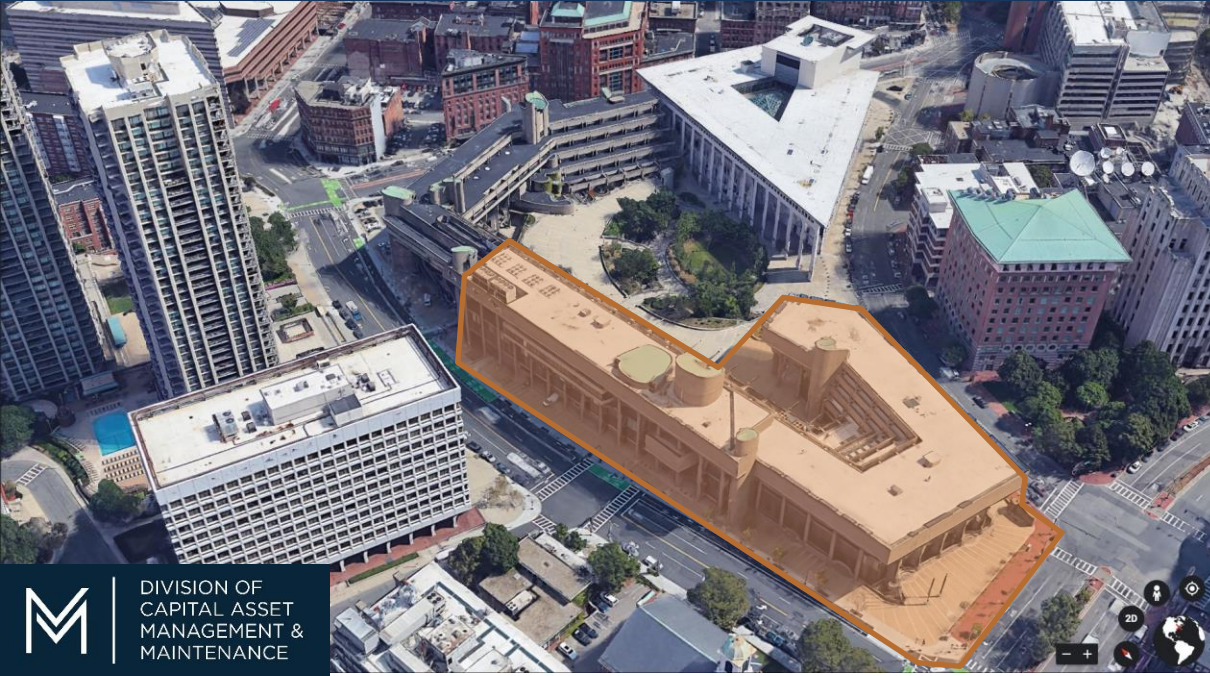


Over the next several years, the Commonwealth will be redeveloping the under-utilized Charles F. Hurley Building in Downtown Boston



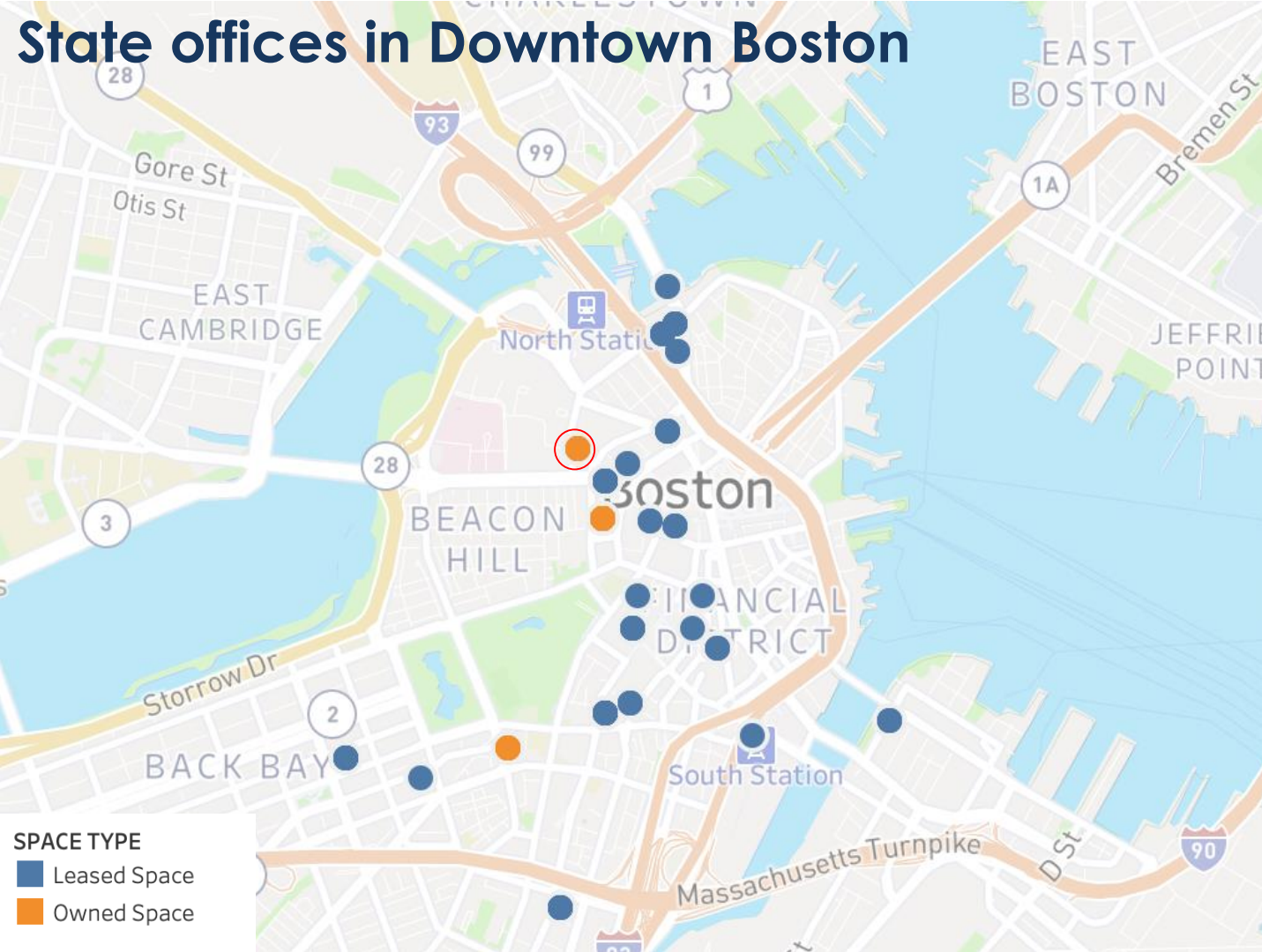
DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE

Over the next several years, the Commonwealth will be redeveloping the under-utilized Charles F. Hurley Building in Downtown Boston

Project Goals

1. Cost-effectively renew and replace an outdated 50-year old State asset
2. Shift costly downtown leases by increasing State office space under long-term control
3. Transform Government Center from an imposing super-block into a pedestrian-friendly, 24/7 neighborhood

State offices in Downtown Boston



25 Buildings

3,000,000 SF
Total Space

1,250,000 SF
Owned Space
5700 Employees +/-

1,750,000 SF
Leased Space
5300 Employees +/-

11,000 +/-
Employees in Downtown
Boston

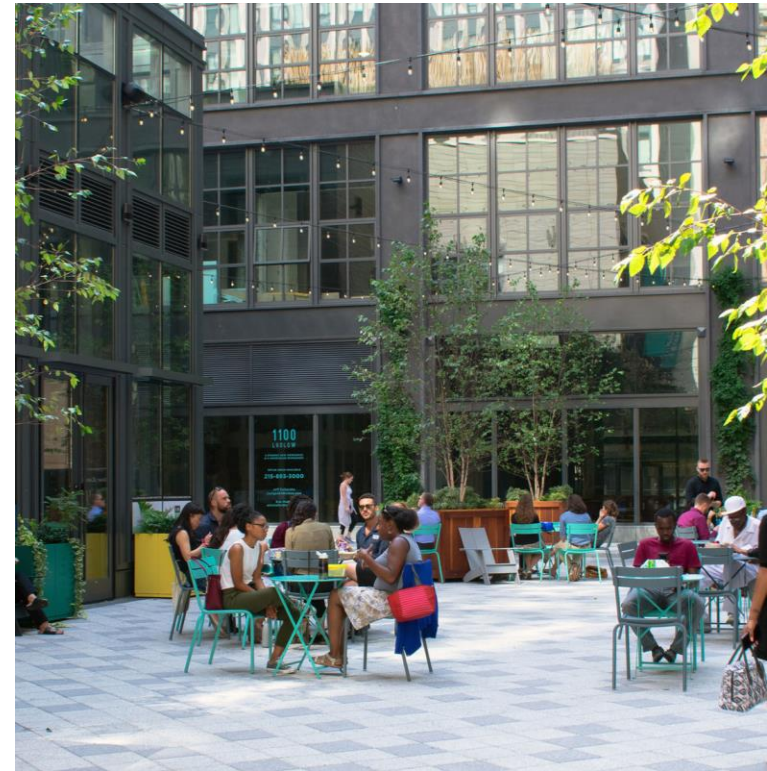
Develop flexible and efficient spaces that support a 21st century workplace

Opportunity



Consolidate and stabilize short-term leases

Opportunity



Building Context

Opportunity

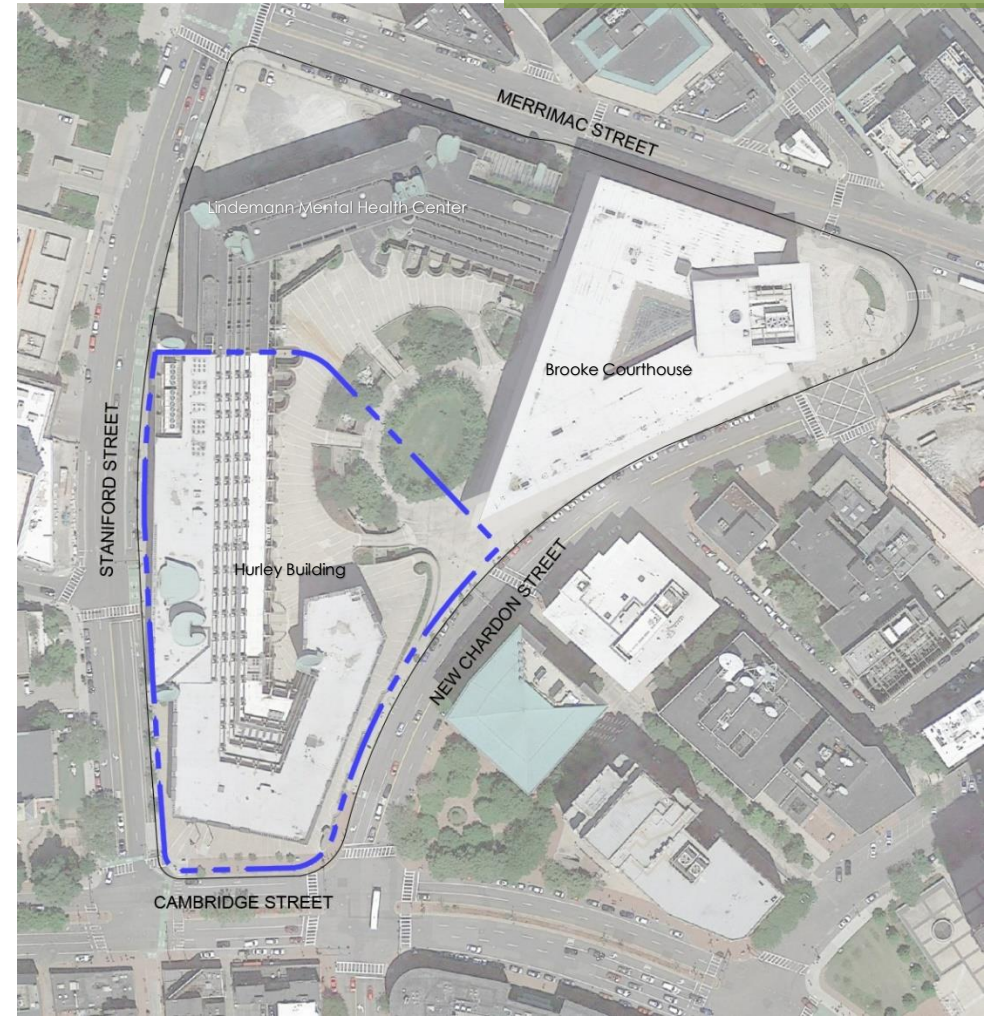
Site Area:	3.25 acres
Gross Area	327,000 SF
Useable Area	241,000 SF
Occupants	675
Parking	200 cars +/-
Parking levels	2
Year of occupancy	1971

Existing FAR	2.30
As-of-right FAR	8~10

Bounded by Cambridge, New Chardon, and Staniford St

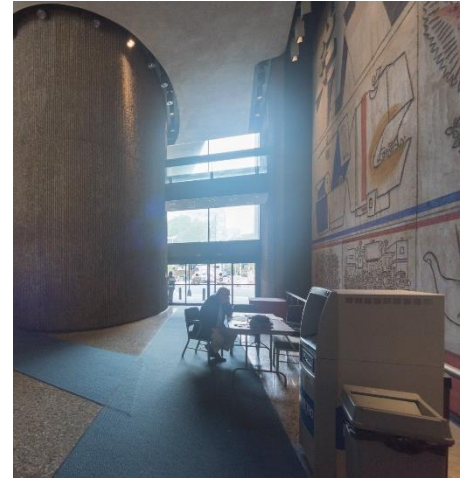
Part of the Boston Government Service Center Complex (BGSC)

Project does *not* include the Lindemann Mental Health Center.



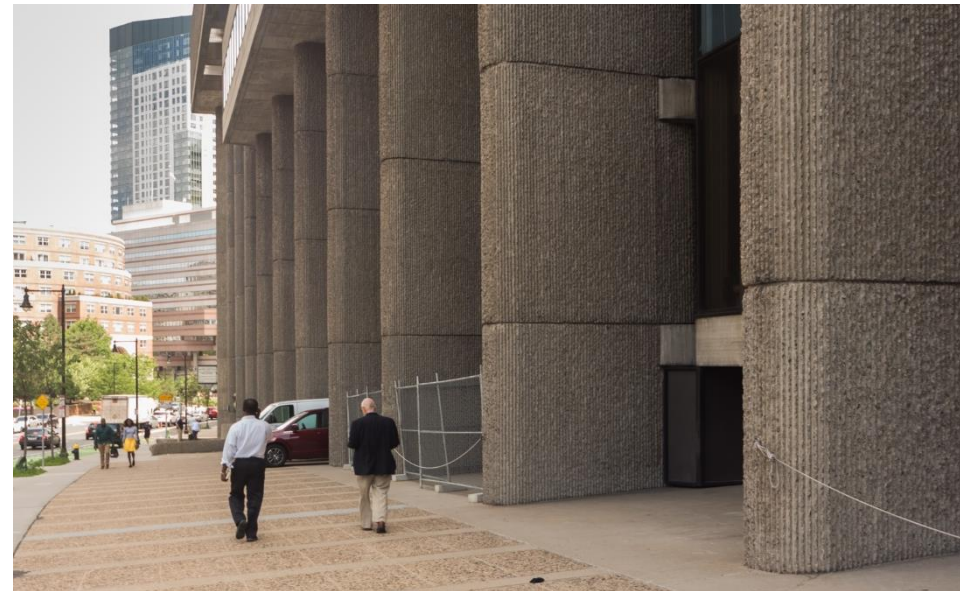
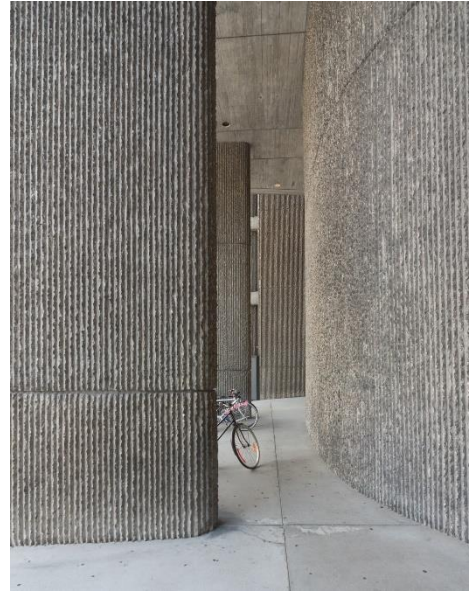
Challenging Office Space

Hurley Challenges



Opaque & Unfriendly Public Interface

Hurley Challenges

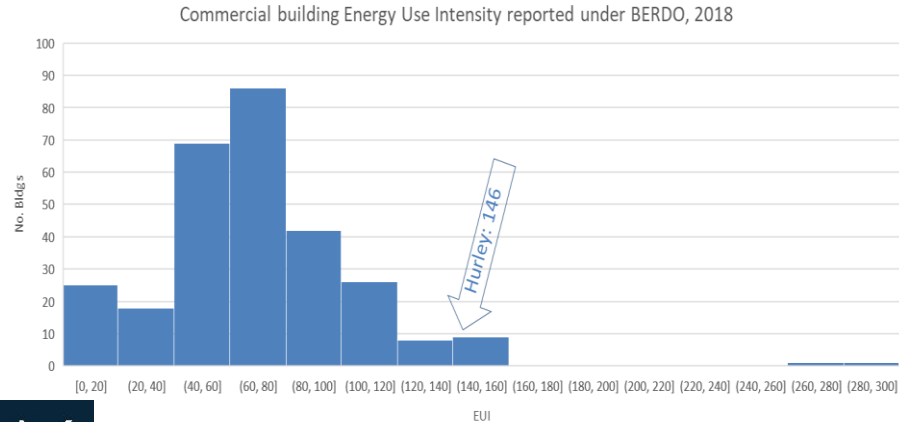


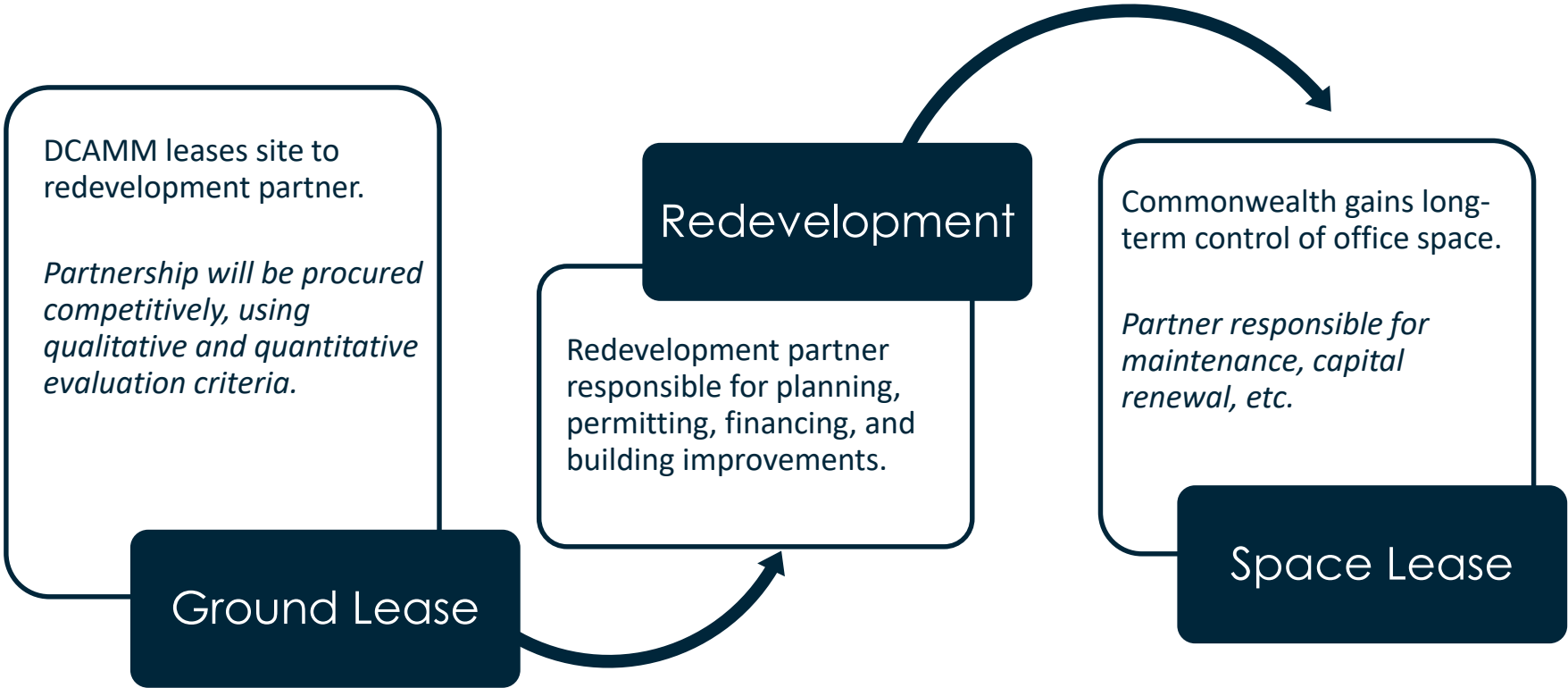
Energy Hog

Highly inefficient in terms of energy consumption.

Difficult building envelope to bring up to modern performance standards.

Embodied carbon in existing structure needs to be balanced against opportunities to decrease operating emissions.



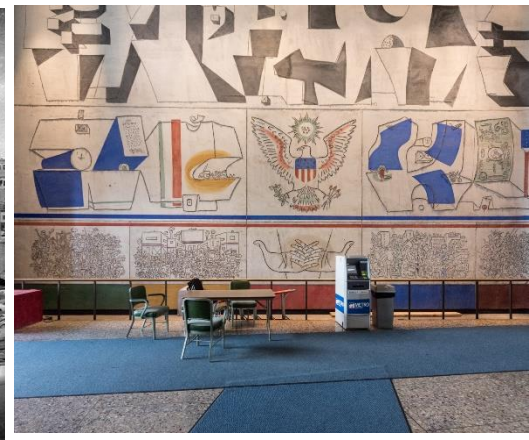
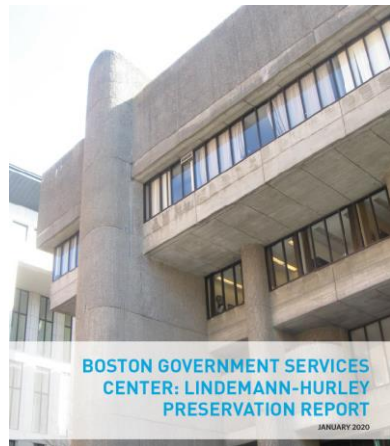


Preservation Considerations

Hurley Building is part of the Boston Government Service Center Complex (BGSC) which is eligible for listing on the state and national registers of historic places.

Paul Rudolph was the coordinating architect for the site.

Only 2 of 3 original buildings were built.



Zoning & Regulatory Process

Redevelopment partner will be responsible for planning, financing, and permitting the project.

Development Reviews:

- Review by the BPDA under Article 80
- MEPA Review
- Historic Commission Review

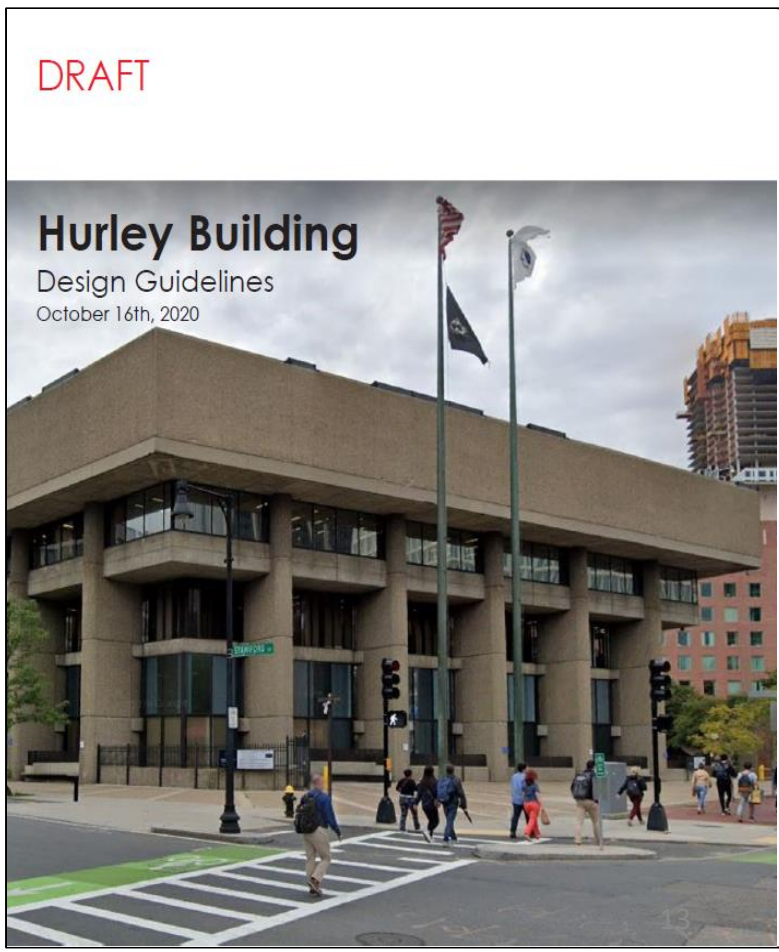
The site is zoned for more intensive use than is currently realized. Allowable FAR: 8-10 (currently ~2.0).

Potential for Planned Development Areas (PDAs) process as a regulatory vehicle



What We're Working on Now

- We're in the process of developing draft design and development guidelines for the project.
- Developers will be expected to adhere to the guidelines when they respond to our RFP.
- Guidelines will address three areas:
 - Urban Design
 - Historical Preservation
 - Sustainability
- Draft guidelines will be shared with the public for feedback in Fall 2020



Urban Design

- How to activate the ground floor given slope and sectional challenges?
- Improving upon the open space plazas already on the site.
- Breaking up the superblock.
- Do the original guidelines relating to height and density still pertain?
- How can a redeveloped site still acknowledge the important civic functions that happen here?

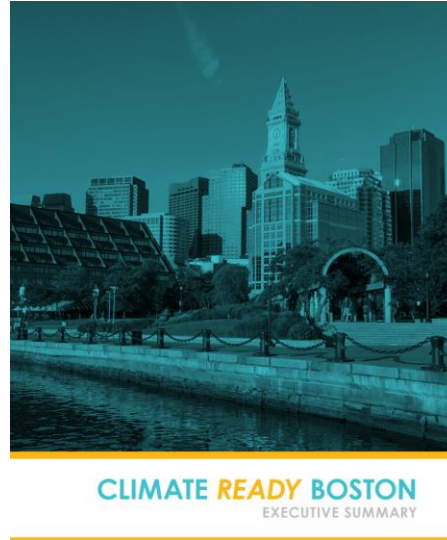


Historic Preservation

- How to balance appropriate treatment of a historic resource with the Commonwealth's main goals for the site.



- How to meet the Commonwealth's sustainability goals by reducing carbon emissions associated with building construction and operations.

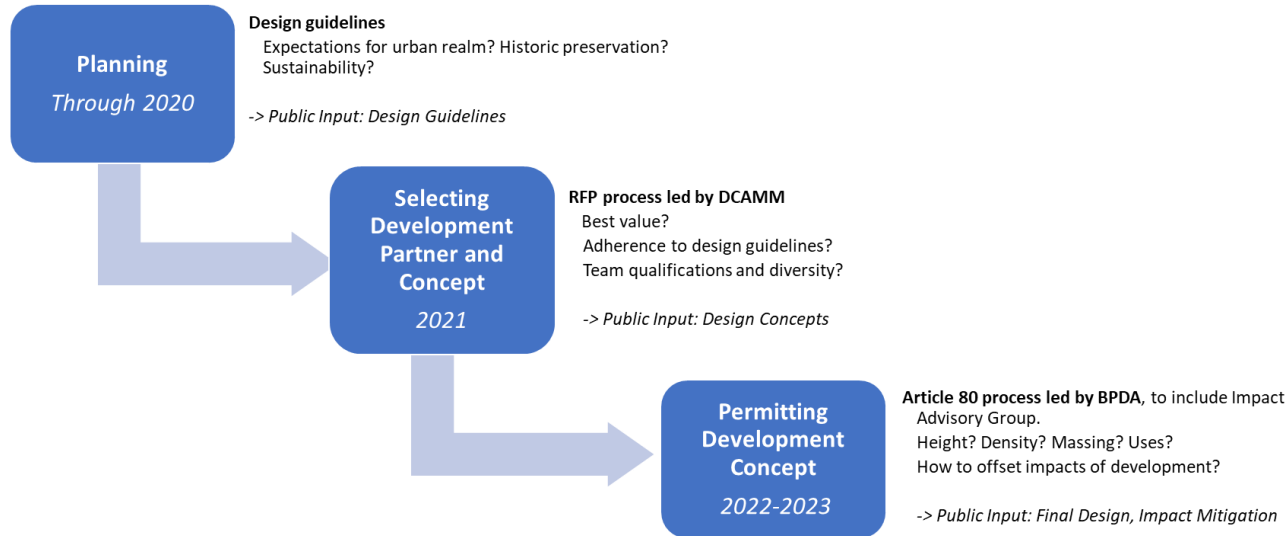


Share draft design guidelines and continue to get feedback from stakeholders

- Project Website: mass.gov/hurleyredevelopment
- Advisory Group
- Briefings – Neighborhood groups, preservation orgs, etc.
- Project Email: hurleyredev.dcomm@mass.gov

Supplement existing outreach with additional features

- Project Video
- Community Meetings
- Email updates
- Opportunities for online feedback



Who We've Talked With So Far

Engagement

3 presentations to neighborhood associations

Direct conversations with residents

10+ articles in major publications (yes, we read the comments!)

5 Advisory Committee Meetings

5 meetings with historic preservation advocates

Ongoing meetings with BPDA staff

Outreach to all local elected officials

Ongoing conversations with experts in planning, development, urban design, architecture and landscape architecture, historic preservation, and sustainability.

State puts Hurley Building, a prime downtown development site, on the market

By [Jon Chesto](#) Globe Staff, Updated October 30, 2019, 9:42 a.m.



Stay Connected

Contact us at **HurleyReDev.dcomm@mass.gov**

Learn more about the project at
www.mass.gov/hurley-redevelopment