

CHARLES F. HURLEY BUILDING REDEVELOPMENT VIRTUAL PUBLIC MEETING

DATE: November 19, 2020 at 6:30 PM via Zoom

Project Team and Presenters

Name	Affiliation
Freya Bernstein	The Division of Capital Asset Management and Maintenance (DCAMM)
Aisha Bugg	DCAMM
Sarah Creighton	DCAMM
Paul Crowley	DCAMM
David Fixler	DCAMM
Mary Gardill	DCAMM
Carol Gladstone	DCAMM
Emily Glavey	DCAMM
Robert Greene	DCAMM
William Holt	DCAMM
Warren Madden	DCAMM
Elizabeth Minnis	DCAMM
Ganesh Ramachandran	DCAMM
Rayna Rubin	DCAMM
Lisa Verrochi	DCAMM
Abigail Vladeck	DCAMM, Presenter
Abigael Vogt	DCAMM
Henry Moss	Bruner/Cott, Consultant to DCAMM, Presenter
Michael Grant	Stantec, Consultant to DCAMM
Drew Leff	Stantec, Consultant to DCAMM
Tamara Roy	Stantec, Consultant to DCAMM, Presenter
Kate Barrett	Regina Villa Associates (RVA), Consultant to DCAMM
Regan Checchio	RVA, Consultant to DCAMM
Amanda Poggenburg	RVA, Consultant to DCAMM
Emily Getchell	Spanish Interpreter
Gabriela Herrera	Spanish Interpreter
Heidi Thomas	Closed Captioner

Purpose/Subject

The purpose of the public meeting was to introduce the Charles F. Hurley Building Redevelopment Project and to provide information about the Commonwealth's goals for the redevelopment and how the project team will work to ensure an excellent redevelopment partner is brought on to help achieve the project's goals. Staff presented the draft Design Guidelines for the redevelopment and asked attendees for feedback.

Format and Process

The virtual meeting included a presentation, interactive polling questions, breakout groups for discussion, and a question and answer session, where attendees could ask questions or make comments either by typing them in the Chat Feature or “raising a hand” to speak verbally.

PRESENTATION

A slideshow presentation was delivered at the beginning of the meeting. The [presentation](#) and [meeting recording](#) are available on the project website, www.mass.gov/hurley-redevelopment.

Regan Checchio, Moderator, Consultant to DCAMM, opened the meeting, provided an overview of how to participate in the virtual meeting, including how to access closed captions and interpretation services and ask questions, and reviewed the agenda.

Project Introduction

Carol Gladstone, Commissioner of the Division of Capital Asset Management and Maintenance provided opening remarks.

Abigail Vladeck, DCAMM Project Manager, welcomed attendees and introduced a [video](#) about the project. She then provided an overview of the Hurley Building, project goals, the public-private partnership and zoning and regulatory processes, and project timeline.

Ms. Checchio explained how participants can participate in polls before introducing Tamara Roy, Principal with Stantec, Consultant to DCAMM, who would review the draft design guidelines.

Draft Design Guidelines

Ms. Roy reviewed the project scope and area before introducing Henry Moss, Principal with Bruner/Cott, Consultant to DCAMM.

Mr. Moss provided an overview of the historical significance of the Hurley Building and architect Paul Rudolph’s building design, which was meant to include a central tower that was later eliminated from the design.

Ms. Roy reviewed neighborhood context of the project site, as the building is located prominently in downtown Boston with surrounding neighborhoods, including the North End, West End, Beacon Hill, and Financial District. She then provided an overview of challenges, opportunities, and principals of the draft design guidelines for urban design, building design, and sustainable design. Participants were invited to participate via poll questions about the relative importance of the design principals. See [Appendix A: Polling Questions](#) for the polling questions and results.

Ms. Checchio noted that there is a feedback form on the project website that has the poll questions as well as opportunities for more open-ended responses if participants would like to provide more detailed feedback.

Ms. Vladeck addressed some comments in the chat related to demolition and explained that, as a result of analysis and stakeholder engagement, the team thinks a redevelopment scenario that demolishes the entire Hurley Building is unlikely.

BREAKOUT GROUPS

Ms. Checchio provided an overview of the breakout group process before participants were sent to the breakouts for smaller group discussions about the material presented. See [Appendix B: Breakout Group Discussions](#) for a summary of comments and questions.

QUESTION AND ANSWER SUMMARY

Ms. Checchio welcomed everyone back from the breakout groups and opened the meeting to questions and comments. See [Appendix C: Chat Written Responses](#) for any written responses or comments from staff shared in the Chat feature.

Verbal Question and Answer Summary

Boston City Councilor Kenzie Bok thanked the State for holding the meeting and recognized it as part of a long-term process. She said that she has heard a lot from the surrounding communities about sustainability, the historic legacy of the building, and the superblock issue. Councilor Bok said that there is an eagerness in the neighborhood for changes that will benefit the community, such as early childhood space, community center space, and housing. She noted that the neighborhood has a number of major redevelopment projects underway, such as a project to revamp the West End Library, a proposal from MGH, the red-blue connector, and a project to revamp City Hall. Councilor Bok said that her goal for this project is something that's integrated well into the neighborhood and downtown fabric and that, while this is a State meeting and RFP process, there will also be a City planning process as well. She said that there was a lot of good conversation during the meeting and invited participants to follow up with her about the project.

An individual who identified him/herself as Beatrice Nessen expressed concern about deferred maintenance for the building and asked how future practices will prevent deferred maintenance and neglect. Ms. Vladeck replied that one of the strengths of public-private partnerships is that they can be negotiated in a way to smooth out those costs and invest in capital maintenance funds, so the team intends to structure the partnership in such a way.

An individual who identified him/herself as Matthew Jones asked for clarity around DCAMM's position regarding demolition and if it is totally off the table. He asked if, during the RFP process, a partner proposed a full demolition, would the team reject the scenario. He also asked if there was anything posted for the public addressing the decision-making process. Ms. Vladeck replied that it was not anticipated at the current time that a proposal that demolishes the whole building would prevail. She said the team is looking at adaptive reuse because the question is not whether to keep the building or tear it down, but more about how to take the core and the critical components of the structure and recontextualize it in a way that also meets all of the other project goals around sustainability, how the building meets the street, around activation, and capitalizing on being near transit. She said the main question is how to reimagine what's there.

An individual who identified him/herself as Duane Lucia said that the West End land is eminent domain land and asked the team to consider former West Enders in diversity discussions. He said the New Chardon Street Advisory Committee came up with plans for housing that should be taken into consideration. He suggested paths and streets use old names associated with the West End.

An individual who identified him/herself as Carissa Demore, representing Historic New England, said they are encouraged to see the historic significance of the Lindemann and Hurley campus highlighted in the design guidelines, as well as the requirement to preserve at least part of the building as an important component of the neighborhood. She cautioned the team that the objective to increase the capacity of the site should be balanced with preservation of the surrounding community character. She said they have concerns about the potential scale of a new tower impacting the residential neighbors. Ms. Demore said the sustainable design principles solicit a project that will meet existing requirements largely developed for new construction which may be challenging for a developer to apply effectively to the existing Hurley Building. She noted that this requirement could mean a redevelopment strategy that demolishes more of the Hurley Building than is necessary and questioned how environmentally sensitive a new building at the site could be if significant portions of the existing building are demolished and replaced with new construction materials. She requested the team pay attention to how sustainable any proposals will be over the long-term. Further, Ms. Demore said they welcome consideration of transit implications and said coordination among major development projects in the area in the next few years is imperative.

Written Question and Answer Summary (Verbal Responses to Questions Submitted in the Chat Feature)

An individual who identified him/herself as Jean Lawrence asked how much coordination there is between this project and other major projects in the area and along Cambridge Street, including the MGH master plan and replacement of the West End Branch Library. The urban design goals should be coordinated for the whole neighborhood. Ms. Vladeck replied that the project team is aware that MGH and the red-blue connector would impact Cambridge Street, as well as other projects that are in the pipeline. She said that coordination with other projects is something that the developer will handle, working with the City of Boston, MassDOT, the MBTA, and other partners. At this point, there is still time before the team will know exactly what the project is or who will be responsible for what, so it is difficult to provide a more specific answer. Ms. Vladeck clarified that the Design Guidelines will serve as guidelines for the developers to respond to. She said the guidelines will demonstrate to the developers what stakeholders think are the important aspects of the building that will need to be addressed by the project.

An individual who identified him/herself as Kristen Fritsch asked if evaluating the embodied carbon for the project will be part of the sustainability requirements. Ms. Vladeck replied that the project team is aware of this issue and wants to incorporate it into the project and the proposal selection. She said that, to the extent possible, the team would do that by relying on existing regulatory and policy frameworks, such as LEED.

Ms. Vladeck noted that there has been discussion around why the Lindemann Building is not included in the project. She said that the Hurley Building and Lindemann Building are two separate buildings with separate functions. The Hurley Building was built as an office building and the Lindemann Building functions as a mental health shelter. She said that it's possible to move the office workers around in a way that is not true of the vulnerable populations who are served in the Lindemann Mental Health Center so the team is moving forward with the Hurley Building project, which is doable in the timeframe they are working within. The project team understands that from the original design and a planning perspective, the two buildings want to be considered together so the team will ask proposers to talk about open space improvements and public realm improvements across the entire site, but they can only focus on the Hurley Building in terms of making it available for a long-term lease.

Group Leader Sarah Creighton noted there was a question from her breakout group. The group asked if there is an intended square footage and why. They also wanted to know if there is a target floor area ratio (FAR) and if it's believed that it's only possible with demolition. Ms. Vladeck replied that the FAR would depend on what the site will be used for. She said that the function will be determined in large part by the proposer/developer and what they think they can make work there. The project will go through an entitlement process with the City and MEPA and it will ultimately come down to the City zoning and visioning for the site. The project team has started discussions with the BPDA about zoning, to make it more consistent for the site.

An individual who identified him/herself as Ludmilla Pavlova-Gillham asked what the original vision for the program of the tower was at the time Paul Rudolph designed the complex. Ms. Vladeck replied that the tower was originally meant for health, education, and welfare programs. She said the project team hopes to bring those agencies back into Government Center.

An individual who identified him/herself as Lance Smith said that he hopes there will be an active and intentional initiative to include voices that are diverse and equitable into the process, to actively participate in the decision-making process. Ms. Vladeck replied that the project team intends to require the inclusion of meaningful diversity and inclusion opportunities for RFPs to be considered.

An individual who identified him/herself as Scott Oglesby asked how COVID and working remotely will affect the project. Ms. Vladeck replied that the Commonwealth's understanding in terms of office space for state employees continues to evolve but, while working locations are more flexible, office space will continue to be utilized. The Commonwealth is split

about 50/50 between leased space and owned space, so could close leases before needing to shed any owned spaces if it became necessary. In terms of the decision-making process, there are a lot of interests that need to be balanced at the site. Ms. Vladeck said the site is eligible for listing on the State and National registers of historic places and the project team is in consultation with the Massachusetts Historical Commission to coordinate on those issues. She said that the State is going to maintain office space on the site and will make sure that it's good space that meets their needs and financial requirements and will engage creative professionals to help find the right solution. Ms. Roy replied that there are creative and amazing architects in the city who can come up with great solutions to this project.

An individual who identified him/herself as Duane Lucia requested that the team consider former West End residents in the diversity discussion.

An individual who identified him/herself as Anthony Fusco asked if the assumption that the project needs a commercial developer to solve the issue implies that there will be massing on a scale that makes it feasible. Ms. Vladeck replied yes, but it's also part of how the team landed on the solution in the first place. She said that the location of the site can handle more development than what exists already, which is why the team included sustainability and transit-oriented development principles as well.

An individual who identified him/herself as Michelle Lambert asked if there are DBE/WBE requirements for the project team to meet. Ms. Vladeck replied that the team is taking an approach to engage developers creatively in figuring out a solution and wants to consider diversity and inclusion in that as well.

An individual who identified him/herself as Wilhelm Merck asked what documentation supports the decision to not demolish the building and what public input there was in that decision. Ms. Vladeck replied that the project team was required to notify the Massachusetts Historical Commission of the intentions to redevelop the site. The Historical Commission expressed concern about the project plans to move forward as the site is eligible to be listed in the registers of historic places, so the team is now moving away from contemplating proposals that would entail full demolition. Mr. Moss replied that there are differences between partial and selective demolition that are difficult to describe at a general level. He noted the library at the University of Massachusetts Dartmouth as an example of a Paul Rudolph building that involved alterations and demolition.

An individual who identified him/herself as Cyrus Dahmubed asked when the develop RFP is expected to be released. Ms. Vladeck replied that the team hopes it will be released early next year (2021). She said the team will hold another public meeting mid-December to present a final project proposal that will be put out for comments.

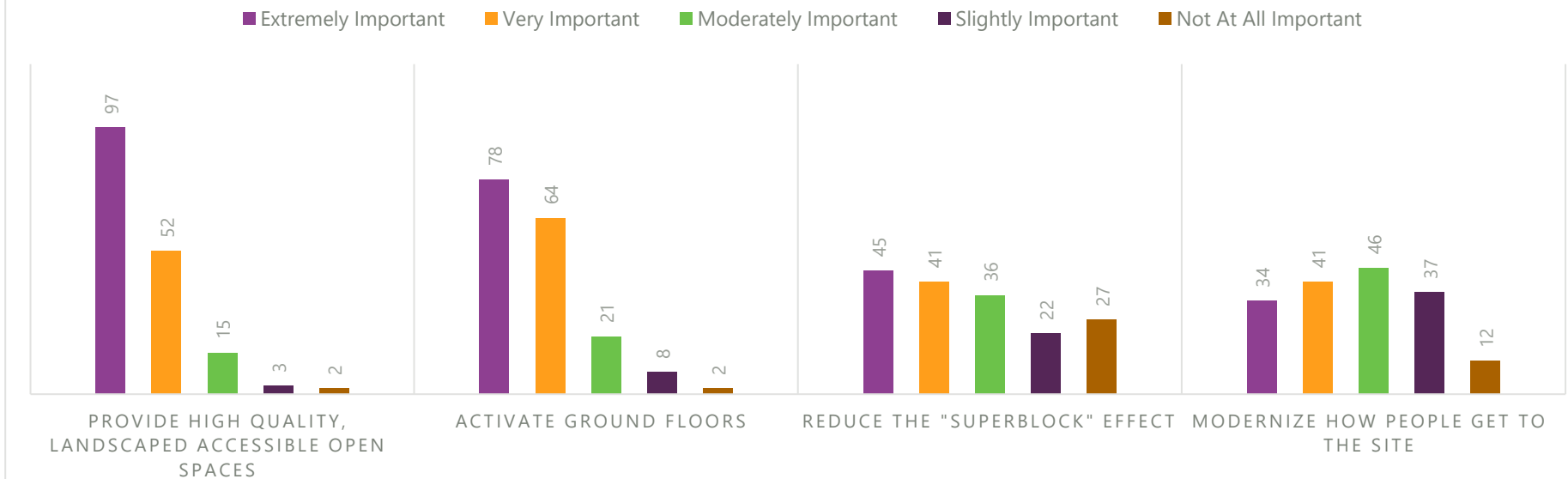
APPENDIX A: POLLING QUESTIONS

URBAN DESIGN POLL RESPONSES

The below table and chart include a summary of Urban Design poll responses from some or all those on the Zoom call.

	Extremely Important	Very Important	Moderately Important	Slightly Important	Not At All Important	Total Responses
<i>Provide high quality, landscaped accessible open spaces at corner public plazas and safe, pedestrian-friendly sidewalks.</i>	97 (57.40%)	52 (30.77%)	15 (8.88%)	3 (1.78%)	2 (1.18%)	169
<i>Activate ground floors so that plazas and sidewalks are engaging, promote community life, and enrich the sense of place.</i>	78 (45.09%)	64 (36.99%)	21 (12.14%)	8 (4.62%)	2 (1.16%)	173
<i>Reduce the "superblock" effect.</i>	45 (26.32%)	41 (23.98%)	36 (21.05%)	22 (12.87%)	27 (15.79%)	171
<i>Modernize how people get to the site; focus on transit-oriented design.</i>	34 (20%)	41 (24.12%)	46 (27.06%)	37 (21.76%)	12 (7.06%)	170

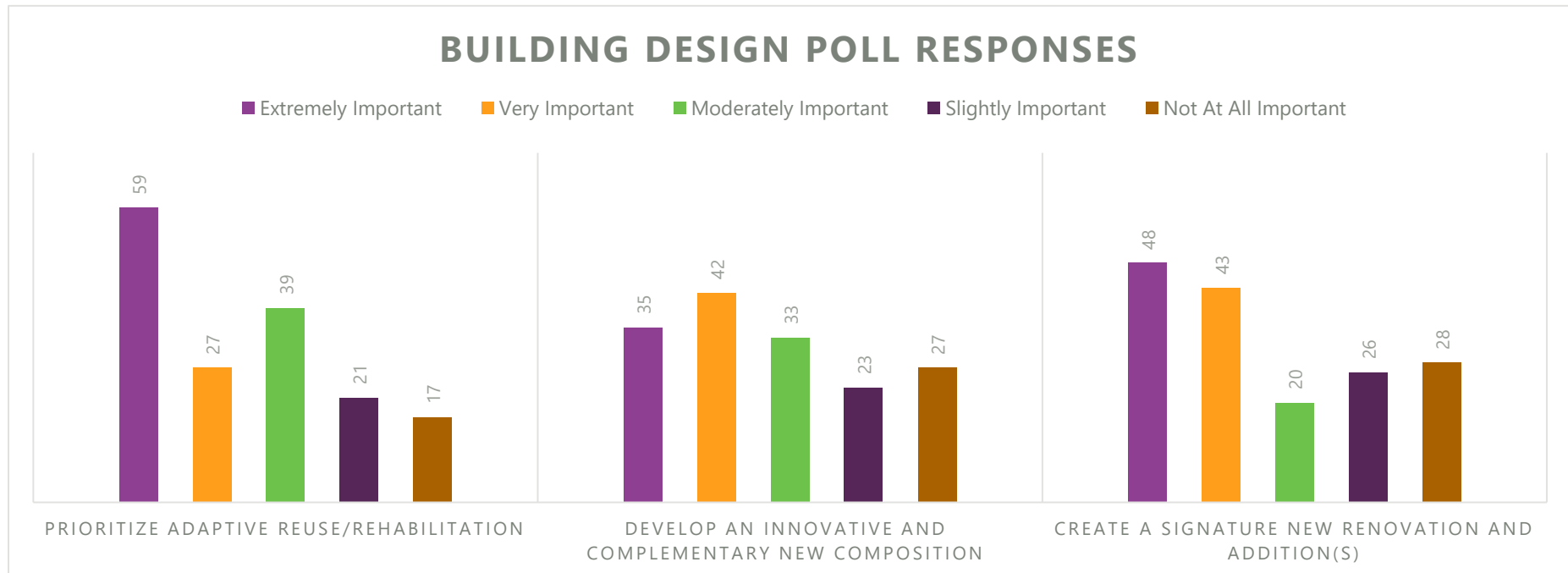
URBAN DESIGN POLL RESPONSES



BUILDING DESIGN POLL RESPONSES

The below table and chart include a summary of Building Design poll responses from some or all those on the Zoom call.

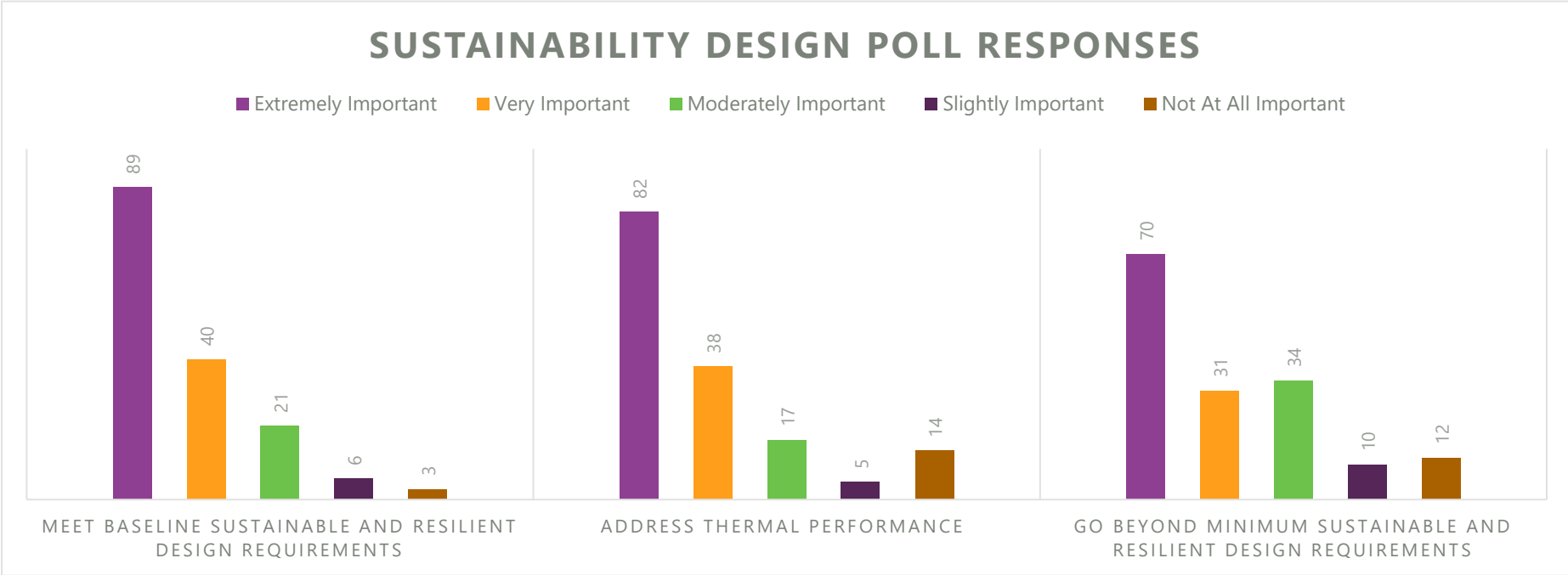
Questions	Extremely Important	Very Important	Moderately Important	Slightly Important	Not At All Important	Total Responses
<i>Prioritize adaptive reuse/rehabilitation.</i>	59 (36.20%)	27 (16.56%)	39 (23.93%)	21 (12.88%)	17 (10.43%)	163
<i>Develop an innovative and complementary new composition of building volumes at various scales.</i>	35 (21.88%)	42 (26.25%)	33 (20.63%)	23 (14.38%)	27 (16.88%)	160
<i>Create a signature new renovation and addition(s) that complements the existing Hurley/Lindemann/Courthouse block.</i>	48 (29.09%)	43 (26.06%)	20 (12.12%)	26 (15.76%)	28 (16.97%)	165



SUSTAINABILITY DESIGN POLL RESPONSES

The below table and chart include a summary of Sustainability Design poll responses from some or all those on the Zoom call.

Questions	Extremely Important	Very Important	Moderately Important	Slightly Important	Not At All Important	Total Responses
Meet baseline sustainable and resilient design requirements.	89 (55.97%)	40 (25.16%)	21 (13.21%)	6 (3.77%)	3 (1.89%)	159
Address thermal performance of existing Hurley Building.	82 (52.56%)	38 (24.36%)	17 (10.90%)	5 (3.31%)	14 (8.97%)	156
Go beyond minimum sustainable and resilient design requirements.	70 (44.59%)	31 (19.75%)	34 (21.66%)	10 (6.37%)	12 (7.64%)	157



APPENDIX B: BREAKOUT GROUP DISCUSSIONS

Discussion and questions from the breakout groups is summarized below, by group leader.

Group Leader: Sarah Creighton

Discussion and Questions

The focus on adaptive reuse is a good change.

Some of the scenarios entailed significant demolition, which is inconsistent with historic preservation.

Paul Rudolph's buildings have been lost around the world. Total demolition is not necessary, but partial intervention is.

Is there an intended square footage? If there is a target FAR, is it believed that is only possible with some demolition?

Who will determine the program mix of the final project? The developer or DCAMM?

There's a lot of Cambridge Street development – high rises and high rent create instability in the neighborhood. The project should balance history with new and viable development. The participant would like to see affordable home ownership options and suggested having a developer use cash flow from the state office and combine it with housing.

Green space is under-utilized and could be used more effectively and linked with other greenspace in the area. The community is crying for gardening space and urban green spaces for recreation and beautification.

Coordinate with MGH and the library. Redevelopment is a residential opportunity and a downtown school. It would be a great location for a school. There's already a bus stop, so it's an important location. It would be nice to have something for kids, including the green space.

The impenetrable façade is a challenge, but should be preserved.

How will proposals received during the RFP stage be evaluated? Proposals will be wildly different. It shouldn't just be about the money; they need to respect the history too.

This is an old building. Trying to retrofit will be difficult to make it a green building.

The most sustainable building is the one that already exists.

Development that is going up in the West End doesn't seem to fit with keeping the existing building and build something new as well.

Interested in learning more about the process of how the redevelopment will actually happen.

A participant couldn't see how a beautiful new sustainable building being built on top of the current structure could look like anything other than a new building dropped onto the old structure. It would be nice to have something complementary but more sustainable and energy efficient.

Group Leader: Paul Crowley

Discussion and Questions

The survey wasn't helpful. Questions in the second set of survey questions were difficult to understand. If folks are architects or planners, they might understand, but the questions meant nothing.

The building should be more permeable. It was more inviting when it was first constructed. It reminded the participant of the City Hall conversations. People have learned to admire City Hall, so preserve the building and bring it into the 21st century.

What has been changed since the building was delivered?

What are people willing to give to get? It was assumed that people knew the history of the building. What is the historical significance of the building? Is it just architect branding?

The building does nothing to bring the community together.

What will happen with the project site being in two zoning districts?

A participant asked for information on massing. Where it happens on the site is very important to the community.

The building has never been inviting. People can't go through. There's a concern about being isolated.

It's similar to the FBI building – an awful building that isolates.

This will be a State and City process. There are some big issues to address and it needs to be successfully integrated into the City.

Group Leader: David Fixler

Discussion and Questions

A participant recognized value in Paul Rudolph's work and Brutalism, but there is a need to renovate. The team should move away from full demolition. The superblock needs to be addressed, but the site needs to be viewed as an ensemble – an innovative and signature development.

It's good that it is anticipated currently that demolition is off the table as an option, now the project can move towards preservation. The Yale building could be a model for restoration and creativity to meet updated code requirements. It's important to absorb information for design and not just look at the bottom line.

The Hurley Building is not the Lindemann Building. The conversation has to be about Paul Rudolph's presence in the Hurley Building. The design of one building will affect the design of the other.

The inside of the Hurley Building doesn't work and is an awful place to work. The present site is dark and miserable.

The permeability of the Lindemann Building must be renewed. The goal should be the preservation of the Lindemann Building to offset changes to the Hurley Building.

How will the project achieve FAR density?

Regarding the building steps into the courtyard – is it worth surgically removing a piece?

What about the Cambridge side of the building? What will the building's relationship to Cambridge Street look like?

It's generally important to try to outline different approaches. There are many different uses for the building, including office, retail, housing, or laboratory space.

It's important to distinguish between the Lindemann and Hurley Buildings. How will private and government space work together? Paul Rudolph's design imprint on both building should be reflected in the guidelines. Partial demolition is wrong.

Since the project isn't just a private interest, other values should be integrated into it, not just the bottom line.

The site should allow more safe paths through and between buildings to break up the superblock.

The building should be looked at from the perspective of how it will be used and not just as a sculpture or a style.

The project team should look at how public and private users interact with the site.

Group Leader: Emily Glavey

Discussion and Questions

The redevelopment should work with the building in some way.

Paul Rudolph's building was unfinished, but important.

The building has been mistreated by agencies. The project team should bring in a great architect to add to and refresh the site.

If the building is taken down, it can't be rebuilt or replaced. Paul Rudolph's vision can't be replaced.

The preservation aspect is important here. What are issues that could result from demolition?

How does the building fit in? Another skyscraper wouldn't fit in. There should be shadow studies.

Preserving the building and meeting sustainability standards will be a challenge.

It's important to have a strong stance on this, but it's the development partner that will have to figure it out.

Keeping part of the building may scare away developers.

Every problem with the building can be fixed.

Is the project selling off part of the public realm? This can be something for everyone.

Thinking about the public is the important thing. Paul Rudolph's original intention did not include commercial space.

It would be a great opportunity to add the tower from Rudolph's vision to the site.

Perhaps making the superblock more open would provide an opportunity to connect through.

Has there been any thought of affordable housing?

Where is the T located? Is it beneath the site?

A participant was surprised that people don't like the building.

Group Leader: Michael Grant

Discussion and Questions

The project team should be as clear as possible as to what will be valued and what will be negative in the RFP responses.

What is the project budget?

Will there be an Impact Advisory Group?

Are the details of the Advisory Group meetings that have been part of the process available to the public?

Why, if Lindemann is retained, couldn't the Hurley Building be fully demolished and rebuilt as a better building? Lindemann could be the legacy building.

If there was a reason, demolishing the building wouldn't be bad. It's more about doing something great for the city than about retaining the existing Hurley Building or not.

The building's design made working in the building a bad experience. Demolishing wouldn't be bad.

The Hurley Building is one of the best buildings of this era.

The current negatives of the building aren't necessarily deal breakers. They could be corrected and the building would then be much better.

Breaking up the superblock doesn't seem important. The design was meant to read as a unified design.

A participant was concerned about having a tall building as well as having a major construction project in the area.

Erasing the building would be to erase an important symbol of urban planning and the aspirations of its time. This participant doesn't want to see another curtain of glass.

A participant was most interested in seeing the Hurley site become an integral and vibrant part of the city. It's important to intelligently find ways to preserve what's there.

Group Leader: Robert Greene

Discussion and Questions

These are public buildings that rely on public funding. The lack of upkeep is what put the building into disrepair. Maintenance was remarkably inefficient.

It would be more beneficial to have a delineation between buildings. The walkway between buildings was unknown.

Demolish the current building to make way for a new building to improve the inviting atmosphere.

The entrances need to be more welcoming. Landscaping should also be more inviting – the concrete detracts from public attraction.

The building height and tower proposal should be reconsidered.

The project presents a tremendous opportunity. The existing building has beautiful components that should be kept. Sustainability is more than making something energy efficient.

Improve accessibility to and from public transit and Blue Bike access.

There should be further discussion or review on whether partial or full demolition is decided or planned.

Increase space for public access, such as benches, walkways, lawn space, etc.

The amount of parking available for state employees is too great. The site should encourage the use of public transportation.

The Hurley Building is a "signature building" and cannot be made energy efficient due to concrete limitations, but accessibility and community space can be improved.

Group Leader: William Holt

Discussion and Questions

The group wanted to know if full demolition is still being considered.

Sustainability is the most important piece, both in energy conservation and embodied carbon.

There was interest in seeing diagrams about parts of the building that would be demolished.

Can the team share the future plans for Lindemann and how the building designs would relate?

There are options to improve through treatment of the façade instead of demolishing the building.

A participant was interested in an exploration of how wonderful the interior plaza could be.

It's important to dive more into Paul Rudolph's design mindset about the creation of this complex.

There was interest in further discussion about accessibility.

Group Leader: Drew Leff

Discussion and Questions

How will construction be controlled? Will there be noise on the weekends, etc.?

The building is hideous. The participant doesn't care if none of it is saved, they don't want the eyesore.

There is concern about the building height, particularly if it casts a shadow on Temple Street.

The guidelines are very well done.

The building height and scale are of some concern.

What uses will be allowed? Will it just be office space?

A participant expressed interest in a Life Science hybrid use.

Net zero should be the baseline and should be required. The participant is concerned about sustainability.

LEED Zero would be good.

The project team needs to plan for height that won't cast shadows. The height on the site won't impact Temple Street.

Balance is needed. The project team can't maximize all the guidelines shown – at some level, they conflict.

Group Leader: Warren Madden

Discussion and Questions

All design guidelines are equally important.

The draft design guidelines make a lot of sense. Keep the building framework, but more transparency and energy savings are a positive thing.

A participant was concerned about having more tall buildings in the neighborhood.

It would be helpful to tell everyone up front about decisions already made by the State so the public doesn't become frustrated with the process.

The public wants facts, so the team should inform the public on what decisions have already been made.

The polling was silly.

The building is ugly and doesn't match with the architecture of the neighborhood.

The project team should have more meetings to keep the public informed and involved in the redevelopment process.

The West End neighborhood needs to be preserved and not compromised by the redevelopment.

More communication and transparency regarding the redevelopment process would be nice. The team should share more information with the public.

People either love or hate the architecture of the Hurley Building, so show some examples of adaptive reuse of other buildings, such as the UMass Dartmouth Library.

Simultaneously redeveloping the Hurley Building and the Lindemann Building would be nice as an option.

How does the State plan on coordinating with other development projects in the area?

What is the due diligence to date regarding the design of the Hurley Building?

Will the State be making all the decisions regarding the redevelopment of the Hurley Building?

What is the estimated cost for the redevelopment of the Hurley Building?

What is the plan for the Lindemann Building and its patients?

Group Leader: Elizabeth Minnis

Discussion and Questions

It's hard to prioritize which design guideline was the most important, they were all important.

Activate and make a more permeable site.

This is a tremendous opportunity for the city!

The existing building has beautiful textures and depths.

The group was not in favor of a full demolition, but some change could be good.

The existing building is a beautiful sculpture that should not be changed.

The Hurley Building is a signature building that should be saved.

There is too much concrete – the site needs to be greened.

There should be more access to the site.

An opening between the Hurley Building and the Lindemann Building would be good.

The site should get rid of parking.

There should be underground passageways to protect people from the weather.

The site should encourage the use of public transportation.

The team should clarify how much demolition there would be on the site.

Group Leader: Henry Moss

Discussion and Questions

The building should be used to benefit the community inside the redeveloped site, such as public spaces, a senior center, education, with retail that would be useful to the neighborhood.

The present density at the site is far too low for the location.

The Hurley Building is mediocre compared to Boston City Hall and other mid-century modern buildings in Boston.

If the Lindemann Building stays, the loss of the Hurley Building wouldn't be as serious.

Paul Rudolph's library was disliked by everyone on the campus until it was altered and rehabilitated.

The team should include examples, such as the library at UMass Dartmouth, in future meetings to help people understand what demolition could include.

A participant had concerns about retention over radical, incompatible design. The examples of new buildings in the presentation were off-putting.

The project should enrich as much of the perimeter as possible with retail, public access, and community uses.

Group Leader: Ganesh Ramachandran

Discussion and Questions

A participant was concerned about what would happen with the mural in the existing building.

Would the State keep the existing building name?

DCAMM cannot decide single-handedly to demolish the building.

It would be a grave error to cut the project into pieces.

The site could be a fantastic mixed-use building with commercial office space, hotels, and cultural centers.

It's going to take a long time for participants to digest the information presented.

One participant challenged the public-private partnership prospect.

The polarization of preservation v. opportunity will continue to be one of the biggest challenges of this project.

Everyone needs to step back and be as objective as possible.

Is it possible to copy the mural?

DCAMM needs to be careful when it prioritizes one building over the other.

Group Leader: Lisa Verrochi

Discussion and Questions

A participant expressed interest in the reinvention of the existing building and creatively building upon it. He did not support demolition in any major form.

It's an unbelievable design challenge to embrace the building and make it work for our time – design professionals are up for that challenge.

The presentation was weak – the questions need to be more refined to produce productive discussion. There was a lot of ambiguity, but also a lot of decisions appeared to be made before the presentation.

If the project team is interested in bringing new life to the building from a sustainable view, they shouldn't repeat the past and obliterate it.

The whole block is ugly except for the Brooke Court House. There is nothing attractive with the Hurley Building – it's a confusing building.

With everything local residents know about the building and the serious issues regarding energy efficiency, design, and what that means for the redesign of the building, it would be fiscally responsible to the redesign to bring the building up to code – the least of which would be accessibility.

The site area has a long history of construction of new buildings and projects that exceed the current height limitations for the area. The community is skeptical and tired of being part of projects where their voices aren't heard.

There are a lot of buildings with green rooftops – those are good images.

One of the things missing from the conversation is the financial challenge of managing the Hurley Building.

What was the original purpose for the tower? Was it a government tower or a residential tower? It would be nice to know the original concept for the entire complex.

The Hurley Building is incredibly inspiring and beautiful. Use innovation to maintain the building. Deferred maintenance has led to more deterioration.

The building is spectacular and should be preserved. It would be interesting to see how a developer meets the sustainability goals and its compatibility with the Lindemann Building.

The landscaping and courtyard are important. The surrounding site is growing and should be considered by the developer.

A participant was interested in a proposal that would add to and update the building so DCAMM could accommodate the maintenance.

There's an element of education that needs to be considered. After touring and learning about the architect and building history, people can appreciate it more. The project should focus on adaptive reuse.

A participant expressed concern about the zoning regarding height and would like to keep the current zoning so that the building is in context with the neighborhood.

The building is a walkable area and there's no reason that there shouldn't be less cars than there are now. The neighborhood might be upset if there are more cars.

The committee that was looking into the Hurley Building were preservationists and that is an important factor and should be considered.

There should be more educational materials and programs about the buildings themselves.

APPENDIX C: CHAT WRITTEN RESPONSES

This table includes the comments and questions submitted in the Chat feature that received written responses.

Name	Questions/Comments	Response from Project Team
An individual who identified him/herself as Duane Lucia	<i>Will questions submitted prior, as requested, be addressed?</i>	<i>We will have time for Q&A later this evening and will address as many questions from as many channels as we can.</i>
An individual who identified him/herself as Sam Batchelor	<i>Could you please post the link to this presentation as well?</i>	<i>The link to the presentation will be posted tomorrow. Apologies for the confusion. The materials from this evening will be available on our project website: mass.gov/hurley-redevelopment.</i>

This table includes posts shared in the Chat feature by staff.

Posts from Project Team

You can view and share the Hurley Building Redevelopment video on YouTube at https://www.youtube.com/watch?v=TJ6gRVlO-xg&feature=emb_logo

You can find the Draft Design Guidelines on the website: <https://www.mass.gov/doc/charles-f-hurley-building-design-guidelines-draft-20-10-16/download>