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**
Agenda

6:30: Meeting Overview

6:45: Project Introduction - Presentation

7:00: Draft Design Guidelines – Presentation and Polling

7:30: Draft Design Guidelines – Small Group Discussion

7:45: Questions and Answers
Over the next several years, the Commonwealth will be redeveloping the under-utilized Charles F. Hurley Building in Downtown Boston.


**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 **Cost-effectively renew and replace** an outdated 50-year old State asset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**
DCAMM leases site to redevelopment partner. Partnership will be procured competitively, using qualitative and quantitative evaluation criteria.

Redevelopment

Redevelopment partner responsible for planning, permitting, financing, and building improvements.

Commonwealth gains long-term control of office space. Partner responsible for maintenance, capital renewal, etc.

Space Lease

Ground Lease

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.
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

Planning Through 2020

RFP process led by DCAMM
Best value?
Adherence to design guidelines?
Team qualifications and diversity?

-> Public Input: Design Concepts

Selecting Development Partner and Concept 2021

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

Permitting Development Concept 2022-2023

Timeline: Public Input
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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
Project Scope

KEY
- Open Space Improvement Area
- Hurley Disposition Area
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
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
Activate ground floors so that plazas and sidewalks are engaging, promote community life, and enrich the sense of place.

Principle #2
Urban Design
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
Prioritize adaptive reuse/ rehabilitation.

** Principle #1 **

Building Design
 Principle #1
Building Design

Prioritize adaptive reuse/rehabilitation.
Principle #2
Building Design

Develop an innovative and complementary new composition of massing at various scales.
Create a signature new renovation & addition(s) that complements the existing Hurley/Lindemann/Courthouse block.

**Principle #3**

Building Design
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

Article 37 Green Building and Climate Resiliency Guidelines

NET ZERO CERTIFICATION

LEED Reference Guide for Building Design and Construction
Principle #2
Sustainable Design

Address thermal performance of existing Hurley building.
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.dcamm@mass.gov