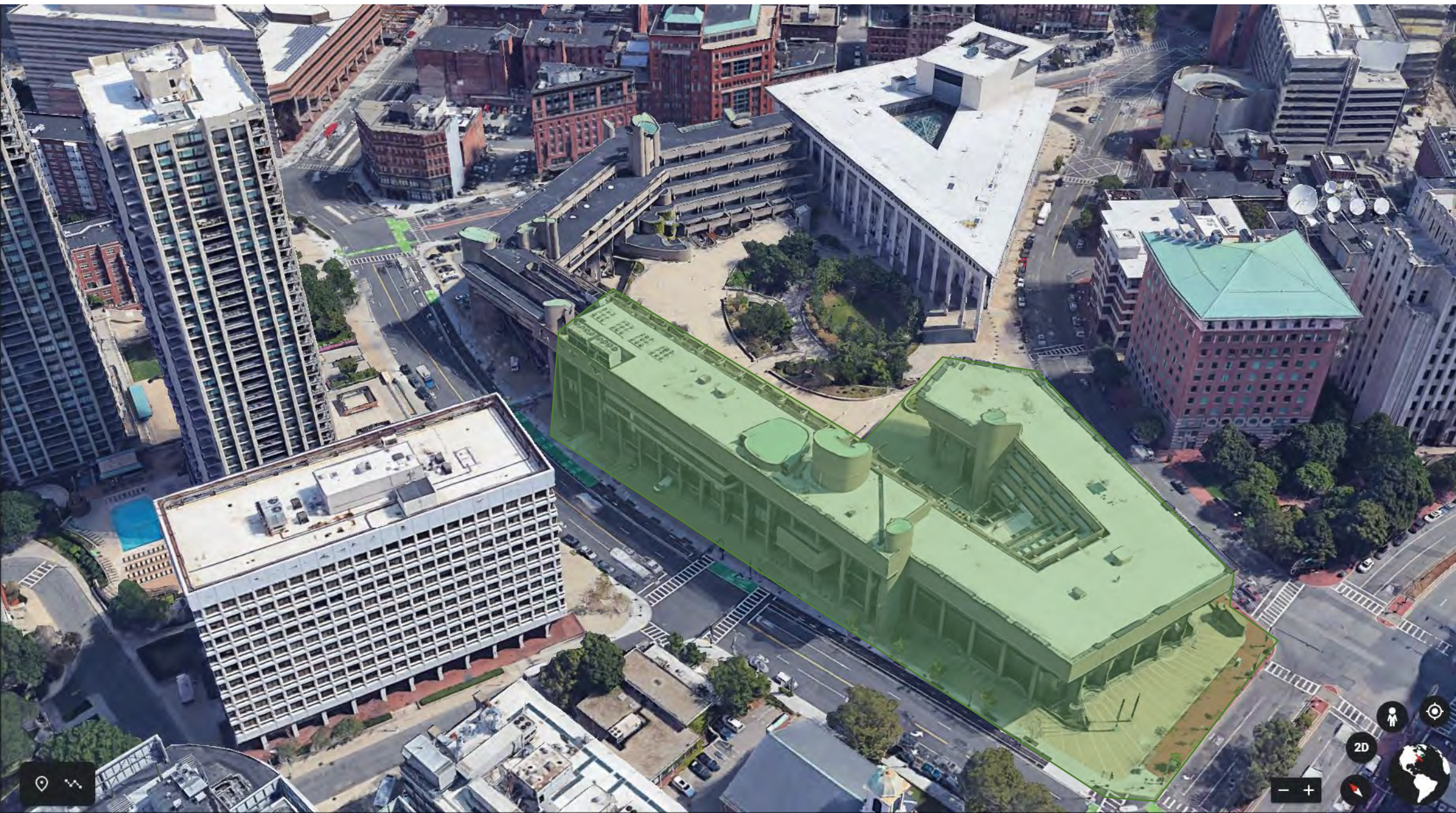


Welcome to the Public Hearing on the
Hurley Redevelopment Project.

We will be starting the meeting shortly.

Note: this meeting will be recorded.



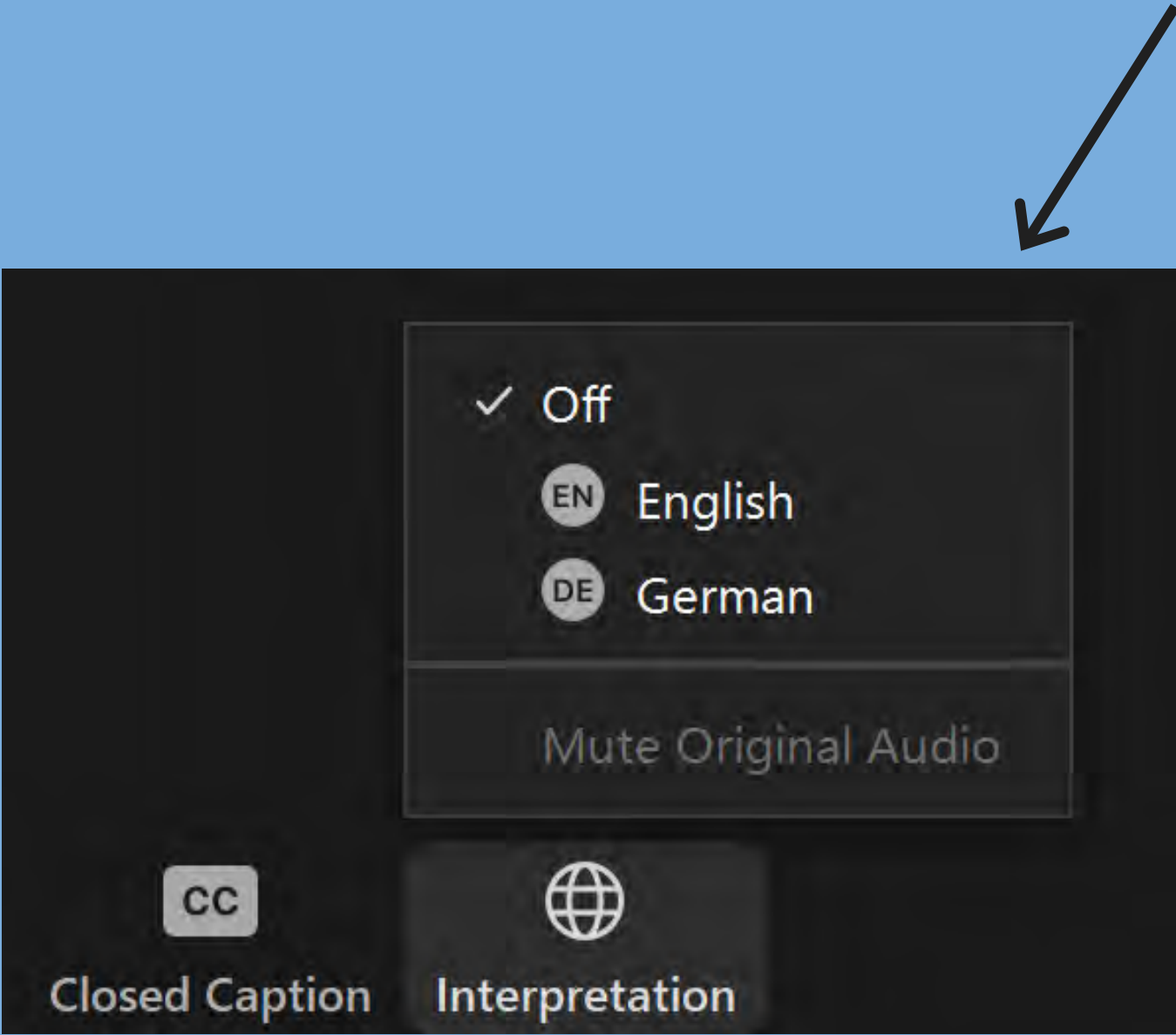
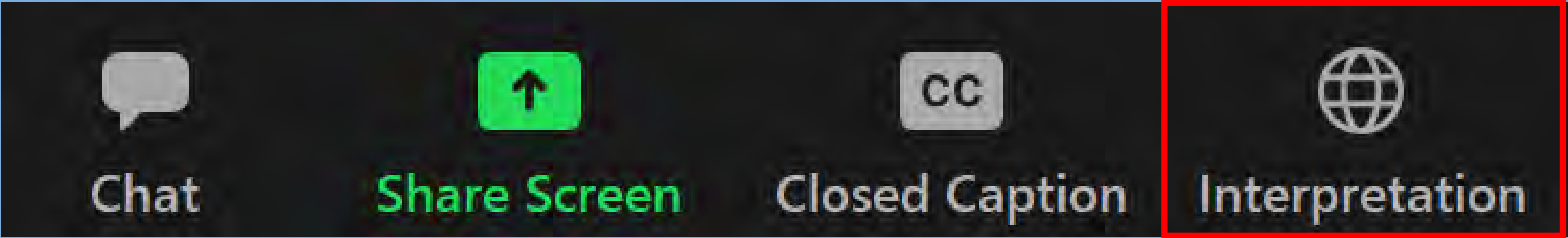


Select the language you would like to hear by clicking the [Interpretation](#) feature and selecting a language from the list provided.

To hear the interpreted language only, click [Mute Original Audio](#).

How To Use Zoom

Interpretation



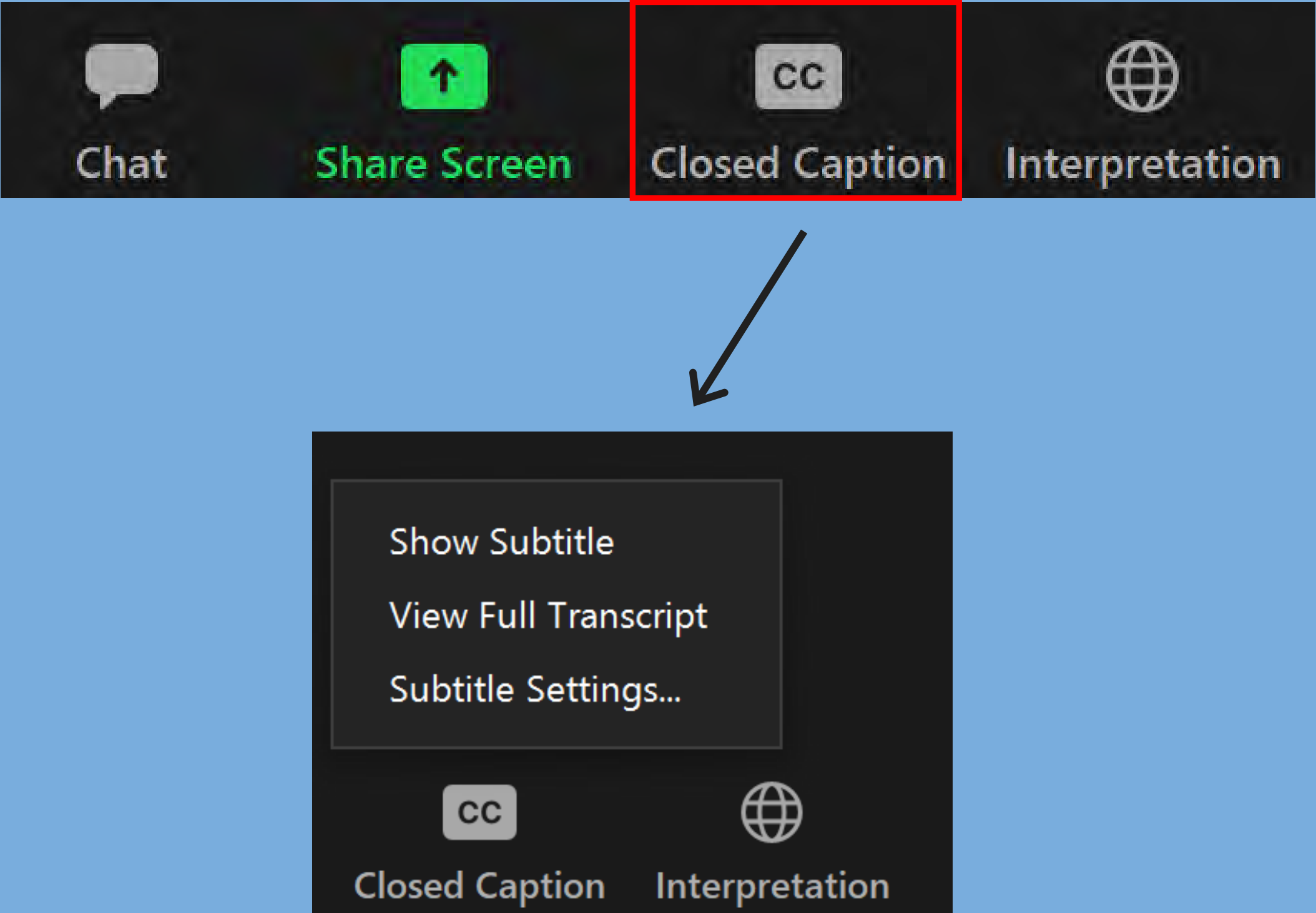
You can view closed captions by clicking the [Closed Captions](#) feature and selecting from the options shown.

[Show Subtitle](#) will display a caption at the bottom of the screen.

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How To Use Zoom

Captioning



To submit a question or comment anonymously, click the [Q&A](#) icon at the bottom of the window. When Q&A window pops up, type your question or comment in the comment box and then click the [Send anonymously](#) checkbox before clicking the [Send](#) button.

How To Use Zoom

Submit a Question / Comment Anonymously



What's your favorite candy?

☒ Send anonymously

Cancel

Send

A photograph of the Hurley Building, a modern concrete structure with a curved, tiered design, set against a blue sky with scattered white clouds. The building's facade is composed of large, textured concrete blocks and columns.

Privacy Statement

By registering for this meeting, you are signing up to receive project emails and updates at your email address. Please note that the information you use to register for this meeting (including name and email) may be disclosed in response to a public records request. If you prefer to remain anonymous and not have your information shared or retained, please email us at hurleyredev.dcammm@mass.gov. You can also always unsubscribe from the mailing list at any time.

Written questions or comments may be submitted anonymously during this meeting.

A photograph of the Hurley Building, a modern concrete structure with a curved, tiered design, set against a blue sky with scattered white clouds. The building's facade is composed of large, textured concrete panels and columns.

Agenda

6:30 Meeting Overview

6:40 Presentation on Project Proposal

7:00 Public Comment / Questions and Answers





Opening Remarks

- Carol Gladstone, DCAMM Commissioner
- Abi Vladeck, Director of Public/Private Development

Purpose of Tonight's Hearing

The Asset Management Board (AMB) is reviewing a project proposal for the long-term lease of the Hurley Building and acquisition of leased space for Commonwealth agencies.

The AMB requires:

- A two-step process of preliminary and final reviews
- A public hearing to gather input before making a decision



About the Asset Management Board

Legislatively created in 1990, the 5-member AMB reviews and authorizes proposed projects that involve the long-term lease of real estate assets held by state agencies.

DCAMM will ask the AMB to consider a long-term lease of the Hurley Building site, and the acquisition of replacement lease space for state agencies.



DCAMM is setting the parameters for an RFP that developers will respond to for the rights to redevelop the site.

We are not putting forth a development proposal now.

Purpose of Tonight's Hearing

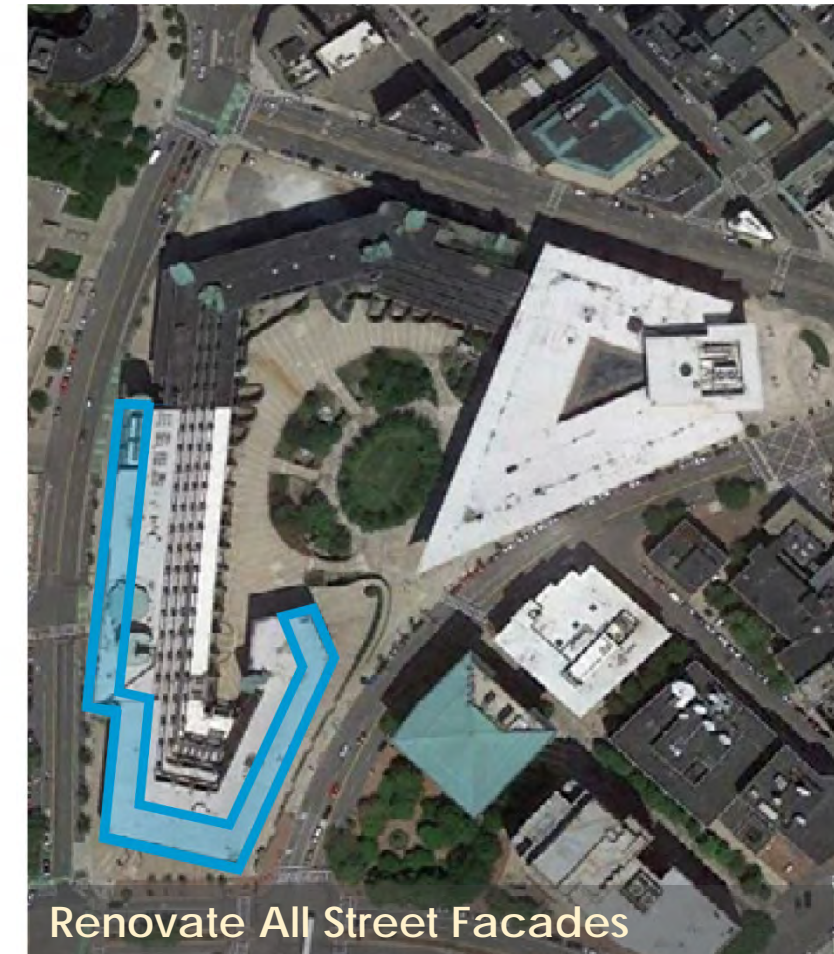


DCAMM is setting the parameters for an RFP that developers will respond to for the rights to redevelop the site.

We are *not* putting forth a development proposal now.

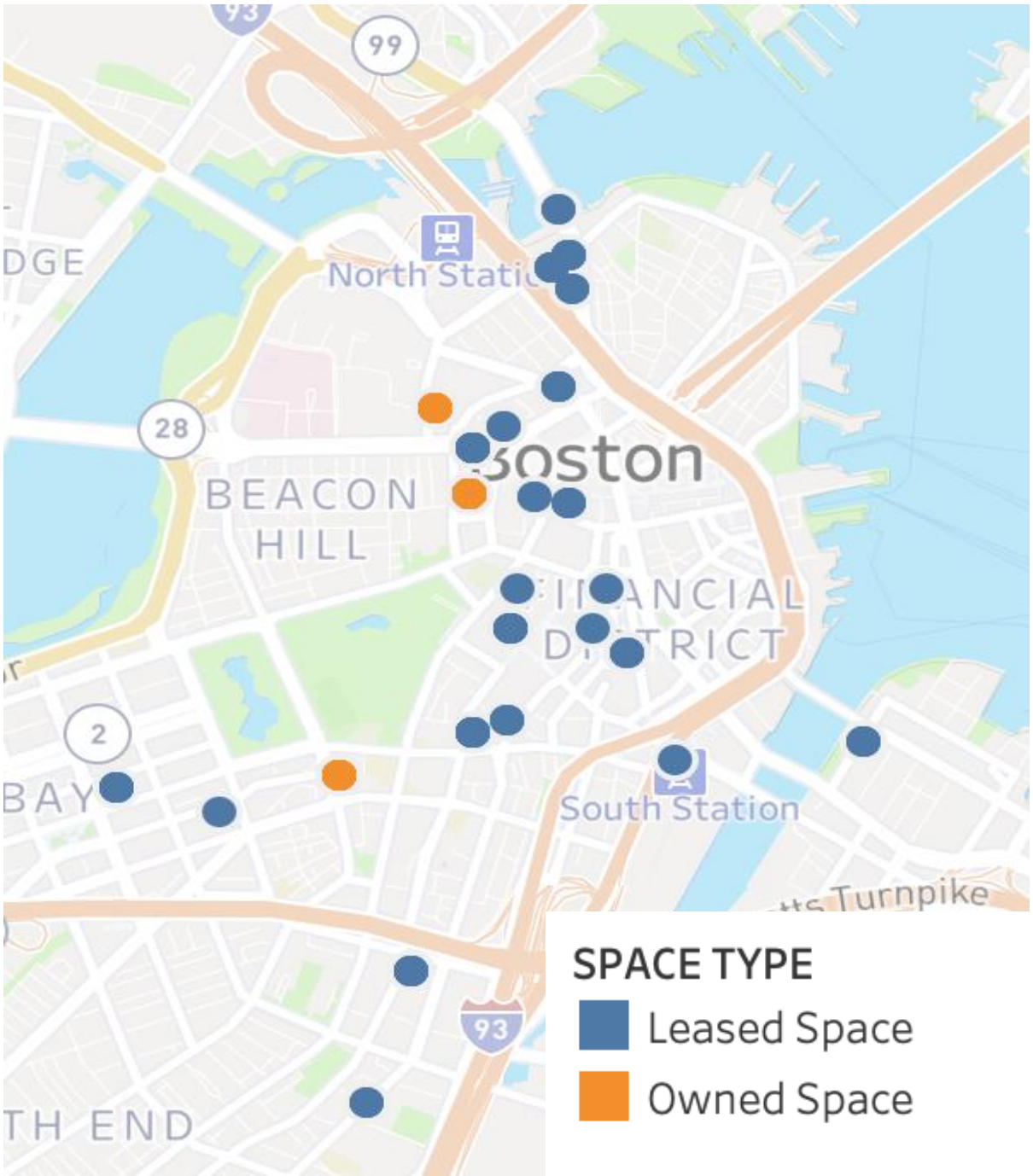
We plan to encourage adaptive reuse and building retention, but no options are “off the table.”

Will the Building be Demolished?



- 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 from an imposing super-block into a pedestrian-friendly, 24/7 neighborhood

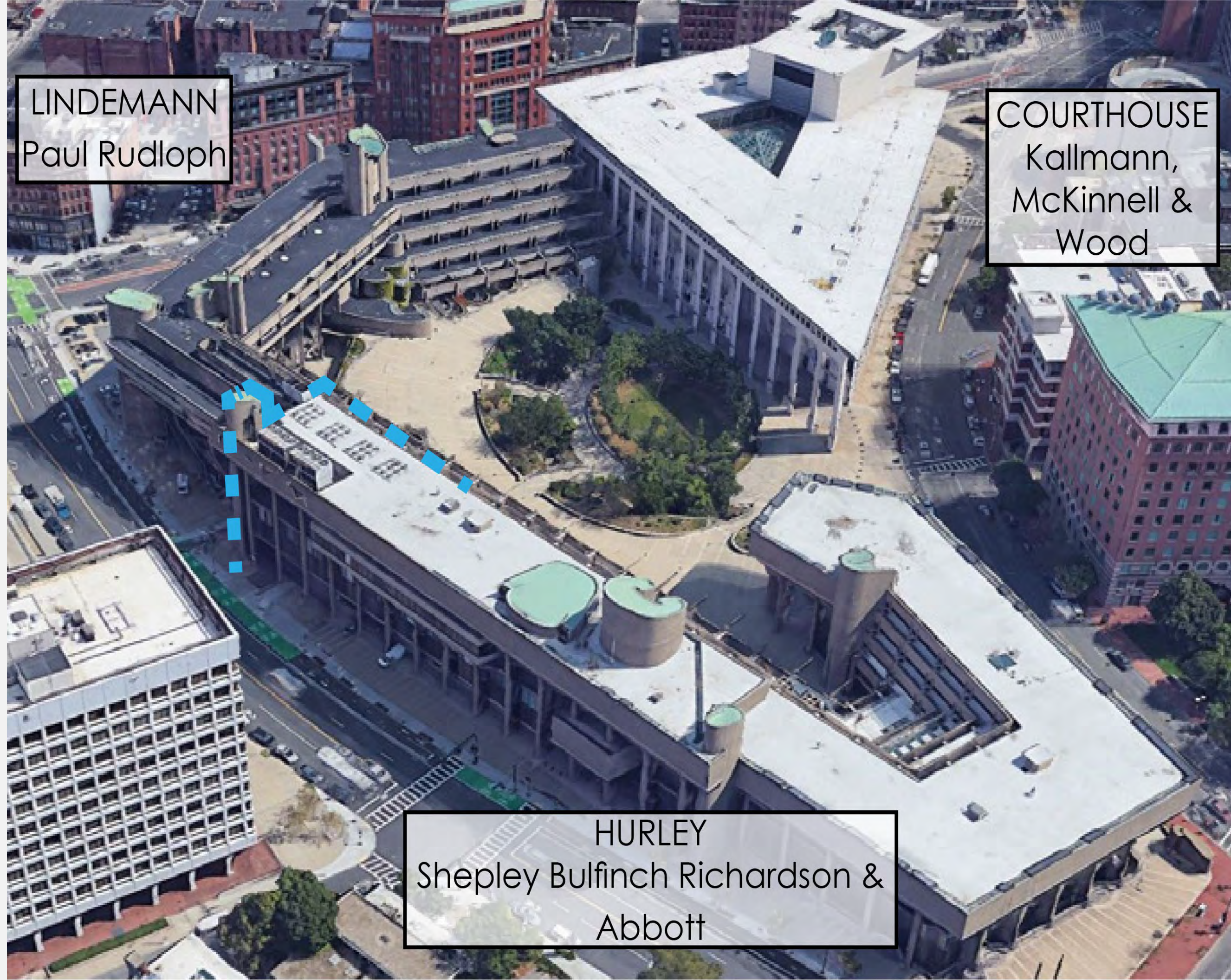
Asset Management Goals



The Charles F. Hurley building
houses state offices for state Labor
and Workforce agencies.

The building is facing **\$225+ million**
in capital renewal needs.

Site Context



LINDEMANN
Paul Rudolph

COURTHOUSE
Kallmann,
McKinnell &
Wood

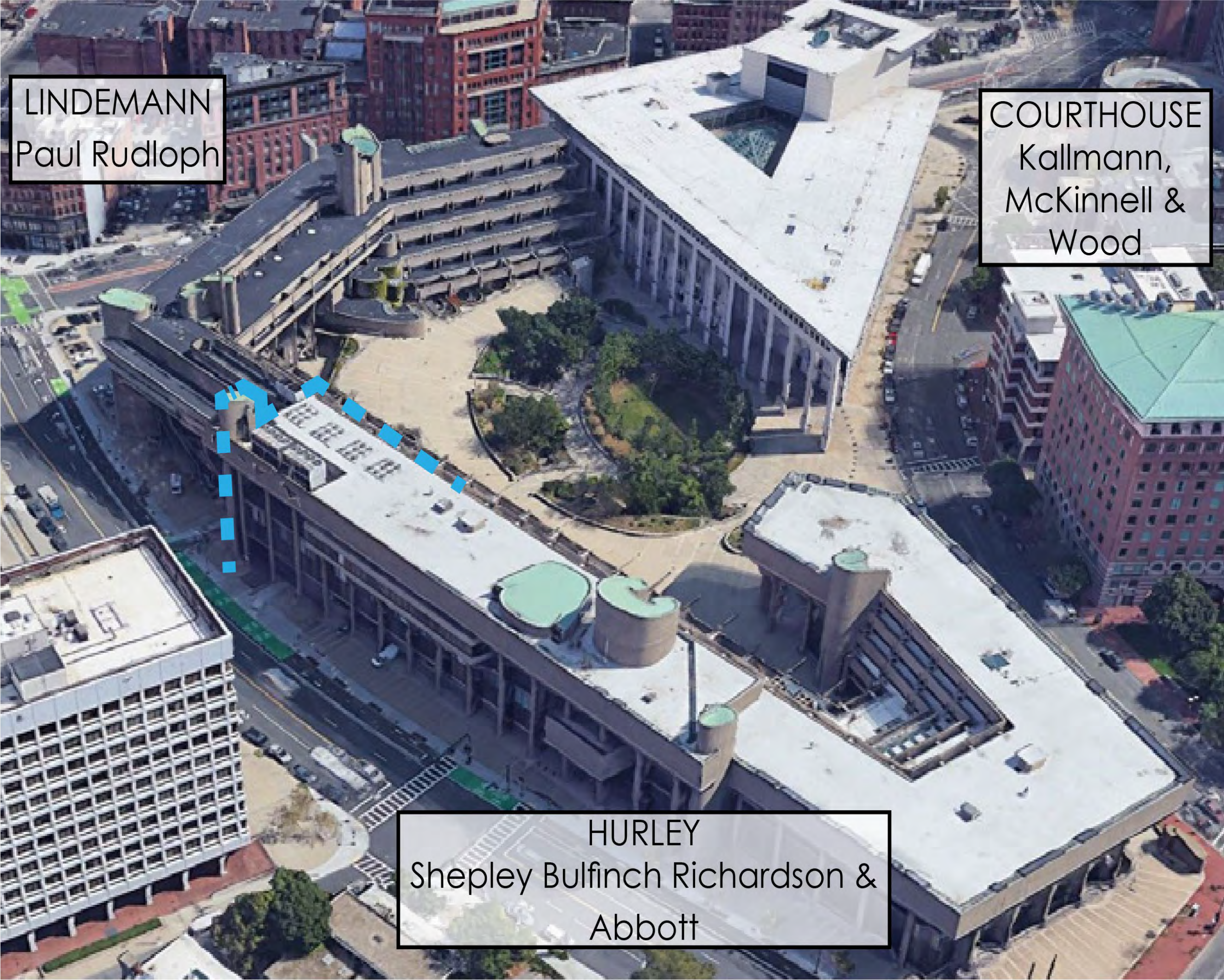
HURLEY
Shepley Bulfinch Richardson &
Abbott

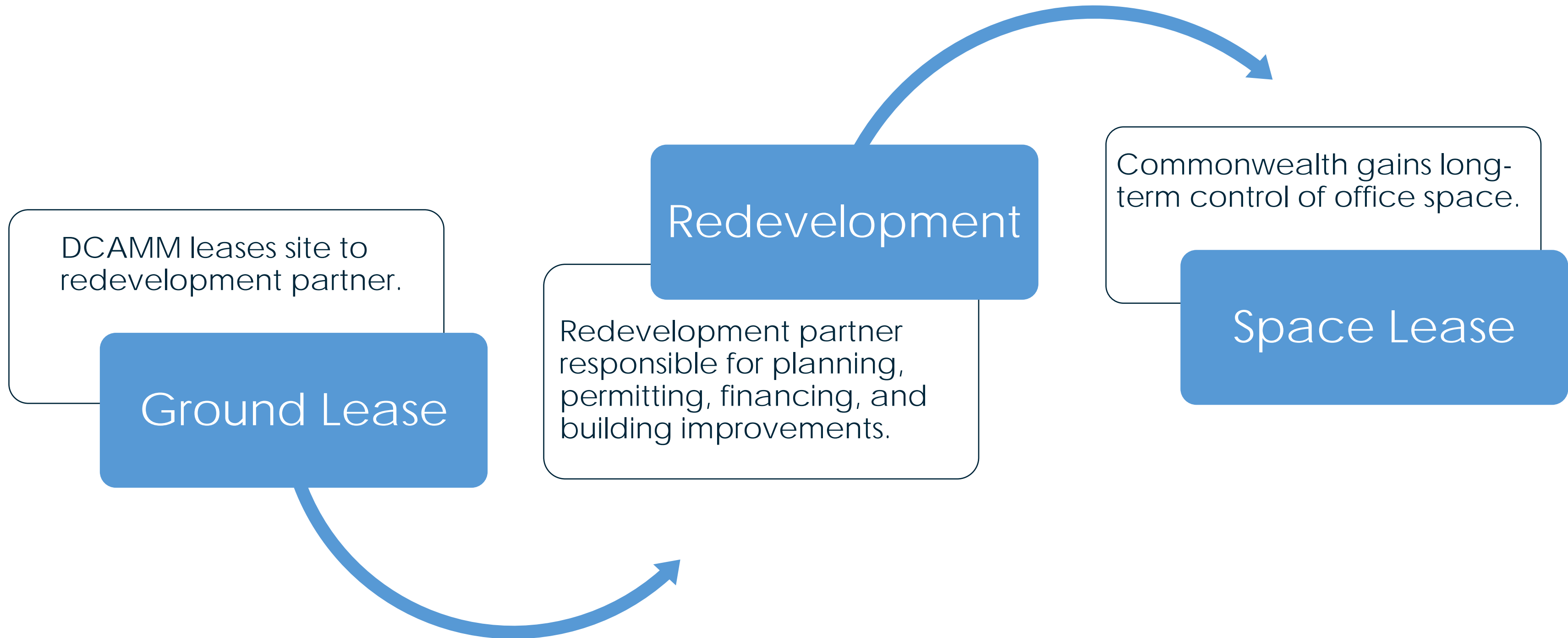


Site Area	3.25 acres
Gross Area	327,000 SF
Useable Area	241,000 SF
Occupants	675
Parking	200 cars +/-
Parking levels	2
Year of occupancy	1971
Deferred Maintenance	\$225+ million

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

Building Information



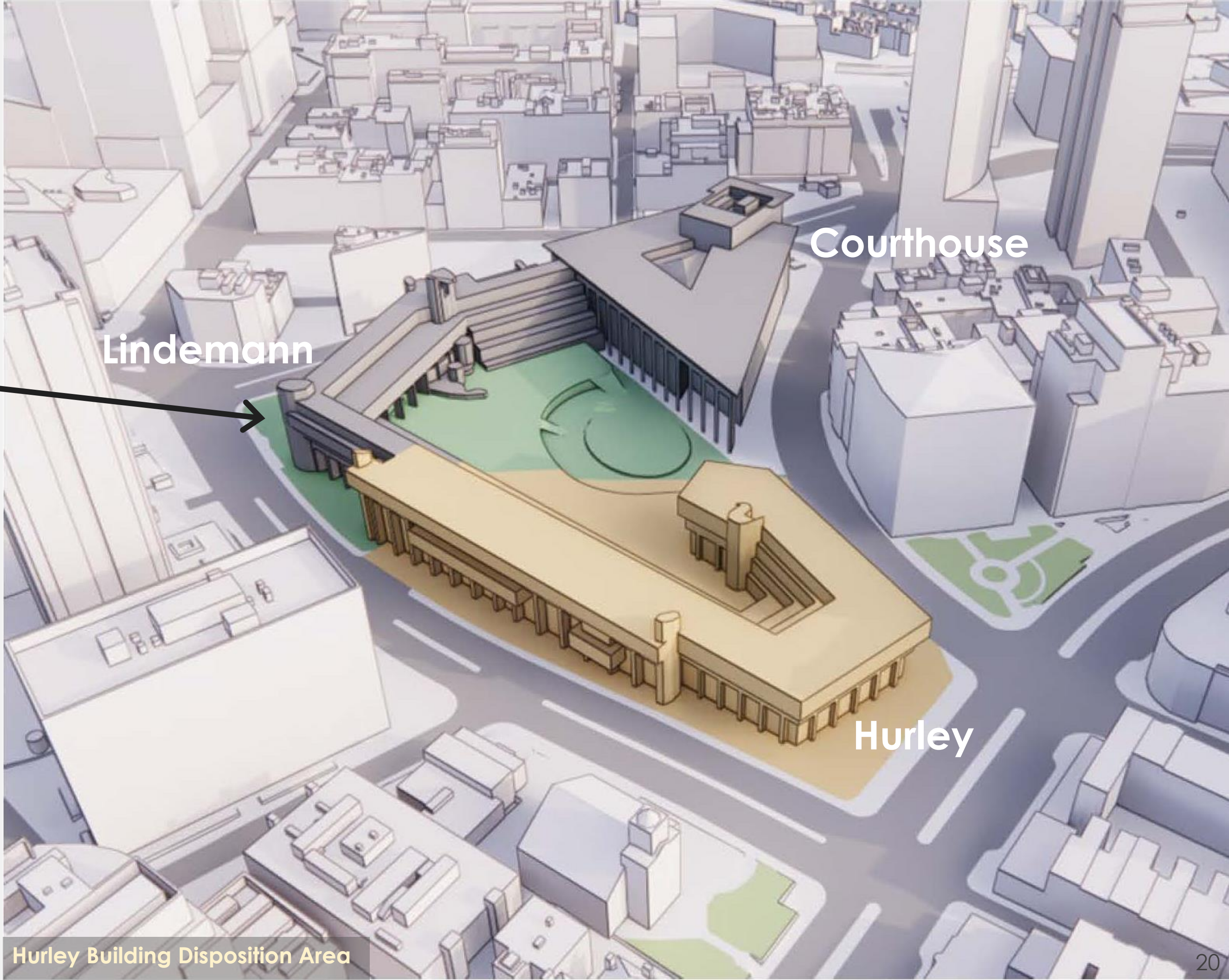


Public-Private Partnership

1. Introduce more, diverse uses
2. Introduce private capital
3. Stabilize occupancy costs
4. Engage private sector creativity

Why a Public-Private Partnership?

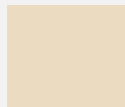




KEY



Open Space Improvement Area



Hurley Disposition Area

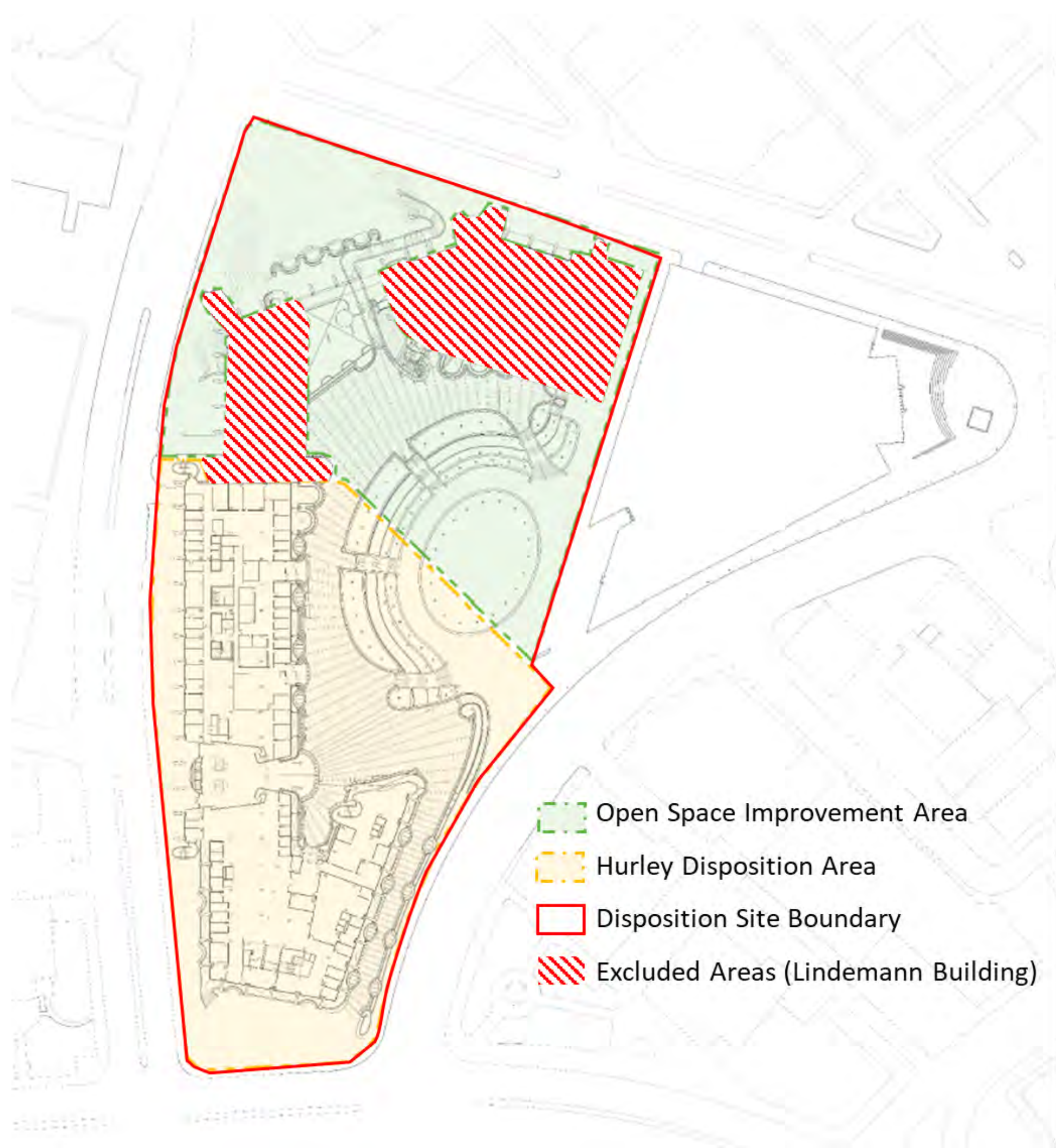
Project Scope



To address neighborhood and preservation concerns, DCAMM will offer the entire site – including the open space surrounding Lindemann – as part of the project.

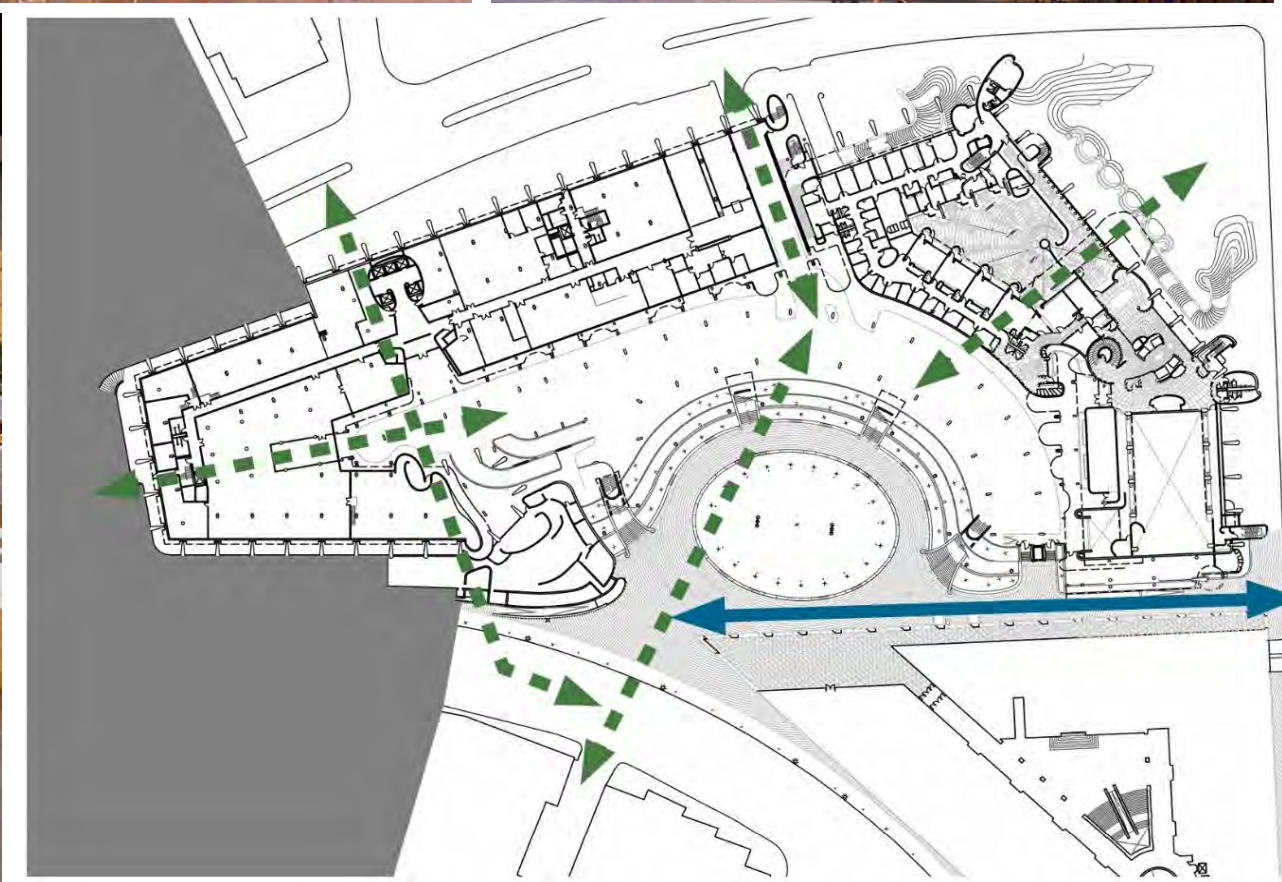
Open Space Improvement Area could not have permanent structures, and the ground lease for it could be revoked at any time.

Project Site



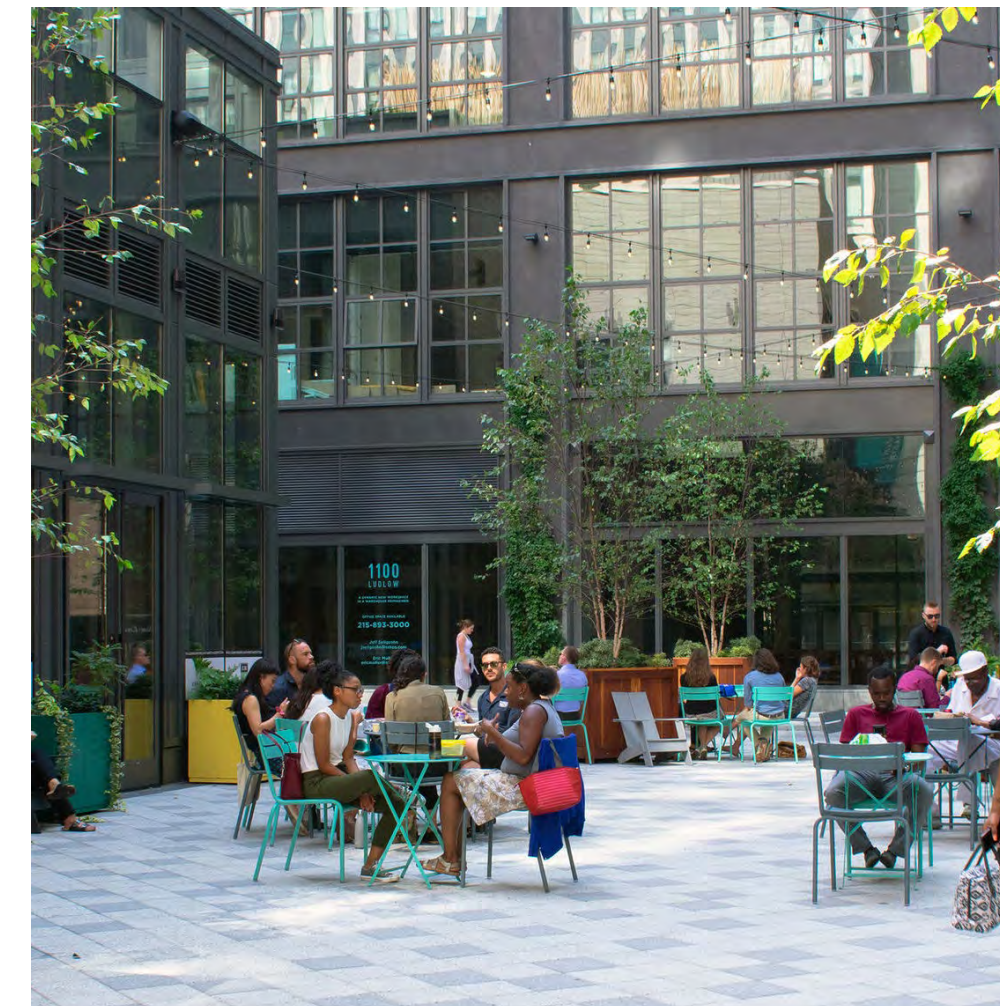
1. Financial Benefits
2. Long-Term Lease to the Commonwealth
3. Addressing Capital Needs (including energy use)
4. Improved Urban Design
5. Thoughtful Approach to Historic Preservation
6. Economic Benefits
7. Transit-Oriented Development

Public Benefits



1. Up to 350,000 Gross Square Feet of office space.
2. Office space expected to be provided on-site, but other proposals will be accepted.
3. Replace existing parking (200 cars).

DCAMM Requirements





Proposed Disposition Process

And Project Timeline



RFP evaluation criteria will include, but are not limited to:

1. Team qualifications

Experience with similar

Ability to execute

Diversity and inclusion

2. Development proposal

Market / financial feasibility

Permitting feasibility

3. Design proposal

Adherence to design guidelines (urban design, building design, sustainable design)

4. Business terms

Space cost to Commonwealth



Proposed Disposition Process

And Project Timeline



Project Definition

Expectations for urban realm? Historic preservation? Sustainability?

-> Public Input: Draft Project Proposal, Design Guidelines



RFP process led by DCAMM

Best value?
Adherence to design guidelines?
Team qualifications and diversity?
-> Public Input: Design Concepts



Article 80 process led by BPDA,
to include Impact Advisory Group.
Height? Density? Massing? Uses?
How to offset impacts of
development?
-> Public Input: Final Design,
Impact Mitigation

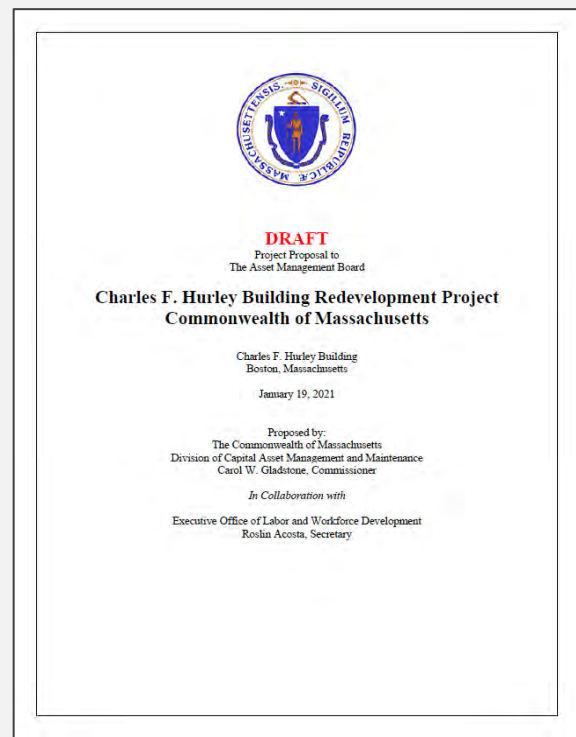


Timeline: Public Input

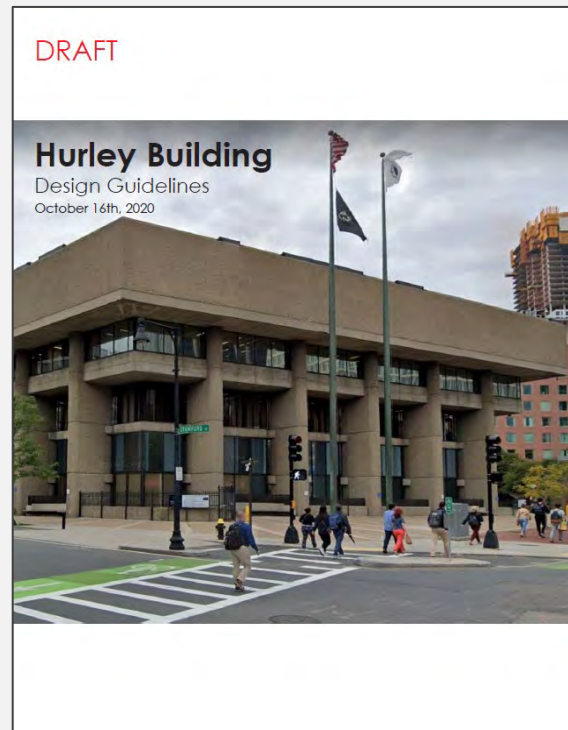
Comment period on Draft Project Proposal closes December 23

Stay
Connected!





Comment period on Draft Project Proposal closes December 23



Stay
Connected!

Web: mass.gov/hurley-redevelopment

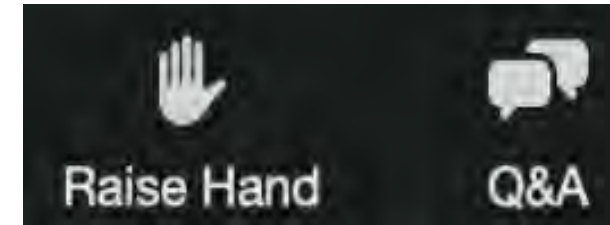
Email: HurleyReDev.dcammm@mass.gov

Mail: Abi Vladeck, DCAMM

1 Ashburton Place, 15th Floor

Boston, MA 02108

Please share only one question or comment at a time.



- Press the “Raise Hand” button to share your question or comment verbally. Wait for the moderator to recognize and unmute you before speaking
- All attendees who speak Spanish, please raise your hand to provide your comments/questions verbally for the interpreters to hear you comments

After you speak, we will lower your hand and you will be muted to allow the team to respond and provide opportunities for others to participate

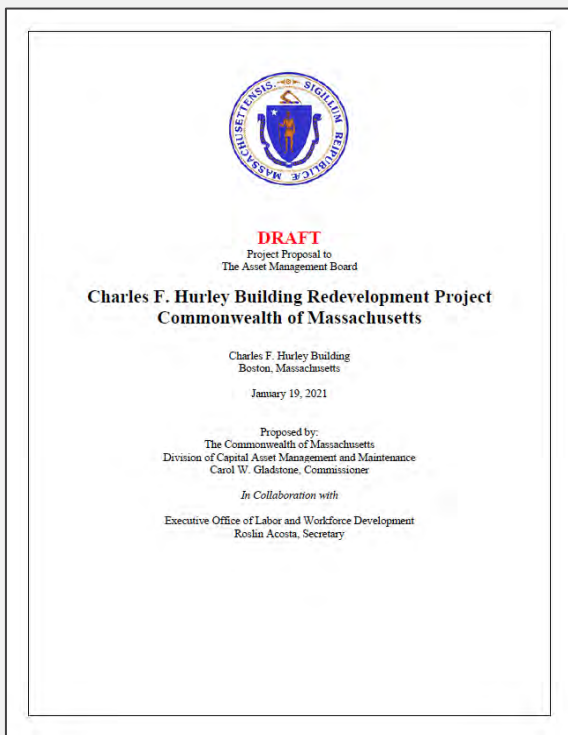
- Use the “Q&A” button to submit a typed question or comment

Public Comment

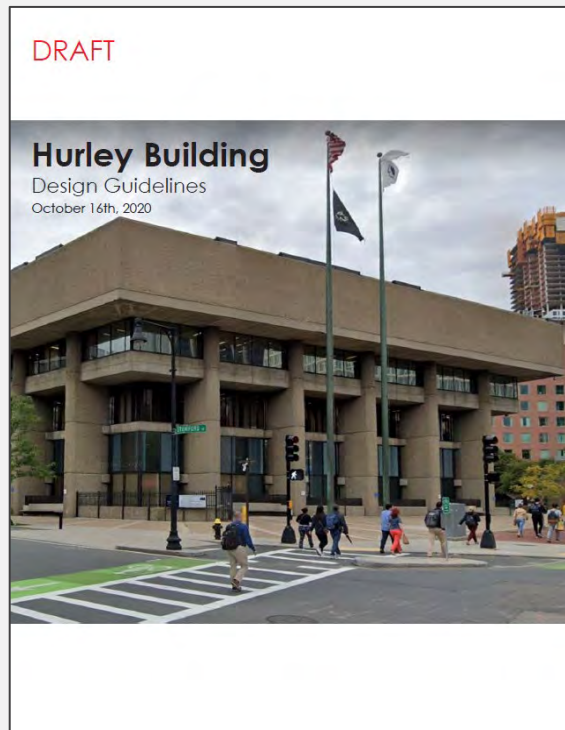
Comments may also be sent to HurleyReDev.dcammm@mass.gov or via mail to:

Abi Vladeck, DCAMM, 1 Ashburton Place, 15th Floor, Boston, MA 02108





Comment period on Draft Project Proposal closes December 23



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