



# Lindemann-Hurley Redevelopment Proposal – Public Hearing

June 2025





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



# Lindemann-Hurley Redevelopment: Public Hearing Subject

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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

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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

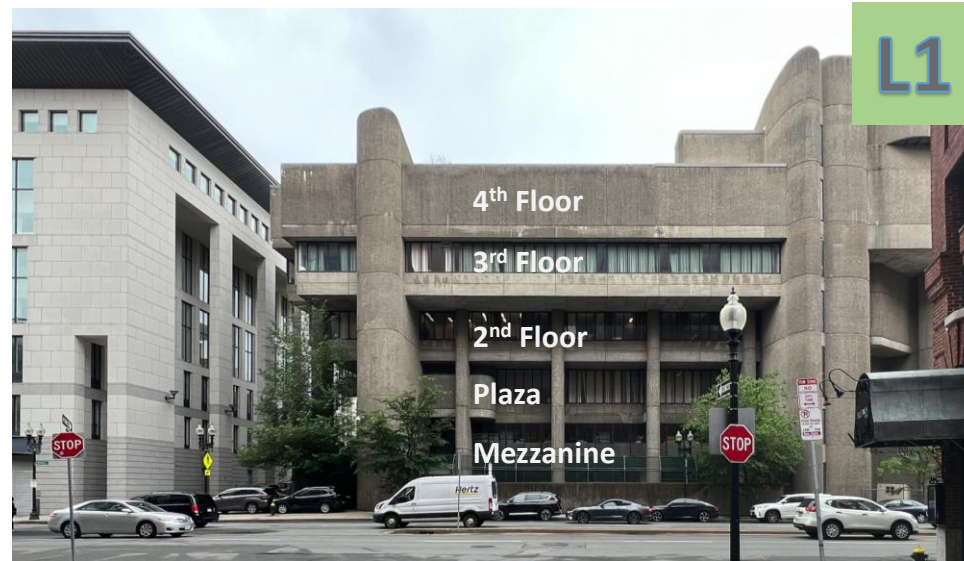
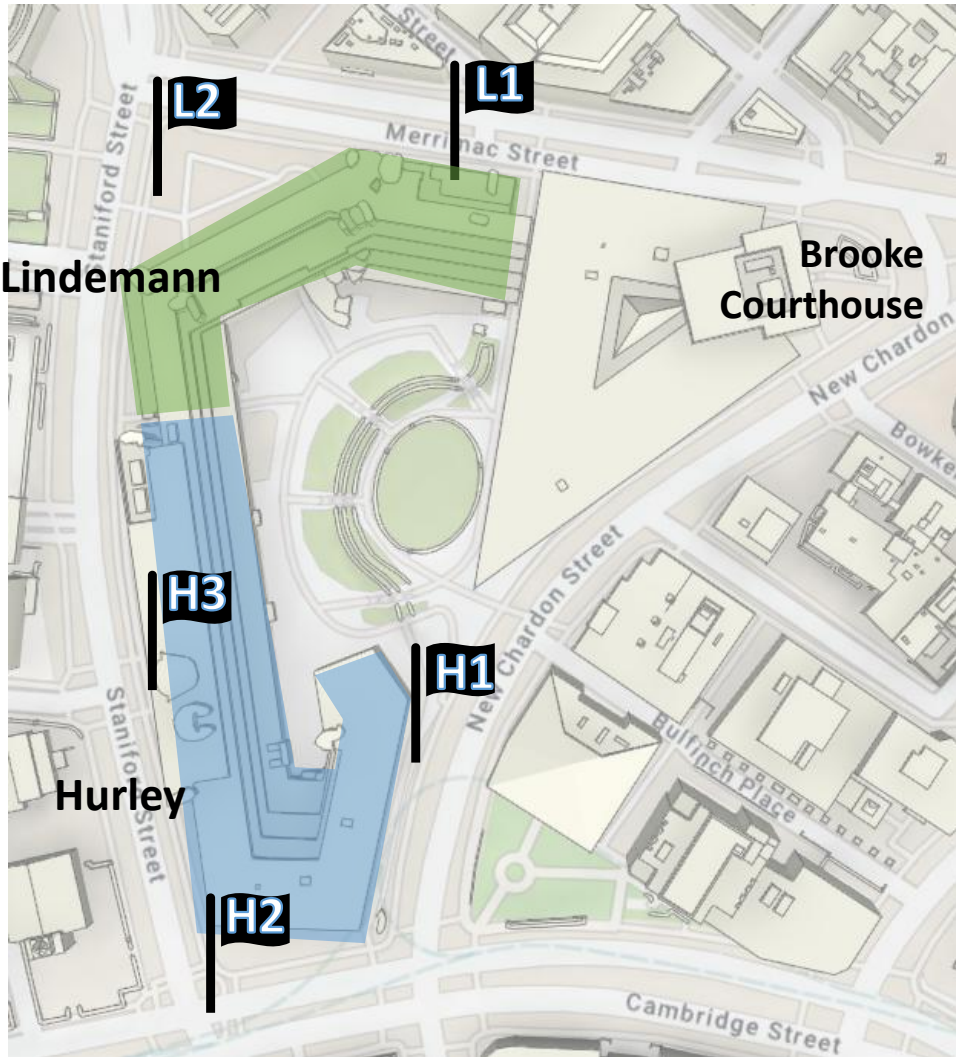
- 347k GSF building
- Shared garage contains 200 parking spaces
- Currently vacant; previously state offices
- **>\$300 M in capital renewal costs**



LINDEMANN BUILDING

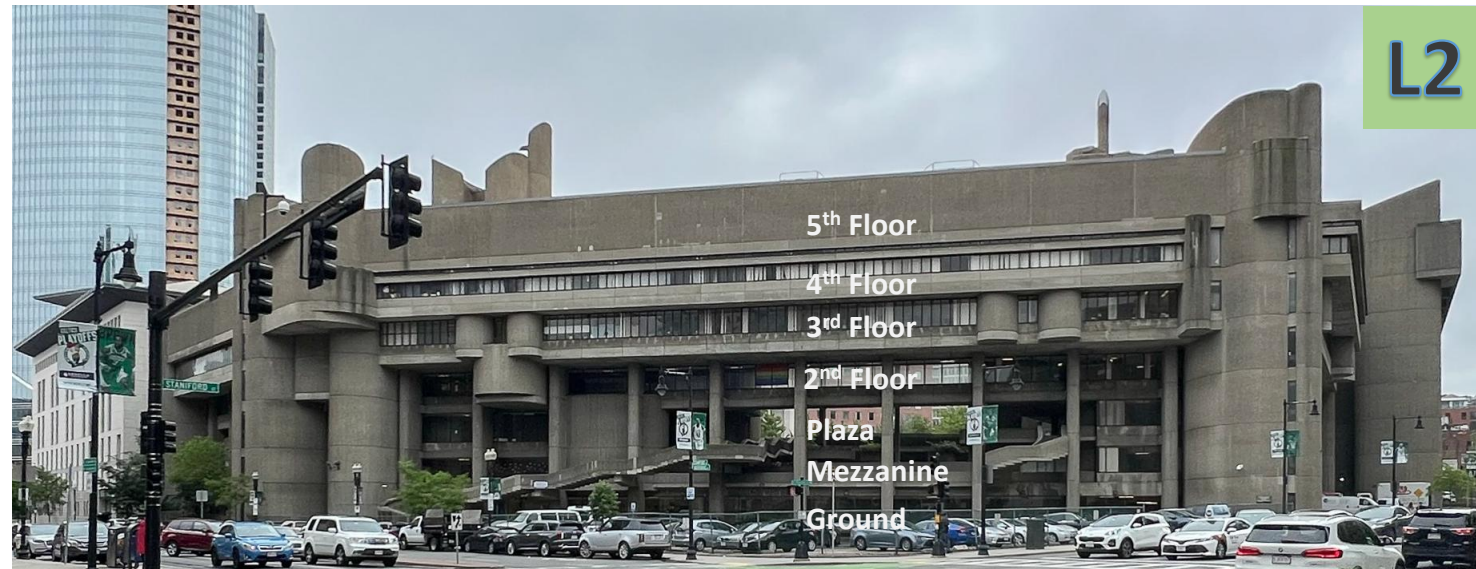
HURLEY BUILDING

# 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



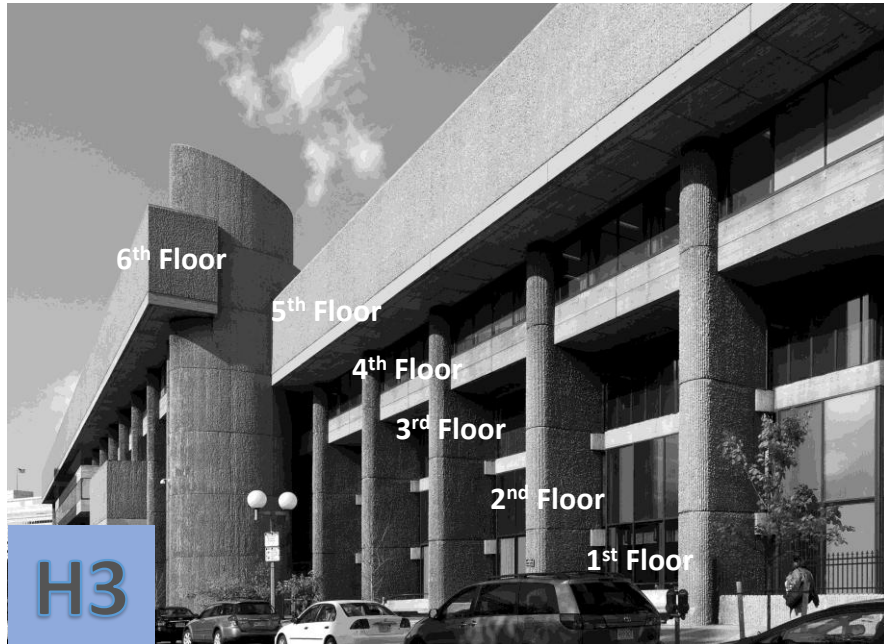
**L2**



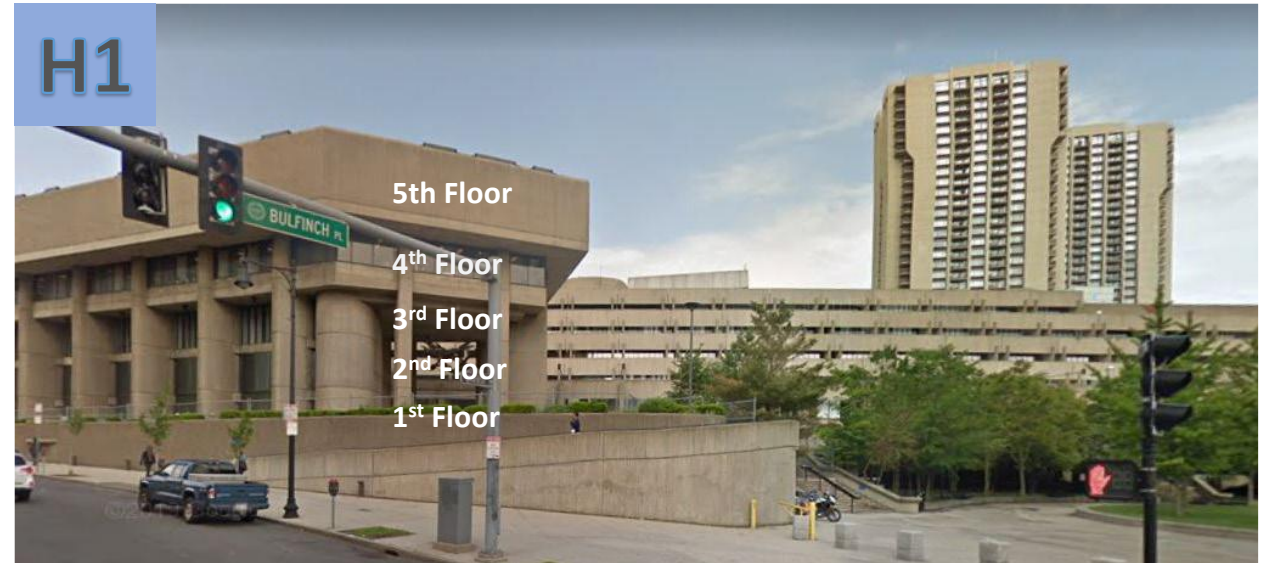


# Street Views: Hurley Building

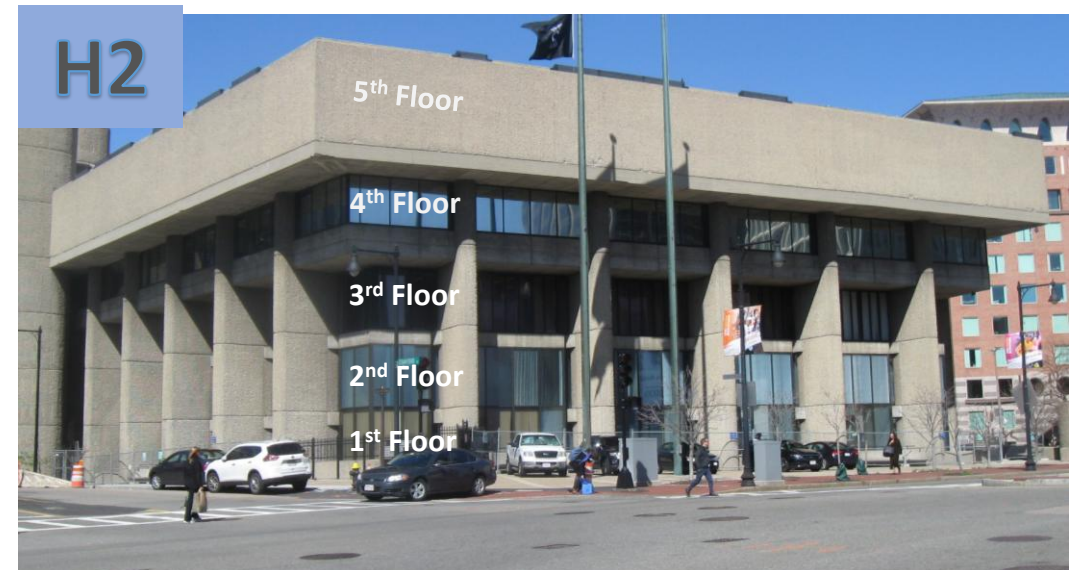
New Chardon Street sloping up to Cambridge Street with entry to Central Courtyard



Staniford Street



Cambridge Street & Plaza



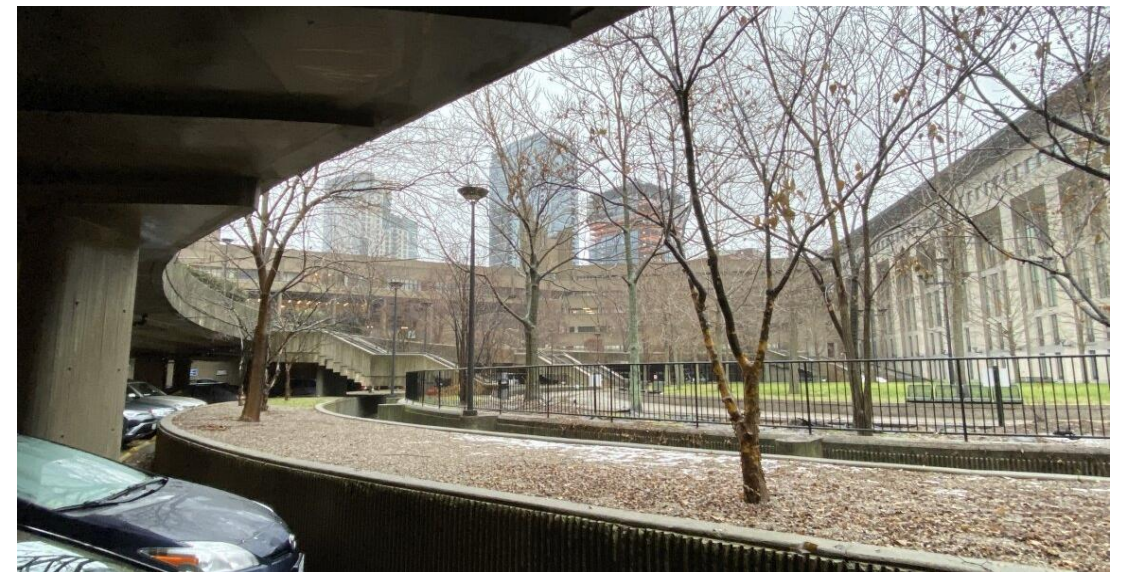


# Views: Central Courtyard

View of Lindemann Building from Central Courtyard



View of Hurley Building and Central Courtyard from Lindemann Balcony

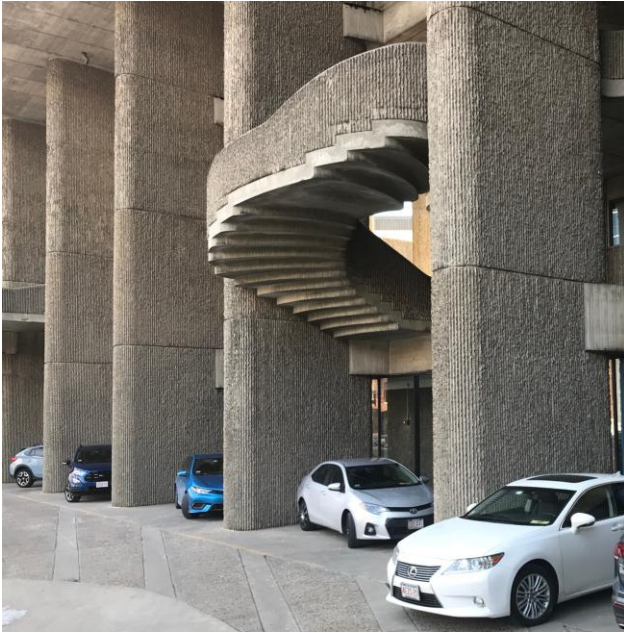


View of Central Courtyard from Garage





# Views: Lindemann Building – Exterior Staircases & Benches





# Views: Lindemann Building – Interior Spiral Stair



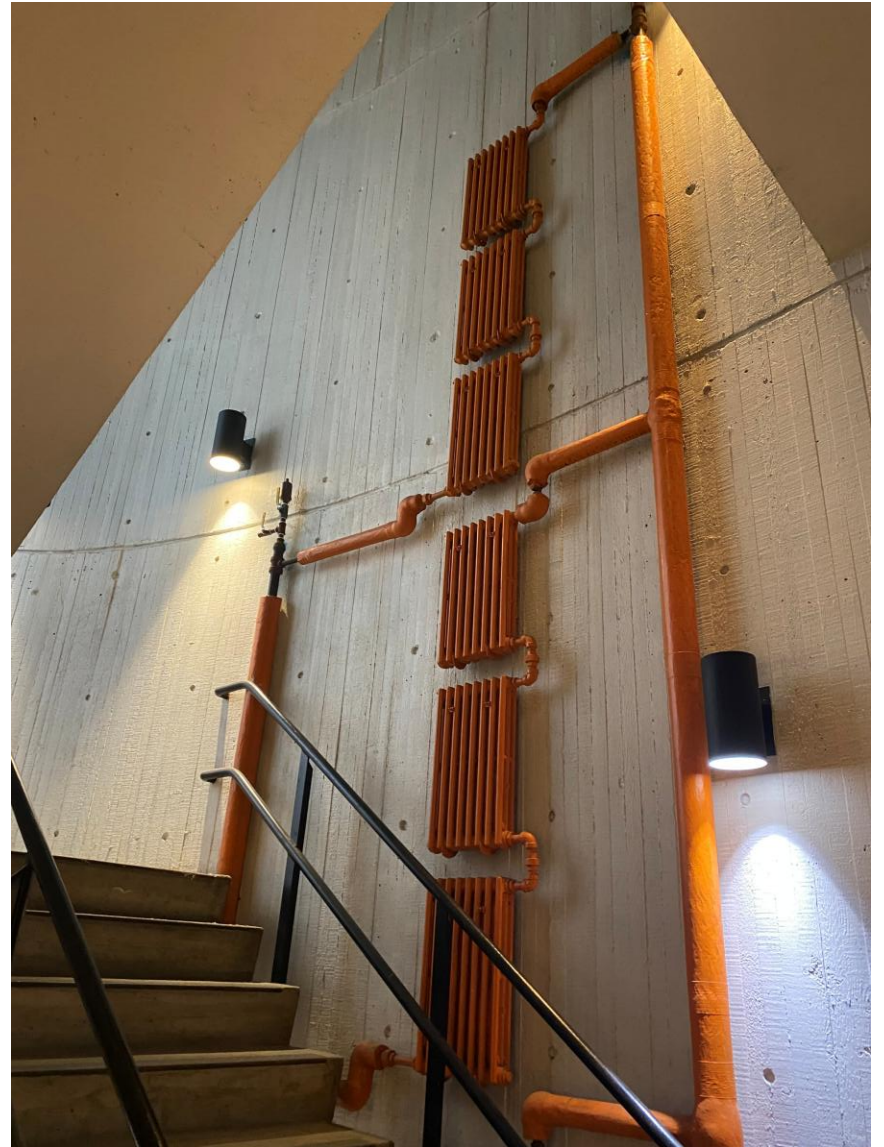


# Views: Lindemann Building – Chapel





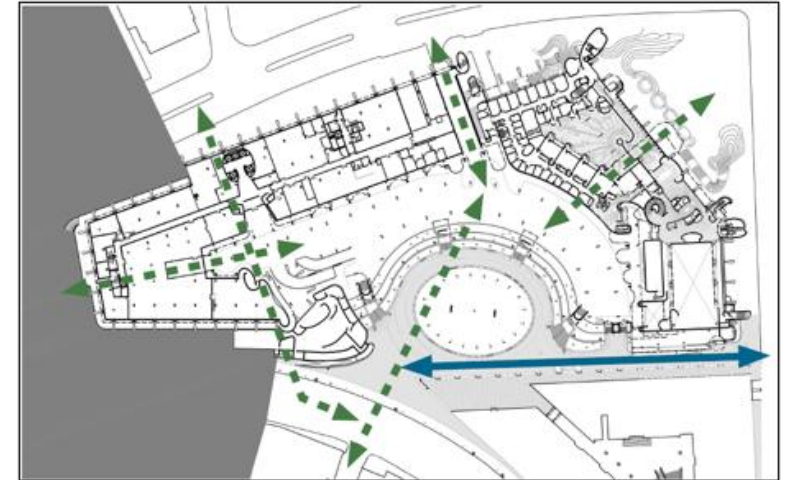
# Views: Hurley Building – Nivola Murals in Lobby & Stair Towers





# 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

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## 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:

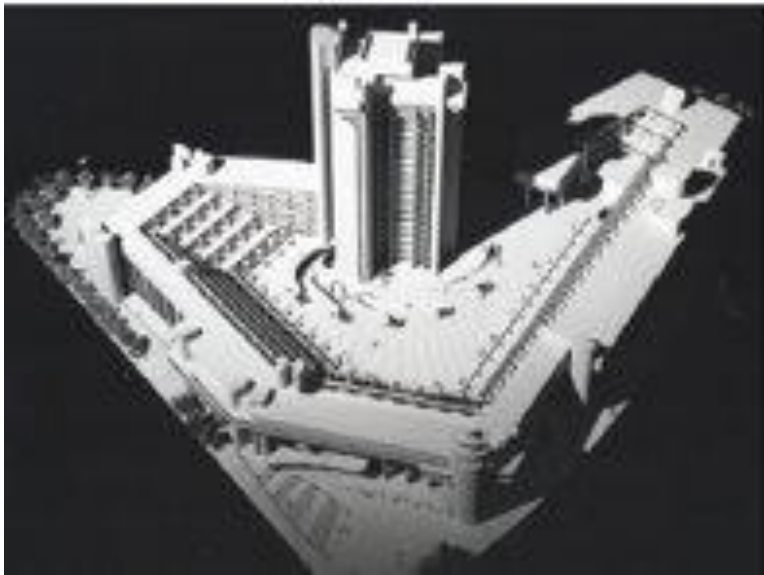
- **Reducing operational carbon emissions** and utility consumption through efficiency, electrification, and modern climate control, electrical, and plumbing systems.
- **Reducing embodied carbon impacts** by adaptively reusing the existing structures to the maximum extent feasible, avoiding unnecessary 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 21<sup>st</sup> 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 Beacon 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 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 Precises in Lobby

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

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## 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

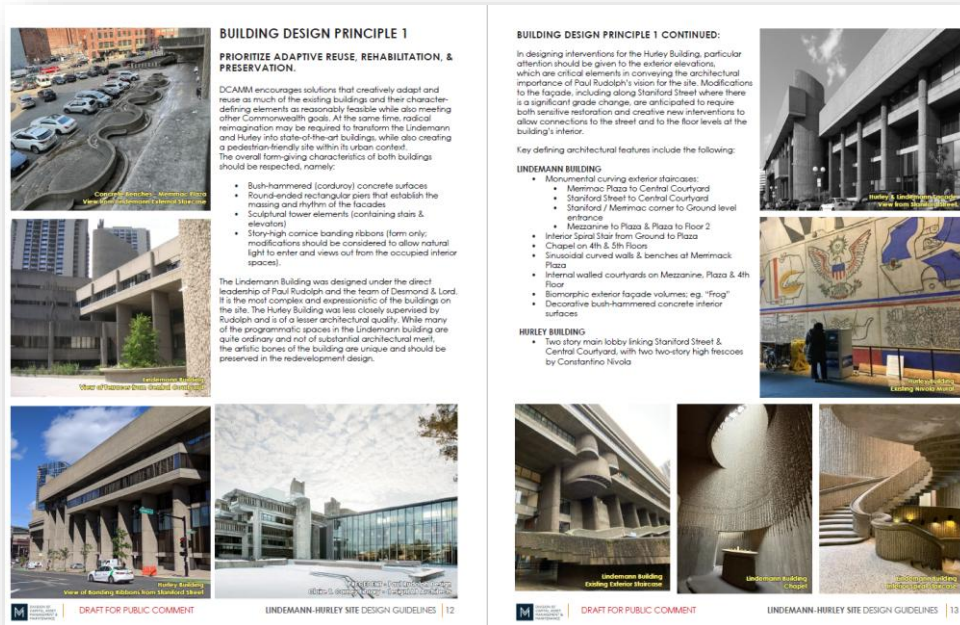
Key defining architectural features include the following:

## 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





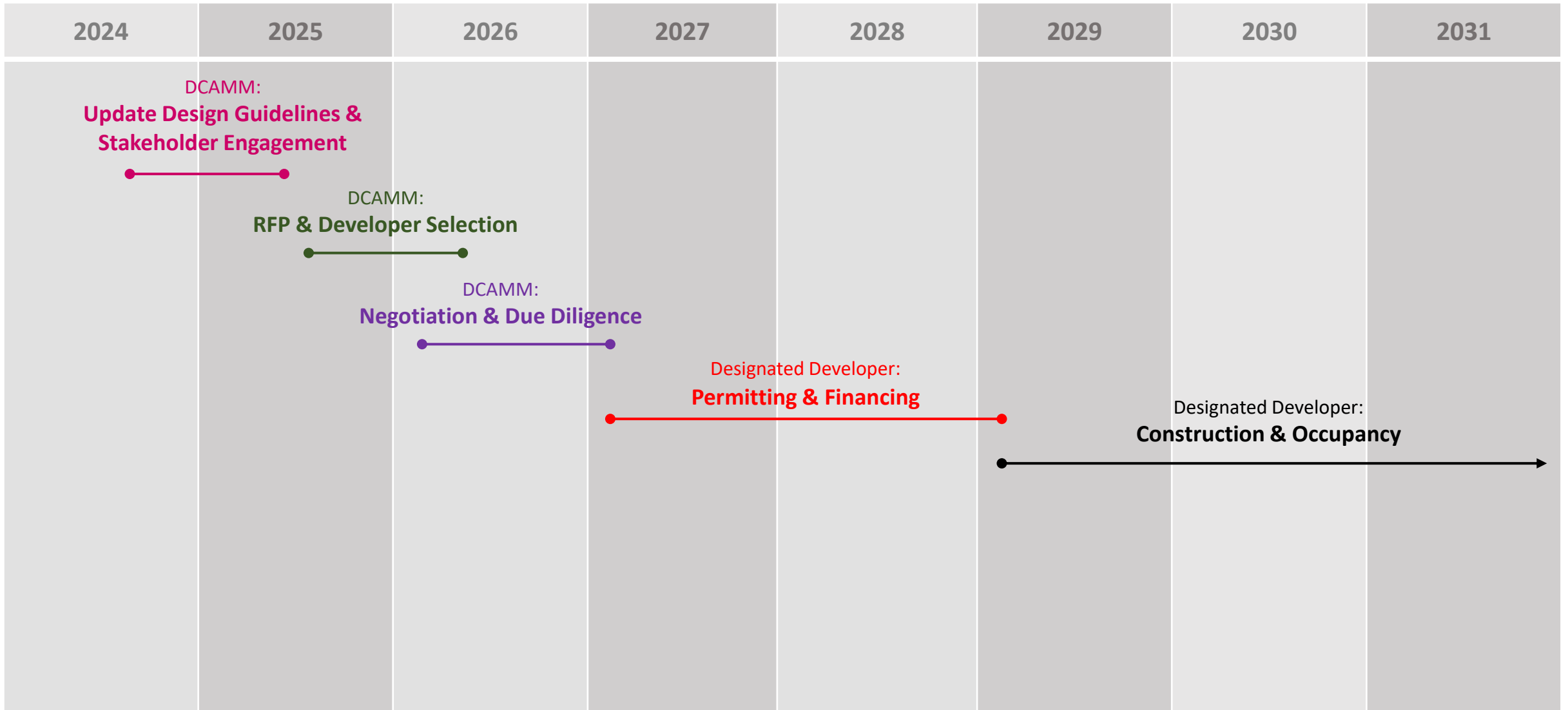
# Lindemann-Hurley Redevelopment: Public Engagement

- 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](mailto: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

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For more information:

[www.mass.gov/info-details/lindemann-hurley-redevelopment](http://www.mass.gov/info-details/lindemann-hurley-redevelopment)