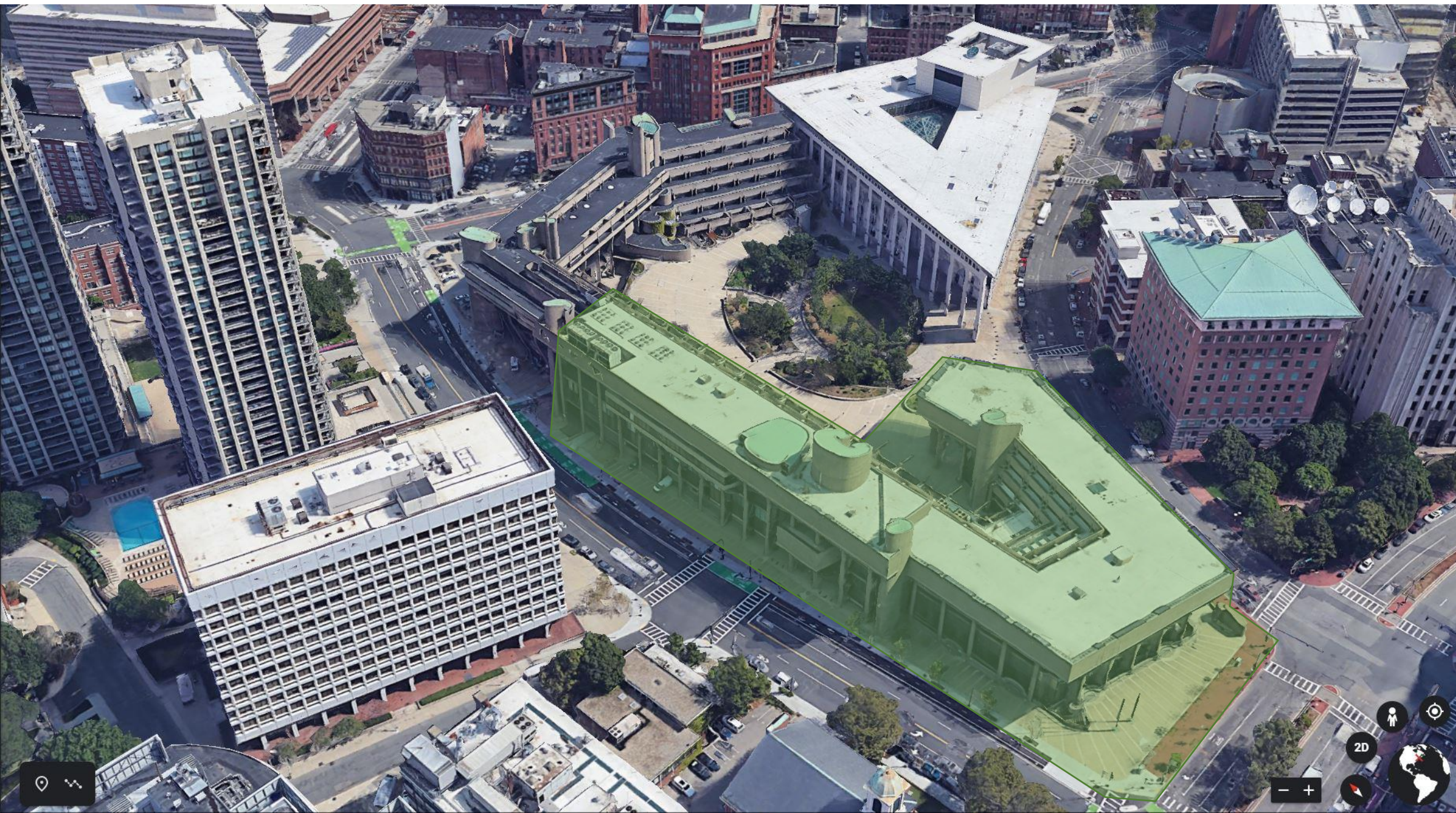


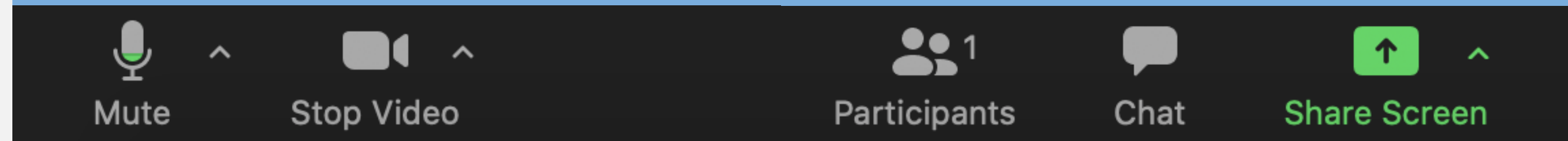
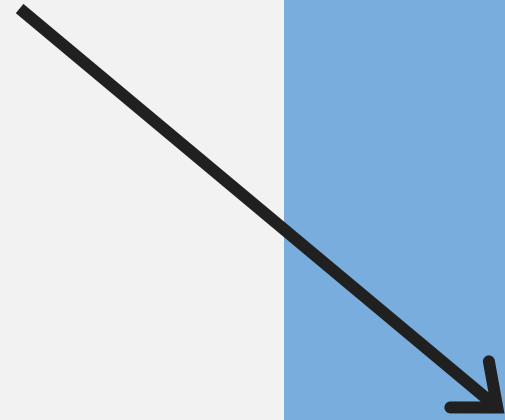
Welcome to the Community Meeting on the Hurley Redevelopment Project.

We will be starting the meeting shortly.





We ask all participants to **mute themselves** during the presentation.



How To Use Zoom

Muting Yourself

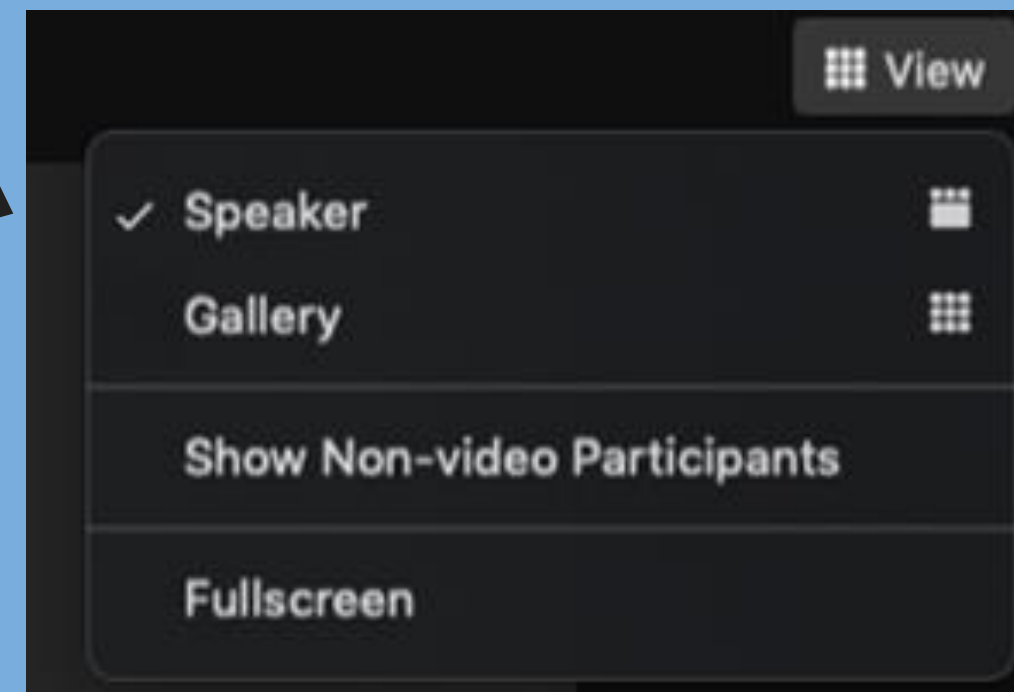
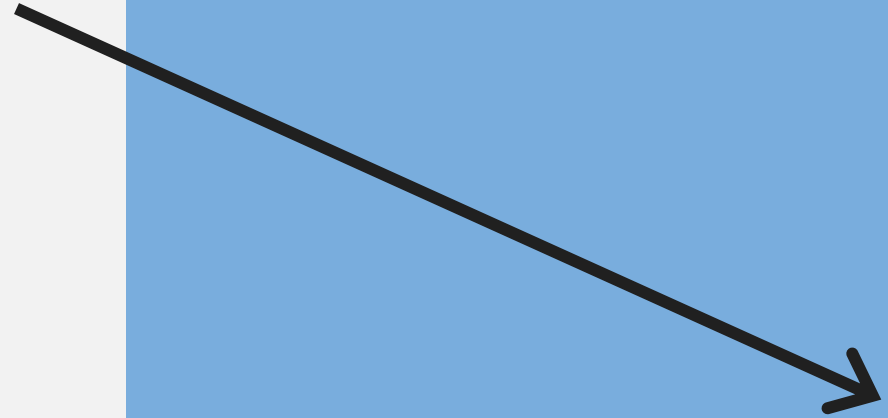


If you're on a computer, toggle **Speaker View** to see the presentation prominently.

If you're on a smartphone, **swipe to change views**.

How To Use Zoom

View Presentation

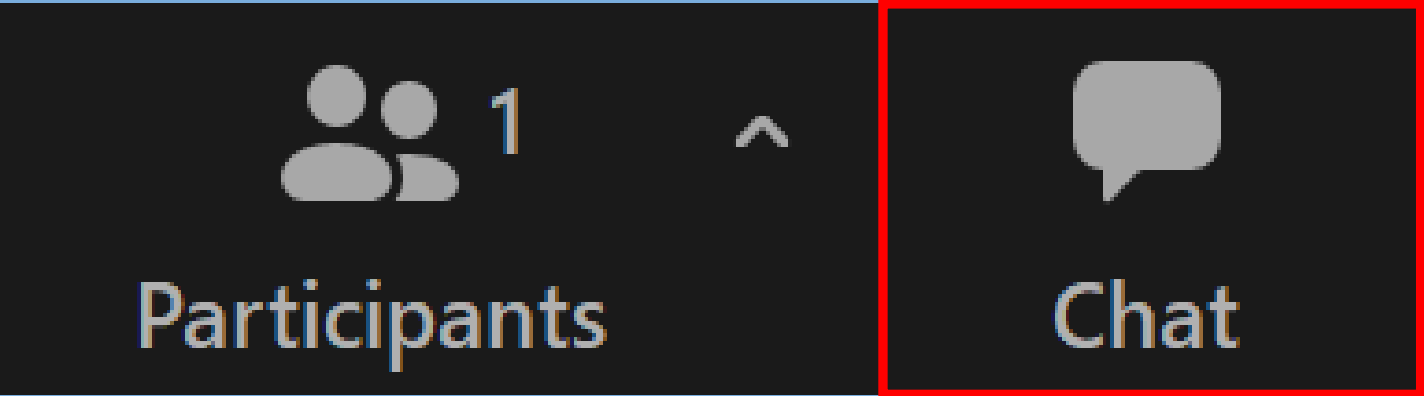


You may use the **Chat button** to submit a typed question or comment at any point during the meeting.

If you have a technical problem, please share your issue in the **Chat feature** at any point during the meeting, and we will respond as quickly as possible.

How To Use Zoom

Chat

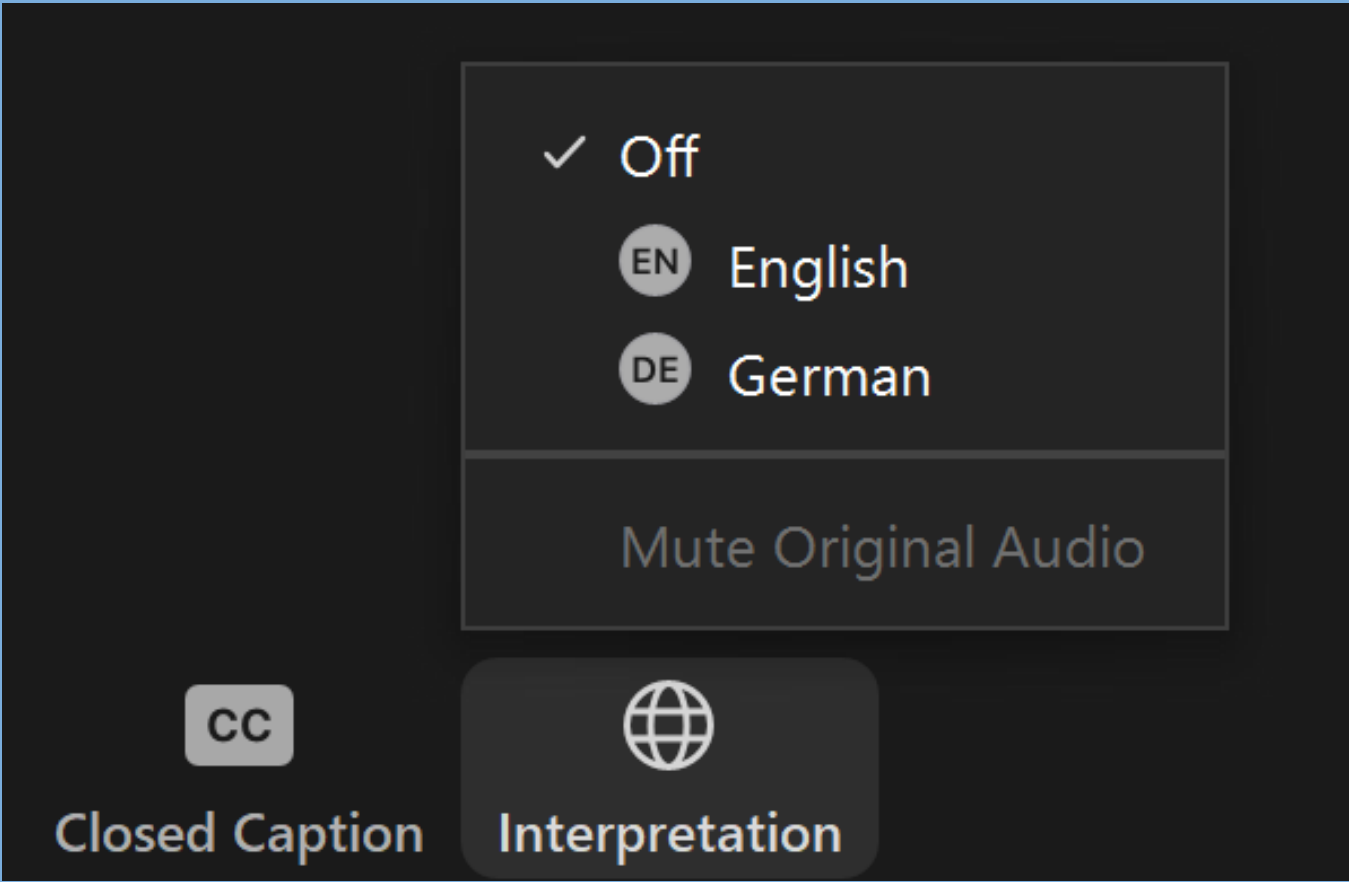
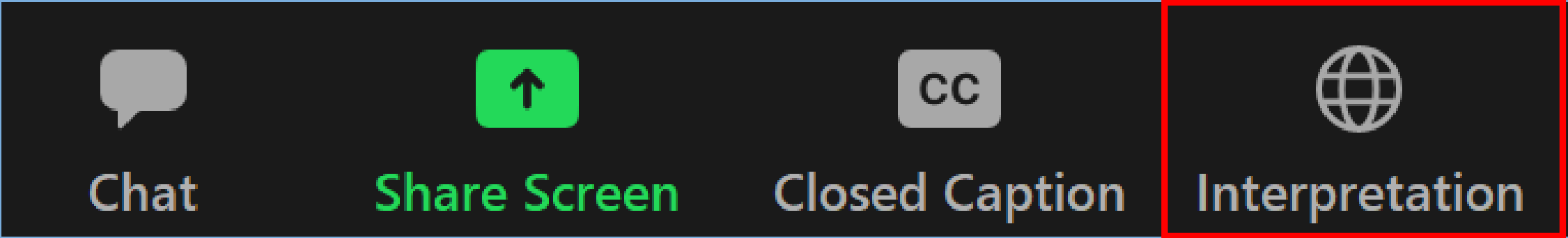


Select the language you would like to hear by clicking the [Interpretation](#) feature and selecting a language from the list provided.

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

How To Use Zoom

Interpretation



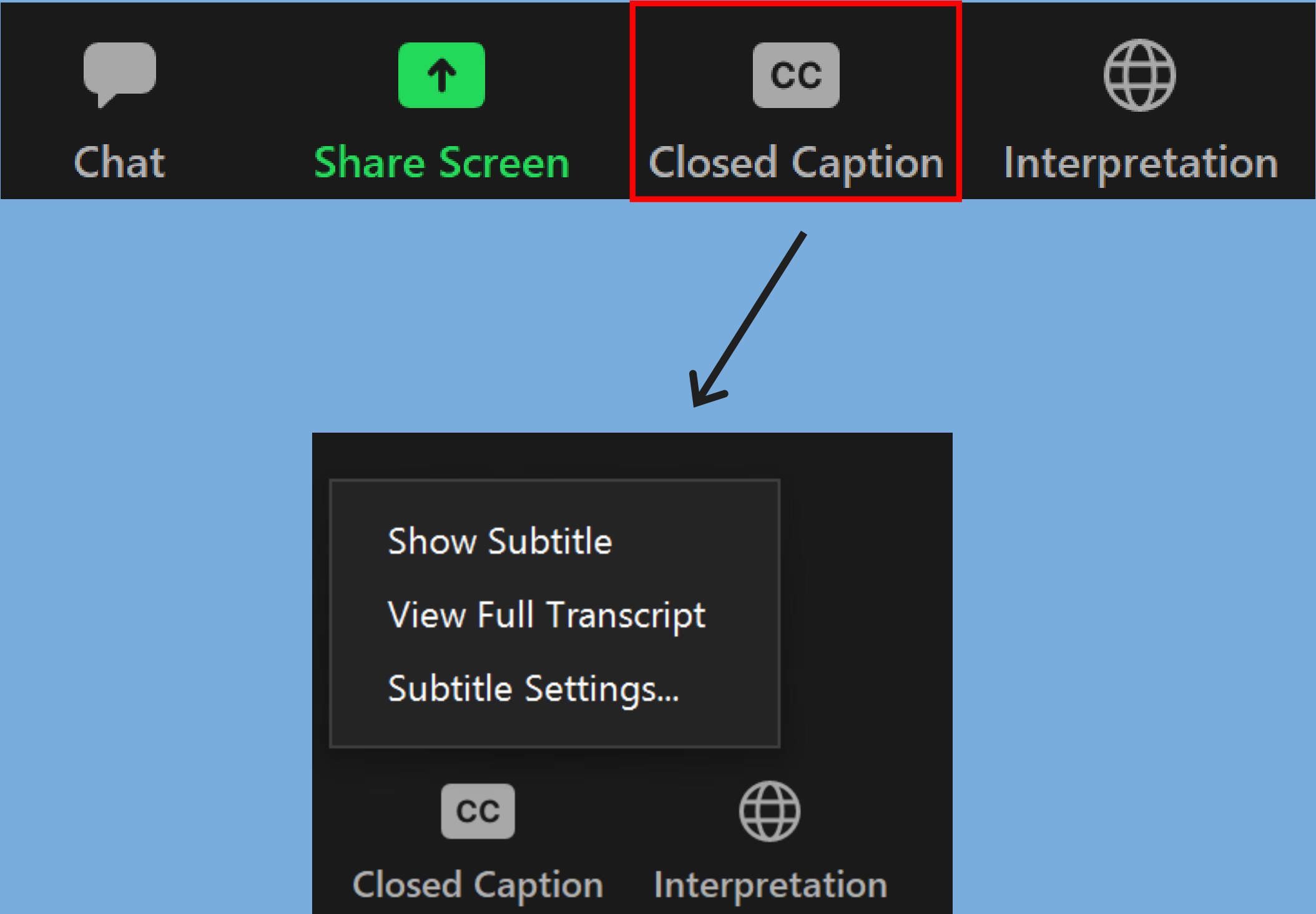
You can view closed captions by clicking the **Closed Captions** feature and selecting from the options shown.

Show Subtitle will display a caption at the bottom of the screen.

View Full Transcript will display the meeting's audio transcription in a window to the right.

How To Use Zoom

Captioning



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

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6:45: Project Introduction - Presentation

7:00: Draft Design Guidelines – Presentation and Polling

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Charles F. Hurley Building

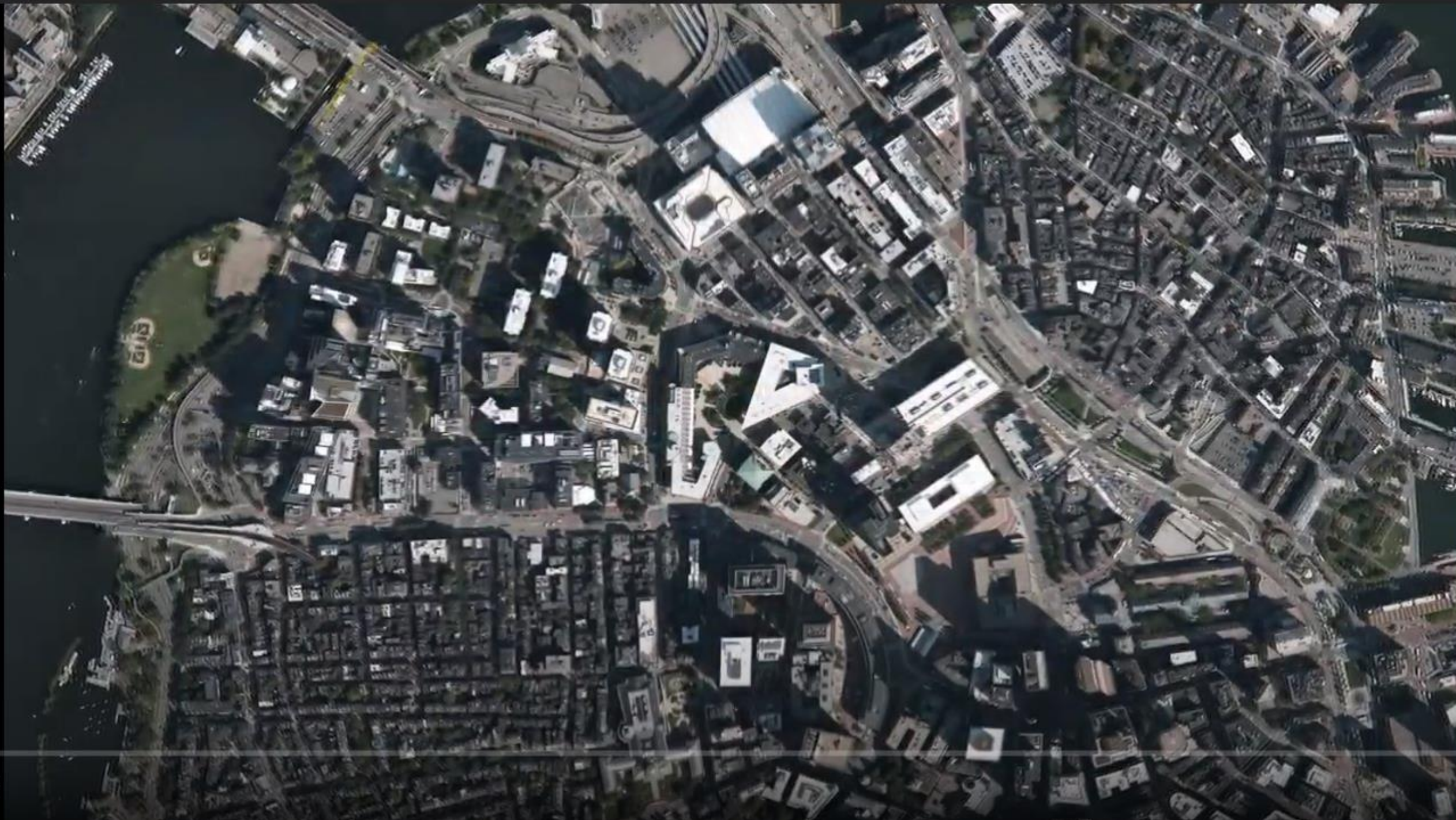
Project

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



YouTube

Search



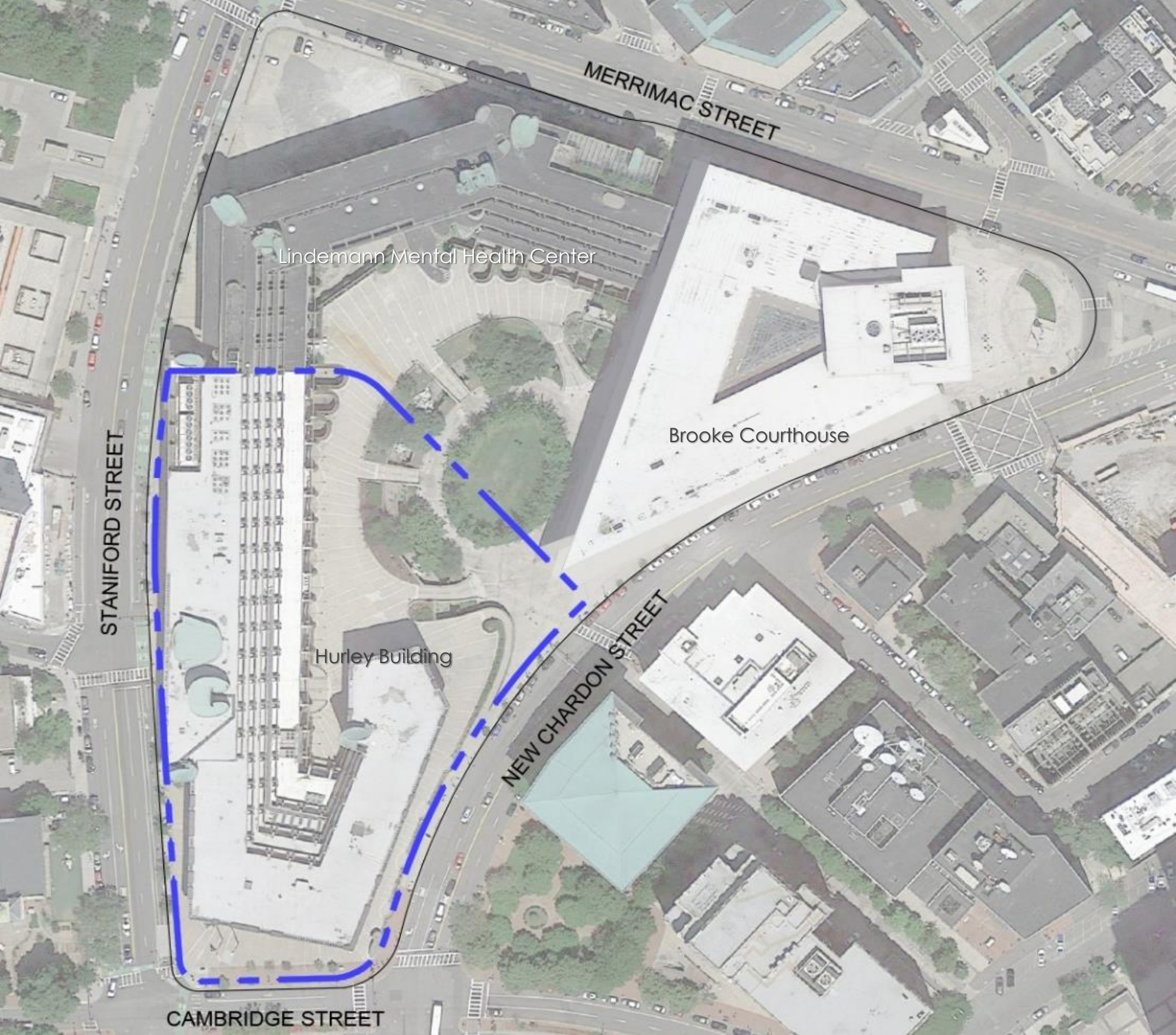
0:01 / 5:45



Video



Hurley Building | Design Guidelines | 11/19/20



Building Context

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

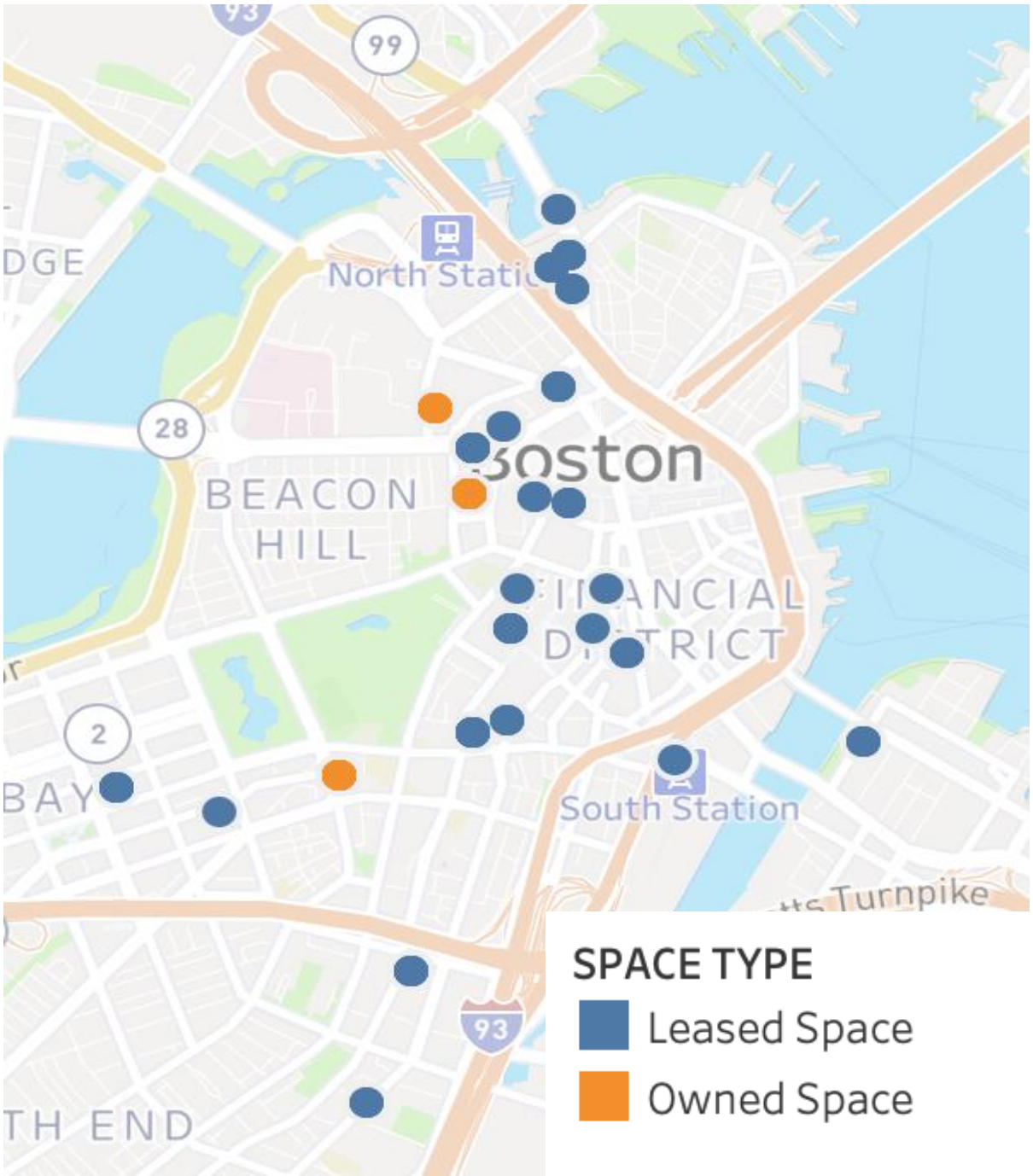
Bounded by Cambridge, New Chardon, and Staniford St

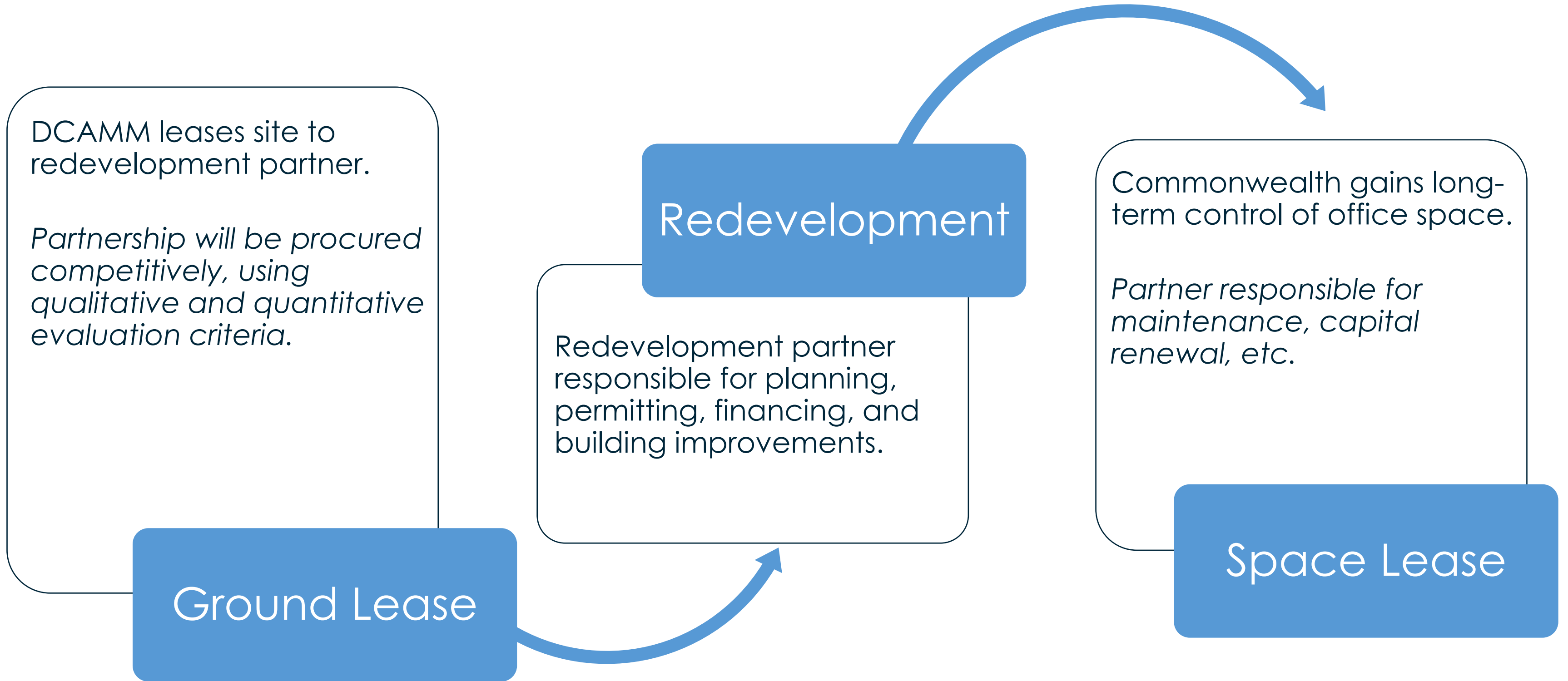
Part of the Boston Government Service Center Complex (BGSC)

Project does not include the Lindemann Mental Health Center.

- 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





Public-Private Partnership

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

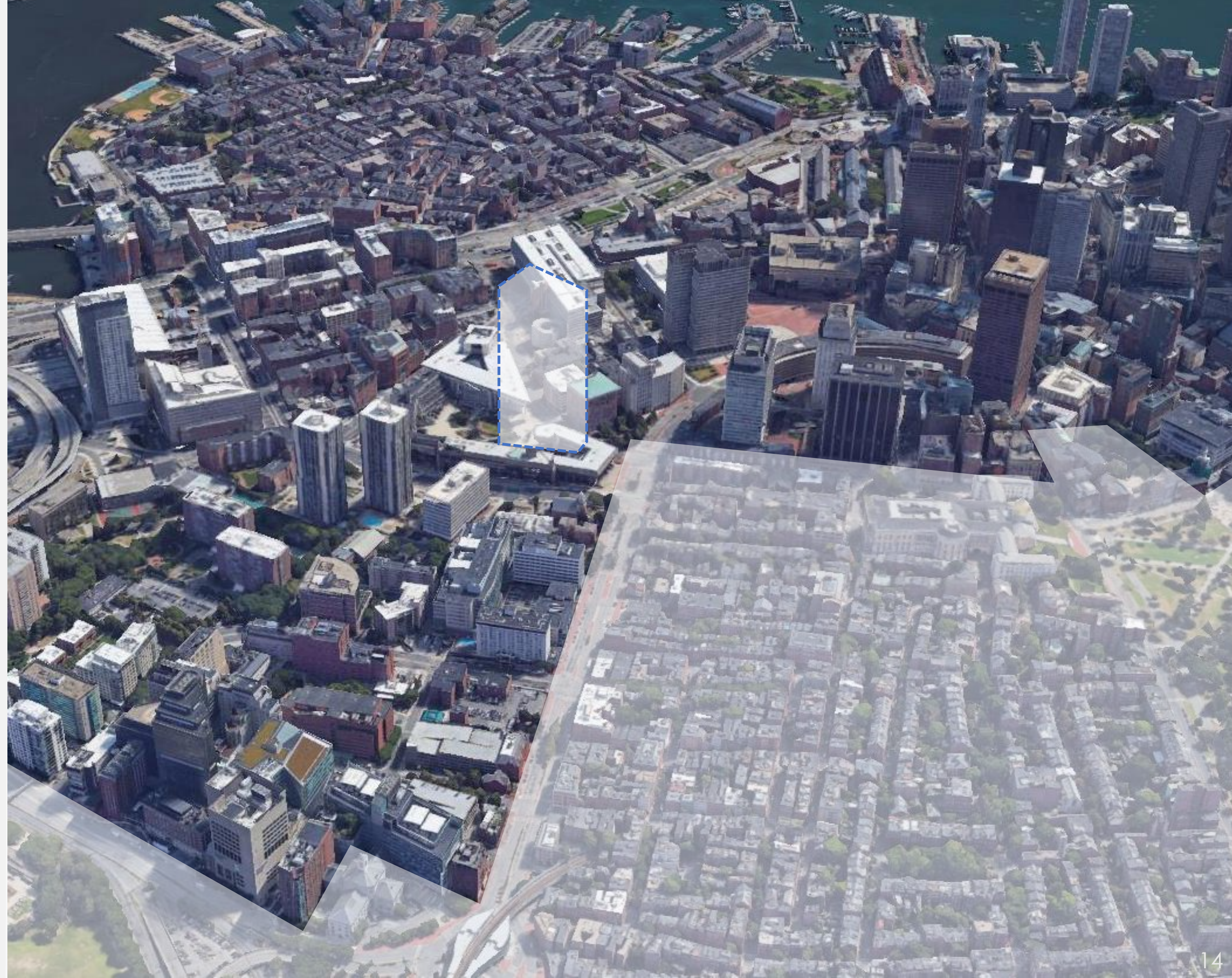
Development Reviews:

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

The site is zoned for more density than is currently realized.

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

Zoning & Regulatory Process



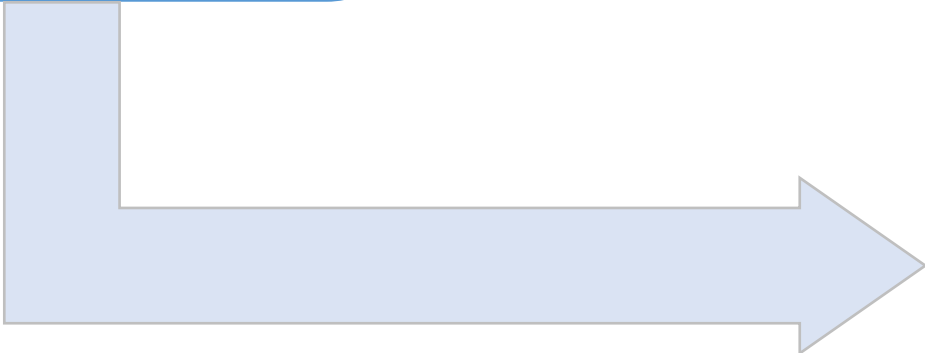
Who We've Heard From

- **Neighborhood associations**
- **Local elected officials**
- **Preservation advocates**
- **BPDA**
- **Informal advisory group**
- **Experts in planning, development, urban design, architecture and landscape architecture, historic preservation, and sustainability.**

Design guidelines

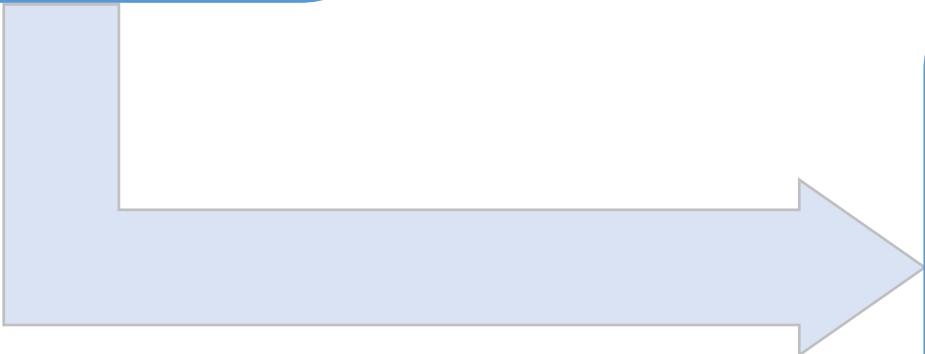
Expectations for urban realm? Historic preservation? Sustainability?

-> Public Input: 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

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.

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Sample Polls

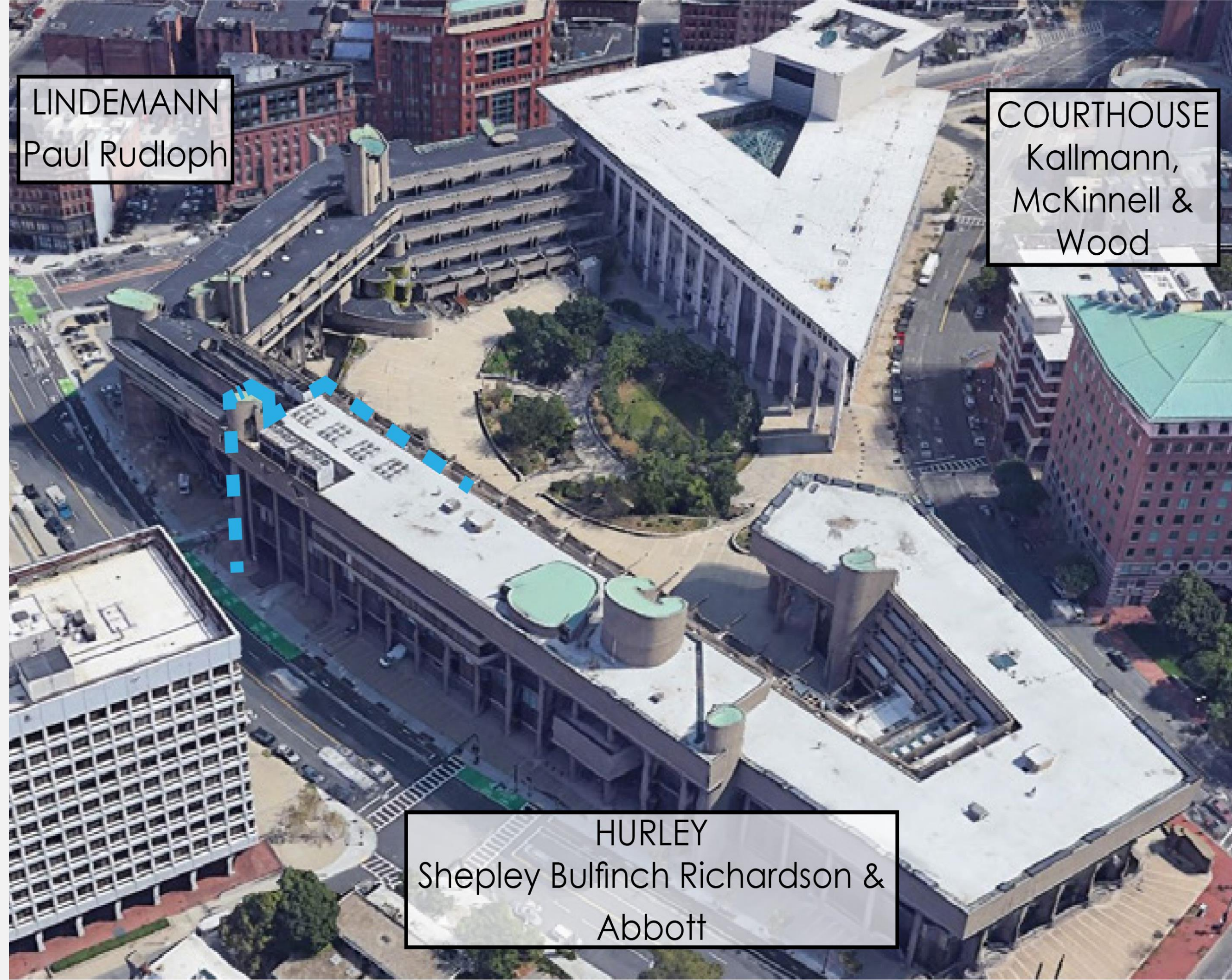


The Charles F. Hurley building houses state offices for the Department of Unemployment Assistance, MassHire, and other Labor and Workforce agencies.

As building and workplace standards have evolved and the structure has aged, **the need to renew – and re-imagine** – the Hurley building has become evident.

The Hurley building is part of a composition of buildings and open spaces conceived by Paul Rudolph in the 1960's, but not fully realized.

Introduction

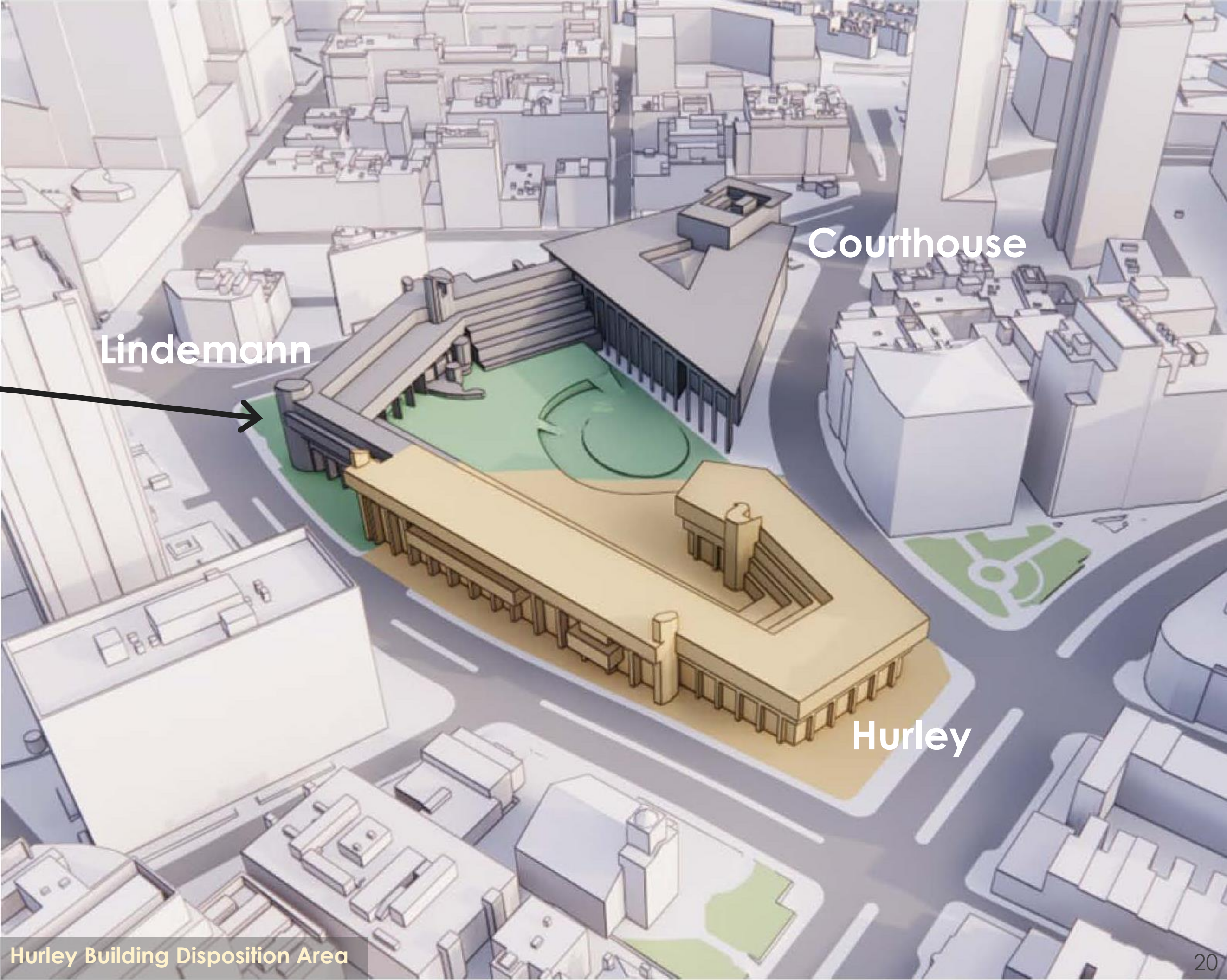


LINDEMANN
Paul Rudolph

COURTHOUSE
Kallmann,
McKinnell &
Wood

HURLEY
Shepley Bulfinch Richardson &
Abbott

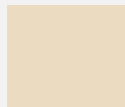




KEY



Open Space Improvement Area



Hurley Disposition Area

Project Scope





Lindemann/ Hurley Building

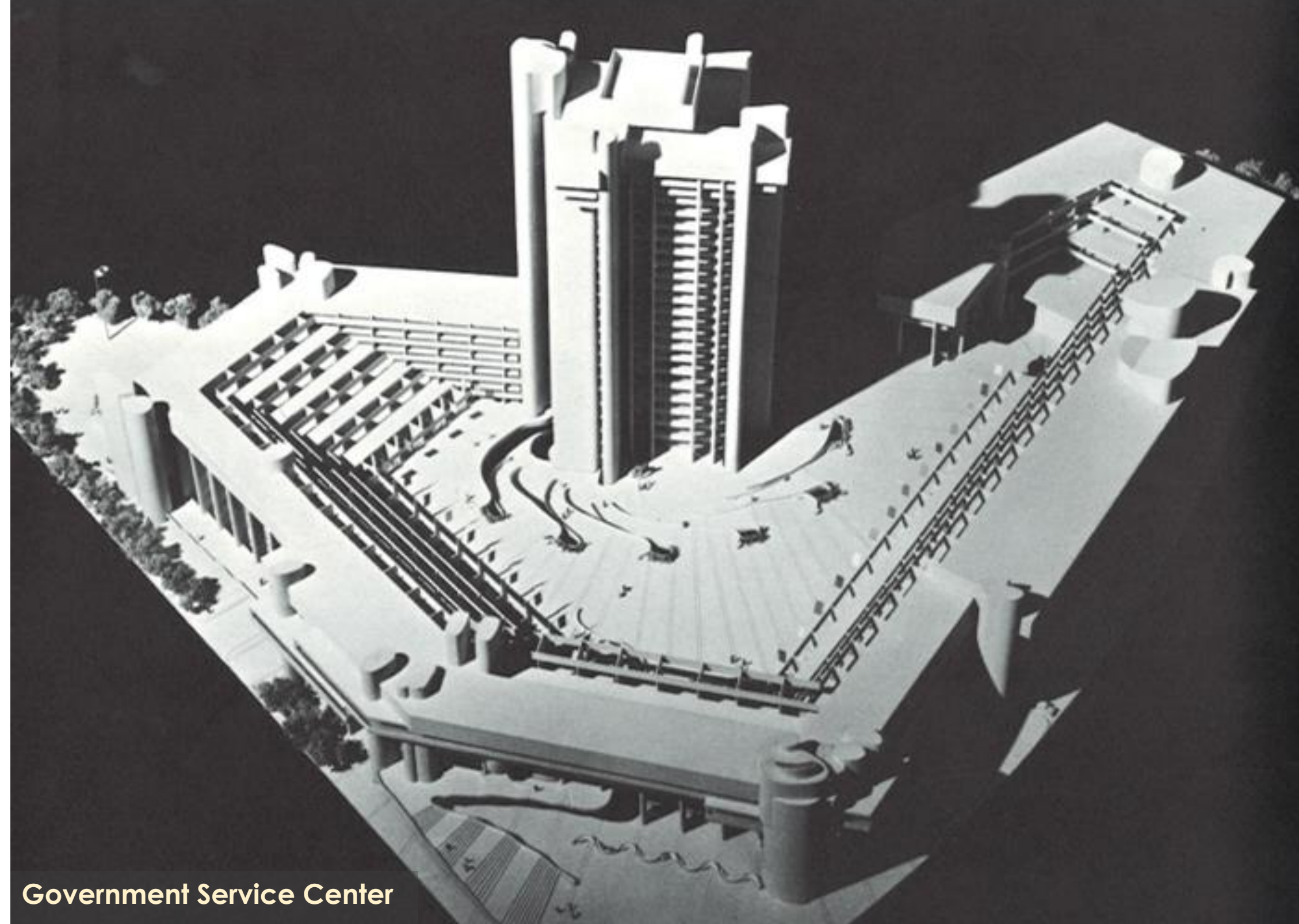


Lindemann/ Hurley Building

Historical Significance

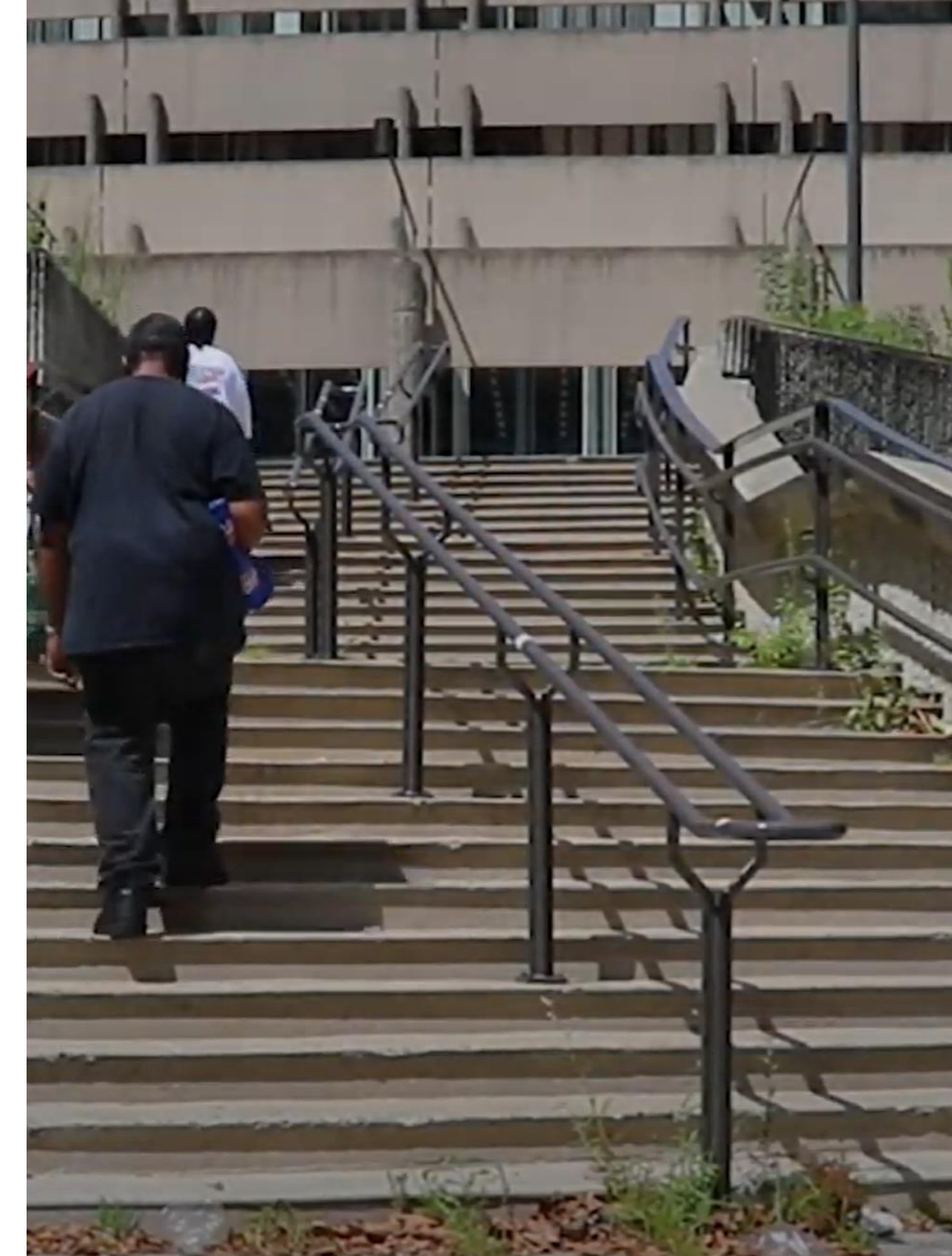
Paul Rudolph's work is recognized nationally and internationally as **representative of an era of concrete modernism** in the United States





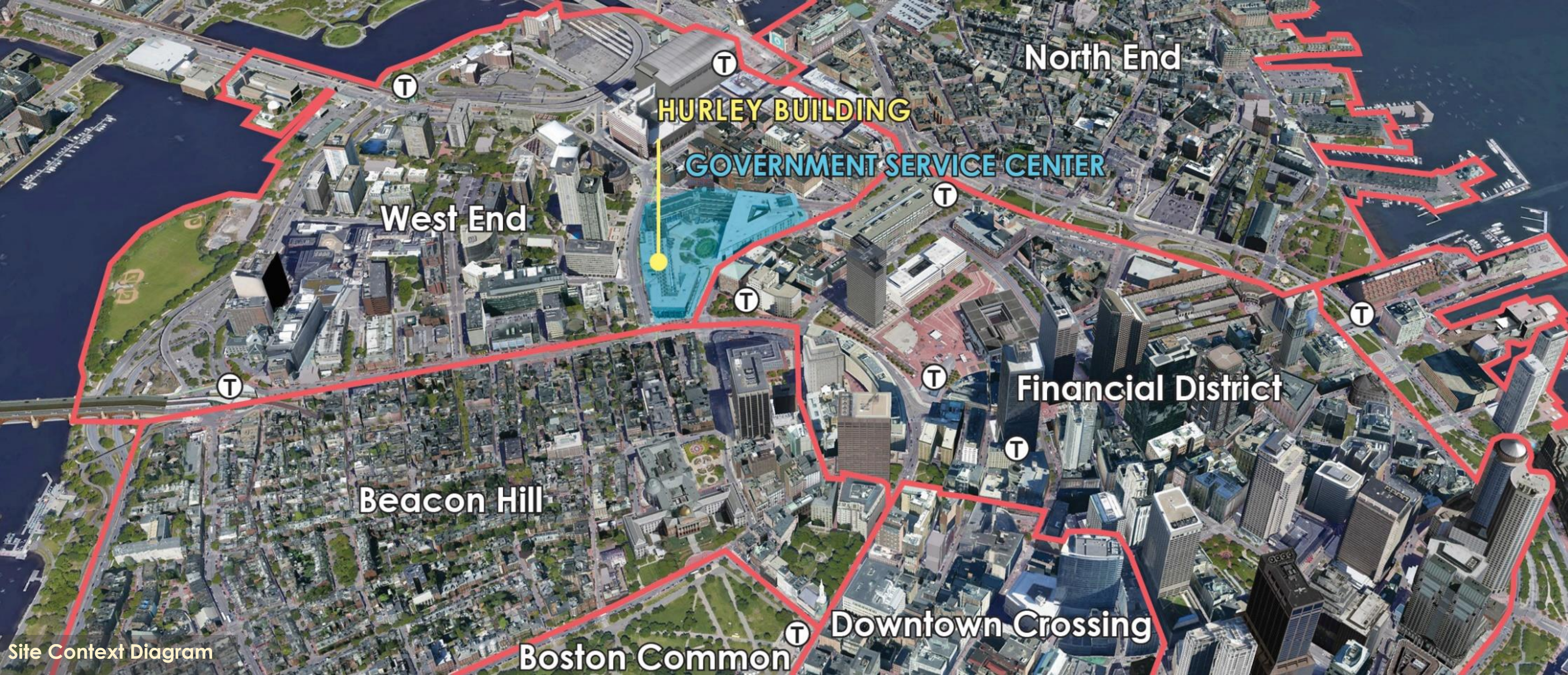
Historical Significance

The original, unrealized Rudolph composition included a mixture of heights and a **central tower**.



Historical Significance

Renovations should take care to **respect historically significant aspects of the existing structure** while addressing the Hurley's challenges.



Neighborhood Context

At the edge of Boston's West End neighborhood, beside Beacon Hill and Government Center, the Hurley building occupies a prominent site in Downtown Boston.

From Beacon Hill's narrow streets and brownstones, to the Old West Church and modern high-rise residential and hospital buildings of the West End, to the brick and concrete 1960's and 70's government office buildings of Government Center and sleek new towers near North Station - each side of the Hurley/Lindemann complex offers something unique.

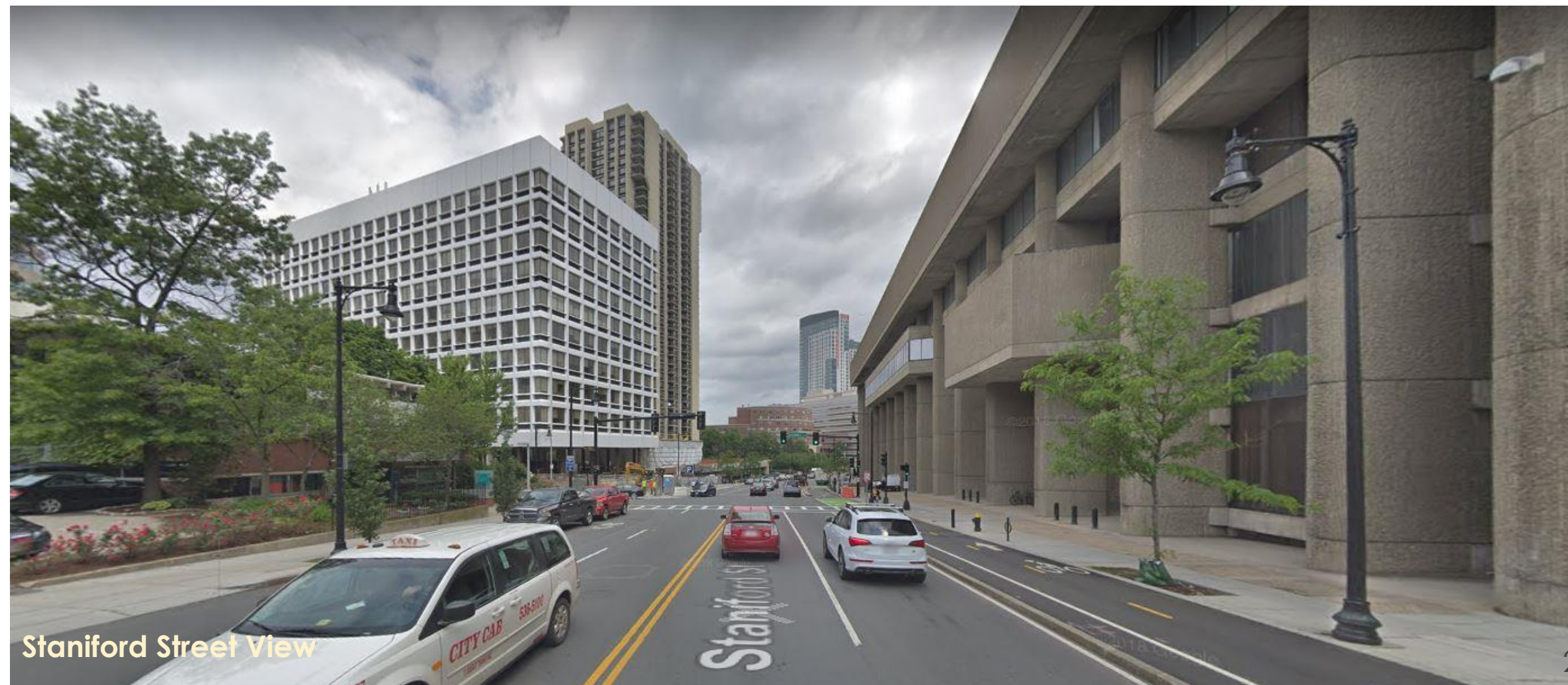
Neighborhood Context



View Towards Old West Church



View From Bowdoin Street



Staniford Street View

DCAMM encourages **significant, creative, dynamic urban interventions** that complement, celebrate, and improve the Hurley Building, its site, and the entire urban block.

The Hurley building exhibits many qualities recognized from the era of concrete modernism, while at the same time it faces critical reactions to design flaws, deferred maintenance issues, and changes in its setting.

Urban Design

Challenges & Opportunities



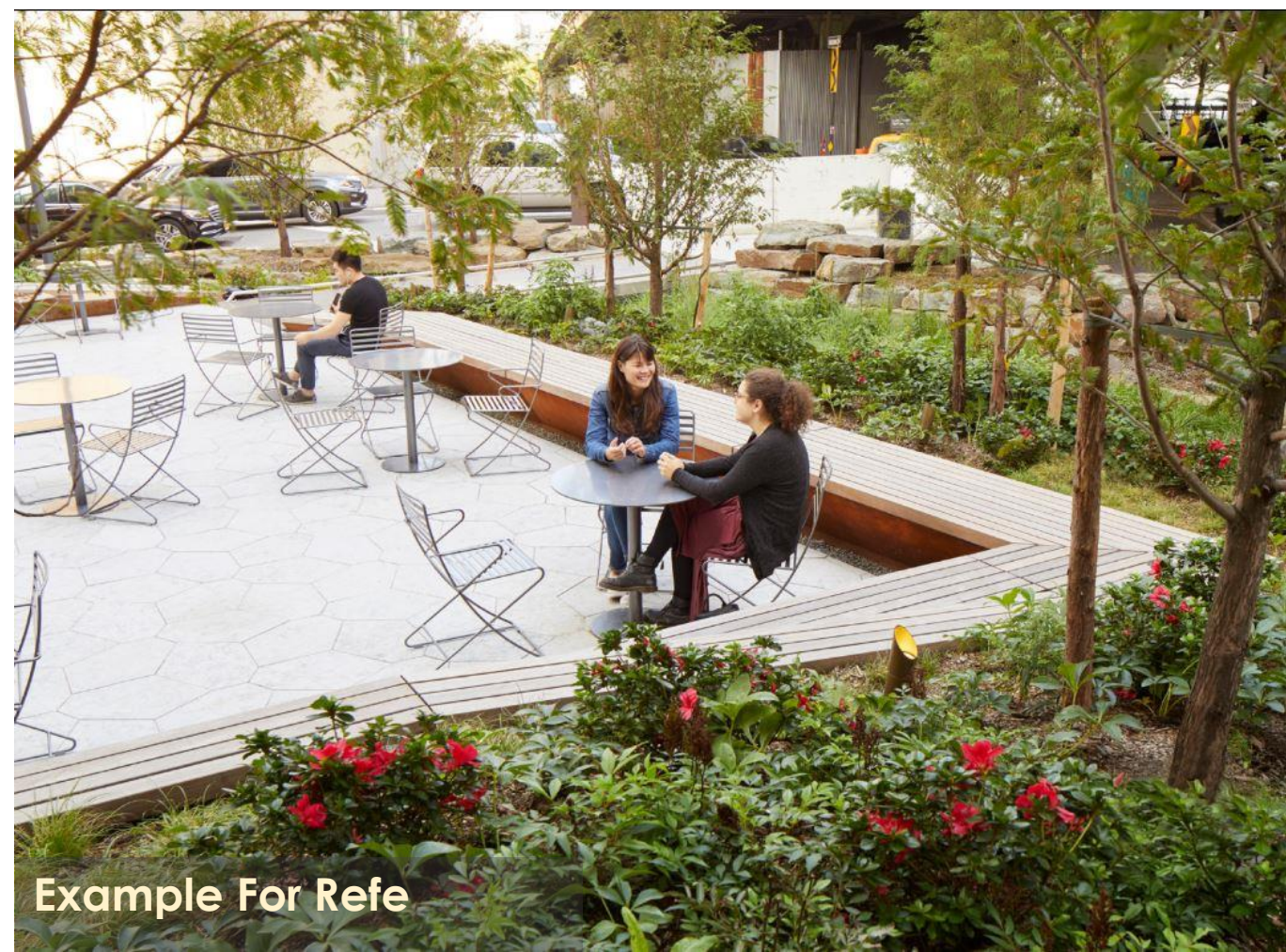
Provide high quality,
landscaped
accessible open
spaces at corner
public plazas and
safe, pedestrian-
friendly sidewalks.

Principle #1

Urban Design



Hurley Building | Design Guidelines | 11/19/20



Activate ground floors so that plazas and sidewalks are engaging, promote community life, and enrich the sense of place.

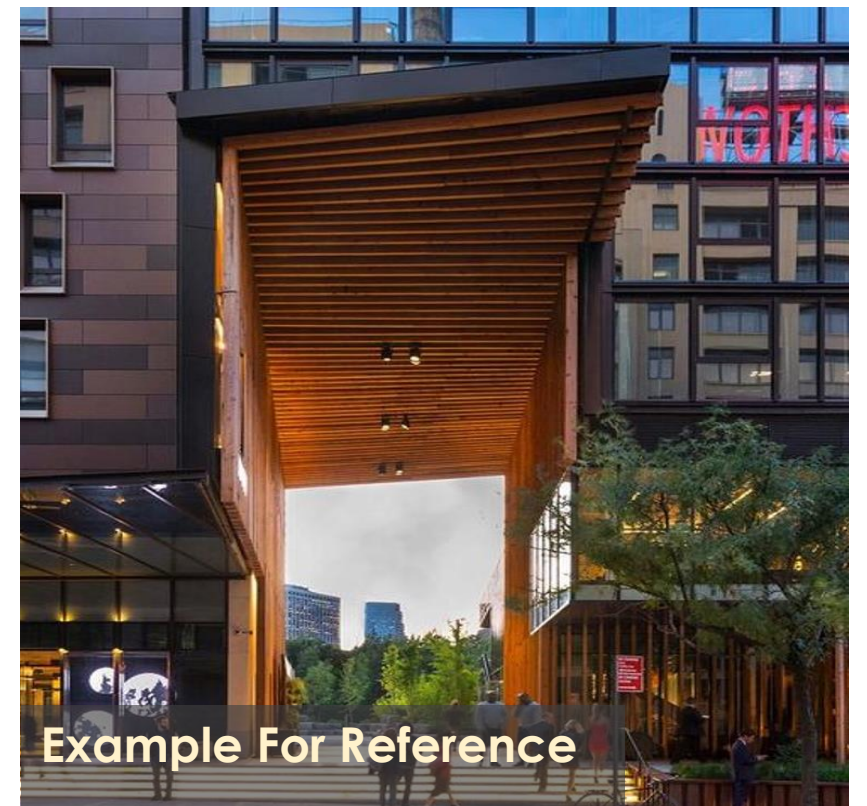
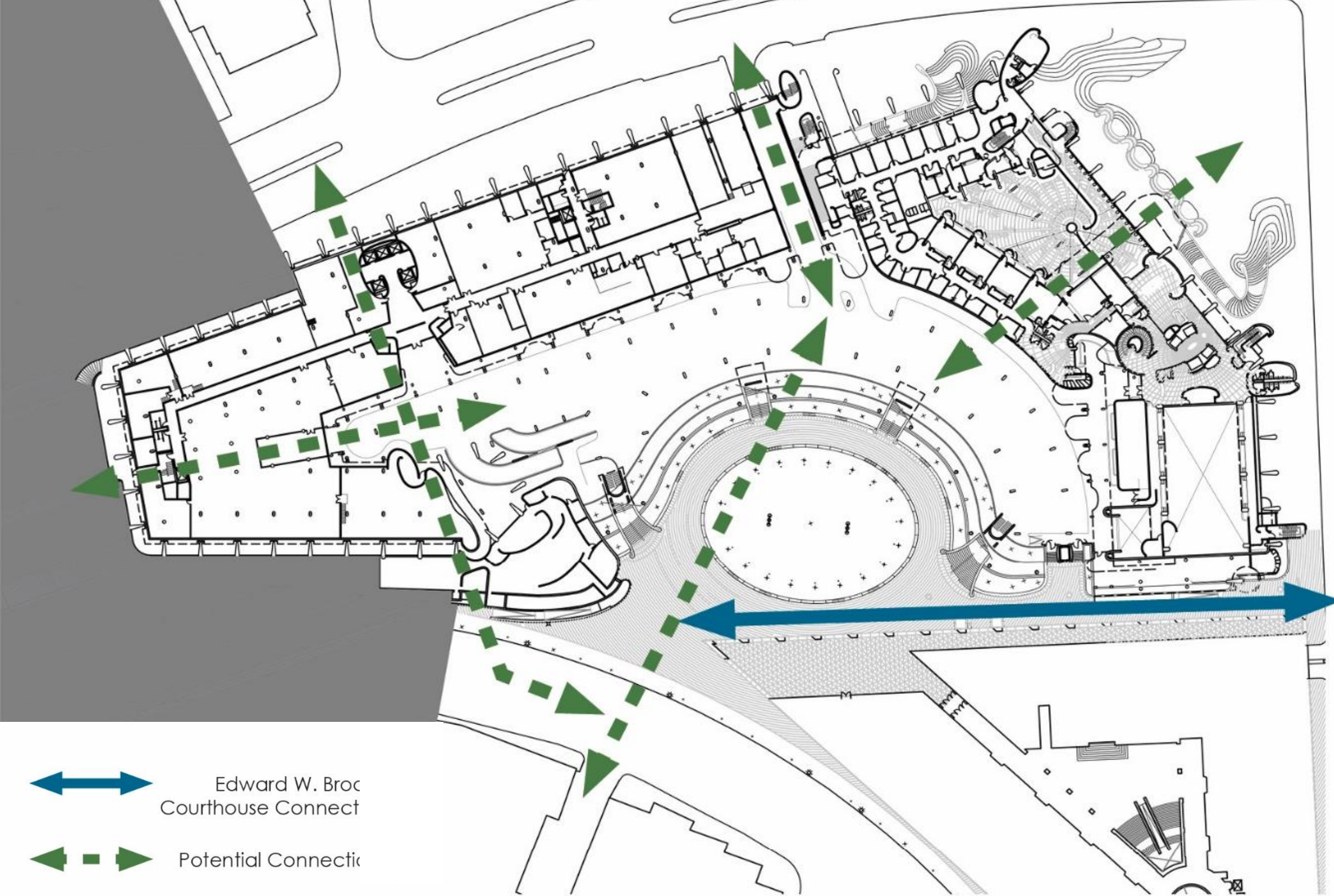
Principle #2

Urban Design



Hurley Building | Design Guidelines | 11/19/20





Principle #3

Urban Design

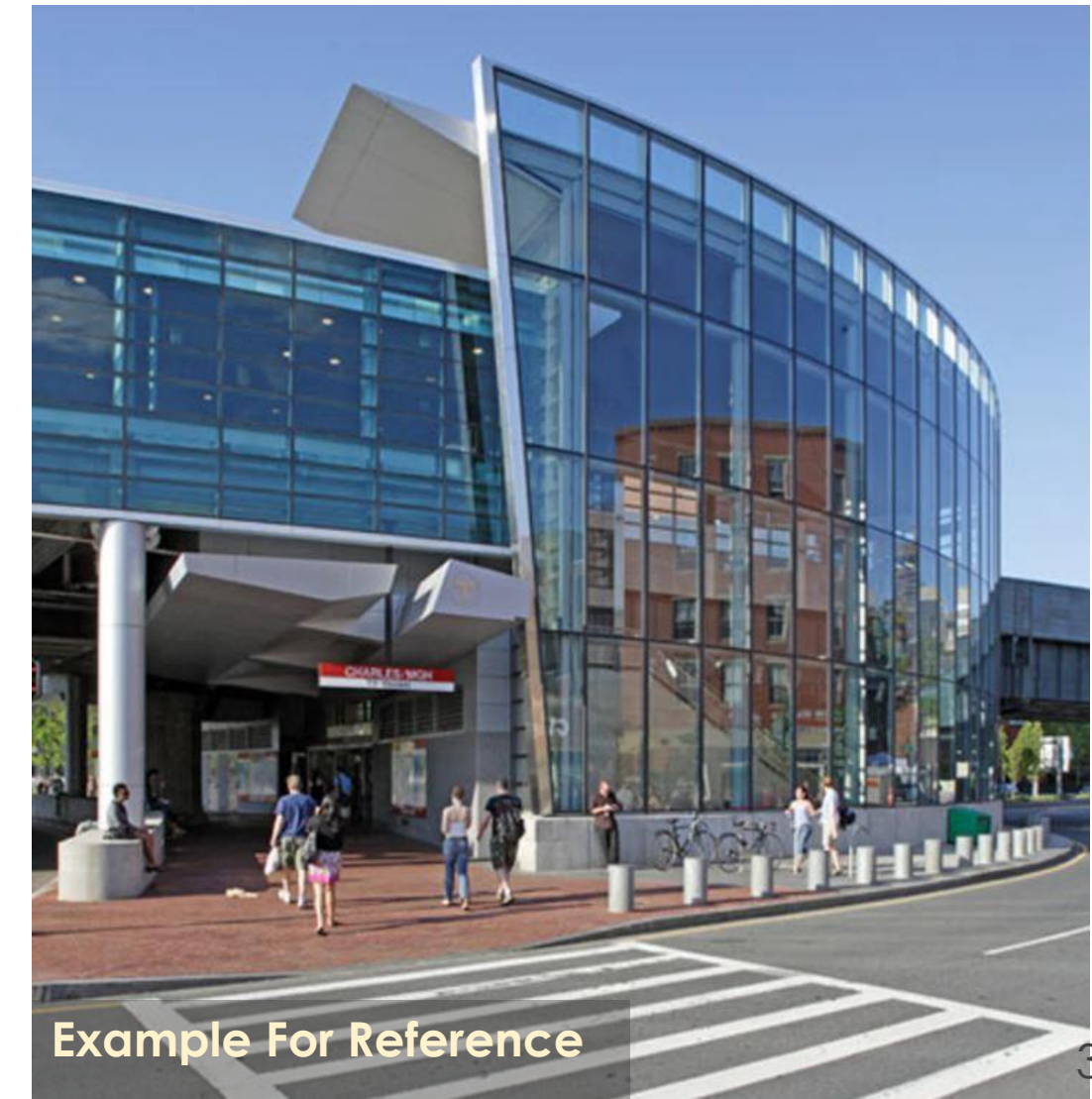
Reduce the 'superblock' effect.

Modernize how
people get to the
site; focus on
transit-oriented
design.



Principle #4

Urban Design





Urban Design Principles

1. **Provide high quality, landscaped accessible open spaces at corner public plazas and safe, pedestrian-friendly sidewalks.**
2. **Activate ground floors so that plazas and sidewalks are engaging, promote community life, and enrich the sense of place.**
3. **Reduce the ‘superblock’ effect.**
4. **Modernize how people get to the site; focus on transit-oriented design.**

DCAMM is seeking a solution that leads the nation in addressing a common challenge of adapting and adding to buildings of this vintage style.

Design proposals should include **contemporary innovative approaches**, just as Rudolph's design represented innovation and public aspirations for its era.

Renovations should take care to respect historically significant aspects of the existing structure while addressing the Hurley's challenges,

Building Design

Challenges & Opportunities



Hurley Building



Hurley Building

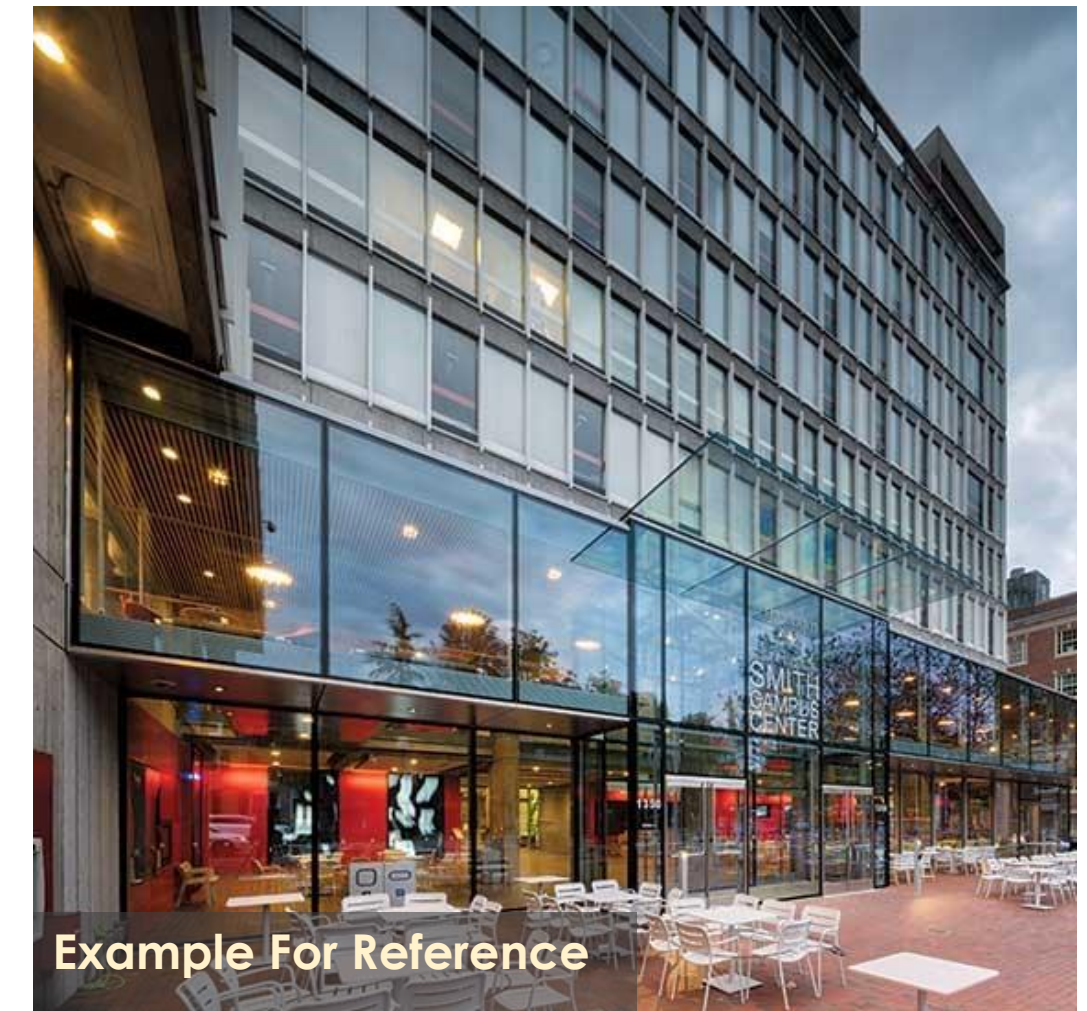


Hurley Building



Hurley Building

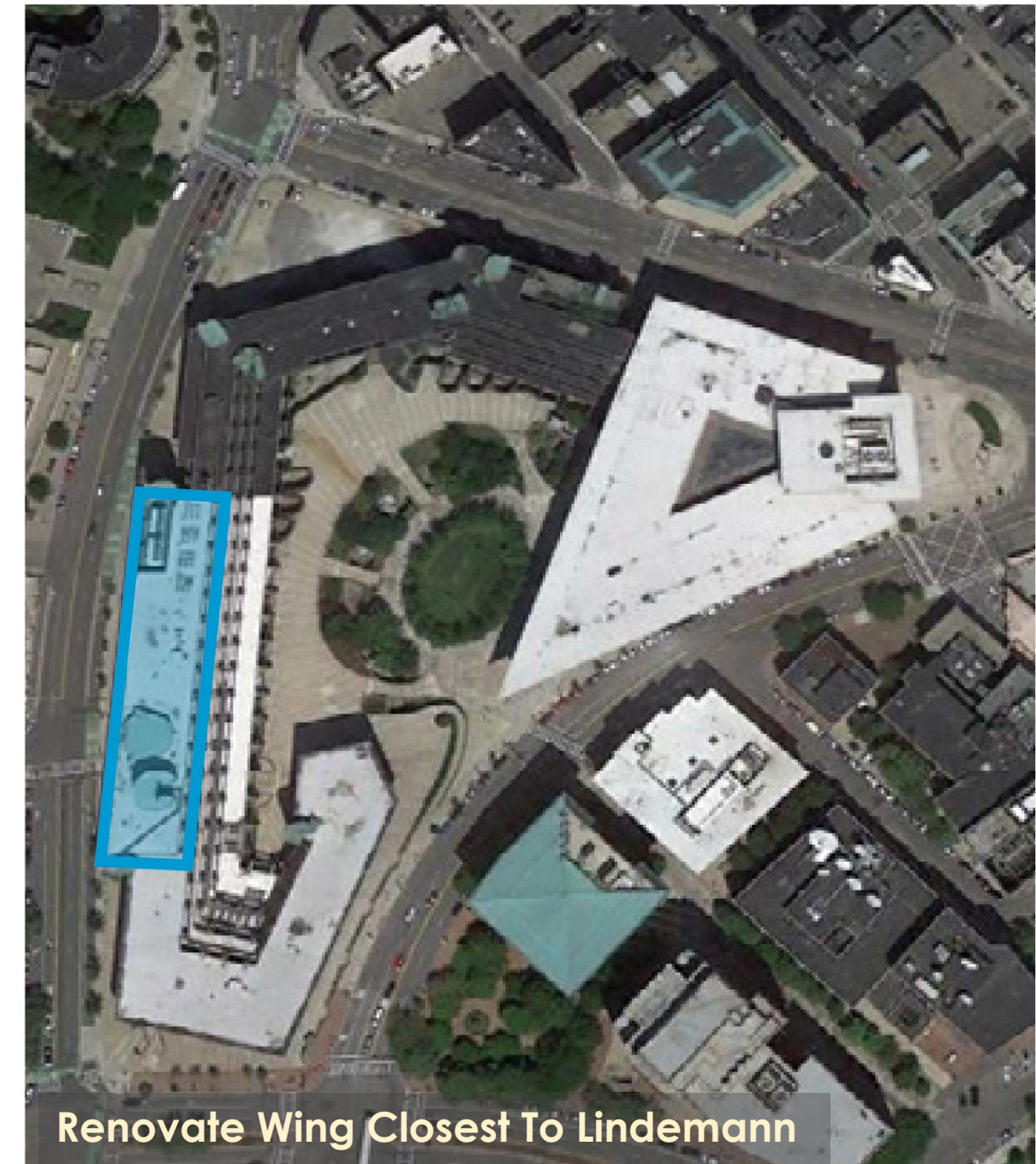
Prioritize adaptive
reuse/ rehabilitation.



Principle #1

Building Design





Principle #1

Building Design

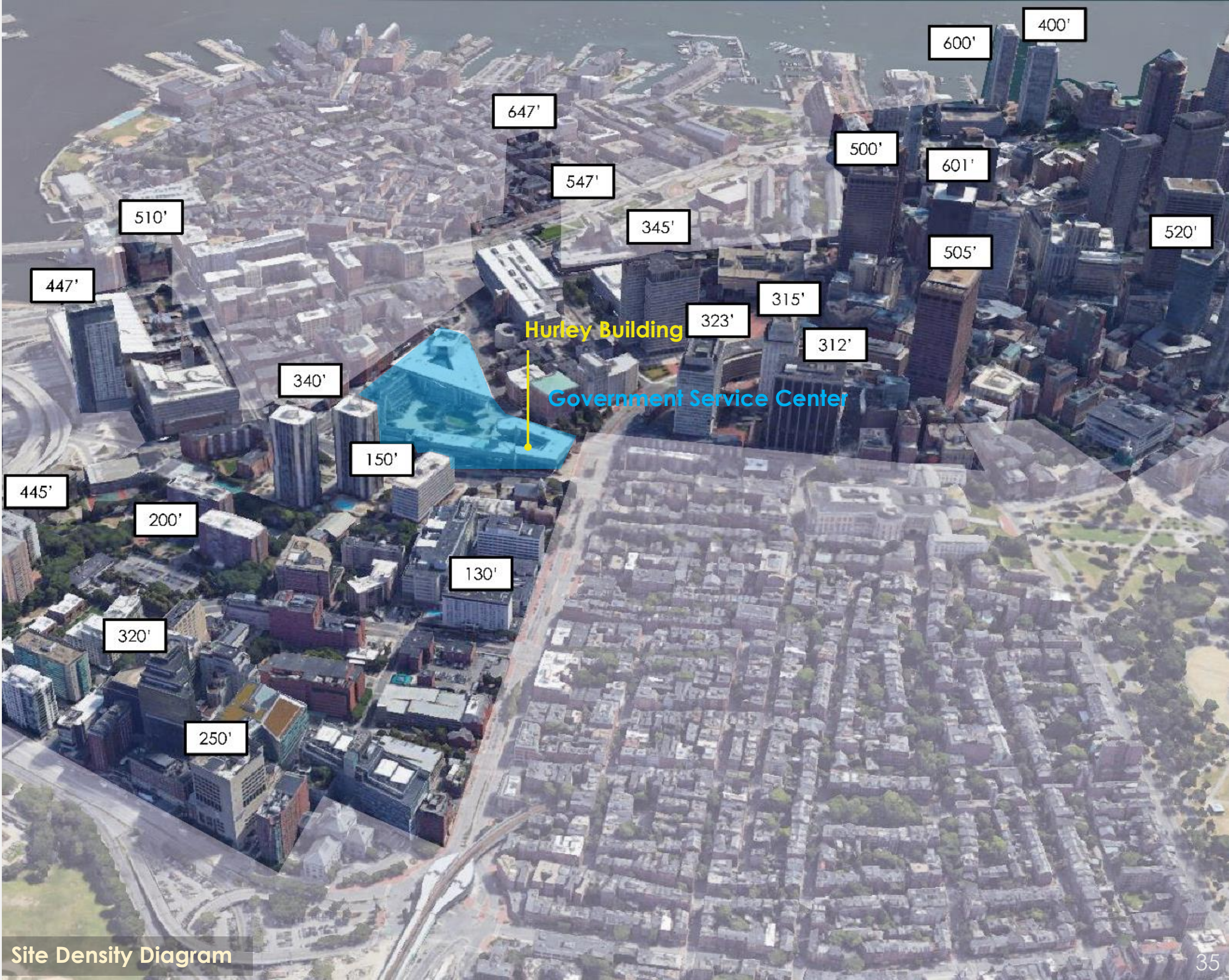
Prioritize adaptive reuse/rehabilitation.

Develop an innovative and complementary new composition of massing at various scales.



Principle #2

Building Design



Create a signature new renovation & addition(s) that complements the existing Hurley/Lindemann/Courthouse block.

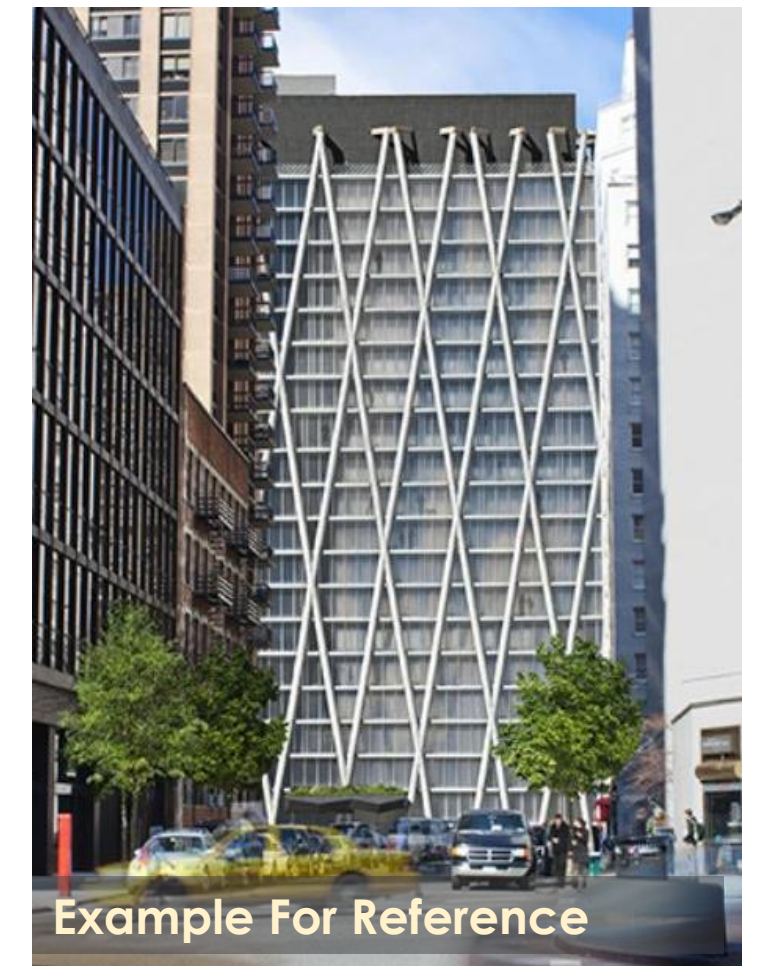


Principle #3

Building Design



Hurley Building | Design Guidelines | 11/19/20





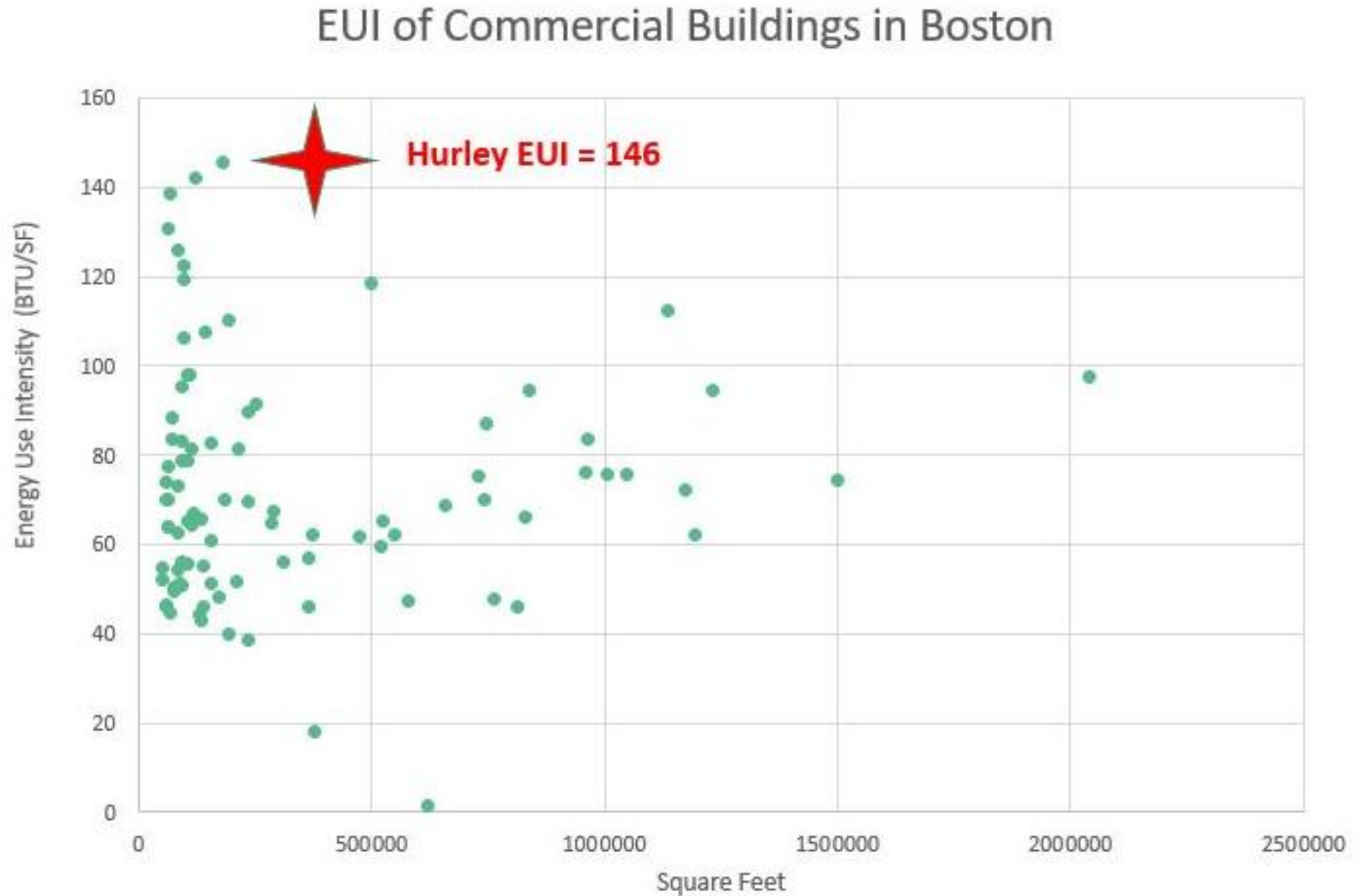
Building Design Principles

1. **Prioritize adaptive reuse/rehabilitation.**
2. **Develop an innovative and complementary new composition of massing at various scales.**
3. **Create a signature new renovation & addition(s) that complements the existing Hurley/ Lindemann/Courthouse block.**

The Hurley Building, a product of 1960's construction techniques and available materials, and the Hurley Site development should be a **showcase of sustainable redevelopment strategies** for similar buildings of this era in the Commonwealth. Upgrading and adding to buildings like the Hurley requires intensive analysis and imagination to retain their design essence while addressing occupant comfort and energy consumption.

Sustainable Design

Challenges & Opportunities

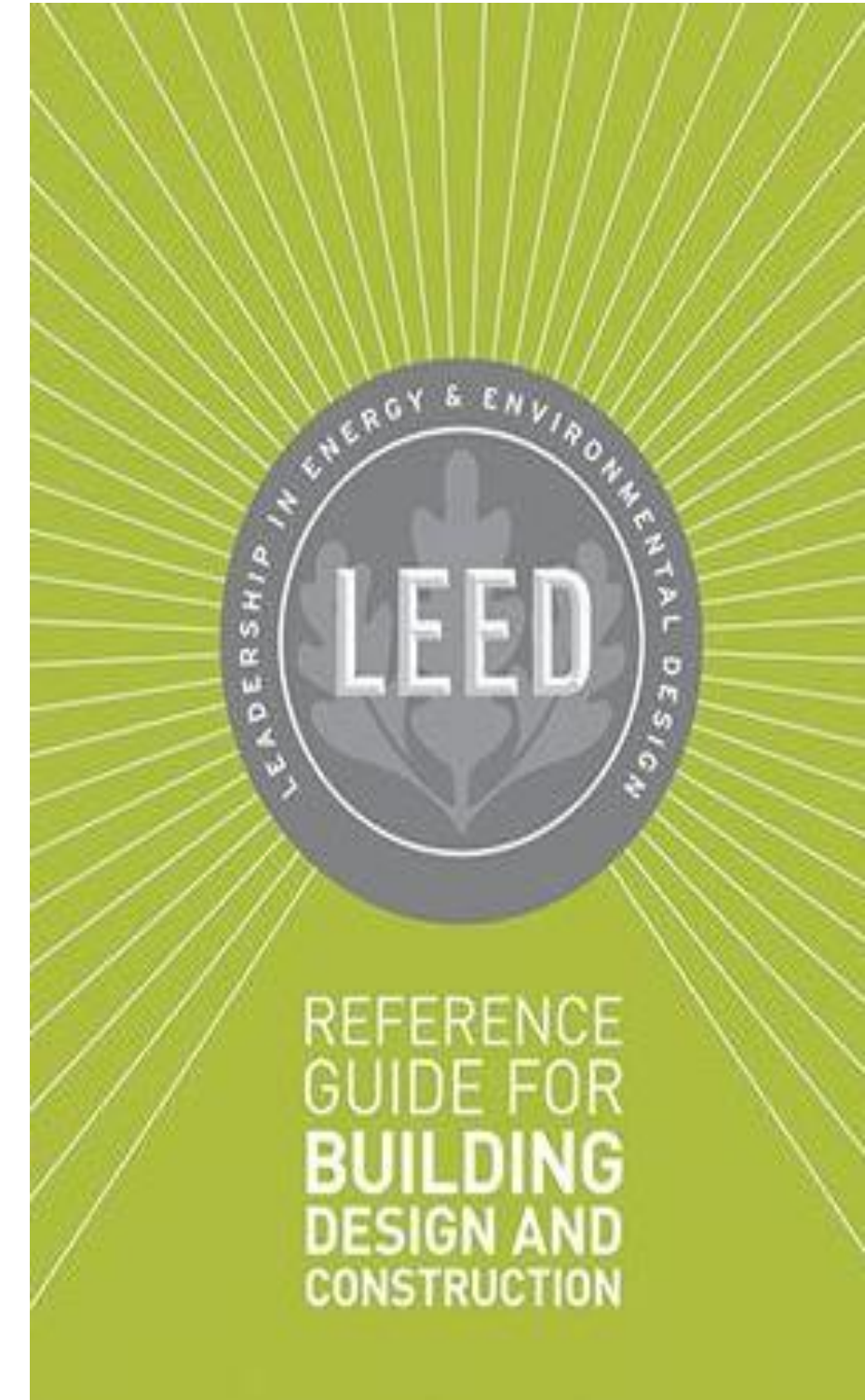


Meet baseline
sustainable and
resilient design
requirements.

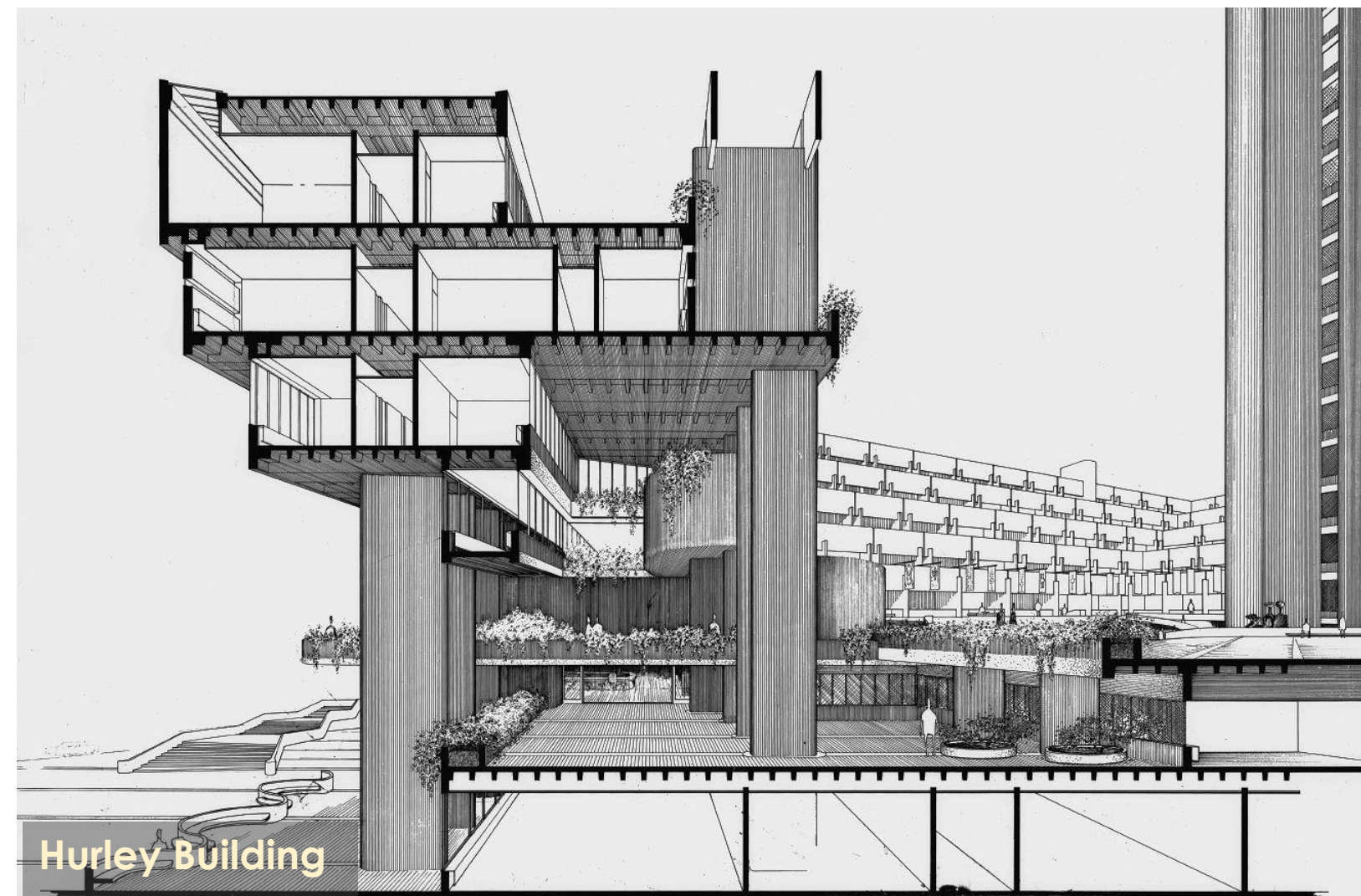
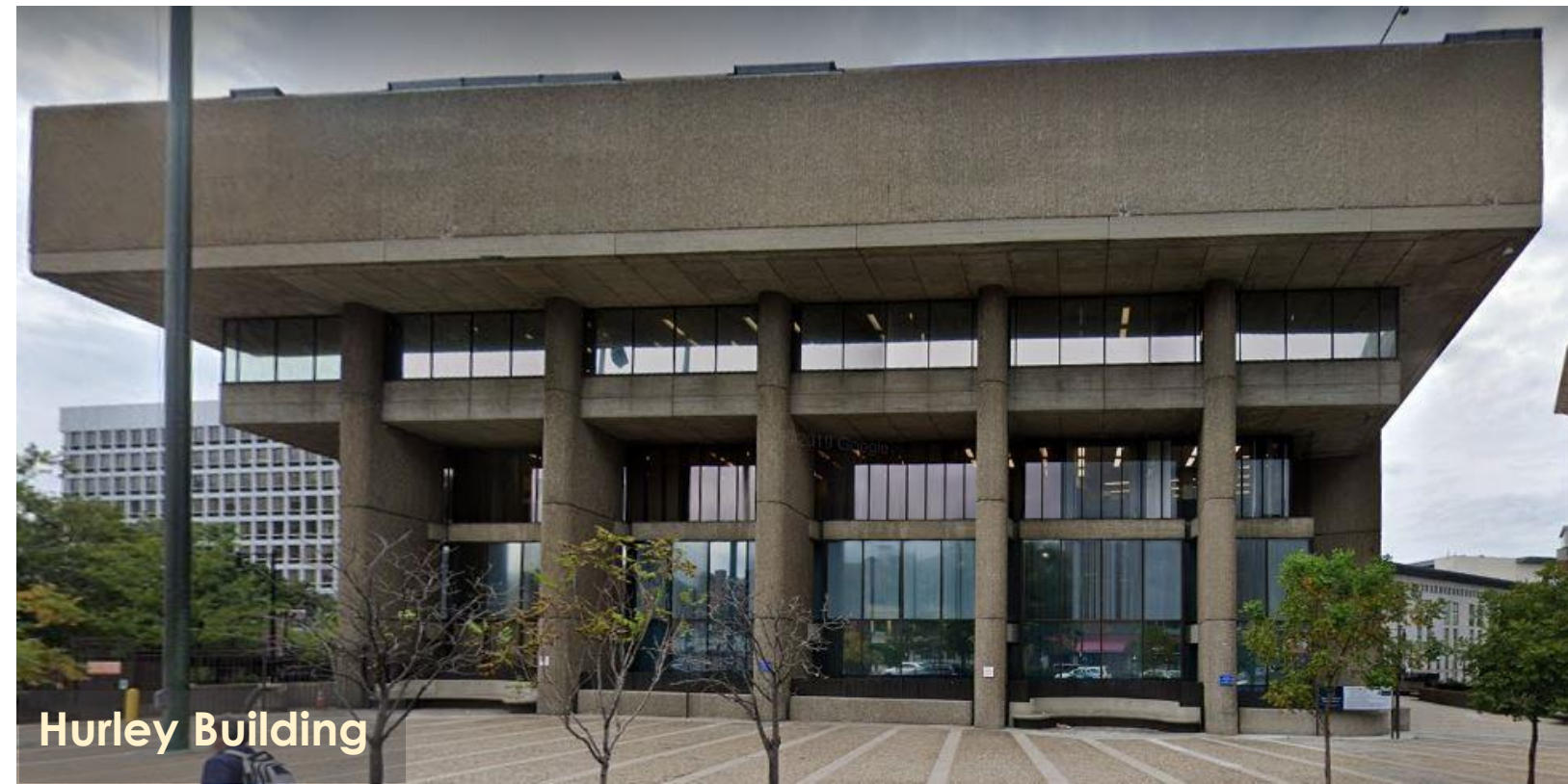
EXECUTIVE ORDER NO. 484:
Leading by example – clean
energy and efficient buildings

Principle #1

Sustainable Design



Address thermal
performance of
existing Hurley
building.



Principle #2

Sustainable Design



Go beyond
minimum sustainable
and resilient design
requirements.

Principle #3

Sustainable Design





Sustainable Design Principles

1. **Meet baseline sustainable and resilient design requirements.**
2. **Address thermal performance of existing Hurley building.**
3. **Go beyond minimum sustainable and resilient design requirements.**

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To access the **Raise Hand button**, click on the **Participants button**.

After you raise your hand by clicking the Raise Hand button at the bottom of the Participants panel, please wait to be recognized before unmuting yourself and speaking.

Questions



Stay Connected!

Web: mass.gov/hurley-redevelopment

Upcoming Meeting: Mid-December

Email: HurleyReDev.dcammm@mass.gov