

EXECUTIVE OFFICE FOR ADMINISTRATION & FINANCE
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE - BOSTON, MA 02133
(617) 727-2040

MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

MATTHEW J. GORZKOWICZ
SECRETARY

June 13, 2025

Dear Asset Management Board Members:

I am writing to express my full support for the proposed Lindemann-Hurley Redevelopment Project.

The proposed project aims to introduce private uses that will enliven the site while also providing modernized facilities for the critical mental health services provided by the Department of Mental Health (DMH). It will eliminate a \$550,000,000+ capital liability while improving accessibility and open spaces throughout the site. It will provide financial stability by being organized within the terms of a long-term ground lease. The proposed project also represents an opportunity to address the Commonwealth's critical housing needs by creating a substantial amount of new housing at various income levels.

Although the Administration's goal is for the value of the real estate development on the site to be applied as an offset against DMH's ongoing occupancy costs, there may nonetheless be cash payments involved in this transaction. I recommend that the State Treasurer establish a trust fund to accept any such payments from the project in accordance with M.G.L. Chapter 7B. The trust fund will be used to fund costs and expenses related to the Lindemann-Hurley Complex, or any other capital project as DCAMM deems necessary. All expenditures from such Trust Fund shall require the specific, prior written authorization of myself or the future Secretary of Administration and Finance.

Sincerely,

A handwritten signature in blue ink that reads "Matthew J. Gorzkowicz".

Matthew J. Gorzkowicz
Secretary
Executive Office of Administration and Finance



The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Mental Health
25 Staniford Street
Boston, Massachusetts 02114-2575

MAURA T. HEALEY
Governor

KIMBERLEY DRISCOLL
Lieutenant Governor

KATHLEEN E. WALSH
Secretary

BROOKE DOYLE
Commissioner

(617) 626-8000
www.mass.gov/dmh

May 23, 2025

Dear Asset Management Board Members:

I am writing to express my support for the proposed Lindemann-Hurley Redevelopment Project. The staff of the Erich Lindemann Mental Health Center followed the proposed redevelopment of the adjacent Charles F. Hurley Building in 2022 closely. Now that the Lindemann Building has been included in the new vision for the Boston Government Services Center, the Department of Mental Health (DMH) clients served here will benefit from the new, right-sized program and residential space that the project will deliver.

The Lindemann Mental Health Center is home to about 113 residents and provides critical mental health services to patients in Boston, including shelters for overnight stays for 80 clients and group homes for 33 residents. In addition to residential and clinical services, Lindemann hosts several outpatient programs, such as the Freedom Trail Clinic, run in conjunction with nearby Massachusetts General Hospital, as well as other vendor-operated psychiatric emergency services, crisis intervention, outreach and support programs. The building currently serves as DMH's central administrative office for 131 staff, although administrative uses will be relocated prior to redevelopment.

DMH has operated programs in the Lindemann building for the entire time the building has been open. I well understand its deferred maintenance needs but have also come to appreciate its unique architectural charms. I enthusiastically support DCAMM's proposal to offer the site for redevelopment by a private developer for a mixed-use, residential development. I agree that this effort will help to improve state functions – including those of DMH – in a manner that supports the Commonwealth's priorities of decarbonization, housing production, and responsible stewardship of public finances.

Sincerely,

A handwritten signature in cursive script that reads "Brooke Doyle".

Brooke Doyle, M.Ed., LMHC
Commissioner



EXECUTIVE OFFICE OF HEALTH AND HUMAN SERVICES
COMMONWEALTH OF MASSACHUSETTS
ONE ASHBURTON PLACE, BOSTON, MA 02108

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MAURA T. HEALEY
GOVERNOR

KATHLEEN E. WALSH
SECRETARY

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

June 17, 2025

Dear Asset Management Board Members:

I am writing in support of the proposed Lindemann-Hurley Redevelopment Project in Downtown Boston. Alongside our colleagues at the Department of Mental Health (DMH), the Executive Office of Health and Human Services (EOHHS) followed the proposed redevelopment of the Charles F. Hurley Building closely. With the inclusion of the Erich Lindemann Mental Health Center in the latest proposed project, we look forward to seeing the DMH services provided in a modern, cost-effective facility in the future.

The critical mental health services provided by DMH staff at the Lindemann Building will be enhanced by the redevelopment of the site and the provision of new facilities that address the capital, energy, and rehabilitation needs of the current building. My staff and I support DCAMM's proposal to offer the site for redevelopment by a private developer for a mixed-use, residential development. We believe that this effort will help to improve state functions – including those of DMH – in a manner that supports the Commonwealth's priorities of decarbonization, housing production, and responsible stewardship of public finances.

I thank Commissioner Baacke and his staff for their leadership on this project and I look forward to seeing the full potential of the Lindemann-Hurley Site realized.

Sincerely,

A handwritten signature in blue ink that reads "Kate Walsh".

Kate Walsh

Secretary

Executive Office of Health and Human Services



Boston City Council
ED FLYNN
Councilor - District 2

May 29, 2025

Abigail Vladeck, Director of Development and Asset Management
Division of Capital Asset Management and Maintenance (DCAMM)
John W. McCormack Building
1 Ashburton Place, 15th Floor
Boston, MA 02108

Re: Letter supporting the inclusion of the West End Museum in the Hurley-Lindemann Redevelopment Request for Proposal (RFP)

Dear Ms. Vladeck,

As the process to redevelop the Government Services Center begins, I write today in support of the West End Museum being included in the Hurley-Lindemann Redevelopment Request for Proposal (RFP).

The West End Museum is the only museum focused on urban planning in the United States. Unique in its nature, it is an important gem in Boston that is dedicated to collecting, preserving, and sharing the history and stories of the West End neighborhood and the lessons of urban renewal. The Museum is currently looking for a permanent home to relocate to as it has outgrown its size. I believe that having the West End Museum, a cultural and historic institution that focuses on the history of the West End on site at the Government Services Center, a product of urban renewal, is valuable and meaningful, and will enable the West End Museum to continue their important mission and expand their work. This is a great fit in my opinion.

In addition, by including the West End Museum as a part of the Hurley-Lindemann Redevelopment RFP, there will be opportunities for creating a gathering space for live music and cultural programs, where residents can learn about West End's history and neighbors can rebuild a West End identity - something that has been lost since urban renewal.

Recently, the City of Boston incorporated Historic New England's Otis House into the redevelopment of the West End Library. The Hurley-Lindemann Redevelopment presents a similar opportunity for the Commonwealth to honor West End's history by including the West End Museum into its RFP. If you have any questions, please feel free to contact me at 617-635-3203, or at Ed.Flynn@Boston.gov.

Sincerely,

Ed Flynn
Boston City Councilor, District 2



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

June 11, 2025

Abigail Vladeck
Director of Development and Asset Management
Division of Capital Asset Management and Maintenance
1 Ashburton Pl 15th floor
Boston, MA 02108

Re: Hurley - Lindemann Buildings Redevelopment

Dear Director Vladeck,

As the State Representatives for the 3rd and 8th Suffolk Districts, we are writing jointly to provide comments on the proposed Redevelopment Project at Erich Lindemann and Charles F. Hurley Buildings. The 3rd Suffolk District includes the site of the proposed redevelopment, and the 8th Suffolk District borders it, encompassing the West End and Beacon Hill neighborhoods.

The proposed redevelopment of the Hurley and Lindemann Buildings, known as the Government Services Center, presents an extraordinary opportunity to serve the needs of both the Commonwealth and the surrounding communities while enhancing the urban landscape. Though we strongly believe in the potential of this project, we share the perspective of neighboring residents and institutions on several points to improve the final product of this Redevelopment, which we have outlined below.

This Redevelopment Project would benefit the surrounding communities by incorporating mixed-use developments that integrate affordable housing with the office space, as well as a range of spaces for commercial and community uses that serve the needs of residents. We strongly encourage the inclusion of affordable units at this site. This project presents an important opportunity to provide viable housing options for families, seniors, low-income workers, and other residents who may otherwise struggle to find affordable housing in the downtown area. Furthermore, the addition of commercial and community spaces can generate activity that will help address the persistent public safety concerns residents in surrounding communities have regarding this site.

Many residents have also voiced their concerns about traffic issues on Cambridge Street, which could have implications for the proposed Redevelopment Project. We share these concerns, as Cambridge Street consistently suffers from congestion, which diverts vehicles onto the side streets of Beacon Hill and the West End. Consideration should also be given to the planned MBTA Red/Blue Connector Project. We share the desire of residents for a streetscape that is optimized for pedestrians and cyclists. The Redevelopment Project should also be coordinated with the City of Boston's efforts to redesign Cambridge Street and other ongoing or planned projects, such as the MGH building projects and West

End Library Redevelopment, to ensure better traffic flow, pedestrian accessibility, and improved safety for all users of Cambridge Street.

The Government Services Center sits at the boundary of three historically significant neighborhoods in Beacon Hill, North End, and West End. The height, massing, and architectural approach of any new buildings in this Redevelopment Project should respect the historical context of the area, particularly in respect to its proximity to the Old West Church, the Otis House Museum and Beacon Hill National Landmark District.

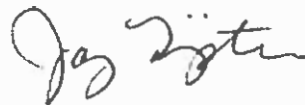
Additionally, we strongly encourage the requirement of public space, including indoor space, for any development. We recognize the historical significance of the Government Services Center with regard to Boston's urban renewal in the mid-20th century and the demolition of the Old West End. We understand that the West End Museum (WEM) is the only museum in the United States with a primary focus on urban renewal, which is a unique asset for the Commonwealth. We believe the inclusion of WEM as a dedicated space within the Redevelopment Project will bring significant community benefit and educational value to the site. The ideal placement for WEM would be on Cambridge Street, where it is both visible and accessible to all potential visitors. In addition, indoor recreational space has been missing from the area since "Basketball City" was lost in the redevelopment of Equity's latest building on Martha Road. I think it is important that indoor space that can benefit the public be a requirement of the development.

The proposed Hurley-Lindemann Buildings Redevelopment Project is an opportunity to enhance the vibrancy of downtown while improving existing conditions for residents in the area. Ensuring considerations for affordable housing, traffic, public safety, historic preservation and the inclusion of indoor space for the West End Museum or recreational sports within the site will strengthen the proposal and make this project a significant benefit to the surrounding communities. For these reasons, we support the Hurley-Lindemann Buildings Redevelopment Project and urge DCAMM to incorporate these changes. Thank you for your consideration. Please do not hesitate to reach out to me or my office with any questions.

Sincerely,



Aaron Michlewitz
State Representative
3rd Suffolk District



Jay D. Livingstone
State Representative
8th Suffolk District



SHARON DURKAN
OFFICE OF BOSTON CITY COUNCILOR, DISTRICT 8

June 13, 2025

Abigail Vladeck
Director of Development and Asset Management
Division of Capital Asset Management and Maintenance (DCAMM)
1 Ashburton Place, 15th Floor
Boston, MA 02108

Re: Lindemann-Hurley Redevelopment

Dear Ms. Vladeck,

As the City Councilor representing Boston's West End and a resident of the nearby North Slope of Beacon Hill, I'm writing to express support for a redevelopment vision of the Government Services Center that prioritizes the creation of substantial affordable housing and honors the history of the West End.

In writing this letter, I've grounded my feedback on what residents and stakeholders at the last two community meetings. The message was clear: this site must deliver housing. As stewards of public land, we have a responsibility to ensure that it serves our city's greatest needs.

Redevelopment should also address the megablock structure created by the current buildings. As expressed in the meetings and in written comments, the promise of pedestrian access through footpaths and throughways has not been fulfilled. The site creates a physical wall between the West End and the rest of Boston, making it difficult to navigate by foot. That must be remedied. Reconnecting the site to the surrounding neighborhood with true pedestrian connectivity is essential.

As we think about the public realm, any successful plan must include usable and welcoming green space. The parking lot at Merrimac and Staniford sits on land originally intended as open space—restoring that vision should be a key goal of redevelopment.

I want to emphasize the importance of clarifying the state's goals regarding the existing buildings. Clear guidance on how the current structures fit into future plans: including whether portions will be preserved, adapted, or replaced, is essential for a responsible developer to fully understand the opportunity and to submit a thoughtful and financially sound proposal. A shared vision that balances built form with green and civic space will help shape a more complete proposal.

Finally, I'm encouraged by the potential to incorporate the West End Museum into the project. This would be a meaningful way to honor the neighborhood's past while building toward its future.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Sharon Durkan". The signature is written in a cursive, flowing style.

Boston City Councilor, District 8

DISTRICT 8 COUNCILOR, SHARON DURKAN
BOSTON CITY HALL, ONE CITY HALL SQUARE, BOSTON
617-635-4225 | SHARON.DURKAN@BOSTON.GOV

FAMILY STATEMENT

THE NIVOLA MURALS AT THE HURLEY BUILDING

The largest fresco sgraffito works by Nivola

About the artist

Costantino Nivola was an Italian-born artist well known for his work with renowned modernist architects during his long career in the United States. In 1939, like many artists and intellectuals fleeing Fascism, he emigrated and settled in New York. Working at first as an art director for several magazines, including *Interiors*, he came in contact with the leading architects of the day. Turning to sculpture, he developed techniques suited to large architectural projects. Sgraffito he had learned in his family trade as a mason, the other two he invented: sandcasting in 1949 while playing with his children on the beaches of Long Island; and the carving of setting-concrete used, for example, in his collaboration with Eero Saarinen for Yale's Morse and Stiles dormitories where the sculptures emerge organically from the material of the walls themselves.

Nivola thought a great deal about public art and took seriously the responsibility of the artist to the viewing public. In his own words, he believed, "a work in a public place is a civic act...an ethical [act], it has to do with how we live together, how we affect each other... the work itself should create an atmosphere, a quality that goes above the ego of the individual artist" The techniques he developed were affordable and easy to integrate into construction plans, and this was his *intention* - an attempt to return public art to the "old days," as he put it, "when the sculptor and the stone-maker worked next to each other with the same tools, the same materials, and for the same purpose." His commitment to public art as a service, not a showcase for his own work, made him highly valued among architects, many of whom worked with him time and again.

Nivola's first large-scale sandcast mural provided a key design element in the acclaimed Olivetti showroom that opened on New York's 5th Avenue in 1954. Almost two decades later, when the showroom was dismantled, Nivola arranged that the panels be donated to Josep Lluís Sert's Science Center, then under construction at Harvard. The mural has been on prominent display there ever since. Nivola executed two additional sandcast murals for Harvard, one at the International Legal Studies Building in 1958, the other at Quincy house in 1959. Nivola went on to create some two dozen sandcast murals for buildings throughout the United States, the largest being a 110 foot facade for the Hartford Mutual Insurance Company in Connecticut.

Hurley Building Lobby murals

The two sgraffito murals in the Hurley building in Boston - now in danger of being lost - are the largest of many such murals Nivola painted and etched directly on walls. They were commissioned in 1969 by the project architects Shepley Bulfinch Richardson & Abbot under the

direction of Paul Rudolf, the same architects who had commissioned his two works for Quincy House at Harvard. Boston also houses a sgraffito mural in the lobby of 1050 Massachusetts Avenue in Cambridge, and (now no longer on display) a mural originally for the Provident Institution for Savings.

More significant than the impressive scale of the two Hurley murals is its elaborate visual narrative explicating the purposes of the Massachusetts State Division of Employment Security housed in the building. Nivola was commissioned to make two facing murals for the lobby: one on the theme of “Unemployment Insurance” and the benefits it provided to families and society; the other on the theme of “Employment Service” and how skills training aids workers and the economy. The art work is unique in depicting the functions and benefits of the American social service system, reflecting the ideal of government’s capacity to address social ills. The murals not only capture a moment in Massachusetts history, but thanks to their aesthetic merits, have a strong and vitalizing effect on viewers.

Nivola, a contemporary, neighbor, and friend of de Kooning, Pollock, Steinberg, Calder, and many other artists, also worked on a smaller, more personal scale and had shows in New York City and in Italy almost every year. He took on one or two large commissions with architects a year, and pursued his own art for the balance of the time.

A large exhibition at the *Triennale di Milano*, dedicated to Nivola’s work, is planned for the fall of 2026.

Magazzino Italian Art Foundation held an exhibition of Nivola’s sandcasts, *Nivola: Sandscapes* from May 2021 through mid-January 2022.

An exhibition of Nivola’s work with architects, *Nivola in New York: Figure in Field*, was held at The Cooper Union from January 23rd through March 15th, 2020.

A foundation and Nivola Museum dedicated to his work was established in his hometown in central Sardinia, Italy in 1994.

In 1967 the American Institute of Architects awarded Nivola the medal for achievement in the field of art in architecture.

Costantino Nivola (1911-1988)

Submitted by the Nivola family, May 2025

THE WEST END MUSEUM

May 20th, 2025

Dear Abigail Vladeck & DCAMM Staff:

The West End Museum interprets and shares the history of the West End neighborhood, and of urban planning and renewal in Boston and, to a degree, globally. The Museum brings people together in the West End through community and education programming, preserves material culture, and advocates for the West End. Ultimately, it aims to have visitors leave with an understanding of their civic role in their communities, and the importance of getting involved in shaping the future of their cities, towns, and neighborhoods.

The Government Services Center makes up a substantial portion of the West End. It has generally been a negative presence in the community since its construction, serving as a blockade between the West End and downtown Boston. However, the building is also part of Boston's unparalleled collection of Brutalist architectural pieces. We believe that the task of balancing its historic and modern value, and of meeting the goals of its redevelopment, can be accomplished effectively by inclusion of The West End Museum as a civic space on the site.

First, the West End's destruction during the West End and Government Center Projects is unique through the direct involvement of the Commonwealth in its planning and execution. This has created challenges that are likely to make the West End Project a permanent part of Boston's planning landscape. Because of its involvement, the Commonwealth has a more direct obligation to mitigate its role in the West End's destruction than it has in any other urban renewal project in its history.

Second, the West End continues to be the best-studied case in the world, forcible urban displacement and of urban renewal's failings. The Government Services Center is the most visible symbol of urban renewal in the West End. Placing the organization formed to share the lessons of the West End's destruction within this symbolic structure is a meaningful way for the Commonwealth to acknowledge its role in the destruction of the West End and provide civic space that meaningfully counteracts the negative results of earlier actions.

Third, The West End Museum (WEM) is the only museum in the United States that has a primary focus on urban planning. There are fewer than a dozen urban planning museums in the world, and only two operate primarily in English. This makes WEM a unique asset for the Commonwealth.

However, the future of the Museum's current location has become uncertain in recent years, thus the organization is in need of a permanent home to ensure that it can continue its mission in the long-term. The Government Services Center's redevelopment offers a unique opportunity to ensure the continuation of our irreplaceable museum within the Commonwealth.

Finally, expansion of The West End Museum creates opportunities for the organization to grow in size and scope. WEM's role in helping to build a West End identity by providing a space for community members to gather for live music, cultural events, and community history is unique in the West End neighborhood. It is also one of a very few civic spaces that gather people from surrounding communities together in the West End, making it a benefit to all direct abutters of the Government Services Center. The Museum's role in deepening the connections between the West End and Beacon Hill, and serving people from across Greater Boston, makes it an appropriate choice for a project on the Commonwealth's property.

The City of Boston recently managed an RFP for a new West End Branch of the public library that included integration of Historic New England's Otis House, which helped enhance the public benefits of that project. The West End Museum believes it would be appropriate for the Museum to be included in the new Government Services Center RFP. This would guarantee that the West End could reclaim this symbol of its destruction, allowing the Commonwealth to retain a unique cultural asset.

The West End Museum has developed concept drawings for its presence in the portion of the Hurley Building fronting on Cambridge Street and extending slightly past the Nivola Lobby on Staniford. While we are open to any accommodation, we believe this plan to be the most logical for three reasons. First, a Cambridge Street entry would provide the best visibility for the Museum, and most effectively activate the project area. Second, protecting the Nivola murals is of substantial value. The Museum's operation in the Nivola Lobby would make the murals publicly accessible, and create pass-through during operating hours, increasing the permeability of the site. Third, the Commonwealth has required that the residents of the Lindemann Center remain on site throughout this project. Placement of the Museum on the lower floors of the building, and the updated Lindemann facilities on the upper floor(s), would allow for a relatively simple relocation of both parties early in the development schedule, resolving a major project complication, while moving construction away from Cambridge Street as soon as possible.

The Museum invites developers and interested community members to reach out to Sebastian Belfanti for more information on The West End Museum's concept for a Hurley building-location.

Best wishes,

A handwritten signature in black ink, appearing to read 'SAB', with a horizontal line extending to the right.

Sebastian Belfanti
Executive Director
sebastian@thewestendmuseum.org
(617) 670-0257



*Neighbors
Helping
Neighbors*

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2024 - 2025**

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Patricia Tully

May 20, 2025

Abigail Vladeck, Director
Development and Asset Management
One Ashburton Place, 15th Floor
Boston, MA 02108

Via Email

Dear Ms. Vladeck,

Since 1922, the Beacon Hill Civic Association ("BHCA") has strived to preserve and enhance the quality of residential life on Beacon Hill and the downtown neighborhoods. We appreciate the opportunity to provide comments to the Division of Capital Asset Management & Maintenance ("DCAMM") on the Commonwealth's proposed Design Guidelines to redevelop both the Erich Lindemann and the Charles F. Hurley Buildings on Cambridge Street in Boston to with a partner.. While both the Hurley and Lindemann buildings' architectural significance have garnered strong preservation interests, their redevelopment presents an opportunity to improve urban design, public space, and neighborhood connectivity. We urge that the concerns and priorities of nearby residents be fully integrated into the final Design Guidelines, and consideration in the planning and redevelopment process.

Community-Centered Development

The redevelopment of the Hurley and Lindemann Buildings should not only meet the state's requirements but also reflect the needs of surrounding residents. Some uses on the site should be community-oriented, including commercial spaces that serve local neighborhoods, a vibrant streetscape for pedestrians and cyclists, and mixed-use developments that incorporate residential units to balance the office spaces. Ground-floor retail, restaurants, and other uses that generate evening activity will enhance neighborhood vibrancy and safety.

One of the primary goals of the redevelopment is the consolidation of the Commonwealth's office space in the downtown area. However, this should be accomplished in a way that avoids increasing vehicle traffic in an already congested area. Additionally, we strongly advocate for including a public school within the redevelopment. The downtown neighborhoods face significant challenges in retaining families due to the lack of public schools, and the Hurley site presents a rare opportunity to address this critical need. Finally, we strongly advocate for prioritizing affordable housing for families as one of the goals of this project.

Traffic and Transportation Concerns

Residents are deeply concerned about vehicular traffic and pedestrian and cyclist safety on Cambridge Street and connecting streets. Traffic congestion has been a persistent issue, often diverting vehicles, including rideshares and delivery trucks, through the narrow streets of Beacon Hill. To prevent exacerbation of these issues, the Project's parking garage should not be expanded. Instead, the development should prioritize public transportation and alternative commuting methods.

The City of Boston's efforts to redesign Cambridge Street must be coordinated with the Project to ensure a well-integrated approach, including the ongoing MGH building projects and plans for the affordable housing development at the West End Library site. Plans should incorporate improved traffic flow, dedicated bike lanes, and enhancements for pedestrian accessibility. Additionally, the long-awaited Red/Blue Line connector should be considered to reduce congestion and improve public transit options.

Urban Design and Public Realm

The Project's design will impact residents and visitors for decades. Thoughtful planning should prioritize a pedestrian-friendly public realm and avoid the overbearing superblock design. If any exterior changes are made during this project and if a tower or additional buildings become part of the final project, we advocate for multiple buildings of varied sizes rather than a single monolithic structure to better integrate with the existing streetscape. Upper-story setbacks should be implemented to prevent urban canyons, loss of light, and increased wind disturbance. We also suggest that the design consider prevention of public loitering which has been an ongoing issue in the neighborhood.

The redevelopment architectural approach must respect the historical context of the area, particularly its proximity to the Old West Church and the Otis House. Moreover, the height and massing of any the new buildings should acknowledge their adjacency to the Beacon Hill National Landmark District and align with the smaller-scale residential structures rather than the high-rise office buildings of the central business district.

Preservation and Adaptive Reuse

Preserving historically significant elements of the Hurley Building should be seriously considered. As interest in brutalist architecture grows, there may be viable options to incorporate parts of the existing structure into the redevelopment, as DCAMM has suggested. The BHCA remains committed to historic preservation and urges that any redevelopment respects the architectural heritage of the site.

Environmental Sustainability and Climate Considerations

The Project should commit to sustainability by prioritizing carbon neutrality, renewable energy sources, and green building practices. Boston has set ambitious climate goals, and this redevelopment provides an opportunity to contribute meaningfully to those objectives.

Mitigation of Light, Noise, and Construction Impact

Post-construction, the Project should minimize disruptive effects from lighting and mechanical systems on nearby residents. North Slope residents have already experienced challenges with light pollution and HVAC noise from institutional and commercial buildings. Proper screening and noise mitigation strategies should be required.

Additionally, construction impacts—including noise, traffic disruption, pollution, and access limitations—must be carefully managed. Given other ongoing and planned projects nearby (such as the MGH Clinical Building, West End Library redevelopment, Massachusetts Eye and Ear projects, and Storrow Drive tunnel construction), cumulative construction impacts could be severe. A coordinated effort is necessary to mitigate disruptions to the surrounding neighborhoods.

Federal Site Restrictions

This site has not been redeveloped since the urban renewal efforts of the mid-20th century, and federal restrictions placed at that time may no longer be relevant. Should these restrictions impede appropriate development, we urge the Commonwealth to seek modification, waivers, or removal of these limitations.

Conclusion

The redevelopment of the Hurley and Lindemann Buildings presents an extraordinary opportunity to enhance the urban landscape and serve the needs of both the Commonwealth and the surrounding communities. We appreciate that some of the principles in the draft Design Guideline acknowledges that importance of the points raised above. However, careful planning and meaningful community engagement are essential to ensuring that the Project benefits all stakeholders. We urge DCAMM to incorporate the priorities outlined above into the Solicitation and to evaluate proposals based on their responsiveness to these concerns.

We look forward to further constructive discussions regarding the Project.

Very truly yours,

Joshua A. Leffler
Joshua Leffler
Chair

Colin Zick
Colin Zick
President

Cc:

Honorable Maura Healy, Governor of the Commonwealth of Massachusetts

Senator William N. Brownsberger, Suffolk and Middlesex
Senator Lydia Edwards, 3rd Suffolk
Senator Michael J. Rodrigues, 1st Bristol and Plymouth
Representative Aaron Michlewitz, 3rd Suffolk
Representative Jay D. Livingstone, 8th Suffolk

Honorable Mayor Michelle Wu, Mayor of Boston
Ruthzee Louijeune, City Council President - City Councilor, At-large
Julia Mejia, City Councilor, At-large
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Henry Santana, City Councilor, At-large
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Benjamin J. Weber, City Councilor, District 6
Tania Fernandes Anderson, City Councilor, District 7
Sharon Durkan, City Councilor, District 8
Liz Breadon, City Councilor, District 9

Mike Feloney, DCAMM Senior Project Manager
Paul Lillehaugen, DCAMM Senior Project Manager

From: [Lisa Meaders](#)
To: [DCAMM, Lindemann-Hurley \(DCP\)](#)
Subject: PARKING at Hurley Bldg
Date: Wednesday, June 4, 2025 1:44:53 PM

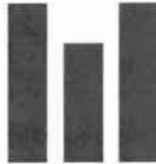
CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

there needs to be more parking spaces available to residents of Boston, given the State House employees take up all the spaces wrapping around the State house and there are very few spaces for residents. AND there are only two handicap spaces -

OPTION

move Statehouse employees to the Hurley building parking and let the neighborhood have the residential parking space back so people can walk to their cars.

Residents who own property in the city of Boston pay high taxes and should be able to park.



W E C A

WEST END CIVIC ASSOCIATION

Committed to protect and enhance the quality of life in the West End

June 6, 2025

Abigail Vladeck
Director of Development and Asset Management
Division of Capital Asset Management and Maintenance
John W. McCormack Building
1 Ashburton Place, 15th Floor, Boston, MA 02108

Re: Lindemann-Hurley Redevelopment Project

Dear Director Vladeck,

The West End Civic Association (WECA) welcomes the opportunity to comment on the Design Guidelines for the Lindemann-Hurley Redevelopment Site. WECA applauds plans to redevelop the site in a manner that revitalizes a large, imposing, fortress-like and unfriendly “superblock” and reconnects it to its longstanding home in Boston’s historic West End. The project also provides an opportunity for the Commonwealth to atone for its role in the failed urban renewal approach of the 1950’s-60’s that destroyed a once vibrant and diverse community.

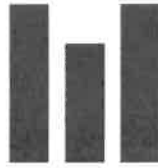
Architectural Design

WECA recognizes the architectural significance of the Brutalist architecture exhibited in the Lindemann and Hurley buildings. However, the austere concrete design currently presents significant visual and physical impediments.

WECA strongly advocates for thoughtful development of a creative and adaptable mixed-use space that prioritizes public accessibility and fosters a vibrant atmosphere. Well-designed street level and open space enhancements would mitigate the imposing nature of the superblock, enhance pedestrian access within, throughout, and around the site, particularly from Staniford Street, and thereby contribute significantly to the improved public realm. We encourage ground level design that incorporates retail, commercial and other facilities that cater to the needs of West End and Beacon Hill residents and visitors.

Housing

The inclusion of residential housing would enhance the vibrancy and stability to the site, which is a critical urban need. Residential development should prioritize the construction of low and middle-income affordable family and workforce units directly on the site. This 5½



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acre site had historically housed hundreds of families who were then displaced by the urban renewal project that created Government Center in the 1960's. The development of affordable housing would not only address a pressing current need, but also foster ongoing activity, and acknowledge the harm and injustice endured by the displaced residents of the West End.

Any proposed structures within the complex must adhere to existing zoning and height regulations. Furthermore, they must retain a harmonious relationship with the surrounding West End and Beacon Hill neighborhoods. It is imperative that any proposed buildings maintain compatibility with neighboring structures and do not impede the flow of sunlight or raise any environmental concerns.

Merrimac Plaza and Courtyard

We strongly recommend the immediate redesign of Merrimac Plaza, situated at the intersection of Staniford and Merrimac Streets, into a greenspace for the benefit of neighborhood residents. This area, which historically has been zoned and designated as open space, currently functions as an unauthorized fenced parking lot, which is not only visually unappealing, but also creates a negative impression for residents of the Lindemann treatment services and nearby residential buildings. The current parking lot has become a persistent eyesore and symbol of disregard for the architectural significance of the Lindemann building and the residents who inhabit it. We strongly urge that this greenspace be completed at the outset of the project redevelopment, or at the very least, at the earliest possible phase.

The central courtyard within the Lindemann-Hurley area must be preserved as greenspace. It should be reimagined and reactivated to better integrate with the surrounding neighborhood. This would involve creating safe pedestrian-friendly walkways that are engaging and inviting respite areas for the enjoyment of building workers, residents and others. By promoting community life and enriching the sense of place, the courtyard would significantly enhance the public realm.

Community and Civic Space

WECA recommends inclusion of The West End Museum as civic space in the redesigned property. Including Museum space in the complex would not only acknowledge the neighborhood's extensive historic heritage but also draw visitors to the area and foster a broadened public awareness and understanding of the City of Boston's urban culture.

Notably, several passages establish a connection between the central courtyard plaza and the Merrimac Plaza greenspace, thereby enhancing the public realm by providing secure



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walkways and tranquil spaces for Museum visitors to contemplate the Museum exhibits and the buildings' interior treasures.

WECA recognizes the importance of community involvement in neighborhood development and is prepared to be at the table as the planning goes forward.

Thank you,

Carol Matyka

President

West End Civic Association

P.O.Box 6503

Boston, MA 02114

weca.boston@gmail.com

617 794 9570

CC:

Commissioner Adam Baacke, DCAMM, adam.baacke@mass.gov

Rep Jay Livingstone Jay.Livingstone@mahouse.gov

Rep Aaron Michlewitz Aaron.M.Michlewitz@mahouse.gov

Sen Lydia Edwards Lydia.Edwards@masenate.gov

Sen Sal DiDomenico sal.didomenico@masenate.gov

Councilor Sharon Durkan Sharon.Durkan@boston.gov

June 6, 2025

Ms. Abigail Vladeck,

RE: Lindeman-Hurley Redevelopment

My name is Duane Lucia, I'm a resident of West End Place at 150 Staniford Street, directly across from the Lindeman-Hurley complex, where I live with my son, his wife and two grandchildren. I've been a resident of Boston since 1972, and have spent the last 40 years in the West End, Beacon Hill and the North End. I was introduced to the complex as a college student when it first opened while studying visual fundamentals in an art class at UMass Boston. Over the years my children and grandchildren have played throughout the space; riding bicycles, rollerblading and practicing singing in the many echoing nooks and crannies.

This is my second comment letter regarding the Lindeman-Hurley complex; the first was submitted on December 23, 2020 when the redevelopment of the Hurley Building was being proposed. Since that time, the total footprint of the entire complex is now under consideration. My viewpoints remain unchanged; however, the West End community, particularly the West End Civic Association (WECA), has engaged in the planning of community greenspace, and the West End Museum has proposed an expanded civic cultural space. I believe these two additions to my prior letter, would ensure the sustainability of a proposed redevelopment and greatly engage the public.

As we consider the redevelopment of the Lindeman-Hurley complex, we are faced with the challenging task of avoiding to negatively impact the West End and Beacon Hill Neighborhoods, especially the culture of Cambridge Street...

To begin we must acknowledge:

- the systemic failure of the 'super-block'
- the unfulfilled function of the public pedestrian through ways and use of public space within the Lindemann-Hurley complex
- the continued neglect by DCAMM to maintain and carry out the intention of the architect's original design

- the limits of brutalist architecture as a cold reminder of abusive Urban Renewal in the West End
- that many West End residents were removed by eminent domain in the Government Center chapter of Urban Renewal in order to construct such behemoths
- the overlooked failure of Urban Renewal; 'C-architecture'

The super-block upon which the Lindemann-Hurley complex sits was once comprised of six streets; home to many West End families, businesses, and the Washington School along with its playground. All serviced a vibrant community; residents could pass through this section on foot, by bicycle, or by car. The streets were alive and had evolved over time. That all changed in the 1950s, following the passage of the Housing Act of 1949 and the subsequent planning of the West End Urban Renewal, when the area became slated for slum clearance as part of the Government Center project in the 1960s. The neighborhood was demolished; erected in place of these thoroughways and highly functioning streets was the unfinished Lindemann-Hurley complex, and later the Brooke Courthouse. This 'street hierarchy' encouraged automobile dependency and forced traffic onto fewer continuous streets, which impacts Cambridge, Staniford and the surrounding streets today.

In theory, the Lindemann-Hurley complex was supposed to be a vibrant design which encouraged public gathering in open spaces; thoroughways and footpaths which would facilitate pedestrian flow. While this has somewhat been realized with the construction of and activity around the Brooke Courthouse, the Lindemann-Hurley buildings have failed to provide any thoroughways. Additionally, the lack of oversight and security around the complex, has caused the open space to become dangerous for local residents, especially after work hours.

Paul Rudolph's vision for the Lindemann-Hurley complex centered on creating a dynamic "civic space" that engaged the public; failures previously mentioned prevented this realization. The West End Museum, which was originally set up as a visitors' center in the early 2000's, has successfully created a smaller version of what Rudolph intended at 150 Staniford Street. The non-profit organization is proposing an expanded version at the Lindemann-Hurley complex which would fulfill Rudolph's vision and engage a larger public.

The brutalist design of the building is a harsh reminder of the social injustice of the

West End Urban Renewal. The cement is abrasive and has no inviting qualities to encourage public use. The only green space is the oval in the courtyard between the complex and the Brooke Courthouse. There is some greenery on the upper level, but it is neglected much like the entire complex, often with trash strewn about. There is also no street activity built into the design of this building, especially on Staniford Street where there is an abrasive 75-foot wall and overhang which looms over pedestrians; no stores to invite passersby, or the community, to interact with the buildings. This dysfunctional complex displaced happy West End residents who considered their neighborhood a healthy village.

WECA has proposed a 'green corridor' which would increase the amount of greenspace along Nashua Street, Lomasney Way, Merrimac and Sudbury streets; essentially connecting the Charles River Esplanade and Rose Kennedy Greenway; the redevelopment of the Lindemann-Hurley complex would play a major role. In 2023 WECA partnered with the UMass Amherst landscape architecture department (LARP) and conducted four listening sessions with the community and stakeholders; over 100 people participated. Recommendations from the community charette were to maintain all the current greenspace within the complex and turn the illicit parking lot on the corner of Merrimac and Staniford Streets into a public park. Many community members asked, if possible, that this park be developed prior to the rest of the construction, and that the developers consult with WECA and the community as to how it would function.

Improved lighting is also necessary to contribute to night time safety throughout the complex. Creative lighting would soften the harshness of the cement and enhance the creative line intended by Rudolf making the space inviting.

DCAMM, the overseer of the buildings, has neglected to maintain the complex, which has contributed to its dysfunction. The poor maintenance over the years has caused the stairways and cement walkways to deteriorate and become impassable. This has necessitated limiting access to much of the complex's intended uses. Furthermore, DCAMM has allowed illicit parking areas in violation of the Clean Air Act of 1977 and the Boston Parking Freeze by surpassing the allotted number of parking spaces on site. An illicit parking lot was set up on the corner of Staniford and Merrimac Streets in the late 1990s where cars were allowed to informally park on area that was intended for community open space by the original designer Paul Rudolph. In the early 2000s a fence was erected and a permanent parking lot was created against continued community

opposition. In addition, cars were allowed to be parked on sidewalks surrounding the building.

Any project which is proposed here 'must' default back to the original 200 parking space limit; no more additional parking, or sidewalk parking. There should be a 'functioning public civic space' component as was intended, as well as increased greenspace. If housing is to be built, it should have a large affordable component, especially family housing; preference should be given to former West End residents displaced by Urban Renewal. There should be a restoring of some streets, and definitely pedestrian and cycling throughways. Ground floors should have businesses which serve the local community; not more bars that serve TD Garden visitors. Bike stations which interact with the surrounding bike lanes and bike network could be integrated into the design and draw users to the complex increasing ground-floor activity.

I commend DCAMM in their first attempt to redevelop the Hurley Building; they listened to the entire community at large and integrated many of the suggestions from comment letters into their community presentations. DCAMM must ensure the sustainability of the complex and above all overcome the failures of the past when considering requests for proposals (RFP). The culture of Cambridge Street must be maintained for the quality of life for Beacon Hill and West End residents; much has been outlined above, and much will come out of the public comment process. It would be shortsighted to turn this complex over to a developer and make the same mistakes which came out of the shortsightedness of Urban Renewal. And to those urban planners and architects working on this project; think holistically and read Jane Jacobs one more time...

Respectfully,

A handwritten signature in black ink, appearing to read 'Duane Lucia', with a stylized, overlapping loop structure.

Duane Lucia
West End Place Resident

Cc:

Richard Hartnett – President, Old West End Housing Corp. (OWEHC)
Carol Matyka – President, West End Civic Association (WECA)
Colin Zick – President, Beacon Hill Civic Association (BHCA)
Joshua A. Leffler – Chair, Beacon Hill Civic Association (BHCA)
Patricia Tully - Executive Director, Beacon Hill Civic Association (BHCA)
Cheryl Delgreco – President, North End/Waterfront Residents Association (NEWRA)
Jay Walsh – Downtown North Association
Maura Healey – Governor of Massachusetts
Michelle Wu – Mayor of Boston
Lydia Edwards - Massachusetts State Senate, 3rd Suffolk District
Aaron Michlewitz – Massachusetts House of Representatives, 3rd Suffolk District
Jay Livingstone – Massachusetts House of Representatives, 8th Suffolk District
Sharon Durkan - Boston City Council
Ruthzee Louijeune – Boston City Council
Julia Mejia – Boston City Council
Erin Murphy – Boston City Council
Henry Santana – Boston City Council
Adam Baacke – DCAMM Commissioner
Kairos Shen - Director, Boston Planning and Development Agency (BPDA)
John Romano – Mayor Walsh’s office
Kenzie Bok – Boston Housing Authority
Lois Ascher – President, West End Museum
Bill Grogan – President, West End Place Managing Board
Susann Benoit – WECA
Louise Thomas – WECA
Kimberlee Schumacher - Boston Preservation Alliance
Tom O’Brien – HYM

Keith J. Yancey – President, LIGHT Boston

Sarah Ritch –LIGHT Boston

From: [Victor Brogna](#)
To: [Vladeck, Abigail S. \(DCP\)](#); [DCAMM, Lindemann-Hurley \(DCP\)](#)
Subject: A Comment Letter supporting the careful preservation of the Lindemann-Hurley complex as its redevelopment is planned, and supporting the incorporation of The West End Museum into the project.
Date: Saturday, June 7, 2025 8:09:23 PM
Attachments: [The West End Museum.pdf](#)

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----- Forwarded message -----

From: Victor Brogna <ybrogna@gmail.com>
Date: Sat, Jun 7, 2025, 4:41 PM
Subject: A Comment Letter supporting the careful preservation of the Lindemann-Hurley complex as its redevelopment is planned, and supporting the incorporation of The West End Museum into the project.
To: <lindemann-hurley.decamm@mass.gov>, <abigail.vladeck@mass.gov>
Cc: Sebastian Belfanti <sebastian@thewestendmuseum.org>, <John.Andress@boston.gov>, <BAC@boston.gov>, <BLC@boston.gov>, Mark Pasnik <markpasnik@mac.com>, Louise Thomas <louise.thomas6@gmail.com>

Dear Division of Capital Asset Management & Maintenance and Abigail Vladeck:

I write to restate the oral testimony I presented at the public hearing held by DCAMM at the West End Museum on June 4, 2025, and to add some further thoughts and information.

1. My interest in the project.

My interest in the project comes from being a 65-year citizen of Boston who has lived close to the Lindemann-Hurley complex during its entire existence. Having had the opportunity to observe it from the exterior over an extended period of time it is, in my opinion, as I stated at the hearing, a monumental piece of sculpture, a magnificent work of art, worthy of the utmost attention to its physical protection and enduring preservation. My interest comes, additionally, from being from 1963 to 1968 the Assistant Corporation Counsel in the City of Boston Law Department charged with responsibility for review of the contract documents, public bidding and construction of Boston City Hall. I note that the contribution of concrete to the aesthetics of Western culture stretches back at least to the Greek and Roman eras. Having had the opportunity to be a participating observer in the modern era, when concrete was brought back all-too-briefly into a prominent position of structural utilization and aesthetic appreciation, I must place *preservation* of the Lindemann-Hurley complex at the top of the list of objectives to be observed in DCAMM's redevelopment planning.

2. The question I raised at the June 4 hearing.

At the hearing I noted the consistency between the exterior treatment of the two buildings, and asked to what extent Paul Rudolph may have been involved in the design and construction of the Hurley building. The answer I have since found in a letter dated March 9, 2020, from the Paul Rudolph Heritage Foundation to Brona Simon, Executive Director of the Massachusetts Historical Commission, from which I quote:

"Paul Rudolph was directly involved and responsible for the design of the entire BGSC

[Boston Government Service Center]. As pointed out in MHC's [Massachusetts Historical Commission's] letter to DCAMM, Rudolph was appointed the coordinating architect for the overall site and created a single master plan and design guidelines for all of the buildings in the complex." (P. 1.)

"To result in a unified whole, given the diverse group of project architects involved, Rudolph created overall design criteria for the BGSC complex." (P. 1.)

". . . the strength and consistency of the design of all of the parts suggest that Rudolph was the design force behind the entire project." (P. 2.)

The letter may be found at <https://images.app.goo.gl/KAq8FVseSBKipKNm6>.

3. The incorporation of the West End Museum into the project, fronting on Cambridge Street.

While it is my desire to see Paul Rudolph's guiding hand over the entire project respected and preserved, I recognize the need for an infusion of activity into the Hurley building. I suggest that redevelopment planning include placement of The West End Museum in the Hurley Building, in a prominent location on Cambridge Street. The Museum has experienced a remarkable transformation in the hands of its present Executive Director, and deserves better exposure than is obtained in its somewhat remote present location. I have attached a letter of the Museum's Executive Director requesting inclusion of The West End Museum as a civic space on the site. I support that request.

Thank you for your consideration of my thoughts on preservation and site utilization.

Victor Brogna
North End

Katherine Kennedy
13 Hancock St
Boston, MA 02114
khammes@gmail.com
(617) 913-7388

June 7, 2025

Re: Public School on Lindemann-Hurley Building Site
Attached: BHCA Hurley -Lindemann letter 5.20.25

To Whom It May Concern;

As a parent, I ask that you please consider including provision for a public school in the redevelopment of the Lindemann-Hurley Building site. This recommendation is included in the list of recommendations and suggestions from the Beacon Hill Civic Association, Dated May 20, 2025 (attached). The Lindemann-Hurley redevelopment is a once-in-a-generation opportunity to bring a community back to a site which was once a neighborhood – and where a public school (the Washington School) once stood. Reintroducing a public school is key to recreating that community, and allowing families of all income levels and backgrounds to raise children in Boston.

Caregiver engagement at school heavily correlates to a child's academic success, and the ability to physically visit your child's school is a key piece of that engagement. A school on the Lindemann-Hurley Building site would create this opportunity for many families in this community. As a parent, I am committed to being involved wherever my daughter attends school. I want to walk my 4-year-old to PreK. I want to know the other families in her class. I want her teacher to be able to tell me during pickup if she has had a difficult day. However, creating this dynamic has been a huge sacrifice for our family and one that many families in my neighborhood cannot make. I live in Beacon Hill, and a public school in my community is not available to my children. There are no longer any public schools in this part of the city, none in Beacon Hill, none in the West End. The public school closest to us (which is still not in our neighborhood) is the Eliot School in the North End, 20 minutes away from my home. Our family applied there two years in a row, and were denied a placement both times. Instead, my daughter attends public school in Charlestown, over 30 minutes away. I spend at least an hour round-trip so that I can pick my child up each day and have the level of engagement that I feel she

needs to be successful. I believe that every family living in this part of the city should have that same opportunity – without needing to travel 30 minutes or more from their home as I do.

If it were built tomorrow, a school on the Lindemann-Hurley Building site could already be filled: the demand for school is high in this part of the city. The closest public school (the Eliot School) has a yearly wait-list that includes over one-hundred students. At the same time, over one-hundred students per grade are currently being educated at private elementary schools located in Beacon Hill and the West End. Many of our neighbors have felt forced to choose private school because a seat at a public school nearby was not guaranteed. These private schools charge \$35,000 or more per year per student, and typically do not accept students who are struggling or who have disabilities. These barriers mean that private school is not an option for many families, including mine. Every child in Boston should have an option to stay in their community for their education.

New housing, both planned and recently built, continues to increase the demand for an additional public school to support families living in Beacon Hill, in the West End, and in the immediately surrounding neighborhoods. The Alcott Building (built); the Sudbury Building (built); the West-End Library Building (planned); the Hancock Street Project (planned); and now the Lindemann-Hurley Building (planned) – each of these developments are increasing density and adding affordable housing options for families. These families deserve to have a public school in their community.

To reiterate, please include a provision for a new public school as the Lindemann-Hurley Building site is redeveloped. A school in this part of the city is desperately needed by families – current and future.

Kind Regards,

Katherine Kennedy
khammes@gmail.com
(617) 913-7388



The Washington School stands in the center of the cleared site for the Lindemann-Hurley Buildings during Urban Renewal, 1960s.
Source: Wikipedia, "Boston Government Service Center" Article

June 8, 2025

Re: Lindemann-Hurley Redevelopment Project

To Director Vladeck and the DCAMM team,

Thank you for the opportunity to comment on the Design Guidelines for the Lindemann-Hurley Redevelopment site. The plan to redevelop this entire large site in a manner that reimagines and revitalizes a large, imposing, fortress-like and unfriendly “superblock” is exciting. It is also a wonderful opportunity to reconnect the site to its home in Boston’s historic West End.

Here are my comments, some I am sure echoing those you have received from others.

Architectural Design

I recognize the architectural significance of the Brutalist architecture exhibited in both buildings; however, the austere design presents significant visual and physical impediments for the public accessibility.

A new vision for the site should create a mixed-use space that prioritizes public accessibility and fosters a vibrant atmosphere, with well-designed street level and open space enhancements to soften the imposing nature of the superblock and welcome pedestrian access within, throughout, and around this new part of the neighborhood. Ground level design incorporating retail, commercial and other facilities (*hint: hardware store, ice cream shop!*) that cater to the needs of the residents of the new structures as well as other West End and Beacon Hill residents and visitors would be very welcome!

Housing

The inclusion of residential housing is also welcome. If that housing has the financial support to prioritize low and middle-income affordable family and workforce units directly on the site, that is definitely preferred. Such a direction would be a beginning of the rebirth of this part of the West End.

Any proposed structures must retain a harmonious relationship with the surrounding West End and Beacon Hill neighborhoods. They must fit in and be compatible with neighboring structures and do not impede the flow of sunlight or raise any environmental concerns.

Merrimac Plaza and Courtyard

Please find a way to prioritize the immediate redesign of Merrimac Plaza into the neighborhood greenspace it was intended to be. The current unofficial surface parking lot is an eyesore and symbol of disregard for the neighborhood. My understanding is that as part of the redevelopment, this area will finally be returned to the public as a park. Several people have asked me how we can encourage the chosen developer to deliver this park to the community at the beginning of the project, so we do not have to wait years for it to be available. As an example, I am told that at Lovejoy Wharf, the wharf area was developed and improved before Related Beal completed the work on the condominium there.

I hope the chosen developer will consider all opportunities to include greenspace in and around the project, including incorporating the central courtyard and better integrating it with the surrounding neighborhood. The opportunity for people to see and experience all natural elements can be transformative and contribute to a stronger and healthier community.

Community and Civic Space

I strongly support the incorporation of The West End Museum as civic space in the redesigned property. Including this gem of a neighborhood Museum in the complex just makes sense. It would not only acknowledge the neighborhood's extensive historic heritage, but also draw visitors to the area and foster a broadened public awareness and understanding of the City of Boston's urban culture.

Thank you for your attention to all public comments.

Susann Benoit

Susann Benoit
8 Whittier Place 21F
Boston 02114

June 9, 2025

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Liz Waytkus
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Abi Vladeck
Director, Development & Asset Management
Division of Capital Asset Management & Maintenance
Office of Real Estate
1 Ashburton Place, 15th floor
Boston, MA 02108
abigail.s.vladeck@mass.gov
Lindemann-Hurley.dcammm@mass.gov

Dear Ms. Vladeck,

Docomomo US is the nation's leading nonprofit organization dedicated to the preservation of Modern architecture, landscapes and design. With chapters across the United States including our New England chapter based in the Boston area, Docomomo US is appreciative of the opportunity to provide comments on the Division of Capital Asset Management and Maintenance (DCAMM) new vision for the redevelopment of the Erich Lindemann Mental Health Center and the Charles F. Hurley Building.

Docomomo US appreciates DCAMM's continued focus on historic preservation at the site and the emphasis on the significance of the Hurley and Lindemann building's brutalist design along with architect Paul Rudolph as a nationally and internationally important designer. We are pleased with the move to redevelop the site as mixed use anchored by residential, and the inclusion of the Lindemann building in the project proposal. Docomomo US appreciates DCAMM's identification of significant architectural features including the various stairs and stairwells, the Lindemann chapel, the Nivola murals in the Hurley building along with the massing and uniformity of the original design. We would like to see DCAMM to continue to emphasize in the final project proposal that while the two buildings were built to house two separate functions, that they are visually one building from the outside. And that proposals that seek to retain that historic connection and uniformity will be prioritized by the state or at a minimum be highly encouraged by applicants.

We believe there is a significant opportunity to not only successfully reuse the Lindemann-Hurley complex but integrate it into the community while preserving the historic nature of the design. Docomomo US appreciates DCAMM's continued focus on the historical, architectural and cultural importance of the site and engagement with the local community and stakeholders in this process. We look forward to continuing our engagement in the process as it unfolds.

Sincerely,

Todd Grover
Vice President Advocacy

Liz Waytkus
Executive Director

From: [Jane Forrestall](#)
To: [DCAMM, Lindemann-Hurley \(DCP\)](#)
Cc: [jmforrestall](#)
Subject: Lindemann/Hurley Project
Date: Monday, June 9, 2025 10:53:12 AM

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Thank you for the opportunity to comment on the redevelopment of the Hurley and Lindemann buildings located on Staniford Street. At the time those two buildings were built, the city wanted to block the West End, which was considered to be a blighted neighborhood, from the rest of the city. This was done by building severe buildings such as the Government Center Garage, and the Hurley/Lindemann site. Over the past several years, that train of thought has changed and there has been much development in the West End, including the Bulfinch Triangle.

I have lived at 150 Staniford Street for almost 28 years and have had to live with the misuse of part of the Lindemann site for all of that time. The area at the intersection of Staniford and Merrimac Streets has been used as a parking lot for state employees rather than being the public open space as designated on City of Boston zoning maps. Having that area redesigned to be a welcoming public area would be a great benefit to the residents of the West End and others.

I understand that the Lindemann Center will not be replaced - it will remain a mental health facility both for resident patients and clinical facilities. If nothing else is done to that site, the exterior at least needs to be power washed. There are many interesting aspects of this Brutalist property but time and dirt have obscured this. A lot of demolition and development have happened in this area since the Lindemann was built and it now needs some much needed attention.

The site of the Hurley building presents a unique opportunity to add much needed workforce housing to the West End. I understand that there are significant and historical aspects of that property, but it presents a very uninviting facade to the public. There is a very nice green space between the Hurley building and the Brooke Courthouse but there is almost no way for the public to know it is there. There needs to be openings in the facade of the Hurley property which would invite the public into that tranquil area.

It would be appreciated if the Hurley property could be replaced with the workforce housing that is much needed in the West End and in Boston as a whole. If a residential tower is to be built, it should be of appropriate height, meaning the height limit on Cambridge Street, which I believe is 140 feet. The architecture should be a segue from the West End to Beacon Hill.

I understand that there is a significant piece of permanent artwork that cannot be moved from the lobby of that building. Perhaps that would be an appropriate location for the West End Museum which focuses on the Old West End and the people who lived there before it was designated as a "blighted neighborhood".

When sending this project out for bid to prospective developers, I feel that a few things need to be included:

- Housing needs to be affordable and available to the low and middle income population - just as the original residents of the West End were.
- Developers of recent properties in the area have found that many residents do not have vehicles since this project is within a short walk to six rail lines (Red Line, Blue Line, Orange Line, Green Line, Commuter Rail, and Amtrak), plus numerous bus lines. Because of this, a 200-car parking garage would not be necessary for residents.
- Developers need to keep in mind that while this project is under way, there are other major projects being done in the area - Bulfinch Crossing, Mass General Brigham Hospital and the West End Library - so they need to be mindful of traffic and pedestrian safety.

Thank you for the opportunity to comment on this significant project in our West End neighborhood.

Jane Forrestall

BOSTON PRESERVATION ALLIANCE

www.bostonpreservation.org

June 9, 2025

Abigail Vladeck
Director of Development and Asset Management
Division of Capital Asset Management and Maintenance
1 Ashburton Place, 15th floor, Boston, MA 02108
Re: Lindemann-Hurley Redevelopment Draft Final Project Proposal

Dear Abigail Vladeck,

The Boston Preservation Alliance is Boston's primary, non-profit advocacy organization that protects and promotes the use of historic buildings and landscapes in all of the city's neighborhoods. With 40 Organizational Members, 134 Corporate Members, and a reach of over 100,000 friends and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character. We appreciate the opportunity to offer comments on projects that impact the historic character of the city.

The Boston Preservation Alliance (Alliance) appreciates that the Division of Capital Asset Management and Maintenance (DCAMM) has emphasized the historical and cultural importance of the Hurley and Lindemann Buildings in their latest Draft Project Proposal and Design Guidelines. Paul Rudolph's original design proposed three buildings of monumental scale, with a unified vision of elements across the site and consistent use of concrete. Although only two buildings were completed, the Hurley and Lindemann buildings speak to Rudolph's original cohesive design intent and are major pieces in the narrative of modernist architecture in Boston. The Alliance notes that the project scope has been expanded upon from earlier drafts to include the Lindemann building which allows for a redevelopment of the site as a whole, in keeping with Rudolph's original concept. This latest set of redevelopment guidelines prioritize adaptive reuse, rehabilitation, and preservation and call out the need for cohesive materiality, design, scale, and massing of any proposed interventions and construction. Additionally, the identification of specific character-defining features, including bush-hammered concrete, vertical elements containing elevators and staircases, and Constantino Nivola murals on the interior of the Hurley building, is a positive inclusion and the Alliance welcomes DCAMM's focus on a redevelopment solution that is harmonious with existing fabric and honors the site's historical and cultural significance.

The emphasis on sensitive restoration in combination with new interventions, particularly in the Hurley Building, acknowledges the need to revitalize the site as an urban community space while respecting the site's history both architecturally and as a major urban renewal project. Paul Rudolph's original plan approached the site as a whole, and Alliance appreciates that the proposed design guidelines encourage future designs to redevelop the space as a cohesive campus. In addition to the emphasis on adaptive reuse, the inclusion of better integration with the surrounding

community and urban context as one of the project goals is welcome. The Alliance hopes this will encourage potential developers to restore existing plazas and courtyards which are either non-accessible or unwelcoming to pedestrians and ultimately encourage the community to re-engage with this site.

It is critical that the Hurley and Lindemann buildings be preserved and any new construction on the site complement the existing composition, both to protect architectural significance and promote sustainable design. The Alliance believes the Final Draft Project Proposal adequately emphasizes the importance of sensitive redevelopment and presents the redevelopment of this site as an opportunity to re-engage the community with the space while also advancing housing and sustainability goals.

Thank you,

A handwritten signature in cursive script that reads "Kimberlee Schumacher".

Kimberlee Schumacher
Interim Executive Director

June 9, 2025

Abigail Vladeck, Director of Development and Asset Management
DCAMM
1 Ashburton Place, 15th Floor
Boston, MA 02108

RE: *Lindemann-Hurley Redevelopment Project*

Ms. Vladeck:

I write on behalf of Historic New England, the largest and most comprehensive independent preservation organization in the country and owner of the National Historic Landmark Otis House at 141 Cambridge Street, regarding the draft design guidelines and project proposal for the Lindemann-Hurley Redevelopment Project. Thank you for the opportunity to meet with the project team to provide this input on the proposed redevelopment of the site. We are enthusiastic about many features of the current approach and design guidelines, which are clearly informed by the 2021 Hurley Building Redevelopment Project – and we believe the current project structure holds great promise for the Commonwealth and the local, surrounding community.

The Lindemann-Hurley Redevelopment Project is substantially strengthened from its previous form by inclusion of the total Boston Government Services Center site, including both the Hurley and Lindemann complexes and associated outdoor space. This allows for a holistic approach to design and ensures that deferred maintenance to the historic architecture can be more comprehensively addressed. We are pleased to see that improved circulation in and around public spaces and plazas, and ground-level activation of the site, remain design priorities. As is emphasized, a successful project will adeptly make use of this entire urban block as a hub linking the West End, Beacon Hill, and Government Center neighborhoods, and will consider ways to increase pedestrian traffic, improve accessibility, and eliminate physical and visual barriers to sightlines.

The prospect of enhanced public access and complimentary site uses presents an important opportunity for improved community experience. The Barbican (UK) is a particularly useful precedent (Guidelines pg. 8), precisely because it has fully embraced its architectural style – while also providing opportunities for public outdoor space, residential amenities, and private as well as civic use (restaurants, performing arts, galleries, etc.). It is a destination for the local community and for visitors, rather than merely a pass-through to a secondary location.

The Barbican example makes it clear to potential respondents that a successful adaptation of the BGSC will leverage its many character-defining architectural features. We greatly appreciate DCAMM's investment in preserving these features through the commission of Bruner/Cott's 2021

*Historic New England to Vladeck, June 6, 2025
Hurley-Lindemann Redevelopment Project*

Preservation Report and details in the design guidelines, particularly as they relate to sensitive spaces in the Lindemann complex and outdoor plazas. We appreciate that recognition was provided for broader viewsheds, as well, in keeping with I.M. Pei's master plan for the full Government Center complex. While inclusion of views toward Old West Church from City Hall Plaza are noted (Urban Design Principle 1), we also suggest additional consideration of Pei's intent for the pedestrian mall linking the BGSC to City Hall, and how this might contribute to a more cohesive and user-friendly streetscape along Cambridge Street.

We agree that full-life cycle analysis of building materials and practices is an essential element of sustainable design (Guidelines pg. 16), including assessment through the full length of the ground lease. Although some demolition on the site is inevitable in order to achieve project aims of site circulation, street-level access, and density, we strongly encourage a careful evaluation of where demolition occurs – prioritizing both the overall design and character, as well as the embodied carbon, inherent in the existing buildings.

Among the three directives of the design guidelines, the Sustainable Design Principles are particularly successful in outlining parameters and goals with clear metrics and standards that developers can apply to their development concept. Conversely, several of the Urban and Building criteria are open-ended, and while they leave room for creative design, they are also more threatened by later value engineering phases of a project. To the extent that metrics or discrete objectives can be added to Urban and Building Design sections, this will help to balance the three principles to ensure that one principle's guidelines do not outweigh another.

For example, the objectives represented by precedents for additions and renovations (Building Design Principle 3) seem unresolved. GSK's addition to Paul Rudolph's Yale Art & Architecture Complex is an interesting example of continuity between building materials, fenestration, and massing/form. This contrasts with the other examples, which show an entirely different approach of marked differentiation between new and existing building components. We suggest clarifying the objectives in the narrative and considering additional precedents that specifically respond to Brutalist redevelopment or renovation – such as London's [Brunswick Centre](#) or Sheffield's [Park Lane](#) complex (UK).

Because of its size, scope, and location, the Lindemann-Hurley Project presents a rare opportunity to connect three major Boston neighborhoods which were harmed and fractured during the Urban Renewal period. No proposal can recreate the eclecticism of the West End as it existed in 1950 – but it can aspire to meet the challenges of the present day, and offer improved public amenity, vibrancy, and connection through active streetscapes, reinvigorated open spaces, and pedestrian-friendly routes.

Thank you again for the opportunity to provide feedback; we look forward to continued community-centered dialogue throughout the planning and design process.

Warm Regards,



Carissa Demore
Vice President and Chief Policy Director

From: [James Vigar](#)
To: [DCAMM, Lindemann-Hurley \(DCP\)](#)
Subject: Re: Public Comment JVigar 6/9/2025
Date: Monday, June 9, 2025 10:48:17 AM

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Sorry to add on,

There was a street photographer, David Horton, who photographed and interviewed some of The Lindemann Residents.

If it's of any help, I have put the link below or can googled "lindemann center phmuseum" Click on the photos to learn more about the people.

Thank you and have a great day,
-Jimmy

<https://phmuseum.com/projects/the-lindemann-center>

On Mon, Jun 9, 2025 at 10:30 AM James Vigar <jimmy.wv.dsgn@gmail.com> wrote:

Hello DCAMM Team,

First, thank you for holding two public hearings on the matter of the Hurley Lindemann Building. As I was unable to attend in person I appreciate you holding a zoom meeting. I may not have been as clear as I hoped during the zoom call but below is a quick summary of possible incorporations. I know most of this may be expected from a developer, but just wanted to state it publicly and I am aware this is not directly under DCAMM's prerogative.

- Can a second (more accessible) entrance be added to the Bowdoin Square Station in the building?
- Can Commercial, Office, & Residential space be considered for the site adjoining the Mental Health Center (possibly moved to an area with more natural light inside)?
- Can prospective developers talk to BHC or those who work/live in The Lindemann Center?
- (Comment from another person) Can a school be considered on the Lindemann side as it has a Basketball Court & Stage?
- Could local flowers & year round plants (evergreens) be used on the side to keep greenery year round (can help seasonal depression)?
- Could the mezzanine deck be used for public art displays?
- Can the courtyard be used for public performances?
- Could a "European" style (compact) Grocery Store/Bodega be considered?
- Could there be a rooftop garden? (can playfully compete with NYC Highline)
- Consider an infill construction within the building shell- can help mitigate adverse embodied carbon problems as well as help make the building more efficient.
- The building was designed as a mini city and the infill conditions may need to reflect that.
- Put up 4x8 boards around the site asking people "what would you like to see here?" to allow for further public comment and integration (community activity).

For context, I'm an architecture/preservation (adaptive reuse) student at Roger Williams University. We did a theoretical adaptive reuse project on this building and sparked a lot of personal interest. I have friends in and around Boston who wanted to see something special happen with the site. As a class group, we visited the site and some of these recommendations are compiled from our research of the site itself.

While I know you have your hands full with this project, if there is any way I can help I am happy to.

Sincerest regards

James "Jimmy" Vigar

M.S. Preservation Practices

Cert: Real Estate + Urban & Regional Planning

B.S. Architecture

Minors: Construction Management + Art & Architectural History

History of Art & Architecture

Timothy M. Rohan

Chair

Associate Professor

W373 South College

150 Hicks Way

Amherst, MA 01003-9274

413-545-6987

June 9, 2025

Dear DCAMM,

I am writing with a suggestion that will aid the proposed renovations to the Hurly and Lindemann Buildings of the Boston Government Services Center by Paul Rudolph.

My name is Timothy M. Rohan and I am the author of *The Architecture of Paul Rudolph* (Yale, 2014). The book was the first monograph about the important modernist architect and it explained the Boston Government Services Center complex in detail. Such buildings are the area of my research and expertise. I am associate professor of architectural history at UMass Amherst, where I also chair the art history department. I am an active member of the board of Docomomo New England and am engaged with other groups concerned about preservation, namely Historic New England, the Society of Architectural Historians and UMass Brut, the advocacy group for the UMass system's modernist architecture.

I have attended several online meetings about the proposed renovations. I appreciate DCAMM's new approach to the project, especially its consideration of the entire site. I recommend further study of the buildings. I suggest carrying out a fine-tuned, conservation plan of the Hurly and Lindemann Buildings, especially their interior spaces, finishes and details amounting to professional studies like the ones conducted of the United Nations Building in New York and the Jewett Art Center at Wellesley College, another Rudolph building with whose preservation I have been much involved.

In fact, what I am recommending for the interiors of the Hurley and Lindemann Buildings would be modeled upon the Getty Foundation-funded, "Keeping it Modern," conservation plan of the Jewett Center from 2017. I was a member of the team that wrote the report, which included Alice Friedman of Wellesley College and David Fixler, DOCOMOMO New England board member and preservation architect. That plan graded each part of the entire Jewett Art Center in order to guide future renovations. The grading system did not merely try to preserve the building as it was, but aided future renovations. Such renovations of the Jewett Center are being carried out now by Howeler and Yoon and Ann Beha. I also point out that the Getty funded another such study of the Boston City Hall, which has been tremendously useful for its preservation.

I am aware that Henry Moss of Bruner/Cott made recommendations about preserving significant features of the Boston Government Services Center several years ago. I am pleased that DCAMM has followed his advice and noted in its new proposal the importance of the staircase and chapel in the

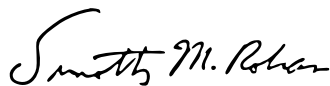
Lindemann Building and the Nivola murals in the Hurley Building. However, the direction of the renovations has changed from biotech to residential since Henry Moss made his assessment. I think it would be worthwhile to review Henry Moss's report and update it to see if anything more might be said or added, keeping in mind the proposed new uses for the buildings.

DCAMM's own thoughtful public presentations made me think that more analysis is needed. During the DCAMM presentations I attended, I was struck by images of the sculptural arrangement of interior radiators in the Hurley Building. From what was said about them, I inferred that DCAMM also thought them notable and worth saving. Based on my own knowledge of the Lindemann Building, I remember other special features, such as small, raised theater like stages in it intended for performances by patients as a form of therapy. I think examples of such features should be saved for these reasons: they are historic (they demonstrate thinking about mental health treatment in the 1960s), they are unique to Lindemann (is there anything else like them?) and they are notable as examples of architectural ingenuity, like the staircase and the chapel of Lindemann. Most significantly, they seem like just the type of focal point that would stimulate a developer and architect to creatively renovate the structure. Preserving them would enhance the renovation.

I also recommend a more fine-tuned analysis of the building because when working on the Getty-funded study of the Jewett Center, we discovered many overlooked aspects of the building, such as colorful walls that had been painted over in favor of more neutral shades. The discovery and recovery of such details is what gives depth and texture to the renovation of historic buildings and again creatively drives future alterations.

So in conclusion, I want to commend DCAMM for its revised approach to preserving these important historic structures and again recommend a more fine-tuned study of them which can make for a strong renovation. I know getting to this point has been a lot of work and I commend all the members of the DCAMM team, especially Abigail Vladeck. I am glad to help this endeavor in any way by drawing upon my knowledge of Rudolph's architecture. I will follow the progress of this renovation closely and with considerable interest as a scholar, Docomomo member and citizen of Massachusetts.

Sincerely,



Timothy M. Rohan

Cc: Dietrich Neuman, president, Docomomo New England

Minutes of Public Hearing re: Asset Management Board Project Proposal

Lindemann and Hurley Buildings Redevelopment Project, Boston, Massachusetts

Date: June 4, 2025

Time: 6:00pm to 8:00pm

Place: West End Museum, 150 Staniford Street, Boston, MA

The meeting was held in-person at the West End Museum located at 150 Staniford Street in Boston. Approximately 33 participants attended.

Panelists

The panelists included:

Adam Baacke, *DCAMM Commissioner*

Abi Vladeck, *DCAMM Director of Development and Asset Management*

William Holt, *DCAMM Senior Program Manager*

Presentation

The meeting began at approximately 6:05 pm with an introduction by Commissioner Adam Baacke. Mr. Baacke welcomed participants and described the work of the Commonwealth's Division of Capital Asset Management and Maintenance (DCAMM) broadly and also as it relates to the proposed redevelopment.

Mr. Baacke explained the reason for the public hearing as being that DCAMM will be seeking authorization from the Asset Management Board (AMB) to proceed toward redevelopment of the Lindemann-Hurley site. Mr. Baacke went on to explain that the AMB has been granted authority by the legislature to allow public-private partnerships, which is a significant power and is the reason why public hearings are held before a project is submitted to the AMB for their review. DCAMM hopes to hear from the public to ensure that the state goals are being met in a way that aligns with community interests.

Goals for the proposed project were described briefly, as they were shortly to be presented in detail. Primary goals include addressing the space needs of the Department of Mental Health (DMH), leveraging state property to help address the housing challenges in Massachusetts, and preserving the significant historic resources of the buildings.

Mr. Baacke described the history of urban renewal on and around the site. He expressed a hope that the redevelopment project will result in design and restoration that works well with and contributes positively to the surrounding neighborhood.

Abi Vladeck was introduced to continue the presentation. Ms. Vladeck provided an overview of the rest of the presentation topics and a statement that the hearing was being conducted in accordance with the requirements of the AMB.

Ms. Vladeck described the site and the two buildings. The Lindemann contains Department of Mental Health uses, historically significant design elements, and parking on Merrimac Plaza. The Hurley building is now vacant and is larger than the Lindemann. Both buildings have significant capital investment needs. Ms. Vladeck introduced DCAMM Office of Planning Senior Program Manager William Holt to provide more detail on the architecture of the site.

Mr. Holt described the layout of the two buildings with the use of photos of their street frontages, the floors plans of each building, and the central courtyard area. He described challenges the building and site design present in terms of limited and confusing public access to the central courtyard.

Slides Mr. Holt presented also included pictures of design elements including outside staircases and benches not typical in brutalist buildings. Among the problems presented by the existing site is that these exterior staircases have been identified as unsafe for use as well as inaccessible, and so have been blocked off. Mr. Holt noted that pictures of the Lindemann's chapel space were not included in the presentation as he had expected, and that this slide would be added back when the presentation slides are made available online.

Mr. Holt showed photos of the Hurley Building lobby, which goes from Staniford Street, through the building, to the plaza. The lobby contains two historic public art murals. There are also decorative, orange radiators inside several stair towers of the Hurley Building.

Ms. Vladeck continued the presentation with more information about the project approach being proposed to the AMB. DCAMM is proposing to ground lease the site to a developer who will be responsible for permitting, financing, and construction of the improvements on the site. A portion of the improvements will need to be dedicated to the DMH use that is on site today. With that programmatic requirement noted, DCAMM staff noted that it is open to ideas from the public on other potential uses.

Four main goals for the site were outlined:

- Improve state functions by improving the space used by DMH and to do so in a way that eliminates a capital burden that is estimated to exceed \$500,000,000.
- Address housing needs by generating a substantial amount of new housing production for various income levels.
- Improve site design by encouraging adaptive reuse that preserves the historically significant aspects and improving integration with the surrounding community.
- Promote sustainable design to advance decarbonization by reducing carbon emissions and using embodied carbon.

Additionally, DCAMM has an obligation to preserve the site's historic resources. DCAMM sought to address historic preservation in the previous effort to redevelop the Hurley building through design guidelines. The design guidelines for the Lindemann and Hurley site were shown in the presentation. They are similar to those that were used in the previous Hurley redevelopment effort. The design guidelines include urban design principles, building design principles, and sustainable design principles.

Ms. Vladeck described the public engagement process, including the public hearing that evening and a virtual public hearing to be held the next day on June 5, 2025. She noted that written comments received by 3pm on Monday, June 9, 2025 would be considered as part of the proposal submitted for AMB consideration. The selected project developer will be responsible for securing needed approvals through the normal permitting processes with state and city entities, and those processes will also entail opportunities for public input.

A draft timeline was shown that indicated phases for public engagement, Request for Proposals (RFP) issuance and developer selection, negotiation, permitting and financing, and construction. The public hearing dates were shared again, along with the email address for submission of written comments, and a QR code that participants could use to access documents. Participants were then invited to offer public comments.

Public Comment

Katherine Kennedy identified herself as a resident of Beacon Hill and the West End for a decade and made a statement urging consideration of an additional goal of including a public school on the site. She described the positive correlation between caregiver engagement and academic success, the challenges of finding a school close to the neighborhood or commuting to a public school outside of the community, and the opportunity to address those challenges through this project. She indicated that her statement would also be submitted via email.

A participant identified himself as Duane and asked if the sculpture on New Chardon Street had been evaluated. Additionally, he stated that the site is on land acquired through eminent domain, so any housing built there should give preference to West End residents who were displaced by urban renewal. DCAMM staff indicated they would explore whether the sculpture had been evaluated and noted the comment regarding preference for displaced former residents of the West End.

Carol Matyka identified herself as President of the West End Civic Association (WECA). She noted that comments would also be provided in writing via letter and that her statement was intended to highlight key points. West End Civic Association encourages revitalizing the super block and reconnecting it to the neighborhood. The project as a whole presents an opportunity to acknowledge the harm to residents of the West End for urban renewal. Given that history, it is important for residents to be involved in development impacting their community.

While acknowledging the historic significance of the site, Ms. Matyka also expressed support for mixed use development. Ms. Matyka further noted that housing is a need and support prioritizing affordable housing on the site. Related comments were that any structure must comply with applicable zoning regulations and be compatible with neighboring areas. Concerns with the current state of the property focused on Merrimac plaza, which was described as an eyesore in regard to its current parking use; Ms. Matyka urged that the plaza be redeveloped as green space at the onset or earliest phase of the project. Secondly, the courtyard should be reimagined to connect to Staniford street for increased accessibility. Ms. Matyka would like to see a space for the West End Museum included in the building.

A participant identified himself as Ron Iacobucci, a former resident of 29 Norman Street, among the properties taken through urban renewal. Mr. Iacobucci questioned whether developers should profit from urban renewal, which had excluded residents, and stated that redevelopment of the site must respond to the injustice of urban renewal. He recommended that the RFP for the site include:

- 1) affordable housing for families displaced by urban renewal, including their descendants
- 2) a right to return policy to any new housing created on this site
- 3) creation of a community land trust model,
- 4) public space for a memorial to tell the story of the West End, which could be support for funding of the West End Museum, and
- 5) prioritization of voices of West End residents and advocates in planning and design.

A participant identifying herself as Jane said that she is a 29-year resident of the building at 150 Staniford Street. She was part of the impact advisory group for the redevelopment of the Hurley building several years ago. She said one of that group's recommendations was to have better wayfinding to help people access and navigate the plaza. She noted that the buildings are in need of a power wash, and should be cleaned as part of the redevelopment.

A participant identified himself as Fernando Domenech, an architect who is familiar with the buildings. He expressed that the site is complicated, and the Hurley building stands in the way of any redevelopment.

A participant identified himself as Victor and asked for more information about the Hurley building designers and architect. Ms. Vladeck provided information about the architects of the Hurley and Lindemann buildings, who were the firm of Shepley Bulfinch Richardson and Abbott and Paul Rudolph, respectively. Paul Rudolph also was the master planner for the whole site. Victor further identified himself as a long-time resident of Boston and expressed the view that both buildings are works of art that should be preserved as much as possible. He would not support taking anything down. He also supports a space for the West End Museum on the site.

A participant identified herself as Ann, a former West End resident. Her former building was demolished and replaced by the Lindemann building. She was in support of the Lindemann building being demolished and rebuilt.

A participant identified herself as Sheryl and asked how many people live in the Lindemann building now. Ms. Vladeck responded that there are a little more than 100 residents currently. There was discussion about the residential use going forward.

A participant identified herself as Sarah and asked about the adjacency between the DMH residential uses and the new functions after redevelopment. There was a related question on outdoor space requirements in the design guidelines.

An unidentified participant commented about activating the sidewalk on Staniford Street. They noted that putting a playground at City Hall has improved the interaction with the community.

There was a question from Jane about the retaining wall on New Chardon Street and discussion about the complications to redevelopment given the slope of the site.

Ron asked why the DMH use was allowed to stay in the Lindemann building but the other agencies were removed from the Hurley building. Mr. Baacke answered that the programs are different, as one has a residential and one has an office use. The DMH residential use could not be relocated as easily as the office uses. Mr. Baacke also noted that during the previous Hurley redevelopment effort, the Commonwealth was seeking office space in return for the ground lease, and that is not the case in this proposed project.

Jane asked if the people living in the Lindemann building will be relocated during construction. Ms. Vladeck responded that the developers will be expected to propose a plan to minimize disruption to residents during construction.

Participants were asked if there were any more questions or comments and there were none.

The meeting was concluded at 7:10pm.

Minutes of Public Hearing re. Asset Management Board Project Proposal

Lindemann and Hurley Buildings Redevelopment Project, Boston Massachusetts

Date: June 5, 2025

Time: 1:00 pm to 3:00 pm

Meeting location: Virtual Zoom Webinar

The meeting was held via Zoom Webinar and included approximately 32 participants.

Panelists

The panelists included:

Paul Lillehaugen, DCAMM Senior Project Manager

Adam Baacke, DCAMM Commissioner

Abi Vladeck, DCAMM Director of Development and Asset Management

William Holt, DCAMM Senior Program Manager

The meeting began at approximately 1:05 pm with a brief overview by Senior Project Manager Paul Lillehaugen of information regarding the hearing's virtual format.

Presentation

Commissioner Adam Baacke introduced DCAMM's presentation by welcoming participants and described the work of the Commonwealth's Division of Capital Asset Management and Maintenance (DCAMM) broadly and also as it relates to the proposed redevelopment. Mr. Baacke went on to explain that the AMB has been granted authority by the legislature to allow public-private partnerships, which is a significant power and is the reason why public hearings are held before a project is submitted to the AMB for their review. He stated that DCAMM wants to hear from the public to ensure that the state goals are being met in a way that aligns with community interests.

Goals for the proposed project were described briefly, as they were shortly to be presented in detail. Primary goals include addressing the space needs of the Department of Mental Health (DMH), leveraging state property to help address the housing challenges in Massachusetts, and preserving the significant historic resources of the buildings.

Mr. Baacke described the history of urban renewal on and around the site. He expressed a hope that the redevelopment project will result in design and restoration that works well with and contributes positively to the surrounding neighborhood.

Abi Vladeck was introduced to continue the presentation. Ms. Vladeck provided an overview of the rest of the presentation topics and a statement that the hearing was being conducted in accordance with the requirements of the AMB.

Ms. Vladeck described the site and the two buildings. The Lindemann contains Department of Mental Health uses, historically significant design elements, and parking on Merrimac Plaza. The Hurley building is now vacant and is larger than the Lindemann. Both buildings have significant capital investment needs. Ms. Vladeck introduced DCAMM Office of Planning Senior Program Manager William Holt to provide more detail on the architecture of the site.

Mr. Holt described the layout of the two buildings with the use of photos of their street frontages, elevation photos showing the levels of each building, and the central courtyard area. He described challenges the building and site design present in terms of limited and confusing public access to the central courtyard.

Slides Mr. Holt presented also included pictures of design elements including outside staircases and benches not typical in brutalist buildings. Among the problems presented by the existing site is that these exterior staircases have been identified as unsafe for use as well as inaccessible, and so have been blocked off.

Mr. Holt showed photos of the Hurley Building lobby, which goes from Staniford Street, through the building, to the plaza. The lobby contains two historic public art murals. There are also decorative, orange radiators inside several stair towers of the Hurley Building.

Ms. Vladeck continued the presentation with more information about the project approach being proposed to the AMB. DCAMM is proposing to ground lease the site to a developer who will be responsible for permitting, financing, and construction of the improvements on the site. A portion of the improvements will need to be dedicated to the DMH use that is on site today. With that programmatic requirement noted, DCAMM staff noted that it is open to ideas from the public on other potential uses.

Four main goals for the site were outlined:

- Improve state functions by improving the space used by DMH and to do so in a way that eliminates a capital burden that is estimated to exceed \$500,000,000.
- Address housing needs by generating a substantial amount of new housing production for various income levels.
- Improve site design by encouraging adaptive reuse that preserves the historically significant aspects and improving integration with the surrounding community.
- Promote sustainable design to advance decarbonization by reducing carbon emissions and using embodied carbon.

Additionally, DCAMM has an obligation to preserve the site's historic resources. DCAMM sought to address historic preservation through the creation of design guidelines in the previous effort to redevelop the Hurley building. These guidelines still pertain to the expanded project that DCAMM is currently pursuing. The design guidelines show in the presentation were grouped into urban design principles, building design principles, and sustainable design principles.

Ms. Vladeck described the public engagement process, including the virtual public hearing that afternoon and an in-person public hearing held the previous evening of June 4, 2025. She noted that written comments received by 3pm on Monday, June 9, 2025 would be considered as part of the proposal submitted for AMB consideration. The selected project developer will be responsible for securing needed approvals through the normal permitting processes with state and city entities, and those processes will also entail opportunities for public input.

A draft timeline was shown that indicated phases for public engagement, Request for Proposals (RFP) issuance and developer selection, negotiation, permitting and financing, and construction. The public hearing dates were shared again, along with the email address for submission of written comments, and a QR code that participants could use to access documents. Participants were then invited to offer public comments.

Public Comment

Public comments were received via Zoom Webinar's Q&A tool and are copied below; where there were clarifying or informational questions that could be answered, response information is included below. Where names were provided with the question, they are included below.

Steven Lesnikoski asked: Does this development result in a reduction of DMH services and or job loss? What is the plan for the outpatient community based programs that are housed in the building? The draft proposal only states that residential services will remain at the site.

DCAMM staff noted that no reduction of DMH services or positions are expected to result from the redevelopment project. All residential and clinical services are expected to remain active during and beyond the project, either on-site or the immediately surrounding area.

Kristin Kremer asked: Had a public school been considered in the design of the building? It seems like a big amount of space could uniquely help serve a great need in our community.

DCAMM staff indicated that interest in a public school would be among the goals noted in public comments provided to the AMB.

An attendee commented: the nearest school is the Elliot School in the North End. Please consider a school in this rare, large site.

An attendee asked: Does the whole central plaza have parking below it or are there areas of fill below the plaza?

Christoph Stump asked: Is the DMH program projected to use the entire Lindemann building? If the DMH program is expected to remain in the Lindemann building, but not use the entire building, which portion is it intended to use?

DCAMM staff noted that the exact location of the DMH program would be determined by the selected developer.

An attendee asked: How is the garage used today? Public use? Private use? Is there a future need for the garage by the DMH?

DCAMM staff summarized current uses for the garage today, which is for parking by state employees, including DMH. Future needs are to be determined, depending on program locations.

Timothy Rohan offered the comment and question: I appreciate your pinpointing the staircase and chapel of the Lindemann Center as worthy of preservation. Have you done studies of other areas and details within Lindemann? For instance, you pointed out the radiators in Hurley – this is the type of detail worth preserving which can make the renovated building more engaging. Could a more detailed, fine-grained set of recommendations be done of Lindemann's interior to guide new development?

DCAMM staff noted that documents to be provided with the RFP, including Design Guidelines and Preservation report, serve as an effective starting point in this regard.

An attendee identifying themselves as Camiel asked: What is the idea for the zoning plan? Is a ULURP [Uniform Land Use Review Process] for all different zoning plans possible or is there a set zoning plan already in mind?

DCAMM staff noted that the selected development team will need to meet zoning and other permitting requirements existing under the City's zoning ordinance. DCAMM's understanding is that the Boston Planning Department expects to initiate a planning and zoning review of the 'Downtown North' area encompassing the site in early 2026.

An attendee asked: will you be offering tours of the buildings prior to choosing a developer?

DCAMM expects that development teams will have chance to tour the buildings as part of the selection process.

Mia Jean-Sicard asked: Will new exterior lighting design be considered to enhance these historic buildings?

DCAMM expects that lighting will be considered along with other design elements by design teams.

An attendee asked: Is there an ability to talk with those in the Lindemann Center to ask their requirements? Possibly what the residents may like to see?

DCAMM staff explained that it had commissioned a detailed program analysis in consultation with DMH that would be available as part of the RFP and selection process.

An attendee identifying himself as Jimmy asked if mixed use urban and residential uses will be considered?

DCAMM staff clarified that, while housing is a requirement of the project, other uses may be considered.

Jimmy asked a follow-up question: is there a possibility to include ADA accessibility as a goal.

DCAMM staff clarified that the project would need to meet existing ADA and other applicable requirements.

The attendee who previously identified themselves as Camiel noted and asked: You've mentioned that you want to be able to keep the building in use as much as possible while redeveloping. Are there any plans yet for how to house its current inhabitants? Or is that up for the developer to find a solution?

DCAMM staff noted that DMH programs will need to remain operational throughout the redevelopment process. How prospective developers plan to meet that requirement will be part of the selection process.

An attendee asked: will this presentation be made available afterwards?

DCAMM staff confirmed that it would be posted to DCAMM's website at:

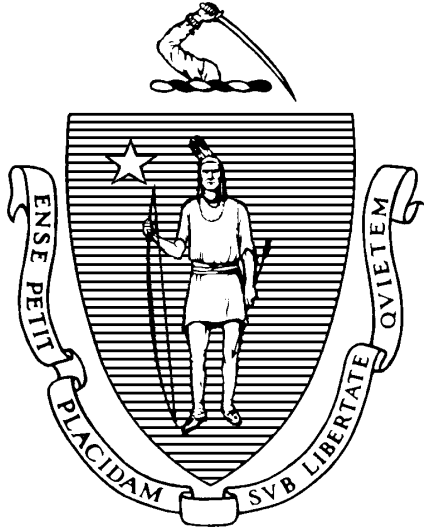
<https://www.mass.gov/doc/lindemann-hurley-public-hearing-presentation-06-2025/download>

An attendee asked: when are you targeting to release the RFP? Looks like towards Q4 2025, that right?

DCAMM staff noted that, subject to AMB approval, DCAMM hopes to release the RFP during fall 2025.

Participants were asked if there were any more questions or comments and there were none. Ms. Vladeck again noted the deadline for comments to be considered as part of the AMB process, and thanked attendees for participating.

The meeting was concluded at approximately 2:05 pm.



The

Central

Register

CR-3 CENTRAL REGISTER - ACQUISITION OR DISPOSITION OF REAL PROPERTY

The proposed sale, rental, acquisition or disposition of public property which is 2,500 sq. ft. or more. Must be published 30 days prior to the proposed deadline.

AWARDING AUTHORITY:

| | |
|--|--|
| AGENCY: Capital Asset Management and Maintenance, Division of in collaboration with the Department of Mental Health 1 Ashburton Place, 15th Floor Boston, MA 02108 | PROJECT NUMBER: |
| | PROPOSAL DEADLINE DATE AND TIME: 6/9/25 @ 3:00 P.M. |

| | | |
|--|-------|---|
| CONTACT INFORMATION: | PHONE | FAX |
| Paul Lillehaugen, Senior Project Manager, Development and Asset Management | | EMAIL: lindemann-hurley.dcammm@mass.gov |

| | | | | | |
|---------------------------|-----------------------------------|--------------------------------|--------------|-------------------------------|--------------------------------|
| TRANSACTION TERMS: | | | | | |
| ACQUISITION: | <input type="checkbox"/> PURCHASE | <input type="checkbox"/> LEASE | DISPOSITION: | <input type="checkbox"/> SALE | <input type="checkbox"/> LEASE |

DESCRIPTION OF PROPERTY:
 Notice of Intent to Submit a Proposal, Public Comment Period & Public Hearing: Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley Redevelopment. The Division of Capital Asset Management and Maintenance, in collaboration with the Department of Mental Health, hereby gives notice under 810 CMR 2.05 that it intends to: (i) submit a Project Proposal to the Asset Management Board; and (ii) hold a public hearing on the proposed project which has been granted Preliminary Project Approval by the Board. DCAMM proposes offering the 5.5-acre site of the Lindemann and Hurley Buildings located at 19 and 21 Staniford Street in Downtown Boston for redevelopment by a private developer under a long-term lease (up to 99 years).

ESTIMATED VALUE, SOURCE OF VALUATION:
 To be determined.

ADDITIONAL INFORMATION Final Project Proposal (draft) is available at www.mass.gov/info-details/Lindemann-Hurley-redevelopment. Copies are also available by emailing Lindemann-Hurley.dcammm@mass.gov. Note: the draft FPP may be updated periodically throughout this process. There will be two Public Hearings held for this project, one in-person and one virtual. Public comments accepted at the hearings. In-person Hearing: 6/4/25 @ 6:00 P.M. at The West End Museum, 150 Staniford St., Suite 7, Boston, MA 02114. Reasonable accommodations for people with disabilities are available upon request by sending an email with name, contact information, and type of accommodation needed to Nancy.Daiute@mass.gov by 5/21/25 May 21. Virtual Hearing: 6/5/25 @ 1:00 P.M. Zoom Link: <https://us02web.zoom.us/j/85727234923>. Written comments submission to Lindemann-Hurley.dcammm@mass by 6/9/25 @ 3:00 P.M.

AWARDING AUTHORITY:

| | |
|--|---|
| AGENCY: Conservation and Recreation, Department of 10 Park Plaza, Suite 6620 Boston, MA 02116 | PROJECT NUMBER: P-0001074 |
| | PROPOSAL DEADLINE DATE AND TIME: 6/25/25 @ 4:00 P.M. |

| | | |
|-----------------------------|--------------------|---------------------------------|
| CONTACT INFORMATION: | PHONE 617-512-1238 | FAX |
| Christine Berry | | EMAIL: christine.berry@mass.gov |

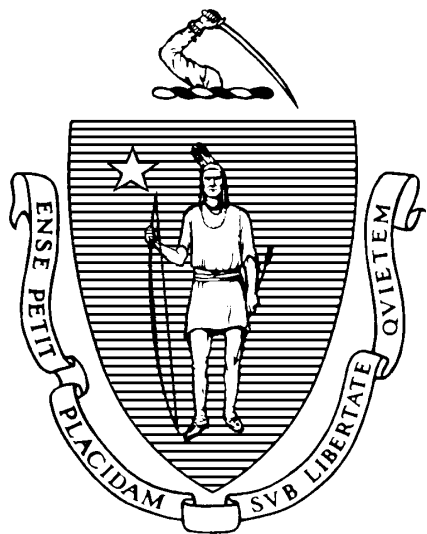
| | | | | | |
|---------------------------|--|--------------------------------|--------------|-------------------------------|--------------------------------|
| TRANSACTION TERMS: | | | | | |
| ACQUISITION: | <input checked="" type="checkbox"/> PURCHASE | <input type="checkbox"/> LEASE | DISPOSITION: | <input type="checkbox"/> SALE | <input type="checkbox"/> LEASE |

DESCRIPTION OF PROPERTY:
 Acquisition of approximately 325.7 acres of land or other interest therein, located by Millers River in the Town of Winchendon and Town of Ashburnham north of Spring Street/Winchendon Road. Acquisition will be for conservation and recreation purposes.

ESTIMATED VALUE, SOURCE OF VALUATION:
 Proposed purchase price: \$1,295,000

ADDITIONAL INFORMATION Direct and indirect beneficial interests held by Massachusetts Audubon Society, Inc.

Volume 45, Issue 19, May 7, 2025



The

Central

Register

Published by: The Secretary of the Commonwealth, William Francis Galvin

CR-3 CENTRAL REGISTER - ACQUISITION OR DISPOSITION OF REAL PROPERTY

The proposed sale, rental, acquisition or disposition of public property which is 2,500 sq. ft. or more. Must be published 30 days prior to the proposed deadline.

AWARDING AUTHORITY:**AGENCY:**

Capital Asset Management and Maintenance, Division of
in collaboration with Department of Mental Health (DMH)
1 Ashburton Place, 15th Floor
Boston, MA 02108

PROJECT NUMBER:**PROPOSAL DEADLINE DATE AND TIME:**

6/9/25 @ 3:00 P.M.

CONTACT INFORMATION:**PHONE****FAX**

Paul Lillehaugen, Senior Project Manager, Development and Asset Management

EMAIL: lindemann-hurley.dcam@mass.gov

TRANSACTION TERMS:

ACQUISITION: PURCHASE LEASE DISPOSITION: SALE LEASE

DESCRIPTION OF PROPERTY:

Notice of Intent to Submit a Proposal, Public Comment Period & Public Hearing: Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley Redevelopment. The Division of Capital Asset Management and Maintenance, in collaboration with the Department of Mental Health, hereby gives notice under 810 CMR 2.05 that it intends to: (i) submit a Project Proposal to the Asset Management Board; and (ii) hold a public hearing on the proposed project which has been granted Preliminary Project Approval by the Board. DCAMM proposes offering the 5.5-acre site of the Lindemann and Hurley Buildings located at 19 & 21 Staniford Street in Downtown Boston for redevelopment by a private developer under a long-term lease (up to 99 years).

ESTIMATED VALUE, SOURCE OF VALUATION:

To be determined.

ADDITIONAL INFORMATION

The draft Final Project Proposal is available at www.mass.gov/info-details/Lindemann-Hurley-redevelopment. Copies also available by emailing Lindemann-Hurley.dcam@mass.gov. Note the draft FPP may be updated periodically throughout this process. There will be two Public Hearings held for this project, one in-person and one virtual. Public comments will be accepted at the hearings. In-Person Hearing: 6/4/25 @ 6:00 P.M. at West End Museum, 150 Staniford St., Suite 7, Boston, MA 02114. Reasonable accommodations for people with disabilities are available upon request by sending an email with name, contact information, and type of accommodation needed to Nancy.Daiute@mass.gov by 5/21/25. Virtual Hearing: 6/5/25 @ 1:00 P.M. Zoom Link: <https://us02web.zoom.us/j/85727234923> Submit written comments to lindemann-hurley.dcam@mass.gov by 6/9/25 @ 3:00 P.M.

AWARDING AUTHORITY:**AGENCY:**

Conservation and Recreation, Department of (DCR)
10 Park Plaza Suite 6620
Boston, MA 02116

PROJECT NUMBER:

#P-001089

PROPOSAL DEADLINE DATE AND TIME:**CONTACT INFORMATION:**

PHONE 857-283-0281

FAX

Eliza Burke

EMAIL: eliza.burke2@mass.gov

TRANSACTION TERMS:

ACQUISITION: PURCHASE LEASE DISPOSITION: SALE LEASE

DESCRIPTION OF PROPERTY:

Acquisition of the fee interest in 14.5 +/- acres total of unique land with 12.1 +/- acres located in the Town of Hawley and 2.4 +/- acres in the Town of Savoy, northerly of West Hill Road, adjacent to Kenneth Dubuque Memorial State Forest. The current use of the property is undeveloped forest land.

ESTIMATED VALUE, SOURCE OF VALUATION:

\$54,000 - proposed purchase price.

ADDITIONAL INFORMATION

Party with a Beneficial Interest: Deborah Bradley.

Developers point finger at cities' housing rules

► **HOUSING**
Continued from Page A1

“The simple reality is that the math of the inclusionary policy is preventing development,” said Daniel Sibor, managing partner of North Cambridge Partners. “The project we’re doing is one where the numbers should work, and they just don’t.”

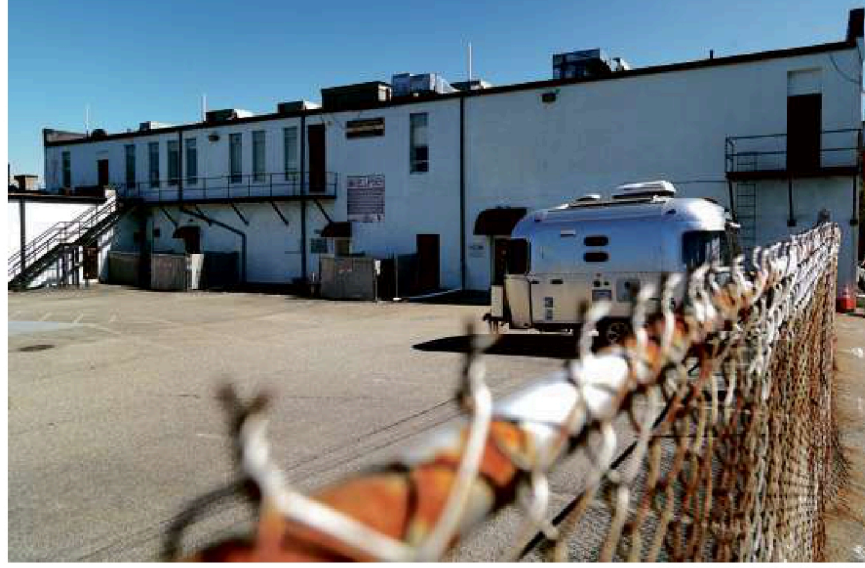
Inclusionary zoning is popular among many Greater Boston municipalities for the simple reason that it can generate affordable homes with no public money. At least half of the cities and towns in the area have some form of inclusionary zoning on the books, according to the Metropolitan Area Planning Council. Together, they’ve created thousands of income-restricted apartments.

But lately, amid soaring costs for building materials and higher interest rates, developers and some local officials wonder if those policies might be doing more harm than good as they are currently written. And now some communities are evaluating whether to dial back their requirements in hopes of kicking construction back into gear.

It’s a tricky balance. Cities like Cambridge, Boston, and Somerville have increased their affordable housing requirements in recent years, leveraging their hot markets to create much-needed affordable housing. The prospect of lowering that requirement feels perverse, even if it may be a practical solution to generate more units.

“We have a desperate need for affordable housing, and inclusionary [zoning] is our greatest tool for delivering it,” said Ellen Shachter, director of Somerville’s Office of Housing Stability. “Changing it would have to be a last resort.”

Cambridge first passed its policy in 1998, mandating developers set aside 15 percent of units in projects 10 units or larger at rates that are afford-



JOHN TLUMACKI/GLOBE STAFF

The numbers aren't working right now for the project at 2400 Mass. Ave., which is supposed to feature 60 condominium units and generate \$108 million in sales.

able to people making 80 percent of the Area Median Income (or roughly \$130,000 for a family of four) or less. In 2018, amid the pre-COVID real estate boom, the City Council hiked that to 20 percent.

And it worked. Since the 1990s, the program has created just shy of 1,600 units of affordable housing in Cambridge and developers were still building projects under the 20 percent requirement for a few years after it went into effect.

Then came 2022, when the economy of building homes in the United States began to shift. Materials costs soared, and interest rates more than doubled. Not only did those changes reduce builders' profit margins, they also made investors more skeptical of the return on investment from housing, so they began demanding higher margins to finance projects.

Altogether, those factors dramatically increased the cost

of building homes. And while setting aside 20 percent of a project's units at below-market rents may have been sustainable three years ago, it is a lot harder now, said Sibor.

The project at 2400 Mass. Ave. helps explain why. With 60 condominium units, North Cambridge Partners figured their project would generate about \$108 million in sales if all the units were sold at market prices, said Tim Rowe, the developer's lead investor, who is also the founder and CEO of the Cambridge Innovation Center. But with 12 of those units sold at far-lower “affordable” prices under the city's inclusionary rule, that amount drops to about \$90 million.

The developers figure they'll sell the market rate units at somewhere around \$1,500 per square foot, or perhaps a bit less. That's a very steep figure, one that's partially driven by high construction costs and the need to offset the discount on

the affordable units. The price for affordable units, under the city's rules, would come in closer to \$275 per square foot.

Rowe estimates the six-story, 72,000-square-foot building would cost \$85 million to build, leaving the developers with \$5 million in profit. But to come up with that \$85 million to begin with, they'd need to find an equity investor willing to put up about 35 percent of the money — \$30 million — and then borrow the rest. The investors the developers have talked with about financing the project are seeking such a high rate of return that the project would need to net roughly \$16 million, Rowe said, \$11 million more than what the developers currently project to make.

In other words, the \$18 million the developers would lose on the inclusionary units, even with the market rate units set at luxury prices, is quite consequential. “It's lots of fun to say [exple-

“We have a desperate need for affordable housing, and inclusionary [zoning] is our greatest tool for delivering it.”

ELLEN SHACHTER,
director of Somerville's
Office of Housing Stability

live] capitalism and [expletive] developers, but we rely on developers to build the city, and in order to do that, they have to make money to pay the people that fund the projects,” said Patrick Barrett, a Cambridge zoning attorney. “Right now, you've got a bunch of different social interests digging into the bottom line of a building.”

That's a big reason, Barrett and others say, why housing production in Cambridge has taken a significant dip over the past three years. Between 2011 and 2021, builders in the city broke ground on an average of 790 units annually. That number dipped to 491 in 2022, and 404 in 2023. In 2023, developers only finished construction on 39 units, according to city data.

Still, there is far from universal agreement that the inclusionary policy is to blame for the slowdown, or that it needs to be changed.

City Councilor Jivan Sobrinho-Wheeler said he would not support lowering the requirement because it has been the city's top driver of affordable housing production. Instead, he said, the city could consider creating a sliding scale that ties the share of units required to the size of the building.

“This policy has created thousands of affordable homes

for people in our city,” he said. “I don't think we should just drop the requirement because a couple of developers complained.”

Affordable housing math has emerged as an issue in the mayor's race in Boston as well, after two of the slowest years for new development since 2011. Mayor Michelle Wu last year pushed the requirement from 13 percent to 17 percent with an additional 3 percent set aside for Section 8 voucher holders last year. As in Cambridge, many developers say that has made building more expensive at a time when projects are struggling to pull together financing. Challenger Josh Kraft has proposed dialing back to 13 percent, which he says will unlock stalled projects.

The Wu administration says the rise in construction costs and interest rates are responsible for the slowdown, not the inclusionary policy.

Either way, it's a vexing challenge, said Cambridge City Councilor Patricia Nolan, because it is broad changes in the economy that have changed the math of building for developers.

When Cambridge first studied raising the requirement to 20 percent in 2016, it showed that projects could still pencil out. Now many don't. The city can't control the economy, Nolan said, but it can control the affordability requirement. If it wants to see more affordable housing built, lowering the policy may be the only effective lever to pull.

Nolan filed a policy order last week that proposed the council study altering the affordable housing requirement. “Twenty percent of zero is still zero,” said Nolan. “I'd rather have some affordable housing than none.”

Andrew Brinker can be reached at andrew.brinker@globe.com. Follow him @andrewbrinker.

boston.com/classifieds

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NOTICE TO CONTRACTORS – M.G.L. C. 30, sec. 39M CONSTRUCTION ADVERTISEMENT FOR BIDS
Commonwealth of Massachusetts
Department of CONSERVATION and RECREATION
10 Park Plaza, Suite 620, Boston, MA 02116
PHONE: 617-626-1250
www.mass.gov/dcr

Contract No. P25-3603-C1A
Title: MORRISSEY BLVD PUMP STATION – PHASE II
Location: Boston, Mass.

GENERAL BID proposals shall be submitted on a form furnished by the Department and will be received until 12:00 PM on Thursday, June 12, 2025 through DCR's E-bid room at www.bidexpress.com/businesses/36765/home

Individual sets of contract documents will only be available on DCR's E-bid room at www.bidexpress.com/businesses/36765/home.

If any addenda are issued throughout the open period for this project, DCR will distribute these addenda via Bid Express, which will also email identified prospective at the time plans and specifications are issued.

A MANDATORY pre-bidding conference for prospective bidders will be held on-site Wednesday, May 21, 2025, at 11am.
Site Location: Boston Bowl (parking lot) 320 Morrissey Blvd, Boston, MA 02122

Meeting Questions shall also be submitted after the Pre-Bid meeting no later than Friday, May 23, 2025, at 12pm to: thomas.vafion@mass.gov

The project consists of the installation of a stormwater pump station in the vicinity of 820 Morrissey Boulevard which is near an existing stormwater outfall to the Neponset River. The pump station will be located below grade and will result in minimal ground surface differences between the existing and proposed conditions. The purpose of the project is to construct a pump station that will alleviate flooding that occurs on Morrissey Boulevard during frequent, nuisance rain events.

The estimated project cost is \$ \$4,000,000.00

The work is to be accomplished within 365 calendar days of a notice to proceed. Liquidated damages in the amount of 500 per day will be assessed if the work has not been completed in accordance with the provisions of the contract within the time specified (as extended by any responsive extension) in the time granted in accordance with the contract provisions.

Bidders must be pre-qualified by the Massachusetts Dept. of Transportation (MassDOT) Highway Division in PUMP STATIONS prior to the above project. An award will not be made to a Contractor who is not pre-qualified by MassDOT prior to the opening of Proposals.

The Proposed contract includes a requirement of 6% for MBE (Minority Business Enterprise) 10% for WBE (Women Business Enterprise) and 3% VOB (Veteran Owned Business Enterprise).

The applicable local minority workforce utilization percentage is a minimum goal of 15.3%. The applicable local women workforce utilization percentage is a minimum goal of 6.2%.

Each bid must be accompanied by a bid deposit, in the form of a bid bond, cash, certified check, or a treasurer's or cashier's check issued by a responsible bank or trust company, payable to the Department of Conservation and Recreation in the amount of 5% of the bid.

Each bid must be submitted through DCR's E-Bid room at www.bidexpress.com/businesses/36765/home. Please ensure that your bid is complete and marked as responsive when submitting through DCR's E-Bid room. Any bids found to be incomplete and/or marked unresponsive will be rejected by DCR and will not be considered when awarding the project.

Bids are subject to the provisions of M.G.L. Ch. 30, Sect. 39F, G, H and M inclusive. Wages are subject to minimum wage rates as per M.G.L. Ch. 149, sections 26 to 27D inclusive. The Department reserves the right to waive any informalities in or to reject any and all bids if it is in the public interest to do so.

Brian M. Arrigo, Commissioner Massachusetts Department of Conservation and Recreation

Public Shade Tree Removal Hearing

In accordance with Chapter 87 of the Massachusetts General Laws, a Public Shade Tree Removal Hearing will be held via Zoom.

On: Wednesday, May 14th at 10:00AM
At: <https://watertown-ma.zoom.us/j/81211901286>

This hearing is to consider the proposed removal of (9) nine trees due to road reconstruction work along Mount Auburn Street.

The location, species, and Diameter at Breast Height (DBH) are as follows:
95 Mount Auburn St (1) 3" DBH Red Maple
326 Mount Auburn St (1) 12" DBH King Crimson Norway Maple
330 Mount Auburn St (1) 7" DBH Honeylocust
489 Mount Auburn St (1) 16" DBH Honeylocust
557 Mount Auburn St (1) 4" DBH Kwanan Cherry
575 Mount Auburn St (1) 14" DBH Honeylocust
627 Mount Auburn St (1) 5" DBH Honeylocust
Opposite 4 Bigelow Ave in Delta (1) 4" DBH Gallery Pear
250 School Street (1) 12" DBH Honeylocust

Requested by: Mass DOT
Reason for hearing: Proposed removal due to road reconstruction work along Mount Auburn Street.

Questions or concerns regarding this posting should be directed to the Tree Warden's office at (617) 972-6420 or email: mmiciele@watertown-ma.gov

Mike Miciele
Tree Warden
Date Posted: 4/30/2025

-NOTICE-

This notice is provided in compliance with the provisions of Chapter 85 of the Acts of 2000 of Massachusetts law and the Massachusetts Rights-Of-Way Management Regulations 333 CMR 11.00.

Keolis Commuter Services will be controlling vegetation in conformance with the approved Vegetation Management Plan (VMP) and Yearly Operational Plan (YOP). The 2025 YOP includes both mechanical (brush, tree cutting and trimming) and chemical controls (approved herbicide products) managed and applied selectively throughout the railroad right-of-way (ROW). Hard copies of the 2025 YOP are available in your municipal office building at the Board of Health, Board of Selectmen, and Conservation Commission. Electronic copies are available at fdccrroadvegetation.com

This annual program is necessary for public safety, to provide required sight distance, to provide well-drained and stable roadbeds, to reduce fire hazard, and to allow for required inspection of track and roadbed structure and the resiliency of the assets and service to general public (CFR 49 Part 213.37). Approved herbicide applications will be accomplished by either backpack, on-track, and/or off-track vehicles. Potential herbicides to be used are Esplanade 200SC, Milestone, Opensight, Oust XP, Oust Extra, Spyder, Escort XP, and Patriot. Products to be used are approved for use by the Massachusetts Departments of Agricultural Resources and Environmental Protection Agency. (MGL c. 132B sec. 6B)

Schedule for Herbicide Applications:

The mechanical controls, stump and basal treatments, vegetation clearing from Right-of-Way track drainage ditches, post emergent chemical application (non-sensitive areas), and touch up herbicide applications are scheduled throughout the year. The ROW roadbed herbicide program is scheduled weather depending from May 12 through June 30, 2025. The ROW brush control herbicide program for areas adjacent to the roadbed is scheduled for July 1 through October 31, 2025. Off track chemical application is scheduled weather depending from June 1 to August 31, 2025.

Questions or comments regarding railroad vegetation control should be addressed to:

Matt Donovan
Benesch
mndonovan@benesch.com

RAILROAD RIGHTS-OF-WAY ARE PRIVATE PROPERTY AND TRESPASSING IS PROHIBITED BY LAW (MGL c. 160, sections 218 and 220)

Notice of Intent to Submit a Proposal, Public Comment Period & Public Hearing: Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley Redevelopment

The Division of Capital Asset Management and Maintenance, in collaboration with the Department of Mental Health, hereby gives notice under §10 CMR 2.05 that it intends to: (i) submit a Project Proposal to the Asset Management Board, and (ii) hold a public hearing on the proposed project which has been granted Preliminary Project Approval by the Board. DCAMM proposes offering the 5.5-acre site of the Lindemann and Hurley Buildings located at 19 & 21 Staniford Street in Downtown Boston for redevelopment by a private developer under a long-term lease (up to 99 years).

The draft Final Project Proposal (FPP) is available at www.mass.gov/info-details/lindemann-hurley-redevelopment. Copies are also available by emailing lindemann-hurley.dcammm@mass.gov. Please note the draft FPP may be updated periodically throughout this process.

There will be two Public Hearings held for this project, one in-person and one virtual. Public comments will be accepted at the hearings.

In-Person Public Hearing
Date/Time: Wednesday, June 4, 2025 at 6:00 p.m.
Location: The West End Museum, 150 Staniford Street, Suite 7 Boston, MA 02114

Reasonable accommodations for people with disabilities are available upon request by sending an email with name, contact information, and type of accommodation needed to Nancy.Dalute@mass.gov by May 21.

Virtual Public Hearing
Date/Time: Thursday, June 5, 2025 at 1:00 p.m.
Location: Zoom Webinar
Link: <https://us02web.zoom.us/j/85727234923>

The deadline for submitting written comments is Monday, June 9, 2025 at 3:00 p.m. Eastern Time. Comments may be submitted via email to Lindemann-Hurley.dcammm@mass.gov.

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Experience Globe.com.

Experience Globe.com

LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Curtis Keezer a/k/a Curtis J. Keezer and Maria Keezer to Mortgage Electronic Registration Systems, Inc. as mortgagee, as nominee for IndyMac Bank, F.S.B., its successors and assigns, dated June 26, 2006 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 47755, Page 202 (the "Mortgage") of which mortgage Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-D under the Pooling and Servicing agreement dated Sept. 1, 2006 is the present holder by Assignment from Mortgage Electronic Registration Systems, Inc., solely as nominee for IndyMac Bank, F.S.B. to Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-D under the Pooling and Servicing agreement dated Sept. 1, 2006 dated October 9, 2013 and recorded at said Registry of Deeds in Book 62909, Page 006, for breach of conditions of said mortgage and for the purpose of enforcing the same, the mortgaged premises located at 29 Norfolk Street, Boston, Massachusetts 02114 will be sold at a Public Auction at 12:00 PM on May 14, 2025, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land in said Melrose being lots 11 and 12 on Plan of Middlesex Park, House Lots in said Melrose, section 3, belonging to Charles E. Damon, A.F. Sargent, Surveyor, October 1, 1906, and recorded with Middlesex South District Registry of Deeds at the end of Book 3253, and bounded as follows:

NORTHWESTERLY: by Mountain Avenue, 43.72 feet
NORTHEASTERLY: by land now or formerly of Freeman, 170 feet

SOUTHEASTERLY: by land now or formerly of C.E. Damon, 43.72 feet, and

SOUTHWESTERLY: by lot number 10 on said plan, 170 feet.
For title see Book 45553, Page 135

For mortgagee's title see deed recorded with the Middlesex County (Southern District) Registry of Deeds in Book 45553, Page 135.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cashier's or certified check in the sum of \$10,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designees are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-D under the Pooling and Servicing agreement dated Sept. 1, 2006
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Keezer, Curtis J. and Maria Keezer, 18-033017

Auction of Frozen Pizza Manufacturing Facility

The Assignee for the Benefit of Creditors of Rustic Crust, Inc. announces the auction of a turnkey food manufacturing facility, including brand-name equipment and building. Qualified bids must be submitted by 3:00 p.m. (Eastern) on Thursday, May 22, 2025.

On August 28, 2024, Rustic Crust executed an Assignment for the Benefit of Creditors, transferring assets to Rustic Crust ABC, a Delaware Series LLC. The Seller has received a stalking horse bid and is soliciting higher offers. The Target Assets will be sold "as is, where is." Qualified bids must meet or exceed the minimum overbid of \$1,375,000.

The facility, a 28,000-square-foot property in Pittsfield, NH, was custom-built in 2014 and includes three production lines, wood-fired and gas ovens, a spiral freezer, ambient spiral cooler, automators, sauce depositors and related equipment. Previously certified for Safety Quality Food Level II, it offers turnkey operation for food manufacturing. All equipment and the real property are included in the sale.

For asset and bid details contact:

Yale Bogen, Email: ybogen@DSiconsulting.com,
Ph: 213-617-2717

LEGAL NOTICE
NOTICE TO CONTRACTORS
CLASSIFIED LEGAL ADVERTISEMENT

COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE FOR HEALTH AND HUMAN SERVICES
DEPARTMENT OF MENTAL HEALTH – FACILITIES MANAGEMENT

General Bids Submission Deadline: 12:00PM Thursday, May 22, 2025

The Category of Work is: ELEVATOR
Project Name: 2026-002 3-Year Elevator Maintenance, Service, and Repairs (7/1/25-6/30/28)

Project Location: Allen Hall 288 Lyman St. Westboro, MA 01581
Estimated Construction Cost: \$100,000

The Elevator Contractor shall maintain and repair an elevator and two lifts in Allen Hall for a period of three years from July 1, 2025 to June 30, 2028.

Minimum rates of wages to be paid on the project have been determined by the Commissioner of the Division of Occupational Safety under the provisions of Sections 26 and 27, Chapter 149 of the General Laws and will be included in the bid package.

Proposals will ONLY be submitted online via COMMBUYS website by the General Bids Submission Deadline date on forms furnished by the Department of Mental Health (DMH) and clearly identified as a bid, endorsed with the name and address of the bidder, and the project name.

Each general bid proposal must be secured by an uploaded photocopy of an accompanying deposit of 5% of the total bid amount, including all alternates, in the form of a bid bond, cashier's or treasurer's check issued by a responsible bank or trust company made payable to the Commonwealth of Massachusetts. Awarded vendor will not be made to a Contractor who is not pre-qualified by the Department of Mental Health Engineering and Facilities Management Department at 167 Lyman Street Room 158 Westborough, MA 01581. The Department reserves the right to waive any informality in or reject any or all bids if it is in the public interest to do so.

Plans and Specifications will ONLY be available at COMMBUYS from 5/07/2025 until bid opening as amended. Bids must be submitted electronically via COMMBUYS by the General Bids Submission Deadline date above. If you have any questions or concerns with using COMMBUYS, please contact the COMMBUYS Help desk at 617-720-3197 (8am-5pm EST Monday thru Friday).

Pre-Bid Conference: A MANDATORY Pre-Bid Conference will be held at 10:00AM on Tuesday 5/13/2025. Contractors should meet the Project Engineer at the entrance to Allen Hall located at 288 Lyman Street Westborough, MA 01581 to review and discuss project details. Please contact Stu Anderson the DMH project manager at (774) 696-6977. After attending the Mandatory Pre-Bid Conference, all bidding questions must be submitted electronically through COMMBUYS by 12:00PM Wednesday 5/14/2025.

MBW/WBE Contractors are encouraged to inquire about this project.

DEPARTMENT OF MENTAL HEALTH
BROOKE DOYLE, ACTING COMMISSIONER

NOTICE TO CONTRACTORS
THE COMMONWEALTH OF MASSACHUSETTS
UNIVERSITY OF MASSACHUSETTS BOSTON

The Commonwealth of Massachusetts, University of Massachusetts Boston, will receive sealed bids for the Snowden Auditorium Improvements. Scope of work includes, but is not limited to select demo, rough carpentry, finish carpentry and metal fabrication.

Contract Number CW25-JL-0024 Project estimate \$140,000.00

A pre-bid meeting will be held on 5/14/2025 at 1 PM, 100 Morrissey Blvd, Boston, MA. Prospective bidders should meet outside the Physics Wheatley Peters academic building. Visitors should park in public lots.

General Bids are due no later than 2 PM on 05/23/2025 and publicly opened online forthwith.

A 5% bid deposit that is no less than the bid amount must accompany all bids. The bid deposit may be in the form of a certified, treasurer's or cashier's check, or bid bond from a licensed Massachusetts surety. Successful bidder must furnish a performance and a payment bond each for 100% of the contract price.

Bids are subject to M.G.L. c. 149, and to the minimum wage rate as required by the M.G.L. c. 149. The University reserves the right to waive any informality or to reject any and all bids if it were in its best interest to do so.

This project is being electronically bid and hard copy bids will not be accepted. Bid documents available 05/07/2025 at <https://bids.cquest.com/apps/Router/PublicEvent?CustomerOrg=UMass>

boston.com/classifieds

LEGAL NOTICES

MORTGAGEE'S SALE OF REAL ESTATE
By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Frank J. Salucci to Wells Fargo Bank, N.A., dated September 10, 2007 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 50091, Page 49 (the "Mortgage") of which mortgage PHH Mortgage Corporation is the present holder by Assignment from Wells Fargo Bank, N.A. to the Secretary of Housing and Urban Development dated August 9, 2016 and recorded in said Registry of Deeds in Book 67796, Page 396, and Assignment from Secretary of Housing and Urban Development to PHH Mortgage Corporation dated September 26, 2024 and recorded in said Registry of Deeds in Book 83288, Page 130, for breach of conditions of said mortgage and for the purpose of enforcing the same, the mortgaged premises located at 79 Puritan Road, Watertown, MA 02154 will be sold at a Public Auction at 12:00 PM on June 9, 2025, at the mortgaged premises, more particularly described below and singular the premises described in said mortgage, to wit:

a certain parcel of land with the buildings thereon, situated in Watertown in the County of Middlesex and Commonwealth of Massachusetts, bounded and described as follows:
SOUTHEASTERLY by Puritan Road, 60 feet;
SOUTHWESTERLY by Lot 25 as shown on plan hereinafter mentioned, 103.10 feet;
NORTHWESTERLY by land of the Town of Watertown, 60 feet;
NORTHEASTERLY by Lot 23 as shown on said plan, 103.32 feet.

Containing 6192 square feet according to said plan.
Being Lot 24 as shown on plan entitled "Pilgrim Estates in Watertown, Mass.", owned and developed by Paul Livoli, Rowland H. Barnhart, Civil Engineers, Millis, MA 1943, recorded as Plan Number 199 of 1943 with Middlesex South District Registry of Deeds at the end of Book 6685.

For grantor's title see Deed recorded in Book 8909 Page 496.

For mortgagor's title see deed recorded with the Middlesex County (Southern District) Registry of Deeds in Book 8909, Page 496.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cashier's or certified check in the sum of \$5,000.00 as deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designees) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

PHH Mortgage Corporation
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Luvelli, Frank J., 24-046716

LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Cynthia Maginnis and Albert Maginnis as grantors to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated December 26, 2006 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 48770, Page 162 (the "Mortgage") of which mortgage The Bank of New York Mellon, F/K/A The Bank of New York, as trustee for registered holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-23 dated May 3, 2012 and recorded in said Registry of Deeds in Book 59042, Page 461, #2094-03, E.O.H.C. #149 \$826 to 27H inclusive General Bidders must be directed to bids@bostonhousing.org. The BHA reserves the right to waive any informalities in any or all bids, if it be in the public interest to do so.

The Boston Housing Authority, the Awarding Authority, invites sealed bids from Contractors for the BHA Project #2094-03, E.O.H.C. #149 \$826 to 27H inclusive, existing 15,000 gallon tanks and (1) new AST 8,000 gallon tank installation at Faneuil Gardens Family Development in Brighton, MA. For more information contact the Boston Housing Authority in Boston Massachusetts, in accordance with the documents prepared by BLW Engineers, Inc.

The Project consists of:
1) Existing 15,000 gallon tanks at (2) locations and (1) new AST 8,000 gallon tank installation at (1) location.

The Work is estimated to cost \$261,982. Bids are subject to M.G.L. c.149 §84A-1 to minimum wage rates as required by M.G.L. c.149 §826 to 27H inclusive. General Bidders must be directed to bids@bostonhousing.org. The BHA reserves the right to waive any informalities in any or all bids, if it be in the public interest to do so.

General bids and sub-bids shall be accompanied by a bid deposit that is not less than five (5%) of the greatest possible bid amount (including all taxes, duties, and made payable to the Boston Housing Authority).

General Bidders must be directed to: Boston Housing Authority, 56 Chauncy Street lobby's bids/proposals drop-off box, Boston, MA 02111 or call 617-624-3353 to request an ongoing construction and received no later than the date & time specified above.

General bids and sub-bids shall be accompanied by a bid deposit that is not less than five (5%) of the greatest possible bid amount (including all taxes, duties, and made payable to the Boston Housing Authority).

Request for waivers must be sent to EOHLC (Shanyan.l@mass.gov) 5 calendar days prior to the General Bid Opening. NO WAIVERS WILL BE GRANTED AFTER THE GENERAL BIDS ARE OPENED.

PRE-BID CONFERENCE / SITE VISIT:
Date and Time: 11:30 AM on Wednesday, May 21, 2025
Address: Visit will begin at the Faneuil Gardens Family Development - 266 North Beacon Street, Brighton, MA 02135.

Technical questions may be directed to Bill Scanlon, Email bscanlon@blwengineers.com. The latest bid for the AE to receive questions will be May 23, 2025. Email queries regarding BHA bids may be directed to bids@bostonhousing.org.

COMMONWEALTH OF MASSACHUSETTS
SUPERIOR COURT DEPARTMENT CASE NO. 2584CR00979

ORDER OF NOTICE
TO:
Anthony Adams and Betty Adams

and to all persons entitled to the benefit of the Service-members Civil Relief Act, 50 U.S.C. § 50 § 5901 (et seq):
Citizens Bank, N.A.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Service-members Civil Relief Act. If you object to a foreclosure of the above-captioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before June 4, 2025 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, Michael D. Ricciuti, Chief Justice of said Court on April 23, 2025.
John E. Powers III
Clerk
Copies:
/s/ John E Powers III
Clerk

Notice of Intent to Submit a Proposal.
Public Comment Period & Public Hearing:
Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley Redevelopment

The Division of Capital Asset Management and Maintenance, in collaboration with the Department of Mental Health, hereby gives notice under §10 CMR 2.05 that it intends to: (i) submit a Project Proposal to the Asset Management Board; and (ii) hold a public hearing on the proposed project which has been granted Preliminary Project Approval by the Board. DCAMM proposes offering the 5.5-acre site of the Lindemann and Hurley Buildings located at 19 & 21 Staniford Street in Downtown Boston for redevelopment by a private developer under a long-term lease (up to 99 years).

The draft Final Project Proposal (FPP) is available at www.mass.gov/info-details/lindemann-hurley-redevelopment. Copies are also available by emailing lindemann-hurley.dcammm@mass.gov. Please note the draft FPP may be updated periodically throughout this process.

There will be two Public Hearings held for this project, one in-person and one virtual. Public comments will be accepted at the hearings:
In-Person Public Hearing
Date/Time: Wednesday, June 4, 2025 at 6:00 p.m.
Location: The West End Museum, 150 Staniford Street, Suite 7 Boston, MA 02114

Reasonable accommodations for people with disabilities are available upon request by sending an email with name, contact information, and type of accommodation needed to Nancy.Daute@mass.gov by May 21.

Virtual Public Hearing
Date/Time: Thursday, June 5, 2025 at 1:00 p.m.
Location: Zoom Meeting ID: 857-204-1353 or request a copy of the RFP referencing Project Number 202500700. For further information, email Christine Cannon at christine.cannon@mass.gov. This notice is also available at www.masspublicnotices.org.

The deadline for submitting written comments is Monday, June 9, 2025 at 3:00 p.m. Eastern Time. Comments may be submitted via email to Lindemann-Hurley.dcammm@mass.gov.

LEGAL NOTICES

PUBLIC ANNOUNCEMENT
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY SOLICITATION FOR DESIGN/ENGINEERING AND COST ESTIMATION PROFESSIONAL SERVICES (CPS) OF LYNN STATION MODERNIZATION
MBTA CONTRACT NUMBER #22PS03
REQUEST FOR QUALIFICATIONS

The Scope of Services includes but is not limited to: The Scope of Services may include but is not limited to: Feasibility Studies/Analyses, Urban and Transportation Planning/Architecture; Parking, Intermodal Transportation Facility and Station design; Multidiscipline Engineering (i.e. Civil, Structural, Electrical, and Mechanical); Platform and Bridge Construction; Track Design; Signal Design; Bonding/Grounding/Lighting Protection of Steel Structures; 3D Laser Scanning; Intelligent Transportation Systems (ITS) design; Environmental Services (Landscape Architecture; Historical Assessment; Code Compliance; Robust Stakeholder and Public Participation; Market Research; Contract Management Assistance; Scheduling; Quality Control/Quality Assurance; Construction Systems and Methods; Construction Planning and Control; Environmental Construction Staging and Constructability; Construction Phase Services and Closeout. The initial authorized scope of services will be phased in (0% - 10%) and the rest will be authorized in the future through Amendments. The duration of this contract is seven (7) years from the date of award to proceed. It will contain options to advance onto the next phase and continue the contract duration, re-evaluate, pause or cancel the contract after the completion of each phase. The MBTA will be using the CM at-risk project delivery method therefore the firms will need to show CM at-Risk and/or C149A experience..

This project is expected to utilize Federal and non-federal funding. The BHA participation in the project is eighteen (18) % of the total amount authorized. In addition, the Authority strongly encourages the use of Minority, Women and Disadvantaged Business Enterprises (D/B/E/W) consultants, sub-consultants and suppliers in all of its contracting opportunities.

The complete Request for Qualifications can be found on the MBTA website at:
Please see the following link:
http://bc.mbta.com/business_center/bidding_solicitations/current_solicitations

This is not a Request for Proposal. The MBTA reserves the right to cancel this procurement or to reject any or all Statements of Qualifications.

Monica Tibbitts-Neu
Secretary & CEO
Phillip Eng
General Manager

SECTION 0030
BOSTON HOUSING AUTHORITY

INVITATION FOR BID
The Boston Housing Authority (BHA) invites sealed bids for Hazardous Materials Abatement Across Federal Developments - Asbestos and Microbial Remediation, BHA Job #2241-03, prepared by TRC Environmental Corporation. The work will be requested by the BHA on an as-needed basis. Bidders are to submit proposals to mirror consultants, sub-consultants and suppliers in all of its contracting opportunities.

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Schools

Table with columns: School Name, Location, and Other Info. Includes sections for BASEBALL, BOSTON CITY, CAPE ANN, DUAL COUNTY, HAMPSHIRE, HOCKOMOCK, INTER-HIGH, ISL, MERRIMACK VALLEY, MID-WACH, MIDDLESEX, PATRIOT, SOUTH COAST, SOUTH SHORE, SWCL, TRI-VALLEY, NONLEAGUE, and GOLF.

Scoreboard table showing WED 5/14, THU 5/15, FRI 5/16, SAT 5/17, SUN 5/18, MON 5/19, TUE 5/20. Includes logos for DET NESN, NY TNT, ATL FOX, NY NESN, SJ AppleTV, NYM NESN, and CHI* Para+.

ON THE AIR

BASEBALL
1:05 p.m. St. Louis at Philadelphia
4:10 p.m. NY Yankees at Seattle
6:40 p.m. Boston at Detroit
7:10 p.m. Pittsburgh at NY Mets
10:10 p.m. Athletics at LA Dodgers

NBA PLAYOFFS

7 p.m. New York at Boston
9:30 p.m. Golden State at Minnesota

PRO FOOTBALL

8 p.m. NFL schedule release
ESPN2, NFL

MEN'S HOCKEY

10 a.m. World Championship: US vs. Norway
2 p.m. World Championship: Latvia vs. Sweden

STANLEY CUP PLAYOFFS

7 p.m. Florida at Toronto
9:30 p.m. Edmonton at Vegas

MEN'S SOCCER

3 p.m. Italian Cup final: AC Milan vs. Bologna
8 p.m. USL: Rhode Island at Birmingham
8:45 p.m. MLS: Sporting KC at St. Louis

(For latest updates, go to bostonglobe.com/tvlistings)

Latest line

Table with columns: Favorite, Underdog, and Odds. Shows NBA Wednesday and NHL Friday games.

Transactions

BASEBALL
Athletics: P Elvis Alvarado sent to minors. P Jason Alexander called up from minors. P T.J. McFarland placed on 15-day IL. P Michel Otañez recalled from minors rehab.
CHI, Cubs: P Tyson Miller transferred to 60-day IL. C Moisés Ballesteros purchased from minors. LF Ian Happ placed on 10-day IL.
CHI, White Sox: LF Austin Slater sent to minors for rehabilitation.
Cleveland: P Zak Kenon called up from minors. P Ben Lively placed on 15-day IL.
Detroit: P Chase Lee sent to minors. P Jacob Fontana called up from minors. Kansas City: P Rich Hill signed to a minor-league contract.
LA Dodgers: P J.P. Feyereisen called up from minors. P Roki Sasaki placed on 15-day IL.
NY Yankees: P Anthony DeClafani signed to a minor-league contract. 2B DJ LeMahieu recalled from minors rehab. 3B Oswald Cabrera placed on 10-day IL. 2B DJ LeMahieu reinstated from league suspension.

Pittsburgh: LF Tommy Pham reinstated from league suspension.
San Francisco: SS Tyler Fitzgerald, 3B Casey Schmitt sent to minors for rehab.
Tampa Bay: 2B Coco Montes called up from minors. 1B Yandy Diaz placed on restricted list.
Texas: C Kyle Higashioka recalled from minors rehab. SS Corey Seager placed on 10-day IL. C Kyle Higashioka removed from 10-day IL.
Washington: 3B Trey Lipscomb called up from minors. P Rich Hill signed to a minor-league contract.

Baltimore: DE Kameron Rucker signed. Carolina: RB Trevor Etienne signed/draft choice.
Cleveland: WR Ja'Sean Reed on IR. Detroit: C Leif Fatajau cut. DE Keith Cooper Jr. signed.
Houston: CB Gregory Yunik cut. DT Folorunso Fatukasi re-signed/unret FA.
Kansas City: DE Ashton Gilotte, WR Jalen Royals signed/draft choice.
Las Vegas: CB Darlen Porter signed/draft choice.
LA Chargers: LB Jeremiah Jean-Baptiste cut. LB Kanan Mauga signed.
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Kansas City: DE Ashton Gilotte, WR Jalen Royals signed/draft choice.
Las Vegas: CB Darlen Porter signed/draft choice.
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Schools

Table with columns: School Name, Location, and Other Info. Includes sections for SWCL, NONLEAGUE, PATRIOT, NONLEAGUE, LACROSSE, BOYS, BAY STATE, GOLF, SOFTBALL, TENNIS, and BASEBALL.

International League

Table with columns: EAST, WEST, and School Name. Lists various international league schools and their locations.

Eastern League

Table with columns: NORTHWEST, SOUTH, and School Name. Lists various Eastern League schools and their locations.

Colleges

Table with columns: BASEBALL, DIVISION 3 TOURNAMENT, LACROSSE, MEN'S, DIVISION 2 TOURNAMENT, DIVISION 3 TOURNAMENT, DIVISION 1 TOURNAMENT, DIVISION 3 TOURNAMENT, DIVISION 1 TOURNAMENT, DIVISION 3 TOURNAMENT, DIVISION 1 TOURNAMENT.

South Atlantic League

Table with columns: NORTH, SOUTH, and School Name. Lists various South Atlantic League schools and their locations.

Carolina League

Table with columns: NORTH, SOUTH, and School Name. Lists various Carolina League schools and their locations.

MLS

Table with columns: WEDNESDAY'S GAMES and School Name. Lists MLS games for Wednesday.

NWSL

Table with columns: FRIDAY'S GAMES and School Name. Lists NWSL games for Friday.



PROJECT PROPOSAL TO THE ASSET MANAGEMENT BOARD FOR THE LINDEMANN-HURLEY REDEVELOPMENT

The Division of Capital Asset Management and Maintenance, in collaboration with the Department of Mental Health, hereby gives notice under 810 CMR 2.05 that it intends to: (i) submit a Project Proposal to the Asset Management Board; and (ii) hold a public hearing on the proposed project which has been granted Preliminary Project Approval by the Board. DCAMM proposes offering the 5.5-acre site of the Lindemann and Hurley Buildings located at 19 & 21 Staniford Street in Downtown Boston for redevelopment by a private developer under a long-term lease (up to 99 years).

The draft final project proposal is available online (<https://www.mass.gov/info-details/lindemann-hurley-redevelopment>). Copies are also available by emailing Lindemann-Hurley.dcammm@mass.gov (<mailto:Lindemann-Hurley.dcammm@mass.gov>). Please note the draft FPP may be updated periodically throughout this process.

There will be two Public Hearings held for this project, one in-person and one virtual. Public comments will be accepted at the hearings.

IN-PERSON HEARING

Date/Time: Wednesday, June 4, 2025, at 6 p.m.

Location: The West End Museum, 150 Staniford Street, Suite 7, Boston, MA 02114

Please note: There is no parking available at The West End Museum.


DISCUSSION TOPICS

1 Agenda

Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley Redevelopment

June 4, 2025

 06:00PM

 THE WEST END MUSEUM,
150 STANIFORD STREET, SUITE 7
BOSTON, MA 02114

 [SEND AN EMAIL \(MAILTO:MAILTO:NANCY.DAIUTE@MASS.GOV\)](mailto:NANCY.DAIUTE@MASS.GOV)



[857-468-1440 \(TEL:857-468-1440\)](tel:857-468-1440)

Contact: NANCY DAIUTE

Neighborhoods: CITYWIDE

Posted: 05/08/2025 - 11:05AM

Resources: [OFFICIAL FILED AGENDA \(HTTPS://WWW.BOSTON.GOV/SITES/DEFAULT/FILES/FILE/2025/05/LINDEMANN-HURLEY%20PUBLIC%20POSTING_2025.05.08_FINAL.PDF\)](https://www.boston.gov/sites/default/files/file/2025/05/lindemann-hurley%20public%20posting_2025.05.08_final.pdf)

ACCESSIBILITY SERVICES Interpretation, translation, and disability accommodation services are available to you at no cost. If you need them, please reach out to the contact listed in this Public Notice.

PROVIDE YOUR FEEDBACK (/FORM/WEBSITE-FEEDBACK-FORM?SOURCE_ENTITY_TYPE=NODE&SOURCE_ENTITY_ID=16378396)

[PRIVACY POLICY \(/DEPARTMENTS/INNOVATION-AND-TECHNOLOGY/TERMS-USE-AND-PRIVACY-POLICY-CI BOSTON-DIGITAL-SERVICES\)](#)

[CONTACT US \(/DEPARTMENTS/MAYORS-OFFICE/CONTACT-BOSTON-CITY-HALL\)](#)

[JOBS \(HTTPS://WWW.BOSTON.GOV/CAREER-CENTER\)](https://www.boston.gov/career-center)

[PUBLIC RECORDS \(HTTPS://BOSTONMA.GOVQA.US/WEBAPP/_RS/\(S\(DEN310HNRPQZ2RZH5LGBGSBY\)\)\)/SUPPORTHOME.A](https://bostonma.govqa.us/webapp/_rs/(s(den310hnrpqz2rzh5lgbgsby))/)

[LANGUAGE AND DISABILITY ACCESS \(HTTPS://WWW.BOSTON.GOV/DEPARTMENTS/LANGUAGE-AND-COMMUNICATIONS-ACCESS/NOTICE-ACCOMMODATIONS\)](https://www.boston.gov/departments/language-and-communications-access/notice-accommodations)



BOSTON City Hall

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 中文



CITY CLERK POSTINGS

Last updated: June 4, 2023 2:03PM

| City of Boston Finance Commission Meeting | Project Proposal To The Asset Management Board For The Lindenmuth-Hurley | Conservation Commission Public Hearing |
|--|---|--|
| <p>City of Boston Finance Commission Meeting</p> <p>DATE: JUNE 4, 2023 TIME: 04:30PM</p> <p>OFFICE: 042020 - 0252PM</p> <p>PROJECT: 042020 - 0252PM</p> <p>The City of Boston will hold a Finance Commission meeting on June 4 at 4:30 pm.</p> <p>Agenda items are as follows:</p> <p>1. City of Boston property and tax statements.</p> | <p>Project Proposal To The Asset Management Board For The Lindenmuth-Hurley</p> <p>DATE: JUNE 4, 2023 TIME: 02:00PM</p> <p>OFFICE: 100 STANFORD STREET SUITE 7</p> <p>PROJECT: 042020 - 0828AM</p> <p>The Division of Capital Asset Management and Maintenance, in collaboration with the Department of Health, Healthline gives notice under 80A CMR 6.00 that it is seeking to sell certain assets and build public housing on the proposed project which has been planned/authorized/Project Approved by the Board. DCAMM programs offering the 30-year term of the Lindenmuth and Hurley buildings located at 80 St. Stanford Street in Downtown Boston, the redevelopment by a private developer under a long-term lease for 99 years.</p> <p>1. Agenda:</p> <p>Build that Project Proposal to the Asset Management Board for the Lindenmuth-Hurley Redevelopment.</p> | <p>Conservation Commission Public Hearing</p> <p>DATE: JUNE 4, 2023 TIME: 04:30PM</p> <p>OFFICE: 0202025 - 02023PM</p> <p>PROJECT: 0202025 - 02023PM</p> <p>The public can see notices:</p> <p>The Conservation Commission will hold its next bi-weekly hearing on June 4, 2023, at 4 pm.</p> <p>1. PUBLIC HEARING:</p> <p>Notice of Hearing for 2023 File No. 006-0068 and 006-0069. The 006-0068 case is for engineering on behalf of DCAMM, LLC. The project involves the construction of a building on the site of the former Lindenmuth-Hurley building, 80 St. Stanford Street in Downtown Boston, the redevelopment by a private developer under a long-term lease for 99 years.</p> <p>Notice of Hearing for 2023 File No. 006-0069 case: Civil Engineering on behalf of the Massachusetts Port Authority for the proposed engineering and construction of a building on the site of the former Lindenmuth-Hurley building, 80 St. Stanford Street in Downtown Boston, the redevelopment by a private developer under a long-term lease for 99 years.</p> <p>Notice of Hearing for 2023 File No. 006-0068 case: Civil Engineering on behalf of the Massachusetts Port Authority for the proposed engineering and construction of a building on the site of the former Lindenmuth-Hurley building, 80 St. Stanford Street in Downtown Boston, the redevelopment by a private developer under a long-term lease for 99 years.</p> <p>Notice of Hearing for 2023 File No. 006-0069 case: Civil Engineering on behalf of the Massachusetts Port Authority for the proposed engineering and construction of a building on the site of the former Lindenmuth-Hurley building, 80 St. Stanford Street in Downtown Boston, the redevelopment by a private developer under a long-term lease for 99 years.</p> <p>Request for Reconsideration of Appeal Ability from the City of Boston Planning Department to conduct one (1) hour of public hearing on proposed project under existing zoning in the region of 80 St. Stanford Street in Downtown Boston, the redevelopment by a private developer under a long-term lease for 99 years.</p> |

| | | |
|-------------------------------------|--------------|---------|
| City of Boston Finance Commission | June 4, 2023 | 04:30PM |
| Project Proposal To The Asset M... | June 4, 2023 | 02:00PM |
| Conservation Commission Public... | June 4, 2023 | 04:30PM |
| Commission On Board When And... | June 4, 2023 | 04:30PM |
| Boston Residency Compliance C... | June 4, 2023 | 09:00AM |
| City Council Committee on Public... | June 4, 2023 | 09:00AM |
| Time Reopened Hearing Dismissed... | June 4, 2023 | 09:00AM |
| Learning Board Without Hearing A... | June 4, 2023 | 09:00AM |
| Time Reopened Hearing Dismissed... | June 4, 2023 | 09:00AM |
| Project Proposal To The Asset M... | June 4, 2023 | 02:00PM |
| City Council Committee On Date... | June 4, 2023 | 09:00AM |
| Entertainment Application Meet... | June 4, 2023 | 09:00AM |



PROJECT PROPOSAL TO THE ASSET MANAGEMENT BOARD FOR THE LINDEMANN-HURLEY REDEVELOPMENT

The Division of Capital Asset Management and Maintenance, in collaboration with the Department of Mental Health, hereby gives notice under 810 CMR 2.05 that it intends to: (i) submit a Project Proposal to the Asset Management Board; and (ii) hold a public hearing on the proposed project which has been granted Preliminary Project Approval by the Board.

DCAMM proposes offering the 5.5-acre site of the Lindemann and Hurley Buildings located at 19 & 21 Staniford Street in Downtown Boston for redevelopment by a private developer under a long-term lease (up to 99 years).

The draft final project proposal is available online (<https://www.mass.gov/info-details/lindemann-hurley-redevelopment>). Copies are also available by emailing Lindemann-Hurley.dcammm@mass.gov (<mailto:Lindemann-Hurley.dcammm@mass.gov>). Please note the draft FPP may be updated periodically throughout this process. There will be two Public Hearings held for this project, one in-person and one virtual. Public comments will be accepted at the hearings.

VIRTUAL HEARING

Date/Time: Thursday, June 5, 2025, at 1 p.m.

JOIN THE ONLINE MEETING
([HTTPS://US02WEB.ZOOM.US/J/85727234923](https://us02web.zoom.us/j/85727234923))

DISCUSSION TOPICS

1 Agenda

Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley Redevelopment

June 5, 2025

🕒 01:00PM

📍 VIRTUAL
BOSTON, MA 02114

✉️ [SEND AN EMAIL \(MAILTO:MAILTO:NANCY.DAIUTE@MASS.GOV\)](mailto:NANCY.DAIUTE@MASS.GOV)

📞 [857-468-1440 \(TEL:857-468-1440\)](tel:857-468-1440)

Contact: NANCY DAIUTE

Neighborhoods: CITYWIDE

Posted: 05/08/2025 - 11:13AM

Resources: [OFFICIAL FILED AGENDA \(HTTPS://WWW.BOSTON.GOV/SITES/DEFAULT/FILES/FILE/2025/05/LINDEMANN-HURLEY%20PUBLIC%20POSTING_2025.05.08_FINAL.PDF\)](https://www.boston.gov/sites/default/files/file/2025/05/lindemann-hurley%20public%20posting_2025.05.08_final.pdf)

ACCESSIBILITY SERVICES Interpretation, translation, and disability accommodation services are available to you at no cost. If you need them, please reach out to the contact listed in this Public Notice.

PROVIDE YOUR FEEDBACK (/FORM/WEBSITE-FEEDBACK-FORM?SOURCE_ENTITY_TYPE=NODE&SOURCE_ENTITY_ID=16378401)

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[PUBLIC RECORDS \(HTTPS://BOSTONMA.GOVQA.US/WEBAPP/_RS/\(S\(DEN310HNRPQZ2RZH5LGBGSBY\)\)/SUPPORTHOME.A](https://bostonma.gov/qa.us/webapp/_rs/(s(den310hnrpqz2rzh5lgbgsby))/support/home.a)

[LANGUAGE AND DISABILITY ACCESS \(HTTPS://WWW.BOSTON.GOV/DEPARTMENTS/LANGUAGE-AND-COMMUNICATIONS-ACCESS/NOTICE-ACCOMMODATIONS\)](https://www.boston.gov/departments/language-and-communications-access/notice-accommodations)

From: [Carrillo, Hannah \(DCP\)](#)
To: [Lillehaugen, Paul \(DCP\)](#); [Morris, Tayler \(DCP\)](#)
Subject: FW: Hurley-Lindemann Redevelopment Update
Date: Wednesday, June 18, 2025 1:32:20 PM
Attachments: [Notice of Intent - Lindemann-Hurley AMB - 2025.04.29 \(Brownsberger\).pdf](#)

HANNAH CARRILLO

Director of External Affairs
She/Her/Hers



Division of Capital Asset Management & Maintenance
Executive Office
One Ashburton Place, 15th Floor, Boston, MA 02108
www.mass.gov/dcamm
PHONE: 857-421-9298

From: Carrillo, Hannah (DCP)
Sent: Wednesday, April 30, 2025 11:53 AM
To: William Brownsberger <william.brownsberger@masenate.gov>
Subject: Hurley-Lindemann Redevelopment Update

Dear Leader Brownsberger,

It was great speaking with you earlier about this. As discussed, attached is the Notice of Intent, which includes information about the public hearings and a [link to the proposal and website](#).

Please feel free to reach out with any questions.

Best,

HANNAH CARRILLO

Director of External Affairs
She/Her/Hers



Division of Capital Asset Management & Maintenance
Executive Office
One Ashburton Place, 15th Floor, Boston, MA 02108
www.mass.gov/dcamm
PHONE: 857-421-9298



COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE FOR ADMINISTRATION & FINANCE
DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE
ONE ASHBURTON PLACE, 15TH FLOOR
BOSTON, MA 02108
(617) 727-4050

MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

MATTHEW J. GORZKOWICZ
SECRETARY

ADAM BAACKE
COMMISSIONER

April 30, 2025

The Honorable William N. Brownsberger
Massachusetts Senate
State House, Room 319
Boston, MA, 02133

RE: Notice of Intent to Submit a Proposal, Public Comment Period & Public Hearing:
Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley
Redevelopment Project

Dear Senator Brownsberger:

Pursuant to 810 CMR § 2.05, I am notifying you that the Commonwealth of Massachusetts, acting by and through its Division of Capital Asset Management and Maintenance, in collaboration with the Department of Mental Health, intends to hold a public hearing and submit a Project Proposal to the Asset Management Board for the Lindemann-Hurley Redevelopment Project in Boston.

Please find the enclosed Notice of Intent. If you have any questions regarding this notification, please contact Paul Lillehaugen, DCAMM Senior Project Manager, One Ashburton Place, 15th Floor, Boston, MA 02108, Lindemann-Hurley.dcammm@mass.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Abigail Vladeck".

Abigail Vladeck, Director
Development & Asset Management

Enclosure

General Court

Senator William N. Brownsberger, Suffolk and Middlesex

Senator Lydia Edwards, 3rd Suffolk
Senator Michael J. Rodrigues, 1st Bristol and Plymouth
Representative Aaron Michlewitz, 3rd Suffolk
Representative Jay D. Livingstone, 8th Suffolk

City of Boston – Mayor & City Council

Honorable Mayor Michelle Wu, Mayor of Boston
Ruthzee Louijeune, City Council President, City Councilor, At-large
Julia Mejia, City Councilor, At-large
Erin J. Murphy, City Councilor, At-large
Henry Santana, City Councilor, At-large
Gabriela Coletta Zapata, City Councilor, District 1
Edward M. Flynn, City Councilor, District 2
John Fitzgerald, City Councilor, District 3
Brian J. Worrell, City Councilor, District 4
Enrique J. Pepen, City Councilor, District 5
Benjamin J. Weber, City Councilor, District 6
Tania Fernandes Anderson, City Councilor, District 7
Sharon Durkan, City Councilor, District 8
Liz Breadon, City Councilor, District 9

Notice of Public Hearing

Commonwealth of Massachusetts
Division of Capital Asset Management and Maintenance

Notice of Intent to Submit a Proposal, Public Comment Period & Public Hearing: Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley Redevelopment

The Division of Capital Asset Management and Maintenance (DCAMM), in collaboration with the Department of Mental Health (DMH), hereby gives notice under 810 CMR 2.05 that it intends to: (i) submit a Project Proposal to the Asset Management Board (the “Board”); and (ii) hold a public hearing on the proposed project which has been granted Preliminary Project Approval by the Board.

DCAMM proposes offering the 5.5-acre site of the Lindemann and Hurley Buildings located at 19 & 21 Staniford Street in Downtown Boston for redevelopment by a private developer for a mixed-use, residential development. DMH intends to continue to operate its residential treatment programs onsite, and the selected developer will be required to build new space onsite (or in very close proximity) to accommodate these programs as part of their development. In order to effectuate this transaction, DCAMM intends to offer a long-term lease (up to 99 years) to the selected development team.

The draft Final Project Proposal (FPP) is available at www.mass.gov/info-details/Lindemann-Hurley-redevelopment. Copies are also available by emailing Lindemann-Hurley.dcammm@mass.gov. Please note the draft FPP may be updated periodically throughout this process.

There will be two Public Hearings held for this project, one in-person and one virtual. Public comments will be accepted at the hearings.

In-Person Public Hearing

Date/Time: Wednesday, June 4, 2025 at 6:00 p.m.

Location: The West End Museum, 150 Staniford Street, Suite 7
Boston, MA 02114

Please note that there is no parking available at The West End Museum.

Reasonable accommodations for people with disabilities are available upon request. You can make a request by sending an email to Nancy Daiute at Nancy.Daiute@mass.gov. Please include your name and contact information, and the type of accommodation you will need, including as much detail as you can. Please be advised that while we will try our best to grant requests received after May 21, 2025, they may not be possible to fulfill, so please make your request as soon as you know you will need it.

Virtual Public Hearing

Date/Time: Thursday, June 5, 2025 at 1:00 p.m.

Location: Zoom Webinar

Link: <https://us02web.zoom.us/j/85727234923>

The deadline for submitting written comments is Monday, June 9, 2025 at 3:00 p.m. Eastern Time. Comments may be submitted via email to Lindemann-Hurley.dcomm@mass.gov.

Through Chapter 150 of the Acts of 2024 (the Affordable Homes Act), the legislature recently authorized DCAMM to permanently dispose of surplus state land for “housing purposes.” DCAMM may dispose of portions of the Site under this authorization.

By: Adam Baacke, Commissioner

Division of Capital Asset Management and Maintenance

From: [Carrillo, Hannah \(DCP\)](#)
To: [Lillehaugen, Paul \(DCP\)](#); [Morris, Tayler \(DCP\)](#)
Subject: Fw: Hurley-Lindemann Redevelopment Update
Date: Wednesday, June 18, 2025 1:14:42 PM
Attachments: [Notice of Intent - Lindemann-Hurley AMB - 2025.04.29 \(Edwards\).pdf](#)

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From: Carrillo, Hannah (DCP)
Sent: Wednesday, April 30, 2025 11:48:15 AM
To: Lydia.Edwards@masenate.gov <Lydia.Edwards@masenate.gov>
Subject: Hurley-Lindemann Redevelopment Update

Dear Chair Edwards,

It was great speaking with you earlier about this project. As discussed, attached is the Notice of Intent, which includes information about the public hearings and a [link to the proposal and website](#).

Please feel free to reach out with any questions.

Best,

HANNAH CARRILLO

Director of External Affairs
She/Her/Hers



Division of Capital Asset Management & Maintenance
Executive Office

One Ashburton Place, 15th Floor, Boston, MA 02108

www.mass.gov/dcamm

PHONE: 857-421-9298



COMMONWEALTH OF MASSACHUSETTS
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KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

MATTHEW J. GORZKOWICZ
SECRETARY

ADAM BAACKE
COMMISSIONER

April 30, 2025

The Honorable Lydia Edwards
Massachusetts Senate
State House, Room 413-C
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Abigail Vladeck, Director
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Henry Santana, City Councilor, At-large
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Commonwealth of Massachusetts
Division of Capital Asset Management and Maintenance

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By: Adam Baacke, Commissioner

Division of Capital Asset Management and Maintenance

From: [Carrillo, Hannah \(DCP\)](#)
To: [Lillehaugen, Paul \(DCP\)](#); [Morris, Tayler \(DCP\)](#)
Subject: FW: Hurley-Lindemann Redevelopment Update
Date: Wednesday, June 18, 2025 1:17:25 PM
Attachments: [Notice of Intent - Lindemann-Hurley AMB - 2025.04.29 \(Rodrigues\).pdf](#)

HANNAH CARRILLO

Director of External Affairs
She/Her/Hers



Division of Capital Asset Management & Maintenance
Executive Office
One Ashburton Place, 15th Floor, Boston, MA 02108
www.mass.gov/dcamm
PHONE: 857-421-9298

From: Carrillo, Hannah (DCP)
Sent: Wednesday, April 30, 2025 11:58 AM
To: jeremy.spittle@masenate.gov
Subject: FW: Hurley-Lindemann Redevelopment Update

HANNAH CARRILLO

Director of External Affairs
She/Her/Hers



Division of Capital Asset Management & Maintenance
Executive Office
One Ashburton Place, 15th Floor, Boston, MA 02108
www.mass.gov/dcamm
PHONE: 857-421-9298

From: Carrillo, Hannah (DCP)
Sent: Wednesday, April 30, 2025 11:57 AM
To: Michael Rodrigues <michael.rodrigues@masenate.gov>
Cc: Spittle, Jeremy (SEN) <jeremy.spittle@state.ma.us>
Subject: Hurley-Lindemann Redevelopment Update

Dear Chairman Rodrigues,

I write with an update regarding the Hurley-Lindemann site redevelopment. Attached is the Notice of Intent, which includes information about the two public hearings in June and a [link to the proposal and website](#). The project proposal will go before the Asset Management Board for approval

to enter into a long-term lease at its meeting on June 24.

Please feel free to reach out with any questions.

Best,

HANNAH CARRILLO

Director of External Affairs

She/Her/Hers



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COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE FOR ADMINISTRATION & FINANCE
DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE
ONE ASHBURTON PLACE, 15TH FLOOR
BOSTON, MA 02108
(617) 727-4050

MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

MATTHEW J. GORZKOWICZ
SECRETARY

ADAM BAACKE
COMMISSIONER

April 30, 2025

The Honorable Michael J. Rodrigues
Massachusetts Senate
State House, Room 212
Boston, MA, 02133

RE: Notice of Intent to Submit a Proposal, Public Comment Period & Public Hearing:
Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley
Redevelopment Project

Dear Representative Rodrigues:

Pursuant to 810 CMR § 2.05, I am notifying you that the Commonwealth of Massachusetts, acting by and through its Division of Capital Asset Management and Maintenance, in collaboration with the Department of Mental Health, intends to hold a public hearing and submit a Project Proposal to the Asset Management Board for the Lindemann-Hurley Redevelopment Project in Boston.

Please find the enclosed Notice of Intent. If you have any questions regarding this notification, please contact Paul Lillehaugen, DCAMM Senior Project Manager, One Ashburton Place, 15th Floor, Boston, MA 02108, Lindemann-Hurley.dcammm@mass.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Abigail Vladeck".

Abigail Vladeck, Director
Development & Asset Management

Enclosure

General Court
Senator William N. Brownsberger, Suffolk and Middlesex
Senator Lydia Edwards, 3rd Suffolk

Senator Michael J. Rodrigues, 1st Bristol and Plymouth
Representative Aaron Michlewitz, 3rd Suffolk
Representative Jay D. Livingstone, 8th Suffolk

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Notice of Public Hearing

Commonwealth of Massachusetts
Division of Capital Asset Management and Maintenance

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DCAMM proposes offering the 5.5-acre site of the Lindemann and Hurley Buildings located at 19 & 21 Staniford Street in Downtown Boston for redevelopment by a private developer for a mixed-use, residential development. DMH intends to continue to operate its residential treatment programs onsite, and the selected developer will be required to build new space onsite (or in very close proximity) to accommodate these programs as part of their development. In order to effectuate this transaction, DCAMM intends to offer a long-term lease (up to 99 years) to the selected development team.

The draft Final Project Proposal (FPP) is available at www.mass.gov/info-details/Lindemann-Hurley-redevelopment. Copies are also available by emailing Lindemann-Hurley.dcammm@mass.gov. Please note the draft FPP may be updated periodically throughout this process.

There will be two Public Hearings held for this project, one in-person and one virtual. Public comments will be accepted at the hearings.

In-Person Public Hearing

Date/Time: Wednesday, June 4, 2025 at 6:00 p.m.

Location: The West End Museum, 150 Staniford Street, Suite 7
Boston, MA 02114

Please note that there is no parking available at The West End Museum.

Reasonable accommodations for people with disabilities are available upon request. You can make a request by sending an email to Nancy Daiute at Nancy.Daiute@mass.gov. Please include your name and contact information, and the type of accommodation you will need, including as much detail as you can. Please be advised that while we will try our best to grant requests received after May 21, 2025, they may not be possible to fulfill, so please make your request as soon as you know you will need it.

Virtual Public Hearing

Date/Time: Thursday, June 5, 2025 at 1:00 p.m.

Location: Zoom Webinar

Link: <https://us02web.zoom.us/j/85727234923>

The deadline for submitting written comments is Monday, June 9, 2025 at 3:00 p.m. Eastern Time. Comments may be submitted via email to Lindemann-Hurley.dcomm@mass.gov.

Through Chapter 150 of the Acts of 2024 (the Affordable Homes Act), the legislature recently authorized DCAMM to permanently dispose of surplus state land for “housing purposes.” DCAMM may dispose of portions of the Site under this authorization.

By: Adam Baacke, Commissioner

Division of Capital Asset Management and Maintenance

From: [Carrillo, Hannah \(DCP\)](#)
To: [Lillehaugen, Paul \(DCP\)](#); [Morris, Tayler \(DCP\)](#)
Subject: FW: Hurley-Lindemann Redevelopment Update
Date: Wednesday, June 18, 2025 1:18:19 PM
Attachments: [Notice of Intent - Lindemann-Hurley AMB - 2025.04.29 \(Michlewitz\).pdf](#)

HANNAH CARRILLO

Director of External Affairs
She/Her/Hers



Division of Capital Asset Management & Maintenance
Executive Office

One Ashburton Place, 15th Floor, Boston, MA 02108
www.mass.gov/dcamm
PHONE: 857-421-9298

From: Carrillo, Hannah (DCP)
Sent: Wednesday, April 30, 2025 11:55 AM
To: Aaron.M.Michlewitz@mahouse.gov
Cc: blake.webber@mahouse.gov
Subject: Hurley-Lindemann Redevelopment Update

Dear Chairman Michlewitz,

I write with an update regarding the Hurley-Lindemann site redevelopment. Attached is the Notice of Intent, which includes information about the two public hearings in June and a [link to the proposal and website](#). The project proposal will go before the Asset Management Board for approval to enter into a long-term lease at its meeting on June 24.

Please feel free to reach out with any questions.

Best,

HANNAH CARRILLO

Director of External Affairs
She/Her/Hers



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MAURA T. HEALEY
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KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

MATTHEW J. GORZKOWICZ
SECRETARY

ADAM BAACKE
COMMISSIONER

April 30, 2025

The Honorable Aaron Michlewitz
Massachusetts House of Representatives
State House, Room 243
Boston, MA, 02133

RE: Notice of Intent to Submit a Proposal, Public Comment Period & Public Hearing:
Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley
Redevelopment Project

Dear Representative Michlewitz:

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Abigail Vladeck, Director
Development & Asset Management

Enclosure

General Court
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Senator Lydia Edwards, 3rd Suffolk
Senator Michael J. Rodrigues, 1st Bristol and Plymouth

Representative Aaron Michlewitz, 3rd Suffolk
Representative Jay D. Livingstone, 8th Suffolk

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Notice of Public Hearing

Commonwealth of Massachusetts
Division of Capital Asset Management and Maintenance

Notice of Intent to Submit a Proposal, Public Comment Period & Public Hearing: Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley Redevelopment

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DCAMM proposes offering the 5.5-acre site of the Lindemann and Hurley Buildings located at 19 & 21 Staniford Street in Downtown Boston for redevelopment by a private developer for a mixed-use, residential development. DMH intends to continue to operate its residential treatment programs onsite, and the selected developer will be required to build new space onsite (or in very close proximity) to accommodate these programs as part of their development. In order to effectuate this transaction, DCAMM intends to offer a long-term lease (up to 99 years) to the selected development team.

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There will be two Public Hearings held for this project, one in-person and one virtual. Public comments will be accepted at the hearings.

In-Person Public Hearing

Date/Time: Wednesday, June 4, 2025 at 6:00 p.m.

Location: The West End Museum, 150 Staniford Street, Suite 7
Boston, MA 02114

Please note that there is no parking available at The West End Museum.

Reasonable accommodations for people with disabilities are available upon request. You can make a request by sending an email to Nancy Daiute at Nancy.Daiute@mass.gov. Please include your name and contact information, and the type of accommodation you will need, including as much detail as you can. Please be advised that while we will try our best to grant requests received after May 21, 2025, they may not be possible to fulfill, so please make your request as soon as you know you will need it.

Virtual Public Hearing

Date/Time: Thursday, June 5, 2025 at 1:00 p.m.

Location: Zoom Webinar

Link: <https://us02web.zoom.us/j/85727234923>

The deadline for submitting written comments is Monday, June 9, 2025 at 3:00 p.m. Eastern Time. Comments may be submitted via email to Lindemann-Hurley.dcammm@mass.gov.

Through Chapter 150 of the Acts of 2024 (the Affordable Homes Act), the legislature recently authorized DCAMM to permanently dispose of surplus state land for “housing purposes.” DCAMM may dispose of portions of the Site under this authorization.

By: Adam Baacke, Commissioner

Division of Capital Asset Management and Maintenance

From: [Carrillo, Hannah \(DCP\)](#)
To: [Lillehaugen, Paul \(DCP\)](#); [Morris, Tayler \(DCP\)](#)
Subject: FW: Hurley-Lindemann Redevelopment Update
Date: Wednesday, June 18, 2025 1:19:01 PM
Attachments: [20250416_DRAFT FOR PUBLIC COMMENT_Lindemann-Hurley Design Guidelines_0.pdf](#)
[Notice of Intent - Lindemann-Hurley AMB - 2025.04.29 \(Livingstone\).pdf](#)

HANNAH CARRILLO

Director of External Affairs
She/Her/Hers



Division of Capital Asset Management & Maintenance
Executive Office
One Ashburton Place, 15th Floor, Boston, MA 02108
www.mass.gov/dcamm
PHONE: 857-421-9298

From: Carrillo, Hannah (DCP)
Sent: Wednesday, April 30, 2025 11:53 AM
To: Jay.Livingstone@mahouse.gov
Subject: Hurley-Lindemann Redevelopment Update

Dear Chair Livingstone,

It was great speaking with you earlier about this project. As discussed, attached is the Notice of Intent, which includes information about the public hearings and a [link to the proposal and website](#). I've also attached the draft Design Guidelines, which are currently open for public comment in addition to the project proposal. Those draft Design Guidelines can also be found on the project page.

Please feel free to reach out with any questions.

Best,

HANNAH CARRILLO

Director of External Affairs
She/Her/Hers



Division of Capital Asset Management & Maintenance
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SECRETARY

ADAM BAACKE
COMMISSIONER

April 30, 2025

The Honorable Jay D. Livingstone
Massachusetts House of Representatives
State House, Room 146
Boston, MA, 02133

RE: Notice of Intent to Submit a Proposal, Public Comment Period & Public Hearing:
Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley
Redevelopment Project

Dear Representative Livingstone:

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Sincerely,

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Abigail Vladeck, Director
Development & Asset Management

Enclosure

General Court

Senator William N. Brownsberger, Suffolk and Middlesex

Senator Lydia Edwards, 3rd Suffolk
Senator Michael J. Rodrigues, 1st Bristol and Plymouth
Representative Aaron Michlewitz, 3rd Suffolk
Representative Jay D. Livingstone, 8th Suffolk

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Honorable Mayor Michelle Wu, Mayor of Boston
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Notice of Public Hearing

Commonwealth of Massachusetts
Division of Capital Asset Management and Maintenance

Notice of Intent to Submit a Proposal, Public Comment Period & Public Hearing: Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley Redevelopment

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By: Adam Baacke, Commissioner

Division of Capital Asset Management and Maintenance

From: [Carrillo, Hannah \(DCP\)](#)
To: mayor@boston.gov
Cc: [Lillehaugen, Paul \(DCP\)](#)
Subject: Hurley-Lindemann Redevelopment Update
Date: Wednesday, April 30, 2025 12:58:28 PM
Attachments: [Notice of Intent - Lindemann-Hurley AMB - 2025.04.29 Mayor Wu.pdf](#)

Dear Honorable Mayor Michelle Wu,

I write with an update regarding the Hurley-Lindemann site redevelopment. Attached is the Notice of Intent, which includes information about the two public hearings in June and a [link to the proposal and website](#). The project proposal will go before the Asset Management Board for approval to enter into a long-term lease at its meeting on June 24.

Please feel free to reach out with any questions.

Best,

HANNAH CARRILLO

Director of External Affairs

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MATTHEW J. GORZKOWICZ
SECRETARY

ADAM BAACKE
COMMISSIONER

April 30, 2025

The Honorable Mayor Michelle Wu
1 City Hall Square
Boston, MA 02201

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Abigail Vladeck, Director
Development & Asset Management

Enclosure

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Senator Lydia Edwards, 3rd Suffolk
Senator Michael J. Rodrigues, 1st Bristol and Plymouth

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Notice of Public Hearing

Commonwealth of Massachusetts
Division of Capital Asset Management and Maintenance

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From: [Carrillo, Hannah \(DCP\)](#)
To: [Carrillo, Hannah \(DCP\)](#)
Cc: [Lillehaugen, Paul \(DCP\)](#)
Subject: Hurley-Lindemann Redevelopment Update
Date: Wednesday, April 30, 2025 1:01:00 PM
Attachments: [Notice of Intent - Lindemann-Hurley AMB - 2025.04.29 City Council.pdf](#)

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April 30, 2025

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Abigail Vladeck, Director
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General Court
Senator William N. Brownsberger, Suffolk and Middlesex
Senator Lydia Edwards, 3rd Suffolk
Senator Michael J. Rodrigues, 1st Bristol and Plymouth

Representative Aaron Michlewitz, 3rd Suffolk
Representative Jay D. Livingstone, 8th Suffolk

City of Boston – Mayor & City Council

Honorable Mayor Michelle Wu, Mayor of Boston
Ruthzee Louijeune, City Council President, City Councilor, At-large
Julia Mejia, City Councilor, At-large
Erin J. Murphy, City Councilor, At-large
Henry Santana, City Councilor, At-large
Gabriela Coletta Zapata, City Councilor, District 1
Edward M. Flynn, City Councilor, District 2
John Fitzgerald, City Councilor, District 3
Brian J. Worrell, City Councilor, District 4
Enrique J. Pepen, City Councilor, District 5
Benjamin J. Weber, City Councilor, District 6
Tania Fernandes Anderson, City Councilor, District 7
Sharon Durkan, City Councilor, District 8
Liz Breadon, City Councilor, District 9

Notice of Public Hearing

Commonwealth of Massachusetts
Division of Capital Asset Management and Maintenance

Notice of Intent to Submit a Proposal, Public Comment Period & Public Hearing: Draft Final Project Proposal to the Asset Management Board for the Lindemann-Hurley Redevelopment

The Division of Capital Asset Management and Maintenance (DCAMM), in collaboration with the Department of Mental Health (DMH), hereby gives notice under 810 CMR 2.05 that it intends to: (i) submit a Project Proposal to the Asset Management Board (the “Board”); and (ii) hold a public hearing on the proposed project which has been granted Preliminary Project Approval by the Board.

DCAMM proposes offering the 5.5-acre site of the Lindemann and Hurley Buildings located at 19 & 21 Staniford Street in Downtown Boston for redevelopment by a private developer for a mixed-use, residential development. DMH intends to continue to operate its residential treatment programs onsite, and the selected developer will be required to build new space onsite (or in very close proximity) to accommodate these programs as part of their development. In order to effectuate this transaction, DCAMM intends to offer a long-term lease (up to 99 years) to the selected development team.

The draft Final Project Proposal (FPP) is available at www.mass.gov/info-details/Lindemann-Hurley-redevelopment. Copies are also available by emailing Lindemann-Hurley.dcammm@mass.gov. Please note the draft FPP may be updated periodically throughout this process.

There will be two Public Hearings held for this project, one in-person and one virtual. Public comments will be accepted at the hearings.

In-Person Public Hearing

Date/Time: Wednesday, June 4, 2025 at 6:00 p.m.

Location: The West End Museum, 150 Staniford Street, Suite 7
Boston, MA 02114

Please note that there is no parking available at The West End Museum.

Reasonable accommodations for people with disabilities are available upon request. You can make a request by sending an email to Nancy Daiute at Nancy.Daiute@mass.gov. Please include your name and contact information, and the type of accommodation you will need, including as much detail as you can. Please be advised that while we will try our best to grant requests received after May 21, 2025, they may not be possible to fulfill, so please make your request as soon as you know you will need it.

Virtual Public Hearing

Date/Time: Thursday, June 5, 2025 at 1:00 p.m.

Location: Zoom Webinar

Link: <https://us02web.zoom.us/j/85727234923>

The deadline for submitting written comments is Monday, June 9, 2025 at 3:00 p.m. Eastern Time. Comments may be submitted via email to Lindemann-Hurley.dcammm@mass.gov.

Through Chapter 150 of the Acts of 2024 (the Affordable Homes Act), the legislature recently authorized DCAMM to permanently dispose of surplus state land for “housing purposes.” DCAMM may dispose of portions of the Site under this authorization.

By: Adam Baacke, Commissioner

Division of Capital Asset Management and Maintenance



Lindemann-Hurley Redevelopment Proposal – Public Hearing

June 2025



Welcome to the Public Hearing on the Lindemann-Hurley Redevelopment.



Lindemann-Hurley Redevelopment: Public Hearing Subject

DCAMM is exploring reuse opportunities for a **housing-anchored redevelopment** of the Charles F. Hurley and Erich Lindemann Site.

Subjects addressed in this presentation include:

- Orientation to site and buildings
- State goals for redevelopment
- Stakeholder engagement and Design Guidelines
- Timeline

Lindemann-Hurley Redevelopment: Public Hearing Purpose

The purpose of the Hearing is to share information on a project proposal to the Asset Management Board (AMB) for the long-term lease of the Lindemann-Hurley Site and the potential acquisition of leased space for Department of Mental Health residential programs.

The AMB's governing statute requires:

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

DCAMM expects to recommend redevelopment of the Lindemann-Hurley property at an AMB meeting scheduled for June 24th, 2025.

Lindemann-Hurley Redevelopment: Lindemann & Hurley Buildings

Erich Lindemann Building

- 222k GSF building; 80 parking spaces on Merrimac Plaza
- Contains many of the most historically significant design elements on the site.
- Houses Department of Mental Health (DMH) residential treatment programs
- **> \$250 M in capital renewal costs**

Charles F. Hurley Building

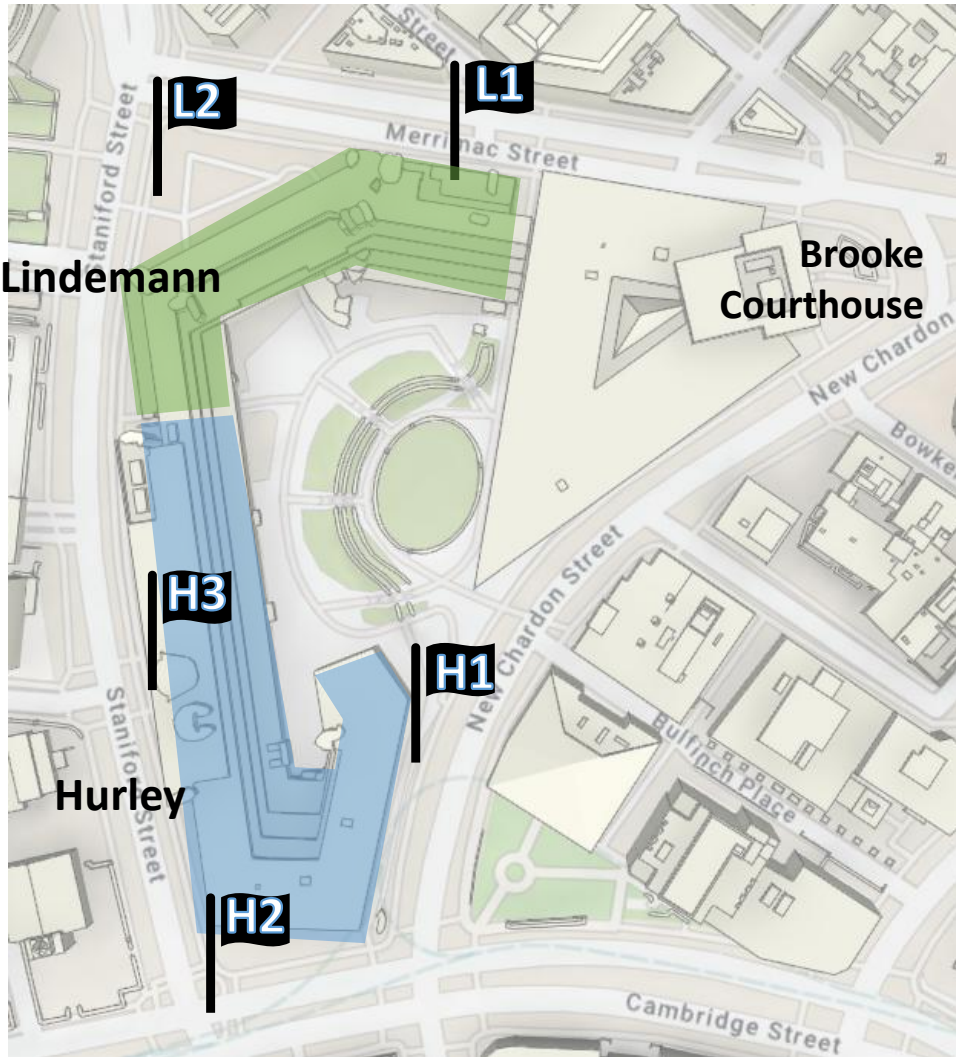
- 347k GSF building
- Shared garage contains 200 parking spaces
- Currently vacant; previously state offices
- **>\$300 M in capital renewal costs**



LINDEMANN BUILDING

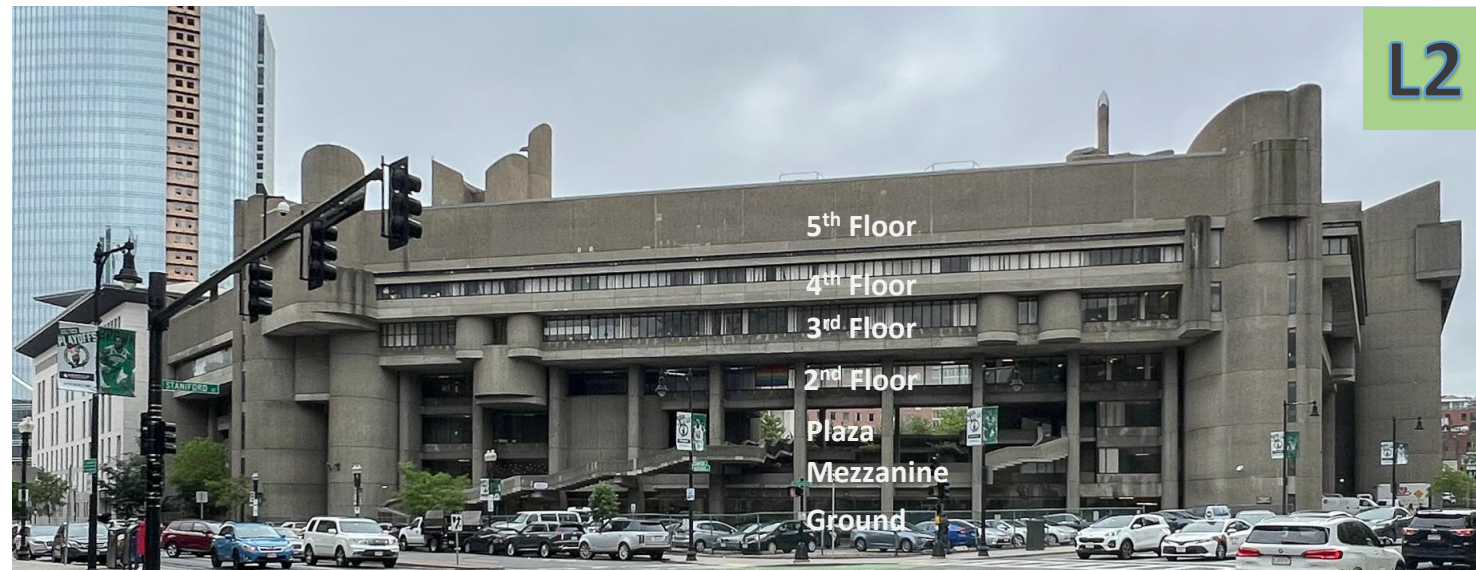
HURLEY BUILDING

Street Views: Lindemann Building along Merrimac Street & Plaza



L1 Merrimac St.
Elevation, adjacent to
Brooke Courthouse

Merrimac Plaza
Elevation, with grand
staircase to Central
Plaza

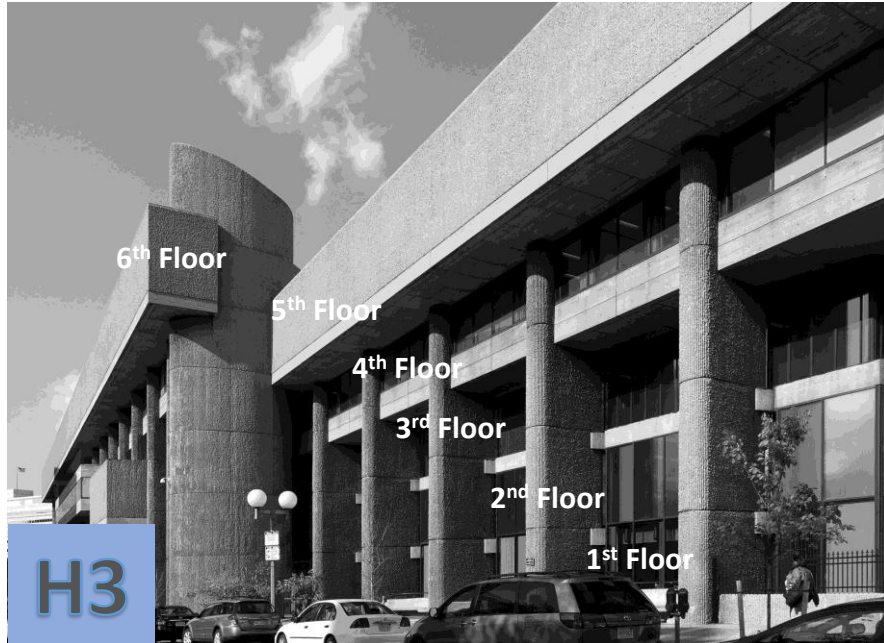


L2

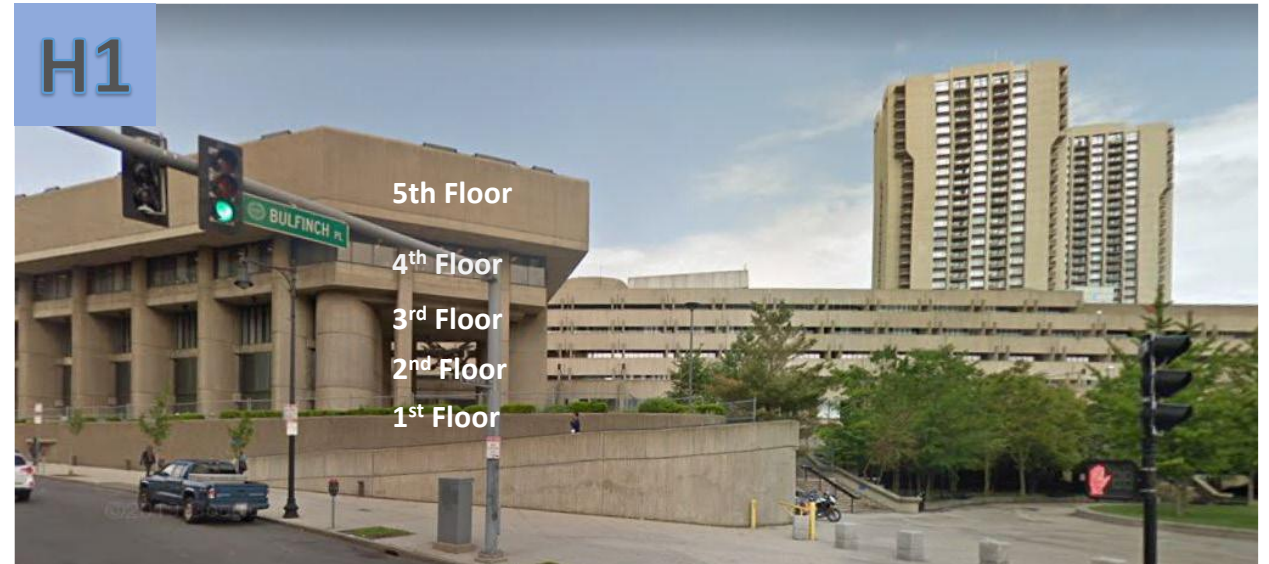


Street Views: Hurley Building

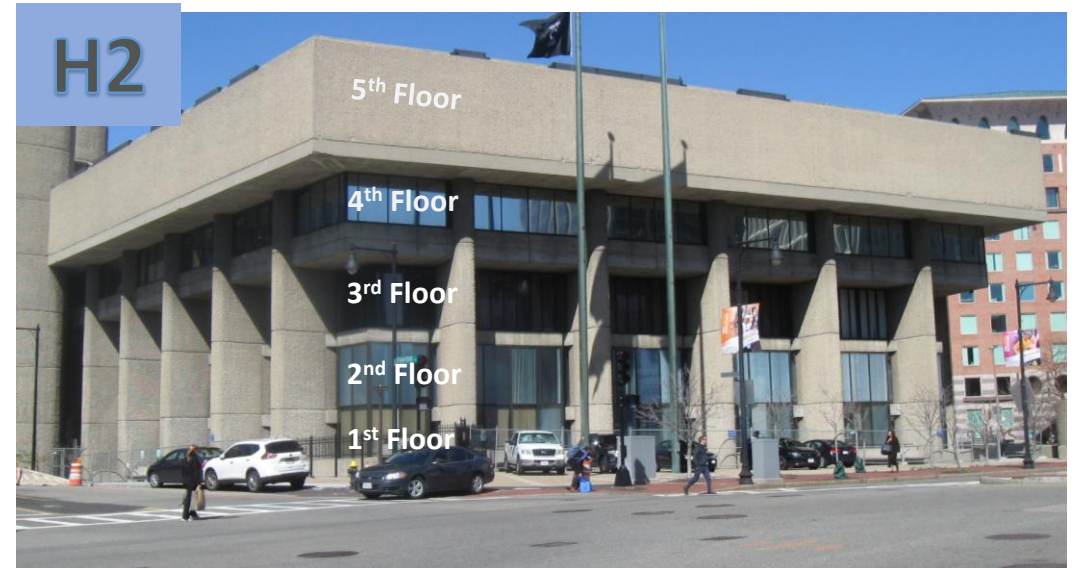
New Chardon Street sloping up to Cambridge Street with entry to Central Courtyard



Staniford Street



Cambridge Street & Plaza

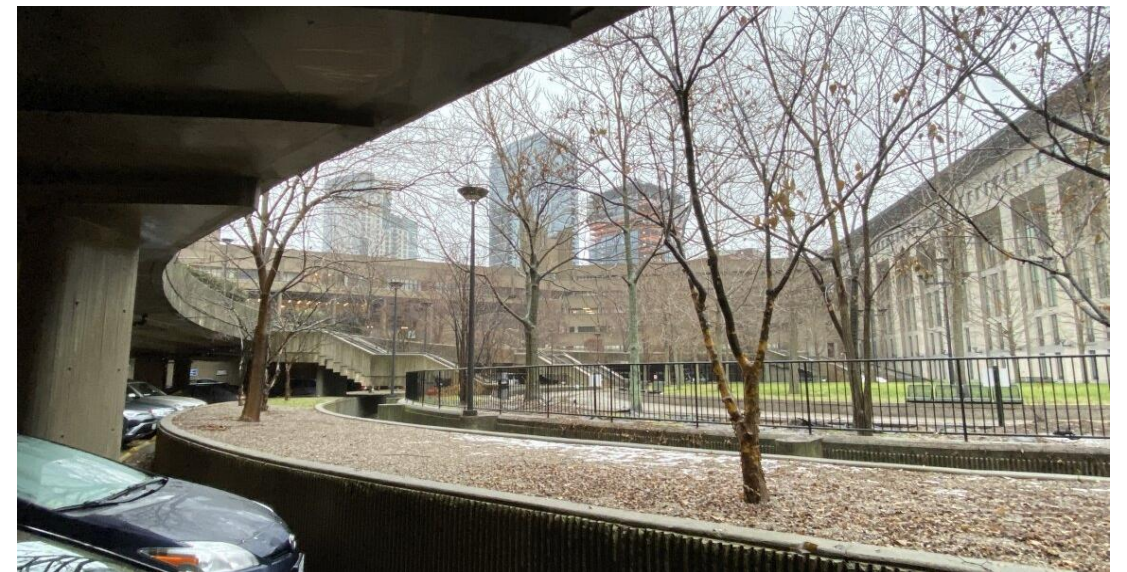


Views: Central Courtyard

View of Lindemann Building from Central Courtyard



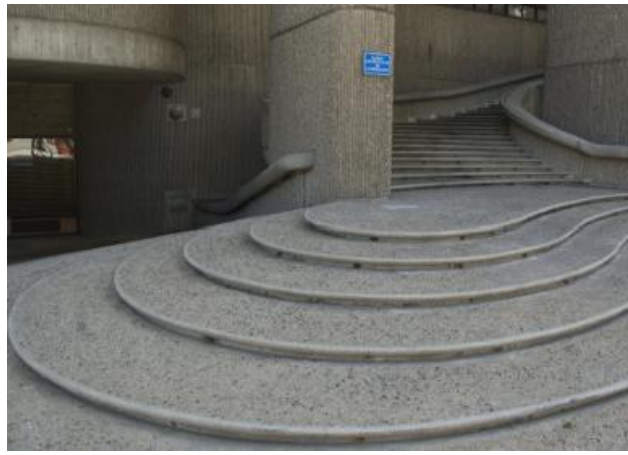
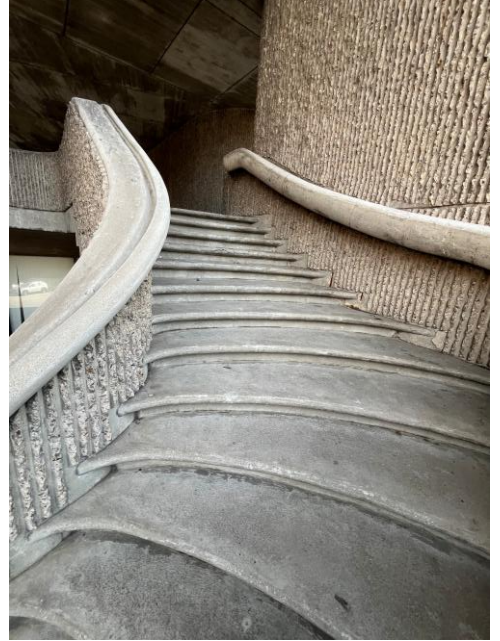
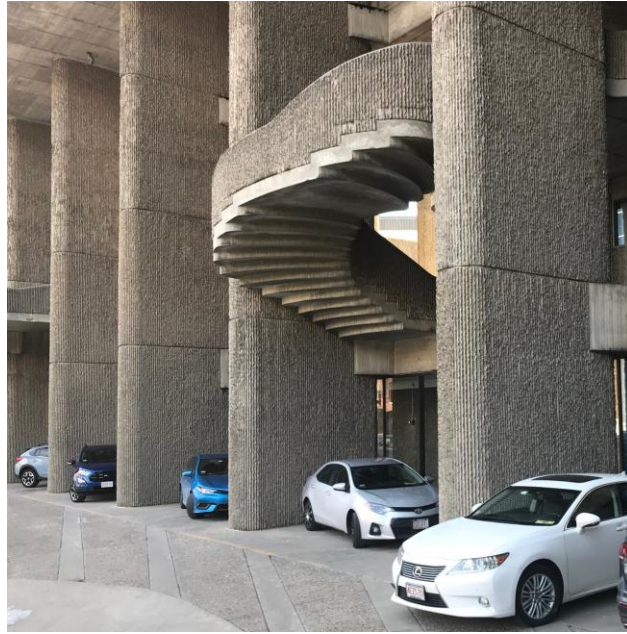
View of Hurley Building and Central Courtyard from Lindemann Balcony



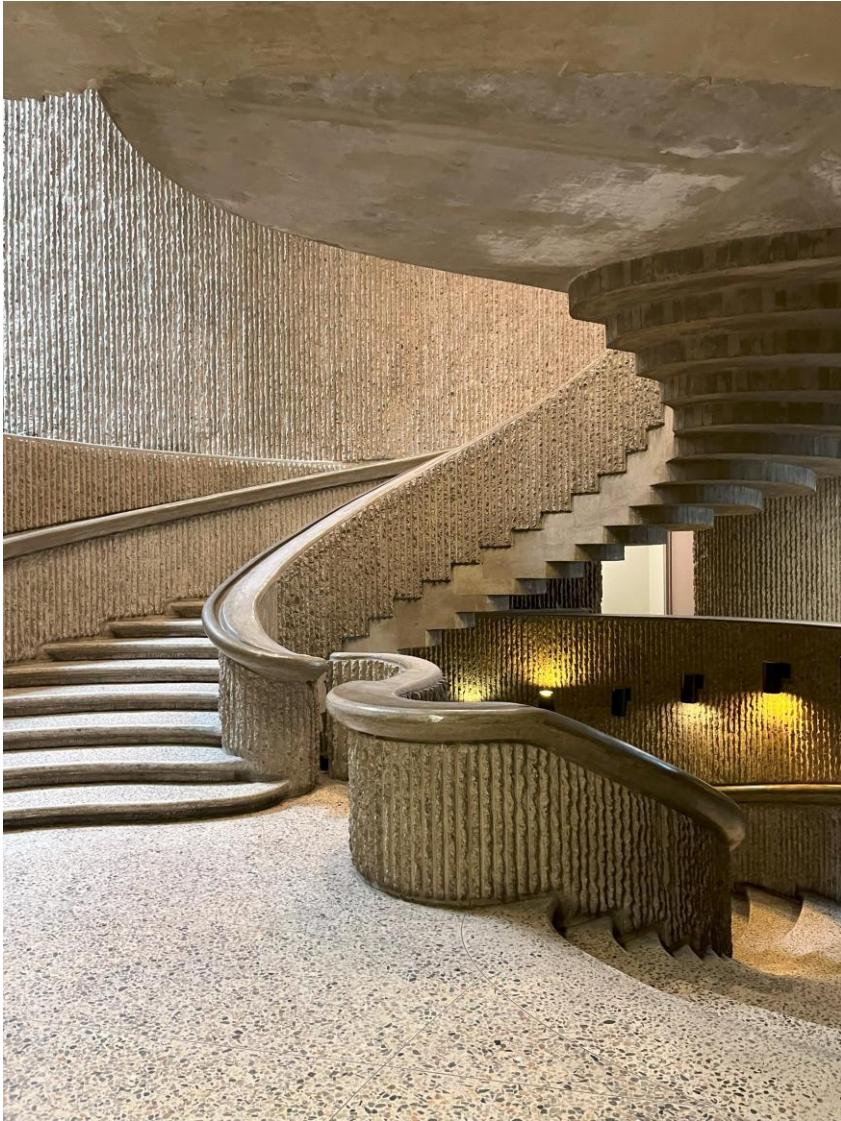
View of Central Courtyard from Garage



Views: Lindemann Building – Exterior Staircases & Benches



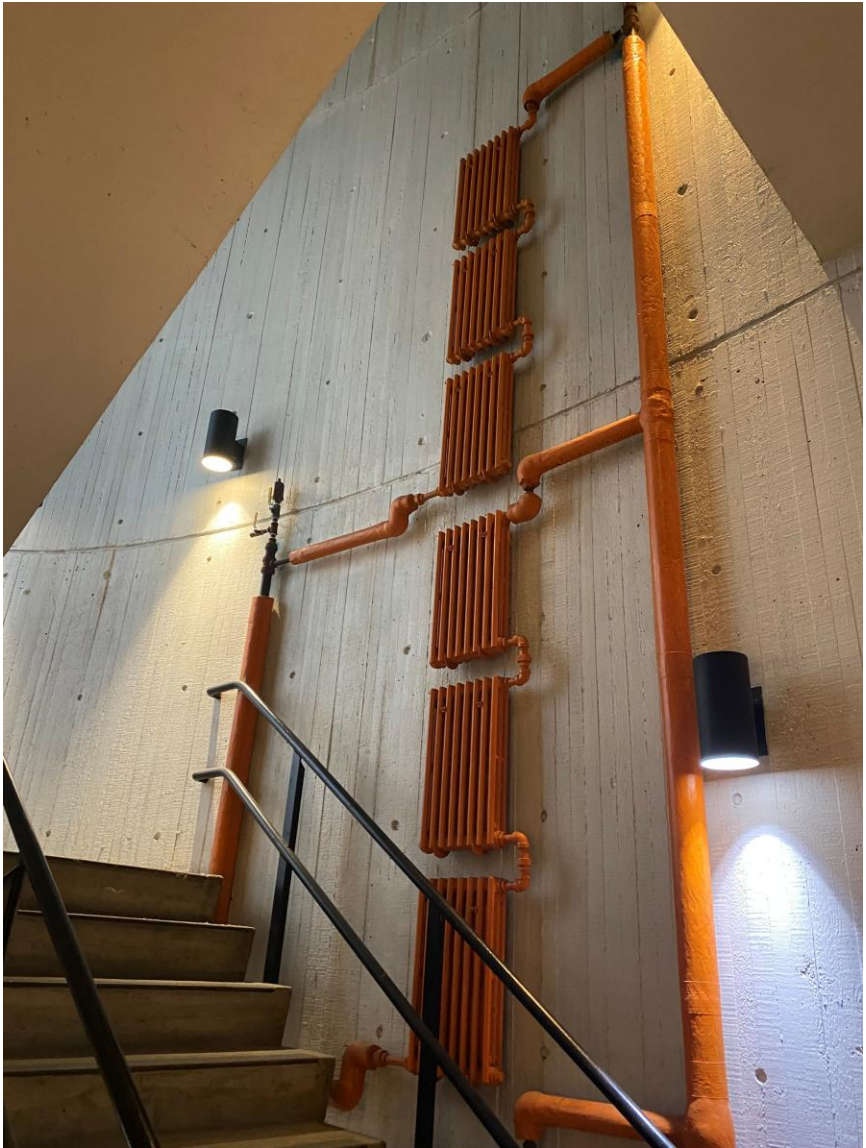
Views: Lindemann Building – Interior Spiral Stair



Views: Lindemann Building – Chapel

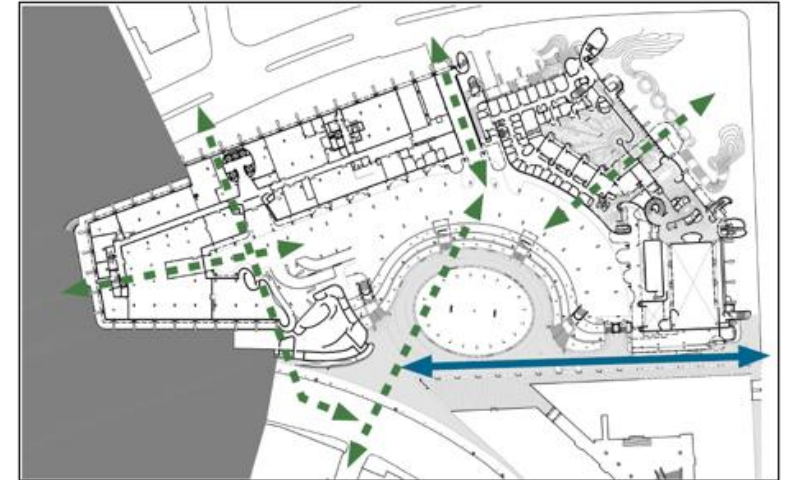


Views: Hurley Building – Nivola Murals in Lobby & Stair Towers



Lindemann-Hurley Redevelopment: Transaction Overview

- The Commonwealth is proposing to **ground-lease** all or a portion of the site to a development partner.
- Selected partner will be responsible for designing, permitting, financing, constructing, and operating the improvements.
- DMH will take back space through a lease-back or condo arrangement.



Lindemann-Hurley Redevelopment: Project Goals

1. Improve state functions by:

- Obtaining modern, efficient, and effective **space for DMH's residential treatment programs** in the final development while maintaining **functional operations throughout** project phases
- Eliminating an ongoing **maintenance burden** for DCAMM as well as significant deferred maintenance liability for the Commonwealth

2. Address housing needs by generating a substantial amount of **new housing** production for **various income levels**

3. Improve site design by:

- Encouraging **adaptive reuse** that preserves architecturally significant aspects of the buildings and site
- Improving and integrating the site with the surrounding community and urban context

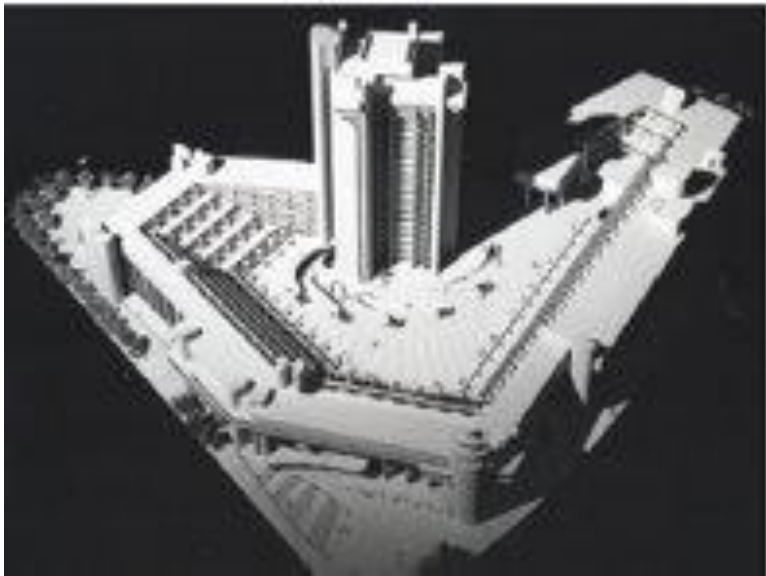
4. Promote sustainable design to advance decarbonization by:

- **Reducing operational carbon emissions** and utility consumption through efficiency, electrification, and modern climate control, electrical, and plumbing systems.
- **Reducing embodied carbon impacts** by adaptively reusing the existing structures to the maximum extent feasible, avoiding unnecessary demolition and new construction.

Lindemann-Hurley Redevelopment: Preservation Considerations

DCAMM's approach to redevelopment will acknowledge the architecturally significant elements of the Lindemann-Hurley site, while bringing Paul Rudolph's vision into the 21st century.

Rudolph's work is recognized nationally and internationally as representative of an era of concrete modern, brutalism in the United States.



Lindemann-Hurley Redevelopment: Design Guidelines Updates

Lindemann-Hurley Redevelopment Site Design Guidelines



HISTORICAL SIGNIFICANCE OF THE LINDEMANN-HURLEY CAMPUS

Paul Rudolph's plan for Boston Government Services Center (BSC) was part of the Peabody and Stearns-Cook's 1930s Government Center Urban Renewal Plan. Three concrete buildings were planned for the site, but only two of those were built. Today, the Lindemann and Hurley Buildings share the BSC site with the Edward Brooke Courthouse, which was added to the site several decades later.

Rudolph's work is recognized nationally and internationally as emblematic of an era of concrete modernism in the United States. The Lindemann Building at the corner of Tremont and Beane Streets was designed under the direct leadership of Paul Rudolph and the team of Diamond & Lord. It is the most complete and representative portion of the original site's three conceived buildings. The Hurley Building was designed under Rudolph's guidelines, but under the control of Shepley Bulfinch Richardson and Abbott's architect and Paul Corbett. The west side of the remaining garage was designed by Rudolph, but was only partially built. It was completed as a part of the construction of the Brooke Courthouse. The current courtyard and east side of the garage below were designed by SRA at the time of the Brooke Courthouse construction.

Key defining architectural features of the buildings and site include the following elements:

Lindemann and Hurley Buildings

- Reinforced (cantilever) concrete
- Columns reaching several stories high spaced at regular intervals
- Prominent vertical elements that contain elevators & staircases

Lindemann Building

- Monumental, curved exterior staircases
- Curved benches at Memorial Plaza
- Spine interior staircases
- Walled interior courtyards
- Chappel
- Biomorphic exterior elements, e.g. "frog"

Hurley Building

- Niche Precases in Lobby

Redevelopment should establish these features to the extent feasible through imaginative, contemporary, additive reuse of the existing buildings.

CRAM FOR PUBLIC COMMENT | LINDEMANN-HURLEY SITE DESIGN GUIDELINES | 4

Lindemann-Hurley Design Guidelines 2025

Urban Design Principles

- Accessible Open Space
- Activated Ground Floors
- Reduce the 'Superblock'
- Transit Oriented Design

Building Design Principles

- Adaptive Reuse, Rehabilitation, & Preservation
- Complementary New Massing
- Signature Renovation & Additions

Sustainable Design Principles

- Sustainable & Resilient Design
- Thermal Performance Retrofit
- Health & Wellness

DCAMM's recent updates focus on:

- ✓ **Incorporation of the Lindemann building into the existing principles**
- ✓ **Acknowledgement of the architectural significance of the project site**
- ✓ **Identifying key defining architectural features within each building and the site**
- ✓ **Encouraging adaptive reuse, rehabilitation, & preservation for the site, with special emphasis on the Lindemann building.**
- ✓ **Replacing reference and precedent images to better reflect the updated project scope**
- ✓ **Updating sustainability and resilient design requirements**

Lindemann-Hurley Redevelopment: Design Guidelines Updates Part 2

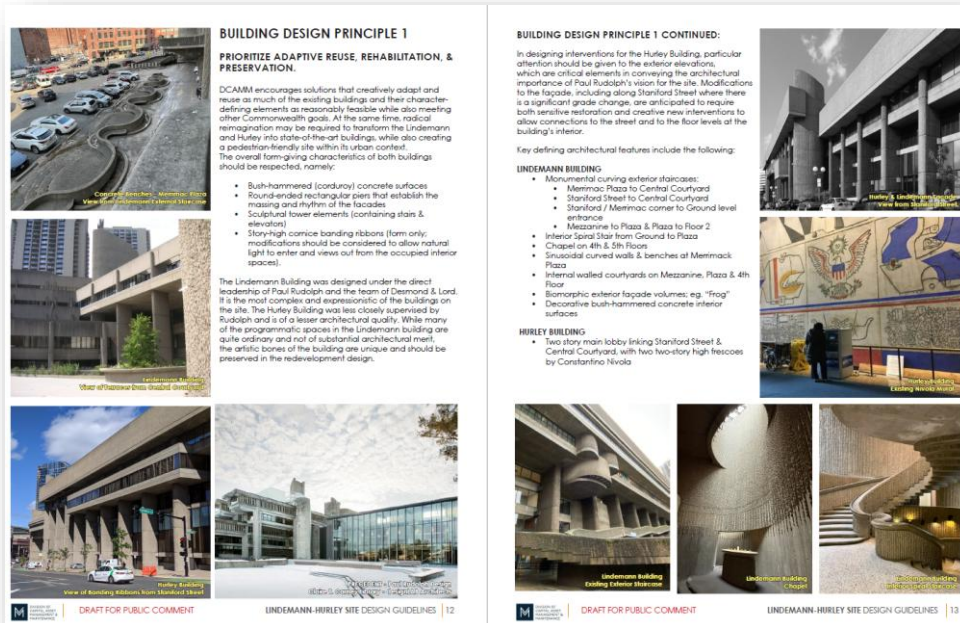
Key defining architectural features include the following:

LINDEMANN BUILDING

- Monumental curving exterior staircases:
 - Merrimac Plaza to Central Courtyard
 - Staniford Street to Central Courtyard
 - Staniford / Merrimac corner to Ground level entry
 - Mezzanine to Plaza & Plaza to Floor 2
- Interior Spiral Stair from Ground to Plaza
- Chapel on 4th & 5th Floors
- Sinusoidal curved walls & benches at Merrimac Plaza
- Internal walled courtyards on Mezzanine, Plaza & 4th Floor
- Biomorphic exterior façade volumes; eg. “Frog”
- Decorative bush-hammered concrete interior surfaces

HURLEY BUILDING

- Two story main lobby linking Staniford Street & Central Courtyard, with two two-story high frescoes by Constantino Nivola

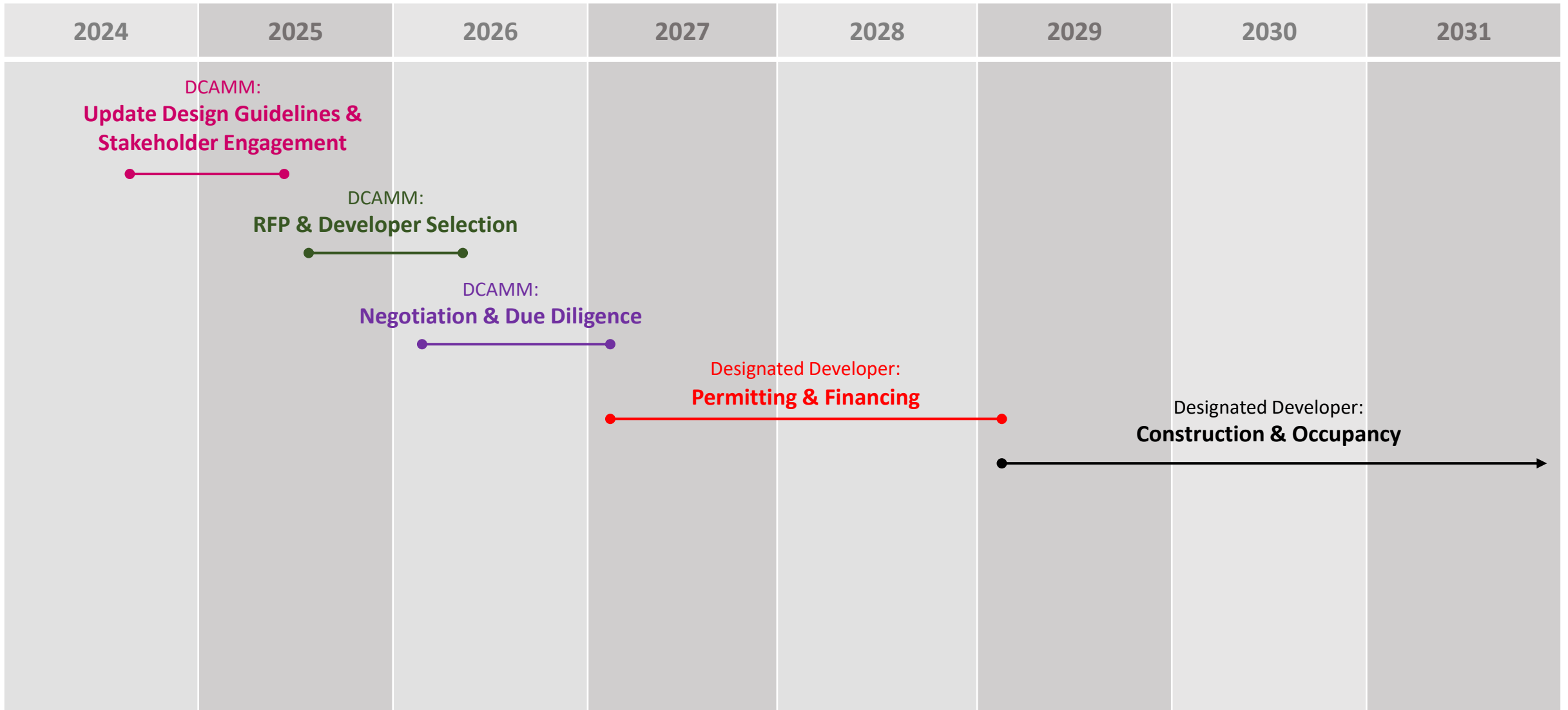


Lindemann-Hurley Redevelopment: Public Engagement

- In-Person Public Hearing: Wednesday, June 4, 2025 at 6:00pm at The West End Museum
- Virtual Public Hearing: Thursday, June 5, 2025 at 1:00pm on Zoom
- Written comments accepted until 3pm on Monday, June 9 via email: Lindemann-Hurley.dcam@mass.gov
- Selected project will go through normal permitting processes with state and city entities (e.g. Article 80)



Lindemann-Hurley Redevelopment: Draft Timeline



Recap: Public Hearing Dates and Related Information

- In-Person Public Hearing: Wednesday, June 4, 2025, at 6:00pm at The West End Museum
- Virtual Public Hearing: Thursday, June 5, at 1:00pm on Zoom
- Written comments accepted before 3pm on Monday, June 9 via email: Lindemann-Hurley.dcam@mass.gov



For more information:

www.mass.gov/info-details/lindemann-hurley-redevelopment