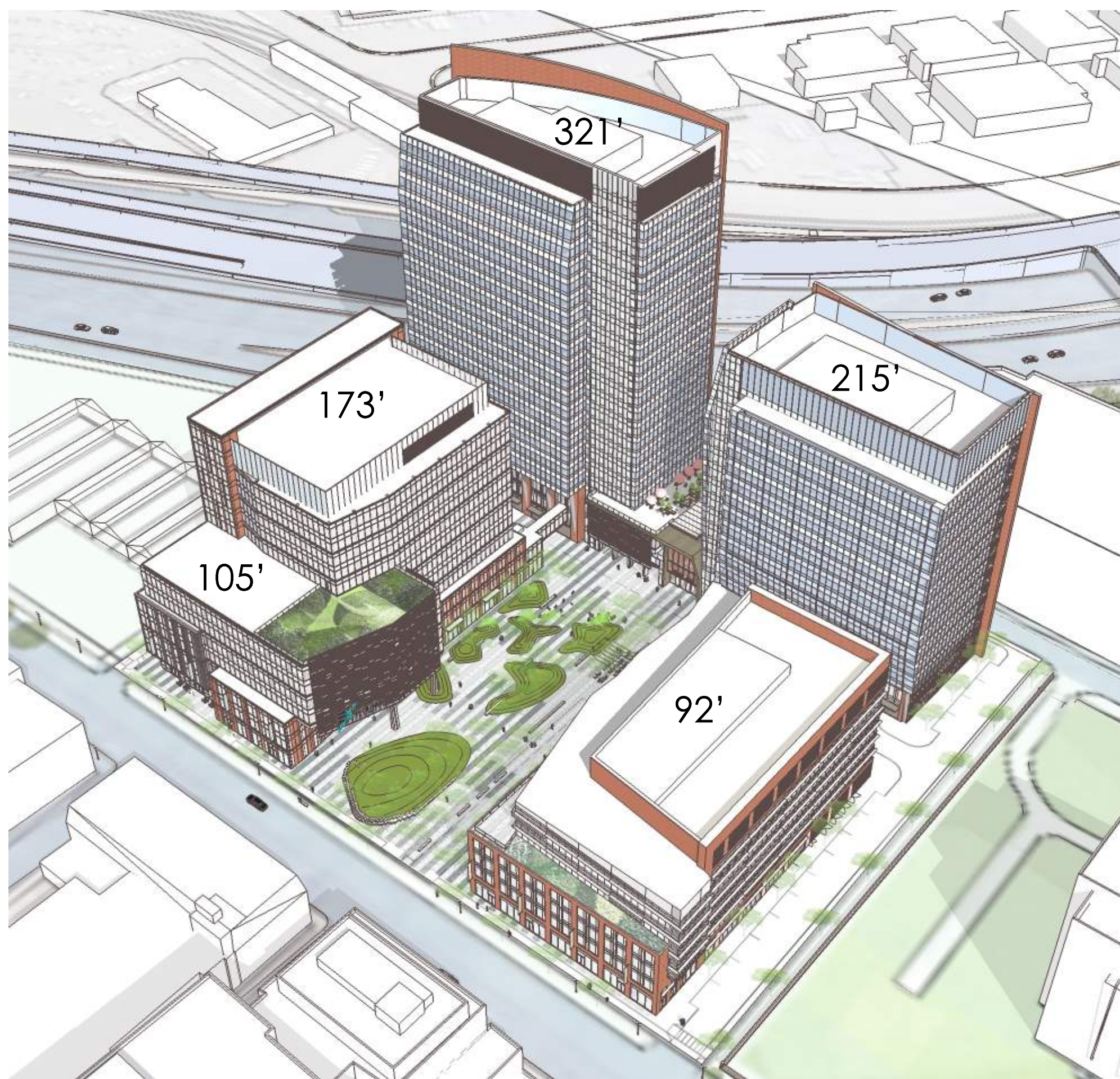
288

# PHASE 1



# PHASE 2

















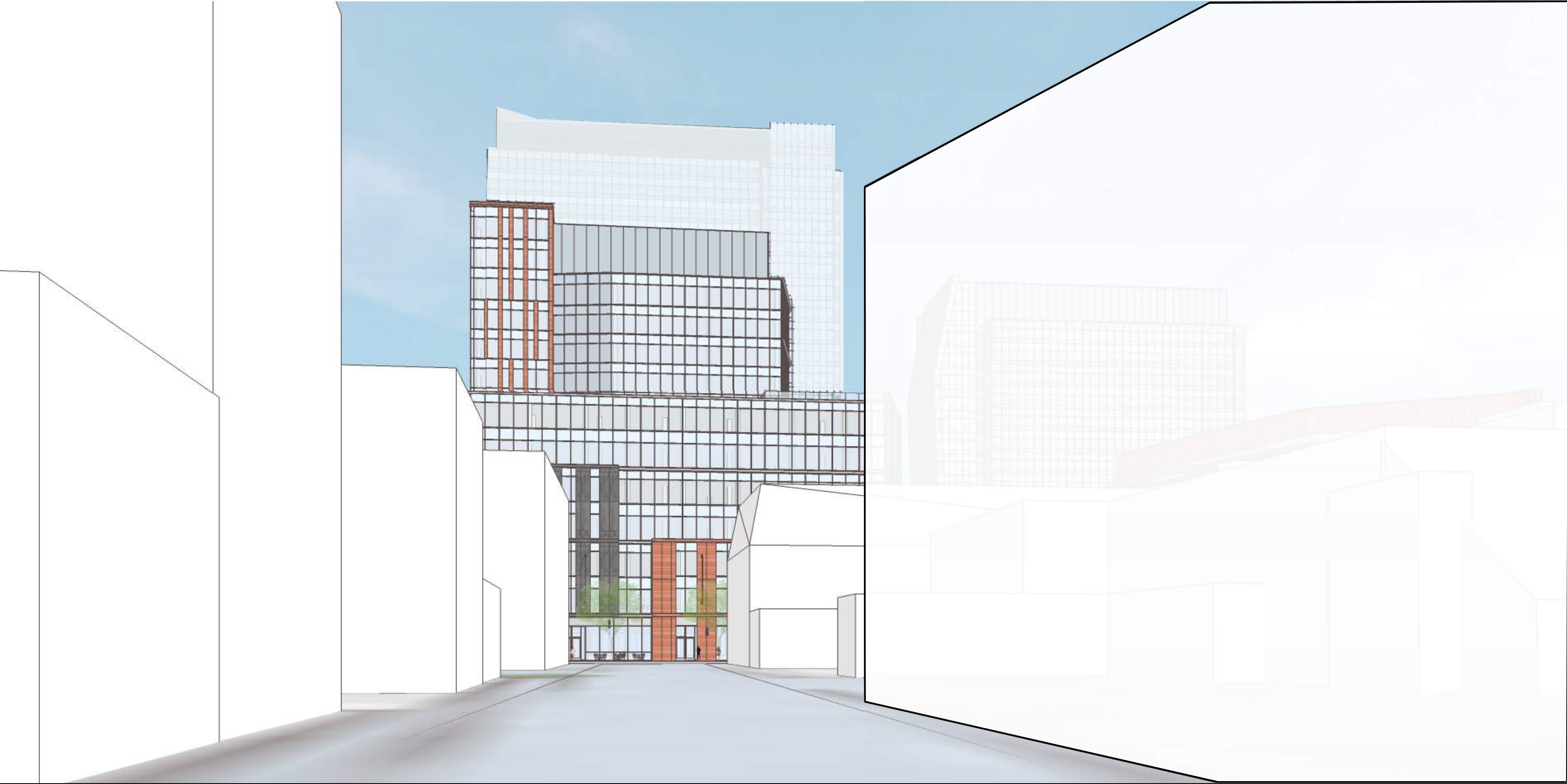












# BUILDING B – (PROPOSED)













# ALBANY GREEN

- 1+ acre signature park “Albany Green”
- 18-hour destination wrapped with retail and restaurants
- High degree of programming, events, farmers market, festivals, seasonal uses.





# ALBANY GREEN

- Enlarged Lawn
- Enlarged plant beds in quiet garden
- Enlarged granite seating elements on Albany Street
- Enlarged events area in front of the community space



# SUNNY LAWN



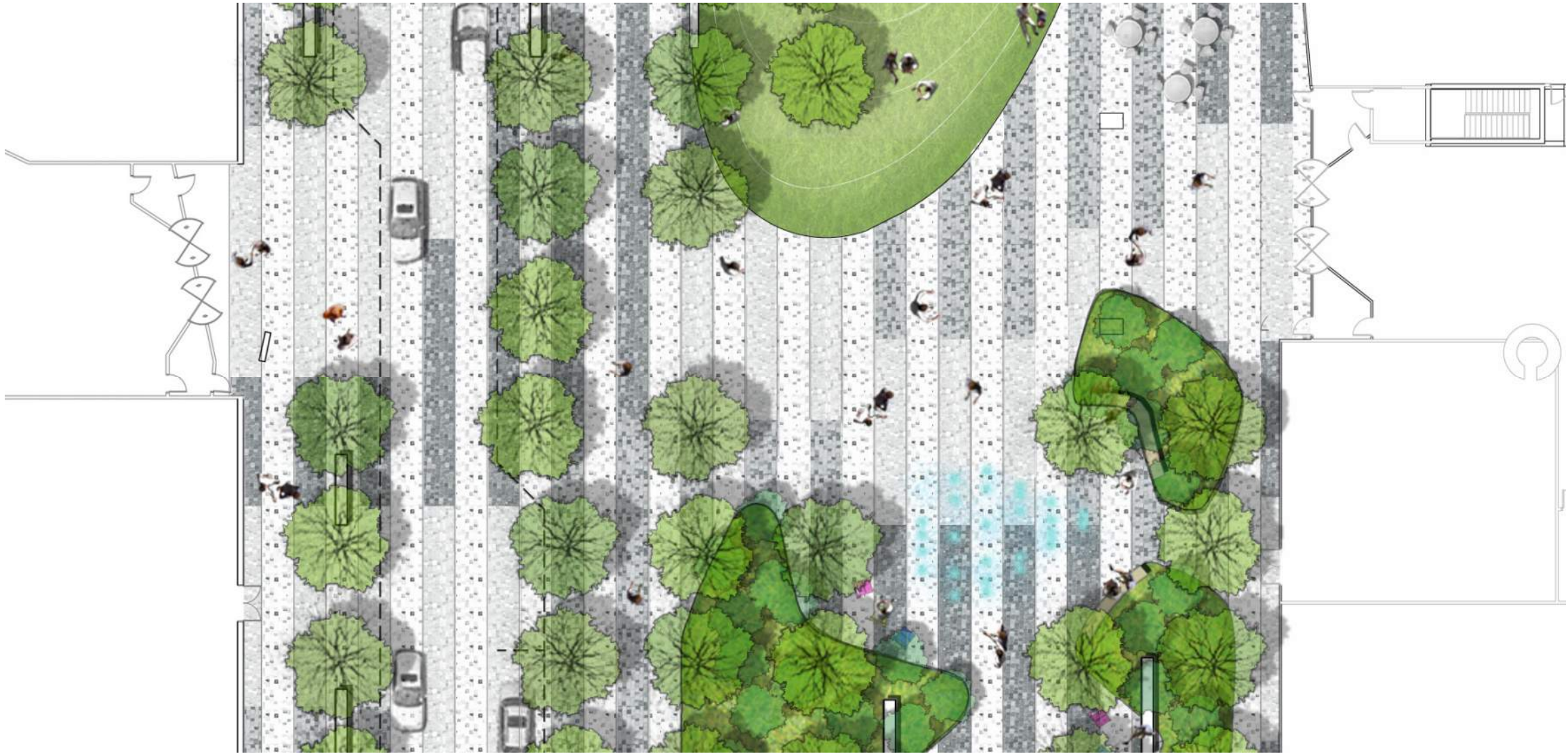




--- LINE OF HISTORICAL WHARF EDGE

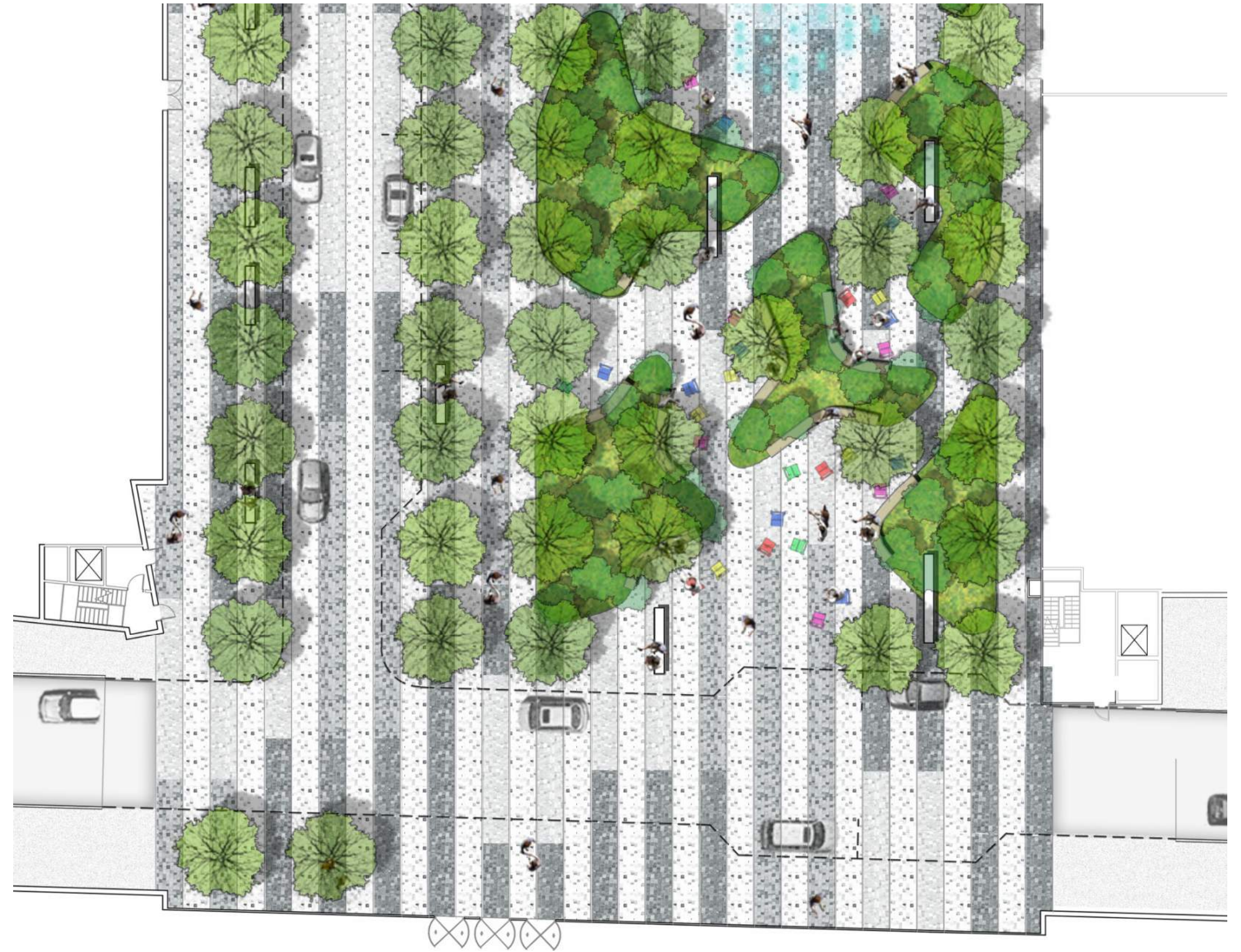


# ACTIVE PLAZA





# QUIET GARDEN

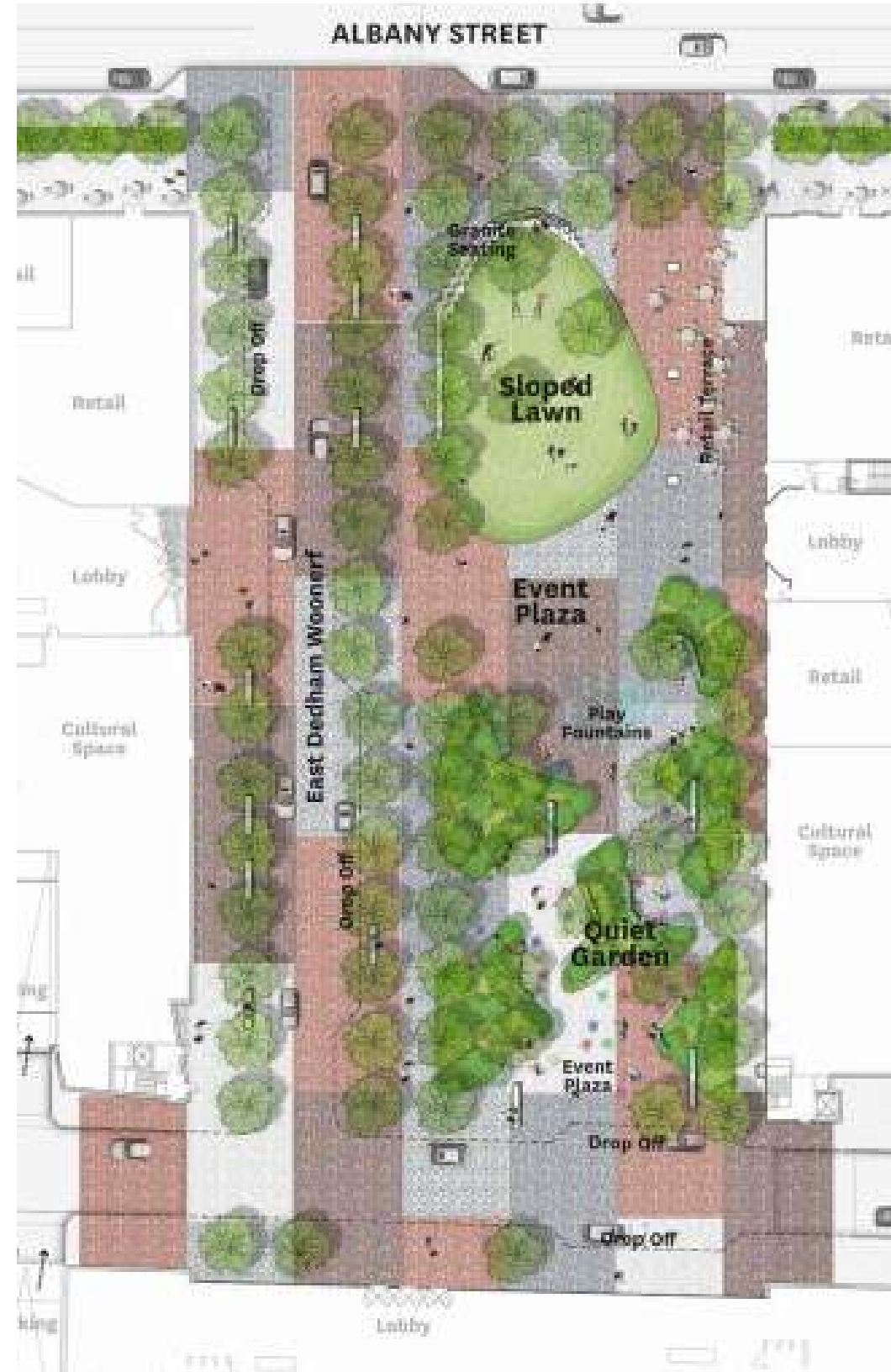








# PAVING STUDIES



# Boston's Life Science and Technology Campus

