



BioMed Realty

# 1000 Washington Renovation

1000 Washington Street  
Boston, MA 02118

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SELDC Advisory Opinion Hearing  
July 5, 2023



## SELDC Harrison/Albany Protection Area

- Protection Area is located to southeast of the South End Landmark District
- Goals of Protection Area are to protect views of the Landmark District, to ensure new development adjacent to the District is compatible in massing, setback and height and to protect light and air circulation within the District
- Items subject to design review by SELDC are:
  - Demolition; *(Not applicable to the proposed renovation)*
  - Land Coverage; *(Not applicable to the proposed renovation)*
  - **Height of Structures;**
  - Landscape; and *(Not applicable to the proposed renovation)*
  - Topography *(Not applicable to the proposed renovation)*

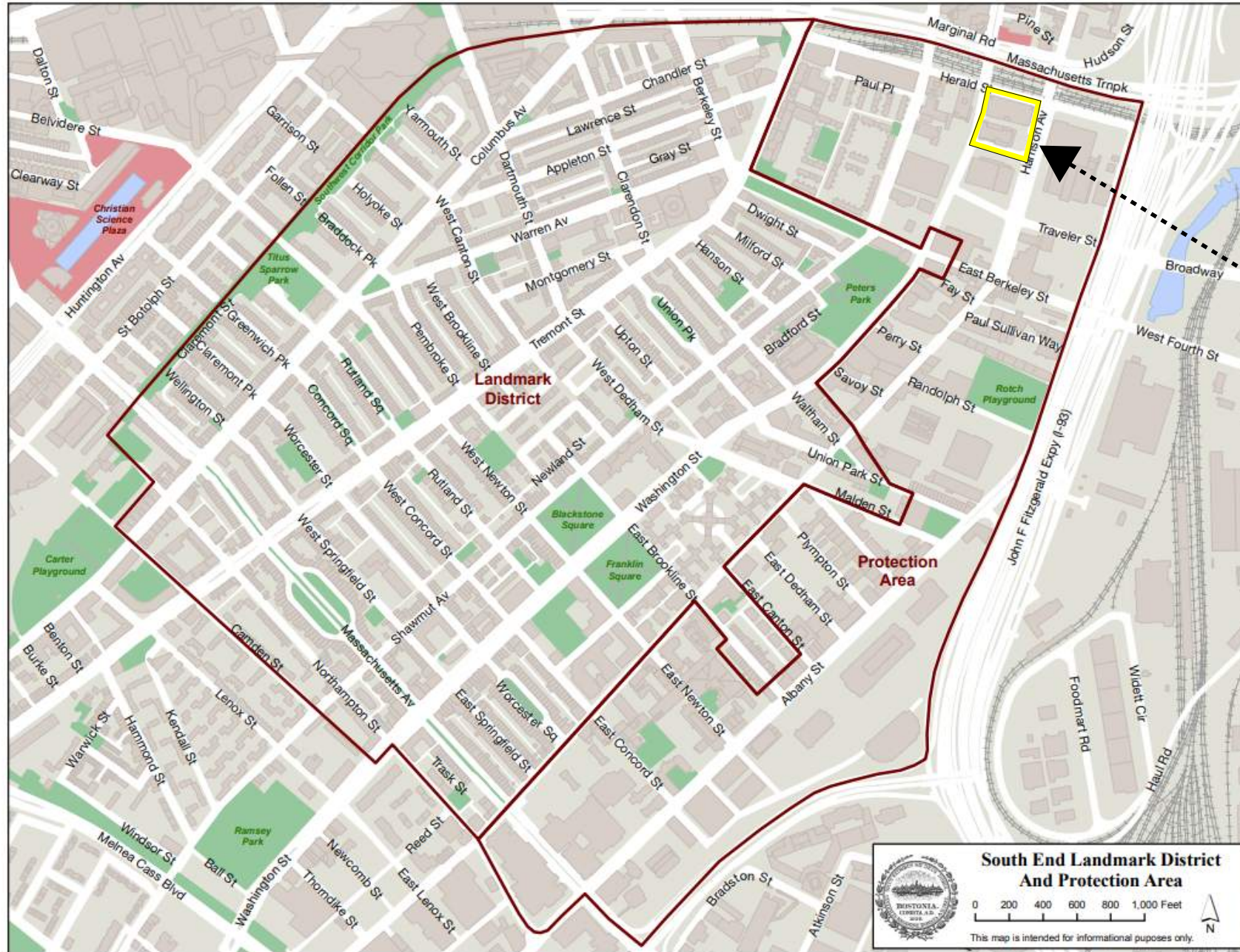
## SELDC Harrison/Albany Protection Area

## Summary of SELDC Review History

- 1 SELDC Hearing December 6, 2016  
Review and approval of proposed new building (321 Harrison Ave) above existing garage and associated site improvements
- 2 SELDC Hearing March 2, 2021  
Review and approval of expanded penthouse and mechanicals (321 Harrison Ave) and pedestrian bridge and entry canopy between 321 Harrison Ave and 1000 Washington St
- 3 SELDC Advisory Review July 5, 2023  
Advisory Review to discuss proposed penthouse and mechanicals (1000 Washington) which have minimal visibility from the Landmark District and do not impact views of the adjacent Landmark District

321 Harrison & 1000 Washington Street (SELD Protection Area)

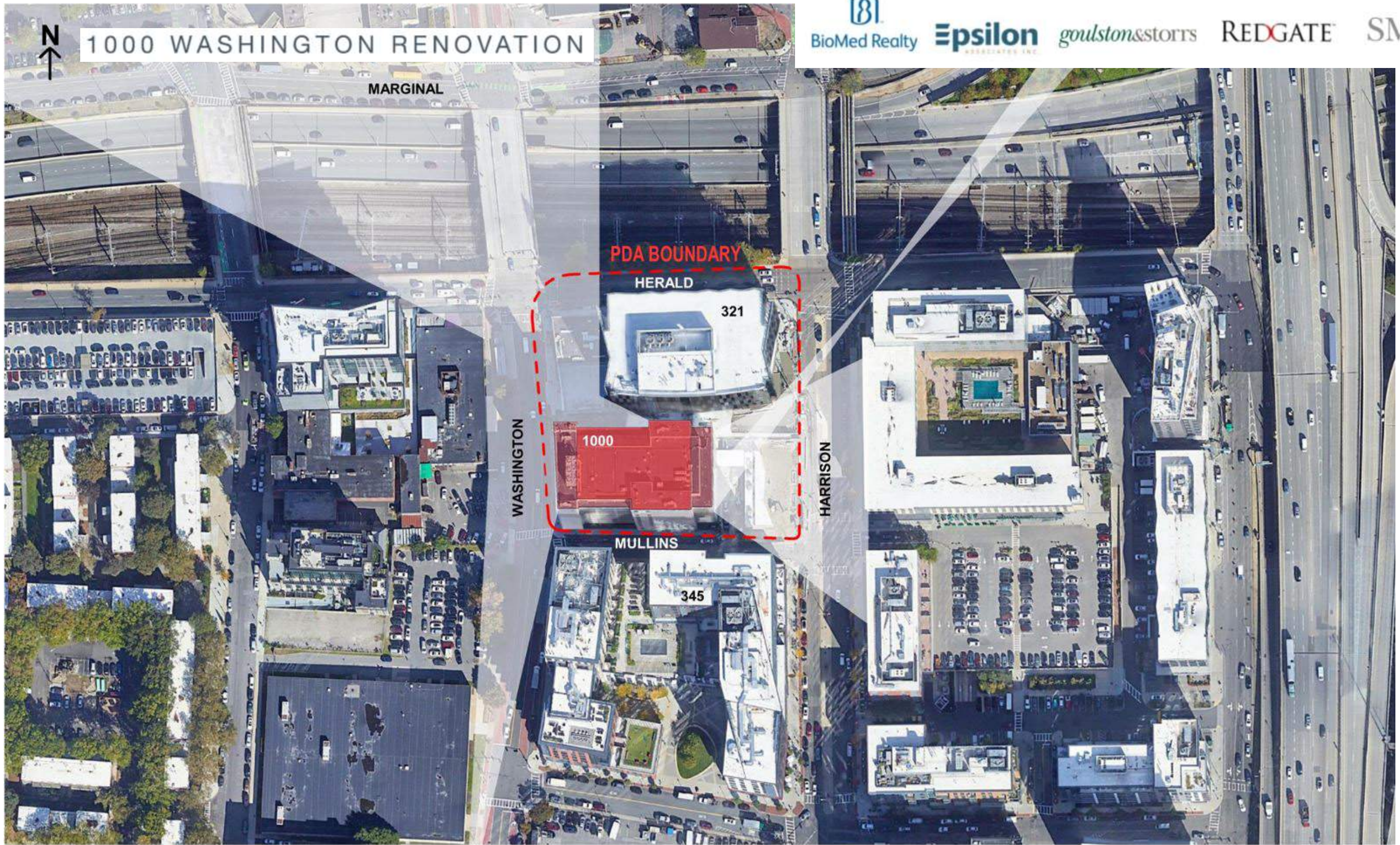




## Project Site Location

BioMed Realty, 1000 Washington Street, Boston, Massachusetts





View Shed Diagram

## Neighborhood Context

BioMed Realty, 1000 Washington Street, Boston, Massachusetts



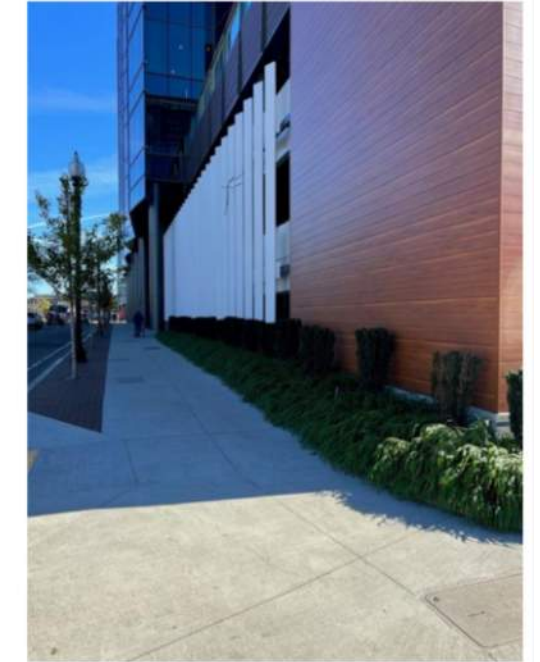
# 1000 WASHINGTON RENOVATION



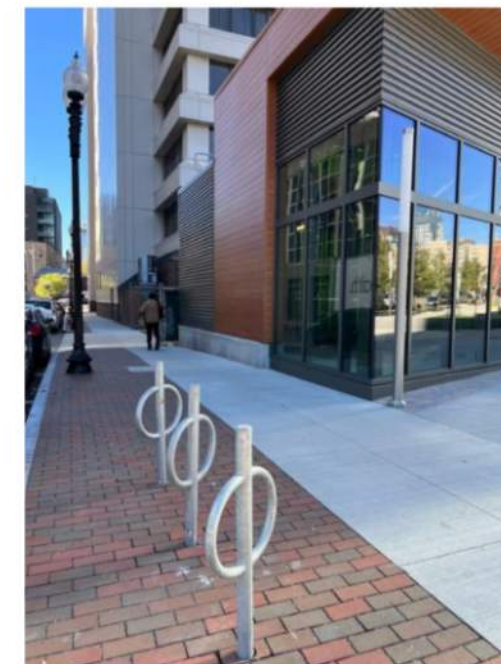
Site Plan



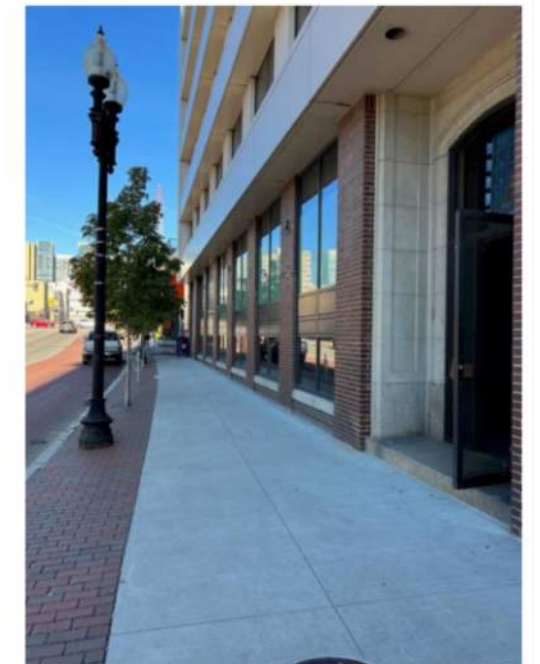
Harrison Ave Park



Herald Street Sidewalk



Mullins Way Sidewalk

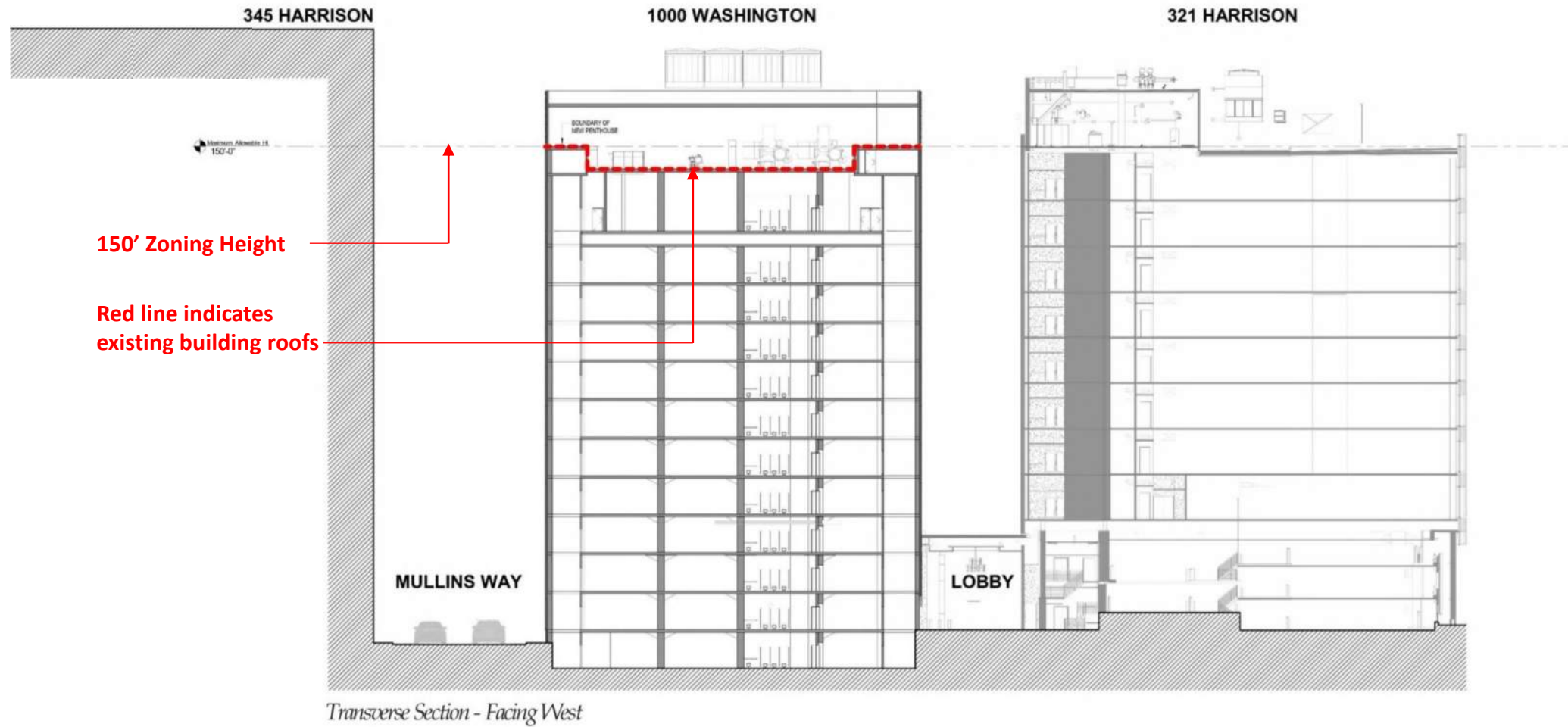


Washington Street

## Existing Site Conditions

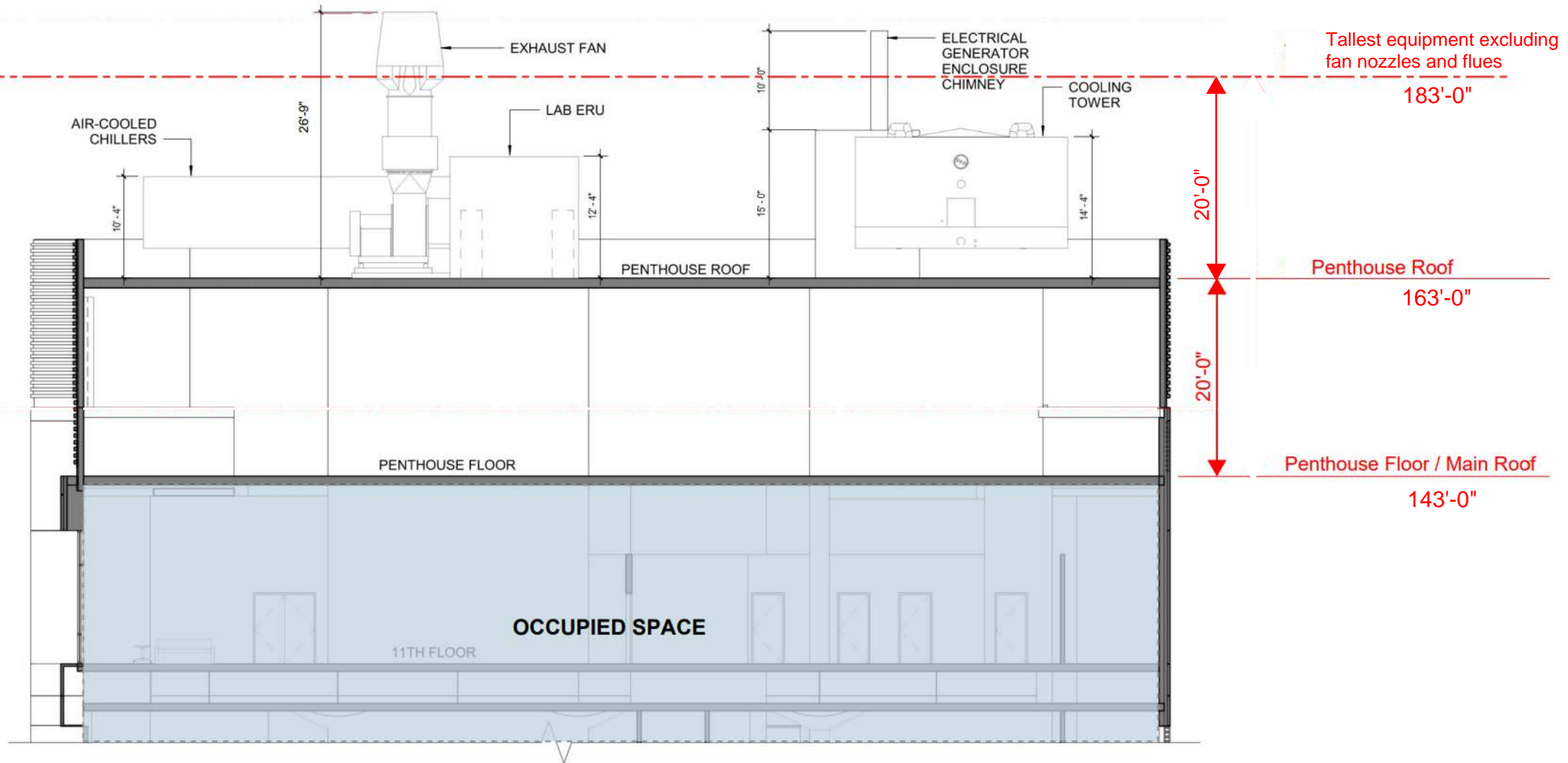


# Design Details



No occupied space above 150' building height.

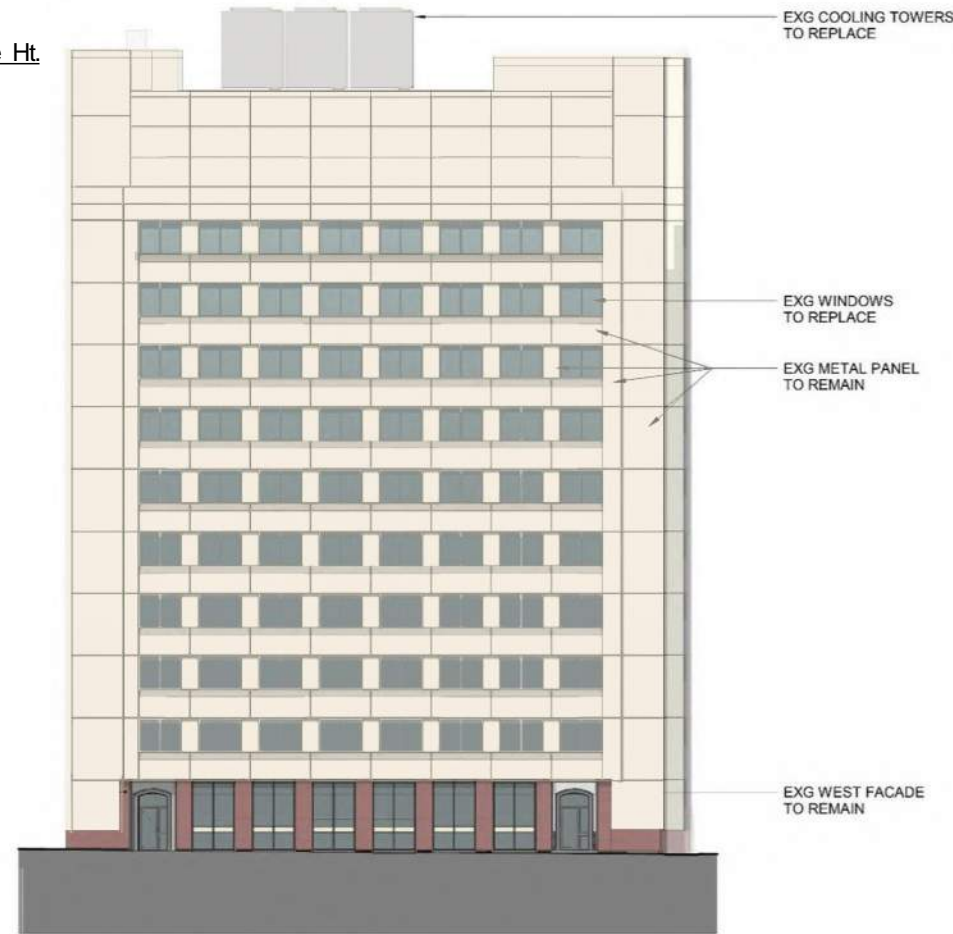
# Mechanical Penthouse Section, Facing East





# 1000 WASHINGTON RENOVATION

Maximum Allowable Ht.  
150'-0"



*Existing West Elevation*

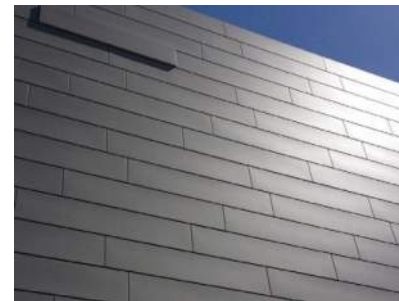
Maximum Allowable Ht.  
150'-0"



*Proposed West Elevation*



*ACM & Glass Curtainwall*



*Zinc*



*Vertical Louvers*



*Ribbed Metal Panel*



*Glass Railing*



*Existing Panel*

## Representative Exterior Elevations



# 1000 WASHINGTON RENOVATION



*Existing Street Level View from the South East on Harrison Avenue*



*Proposed Street Level View from the South East on Harrison Avenue*

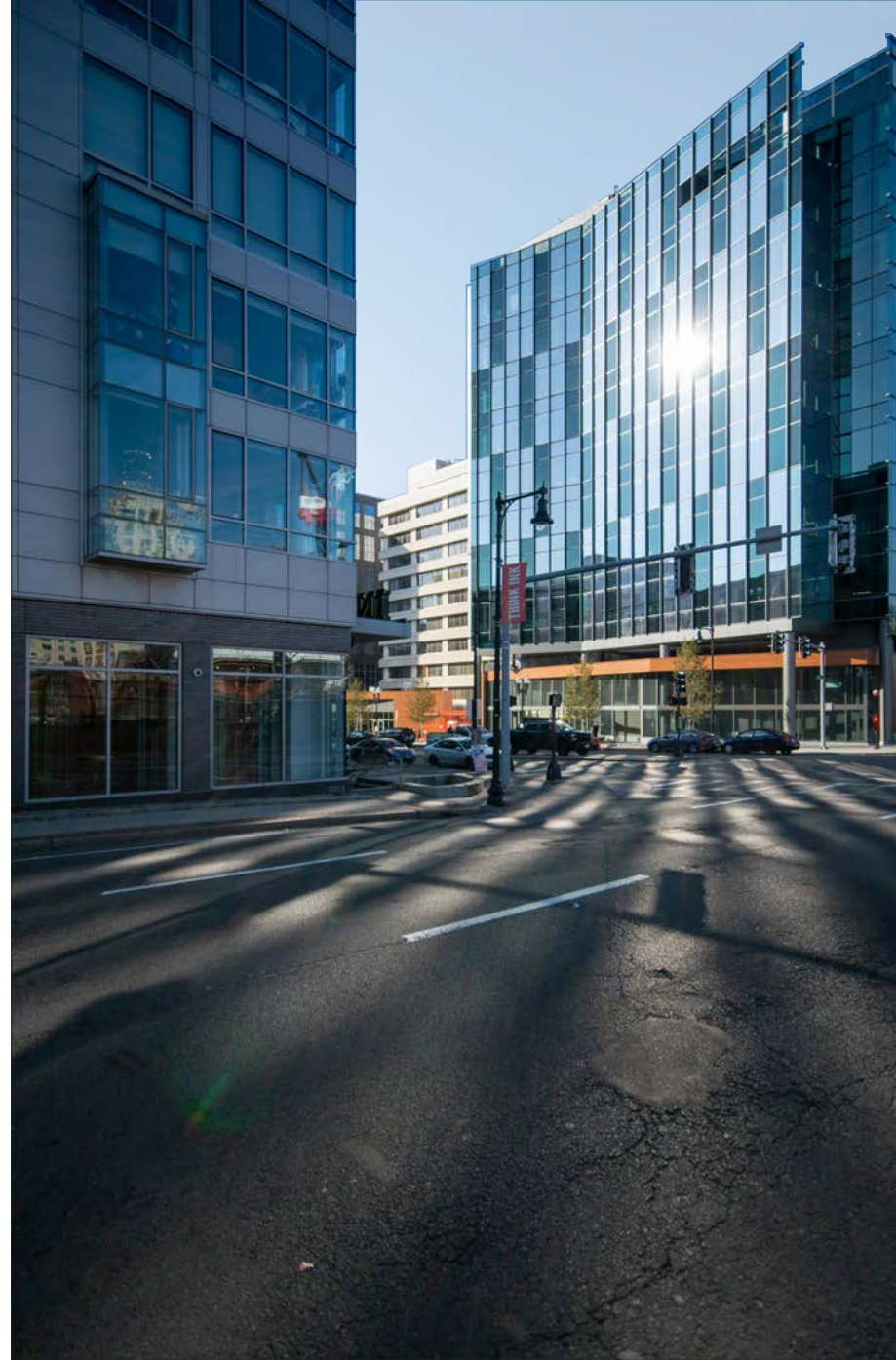
## Views

BioMed Realty, 1000 Washington Street, Boston, Massachusetts

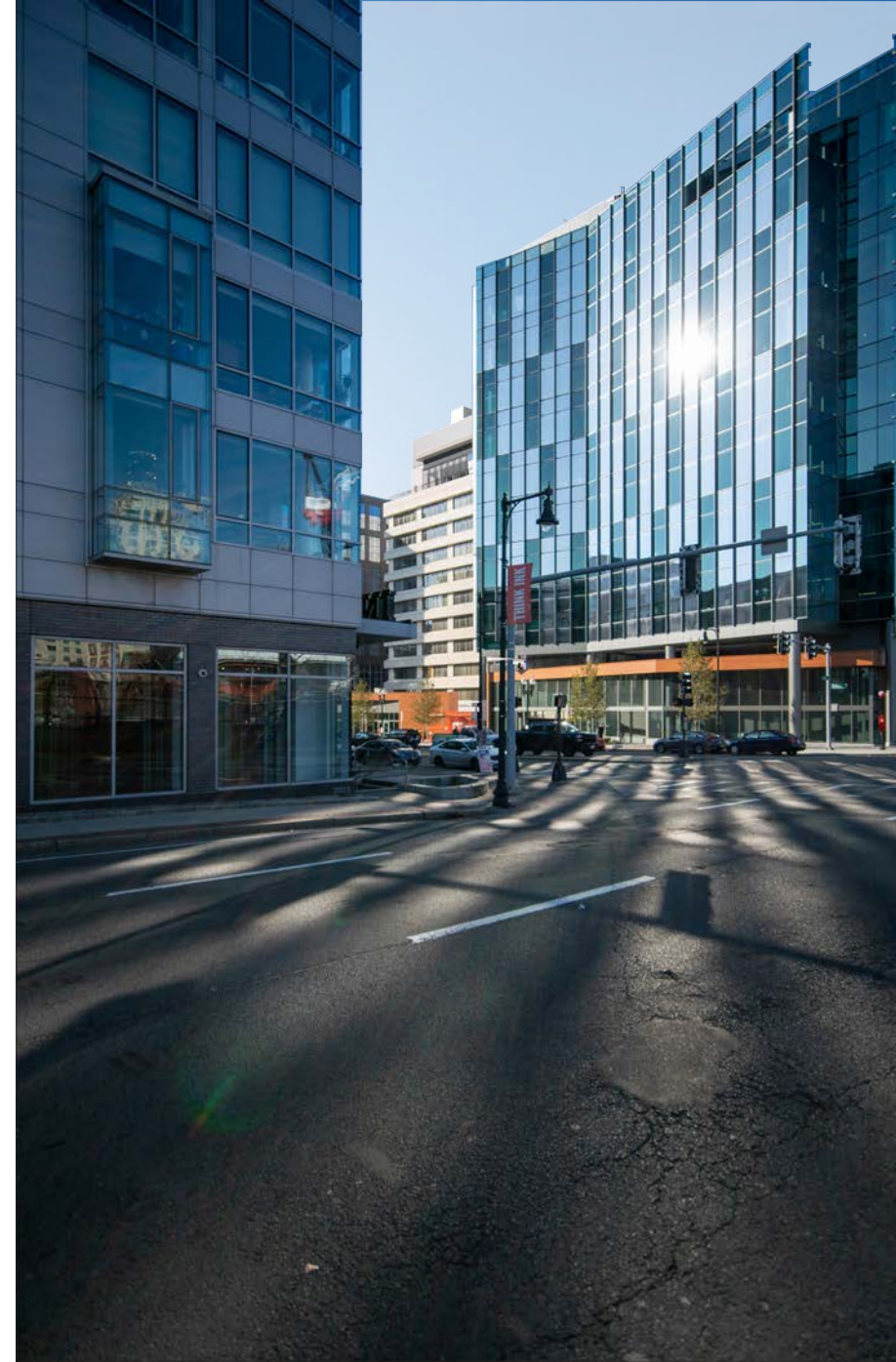




# 1000 WASHINGTON RENOVATION



*Existing Street Level View from the North East on Herald Street*



*Proposed Street Level View from the North East on Herald Street*

## Views

BioMed Realty, 1000 Washington Street, Boston, Massachusetts





# 1000 WASHINGTON RENOVATION



Existing Street Level View from the South West on Washington Street



Proposed Street Level View from the South West on Washington Street

## Views

BioMed Realty, 1000 Washington Street, Boston, Massachusetts





# 1000 WASHINGTON RENOVATION



*Existing Street Level View from the North West on Washington Street*



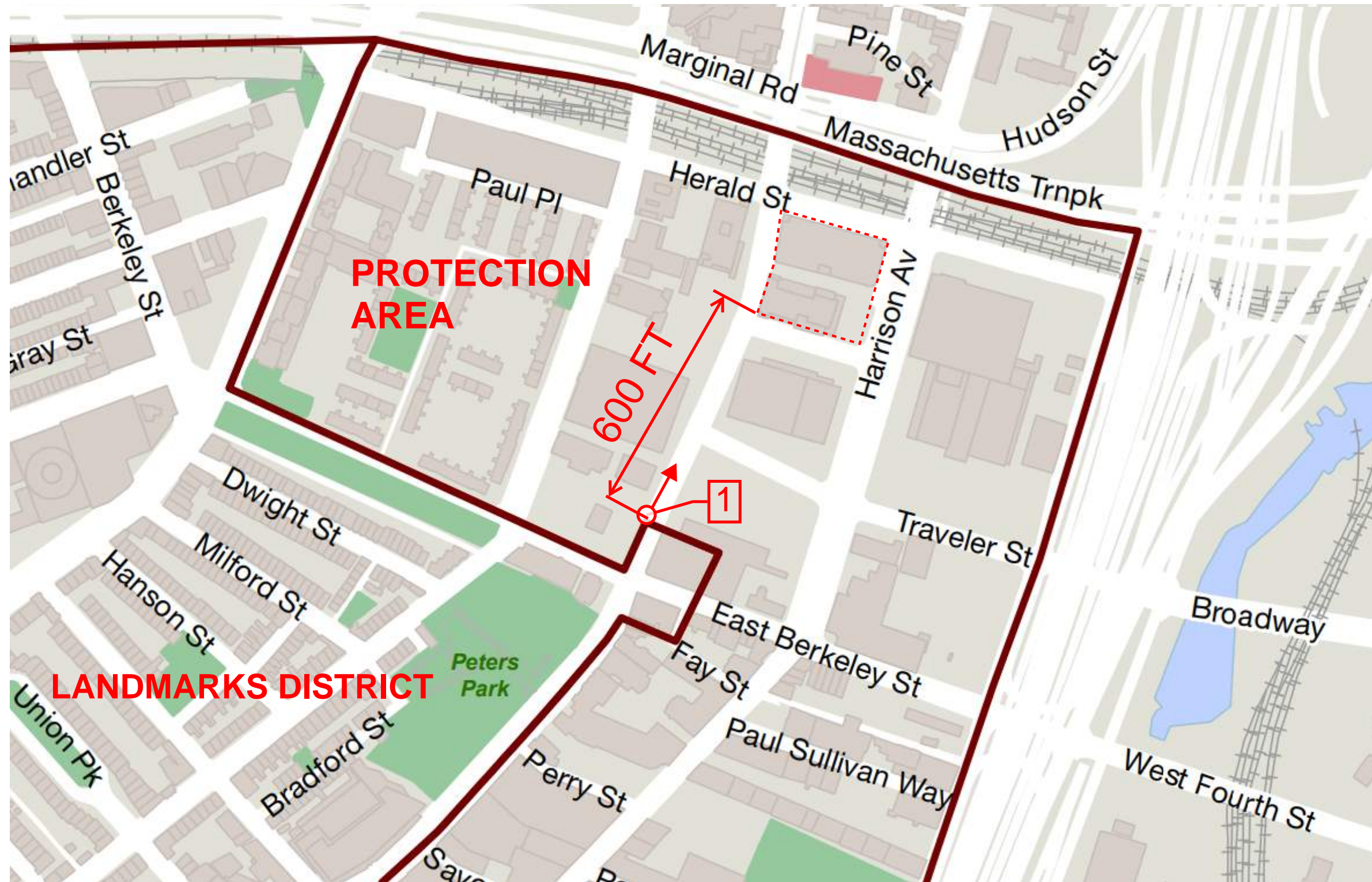
*Proposed Street Level View from the North West on Washington Street*

## Views

BioMed Realty, 1000 Washington Street, Boston, Massachusetts







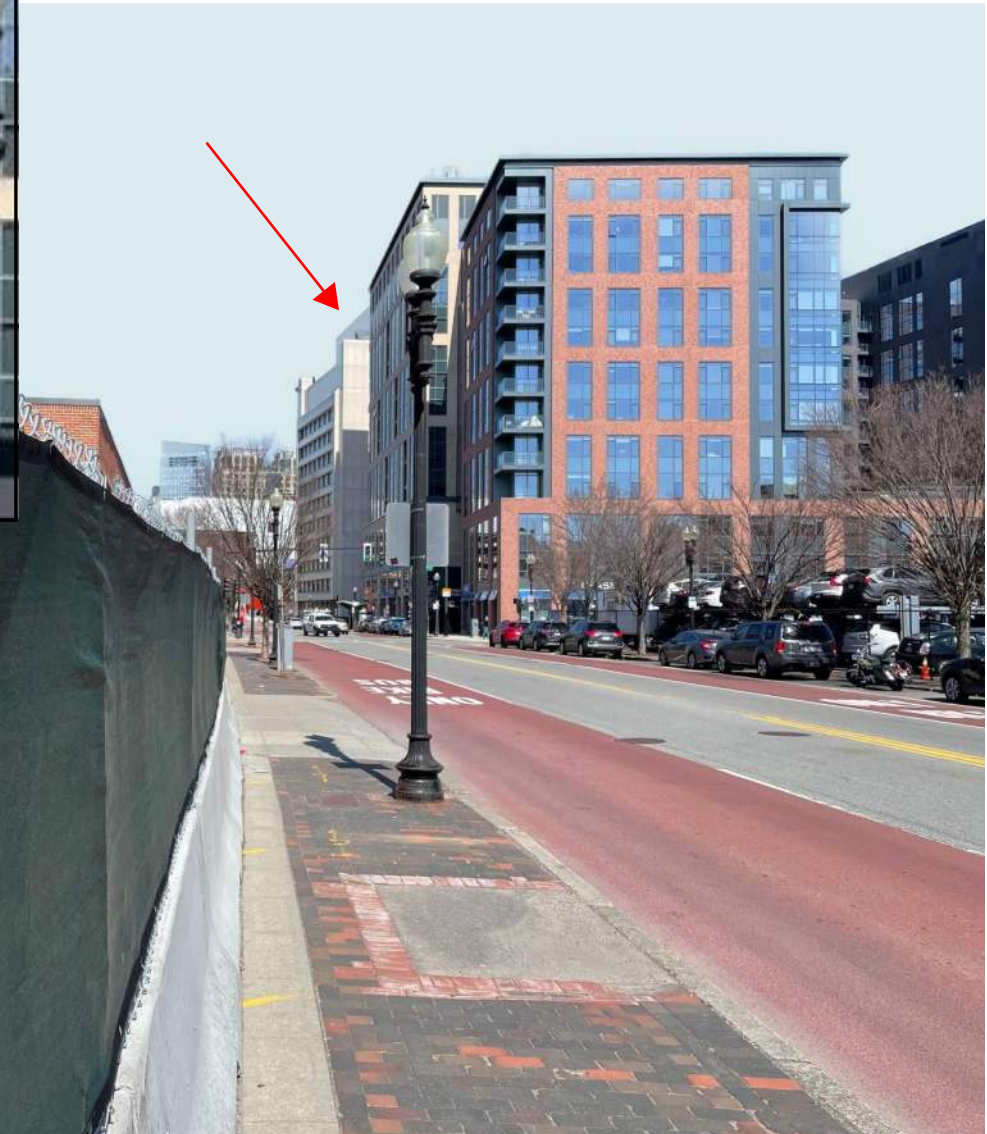
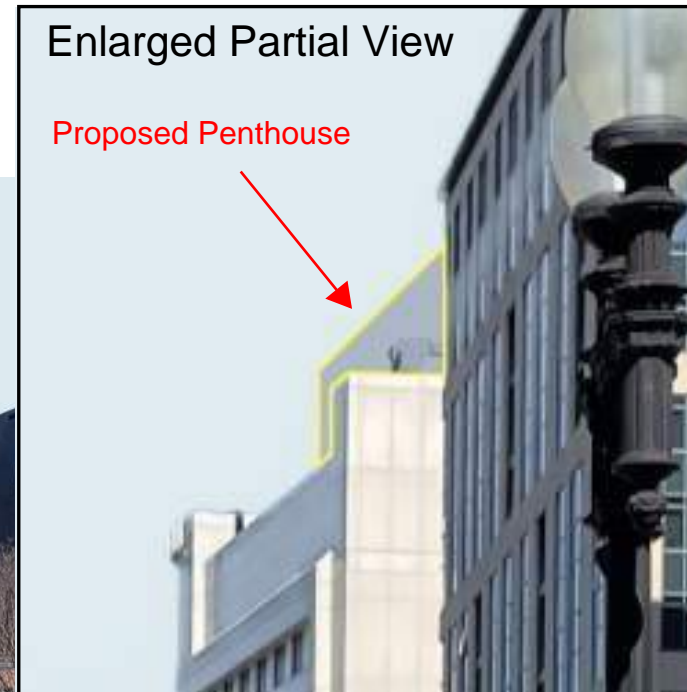
Location Map for View at Landmark District Boundary on Washington Street (1)

## Existing and Proposed Views from SELDC Boundary on Washington Street





Existing View at Landmark District Boundary on Washington Street (1)



Proposed View at Landmark District Boundary on Washington Street (1)

## Existing and Proposed Views from SELDC Boundary on Washington Street

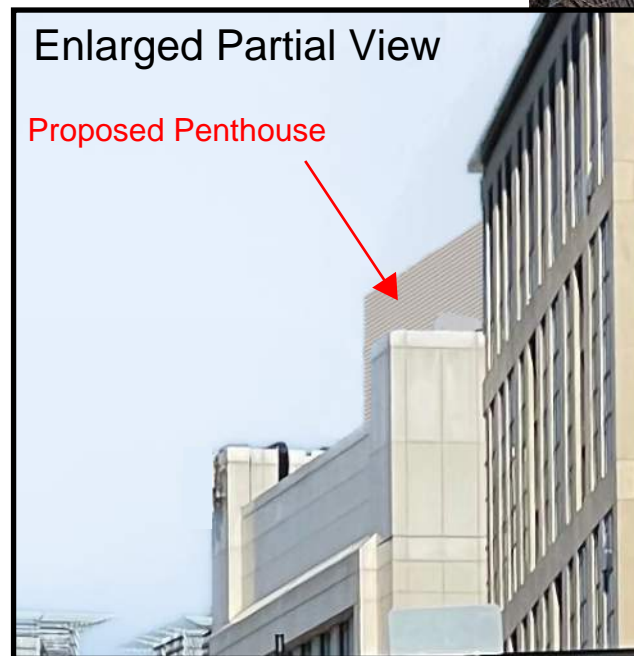




Location Map for View Within the Landmark District on Washington Street near Peters Park (2)

## Existing and Proposed Views from within the Landmarks District on Washington Street



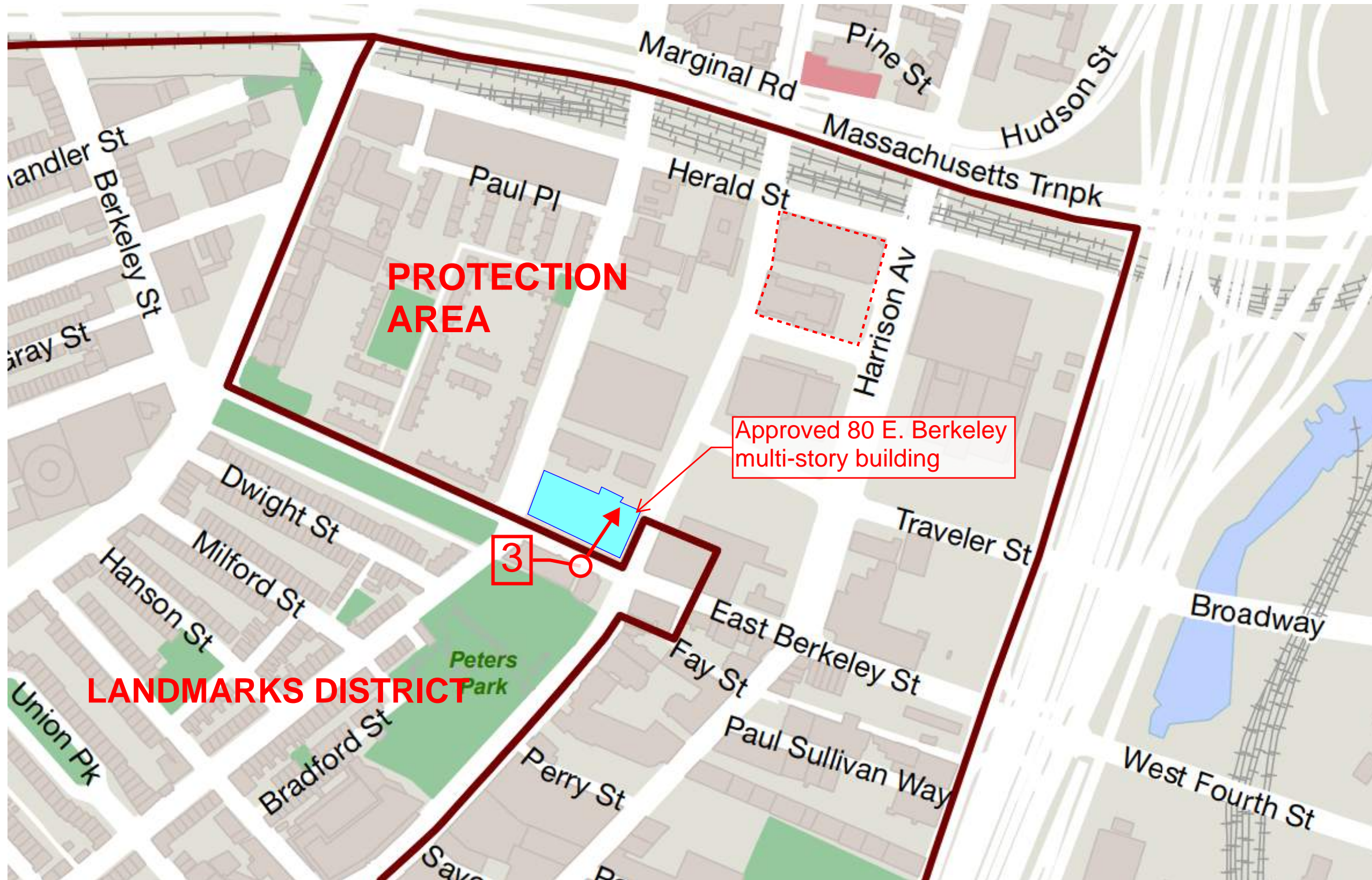


Existing View within the Landmarks District on Washington St. near Peters Park (2)

Proposed View within the Landmarks District on Washington St. near Peters Park (2)

## Existing and Proposed Views from within the Landmarks District on Washington Street





Location Map for View at Landmarks District Boundary on Washington Street (3)

## Existing and Proposed Views from the Landmarks District Boundary on East Berkeley St.





Existing View at Landmark District Boundary on East Berkeley Street (3)



Proposed View at Landmark District Boundary on East Berkeley Street (3)

## Existing and Proposed Views from within the Landmarks District on East Berkeley Street



# 1000 WASHINGTON RENOVATION

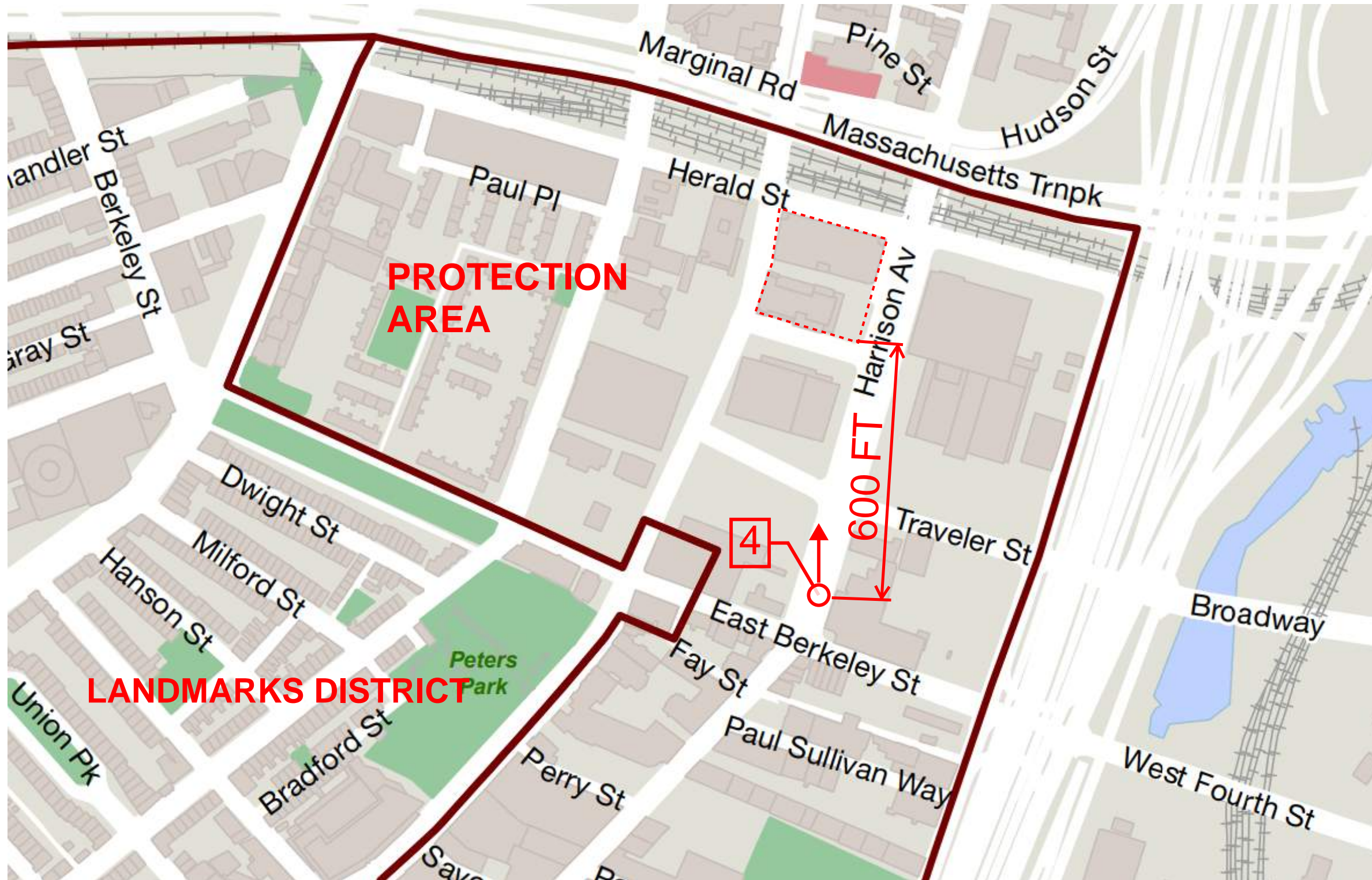


Proposed View on East Berkeley St. without 80 East Berkeley St. Development (3)

Proposed View on East Berkeley St. with 80 East Berkeley St. Development (3)

## Proposed Views from within the Landmarks District on East Berkeley Street

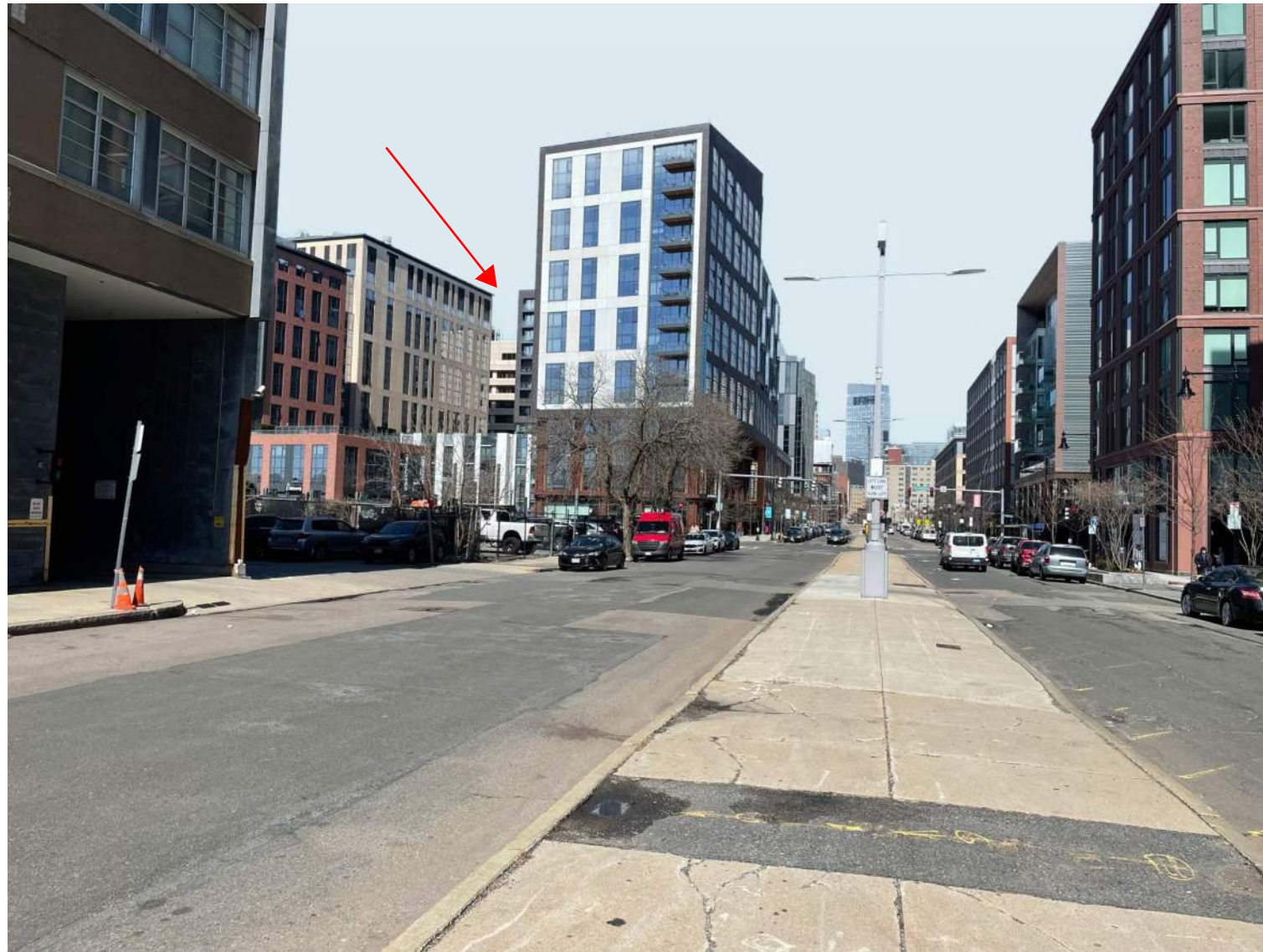




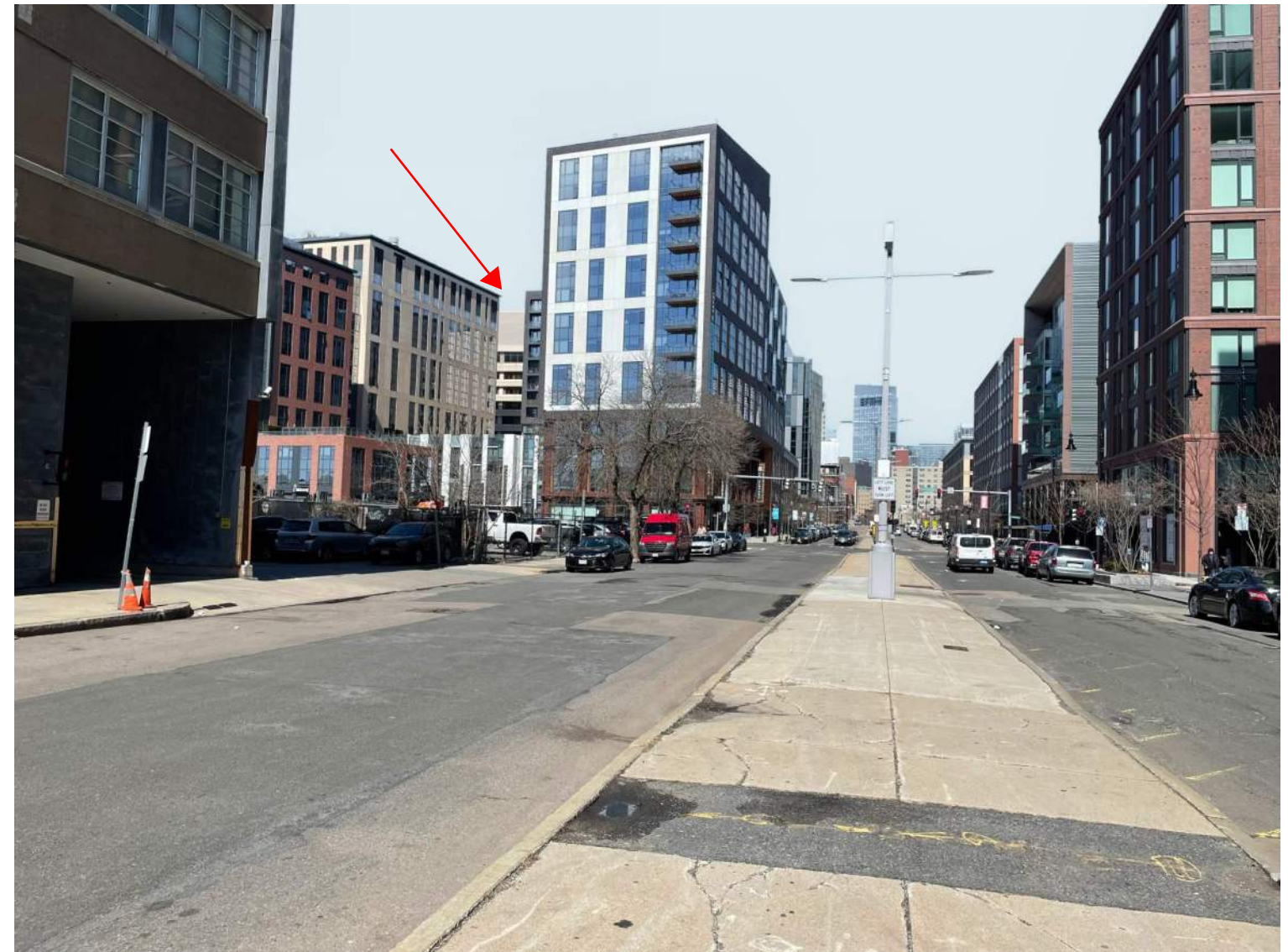
Location Map for View On the Protection Area on Harrison Ave. (4)

## Existing and Proposed Views from Within the Protection District on Harrison Ave.





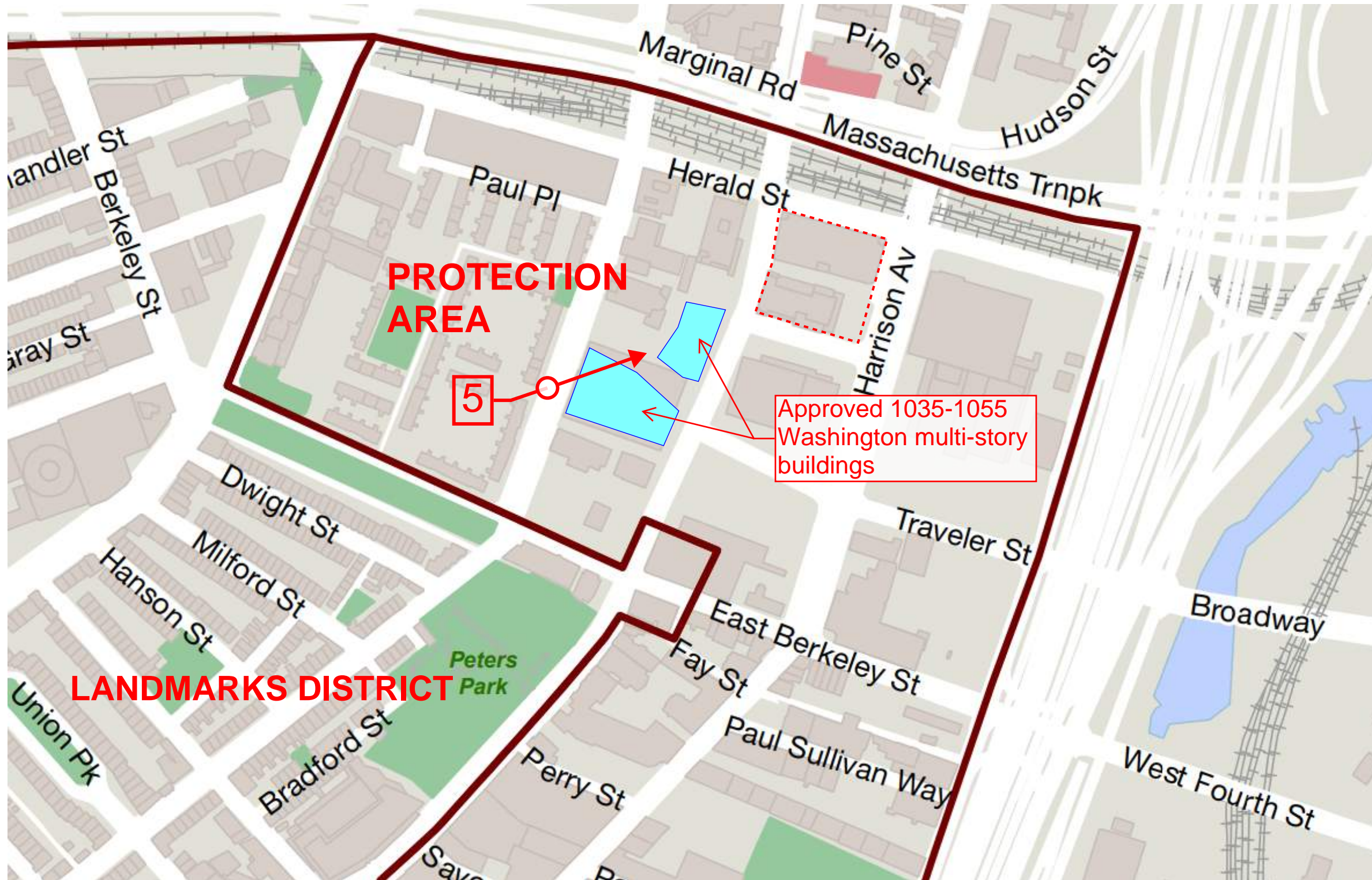
Existing View within the Protection Area on Harrison Ave (4).



Proposed View within the Protection Area on Harrison Ave (4).

## Existing and Proposed Views from Within the Protection Area on Harrison Ave





Location Map for View within the Protection Area on Shawmut Ave. (5)

## Existing and Proposed Views from within the Protection Area on Shawmut Ave.



# 1000 WASHINGTON RENOVATION



Existing View within the Protection Area on Shawmut Ave (5).



Proposed View within the Protection Area on Shawmut Ave (5).

## Existing and Proposed Views from within the Protection Area on Shawmut Ave.



# 1000 WASHINGTON RENOVATION



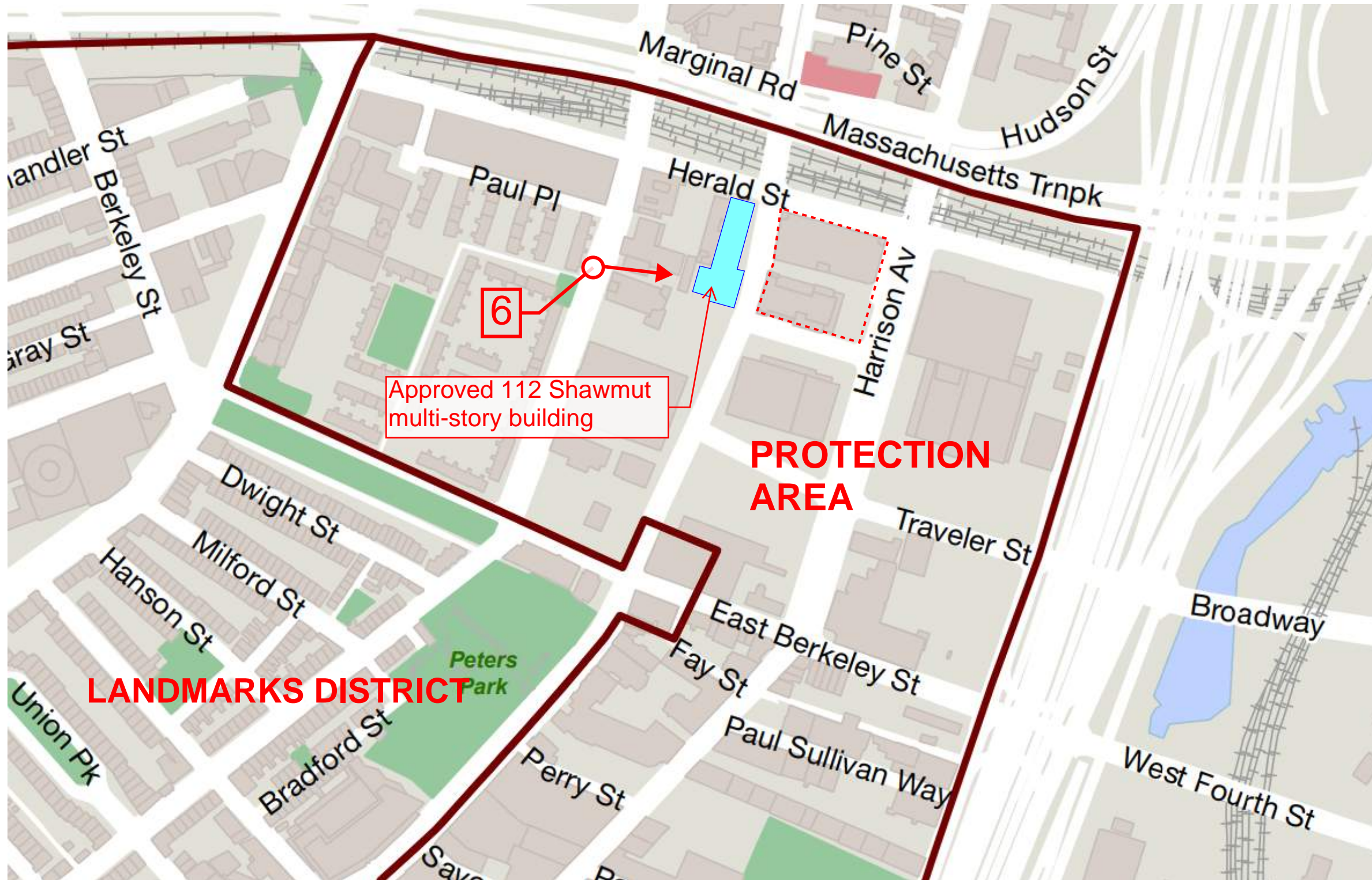
Proposed View within the Protection Area on Shawmut Ave (5).



Same Proposed View with 1035 - 1055 Washington Street Development

## Existing and Proposed Views from within the Protection Area on Shawmut Ave.





Location Map for View within the Protection Area on Shawmut Ave. (6)

## Existing and Proposed Views from within the Protection Area on Shawmut Ave.



# 1000 WASHINGTON RENOVATION



Existing View within the Protection Area on Shawmut Ave (6).



Proposed View within the Protection Area on Shawmut Ave (6).

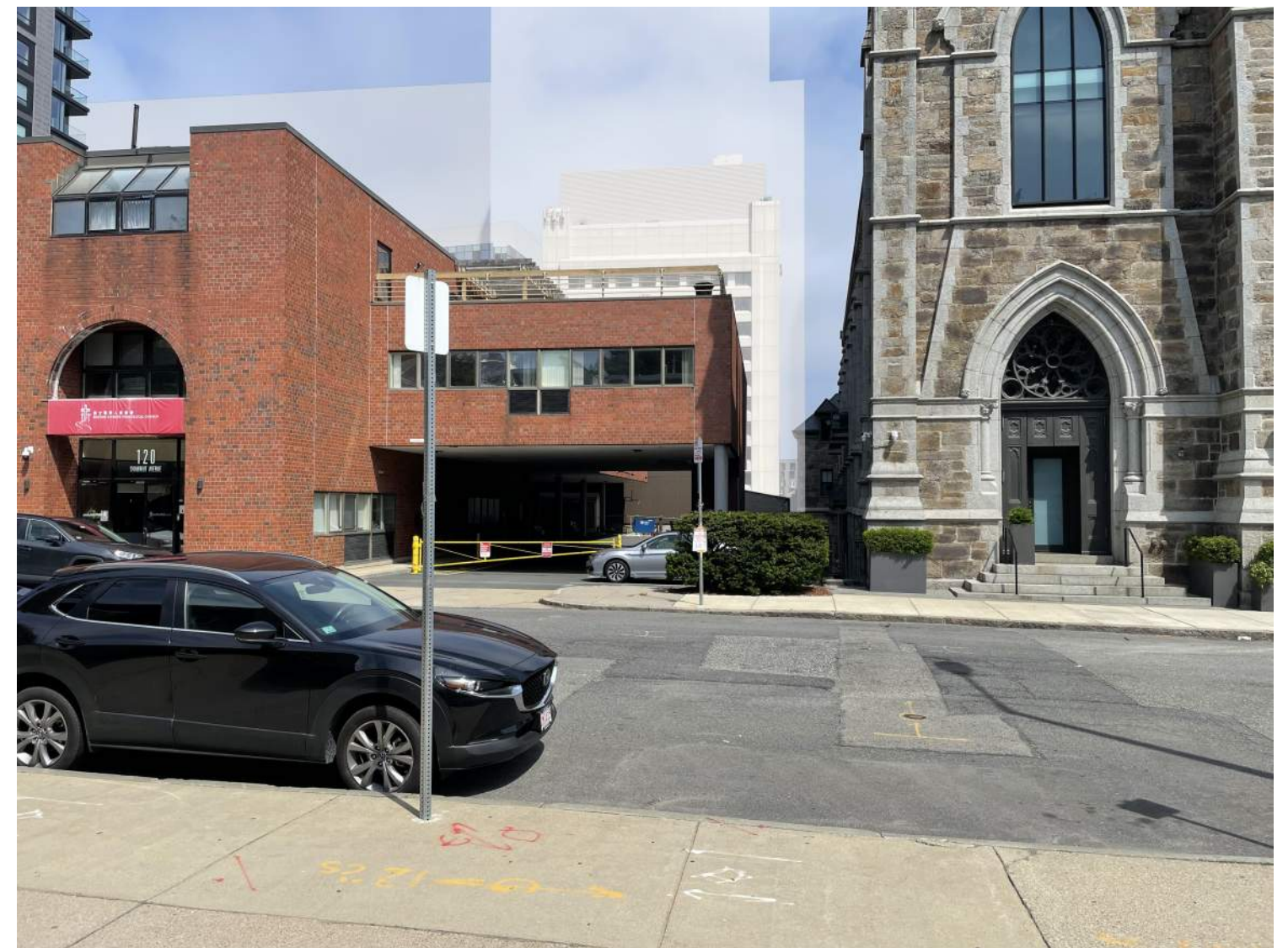
## Existing and Proposed Views from within the Protection Area on Shawmut Ave.



# 1000 WASHINGTON RENOVATION



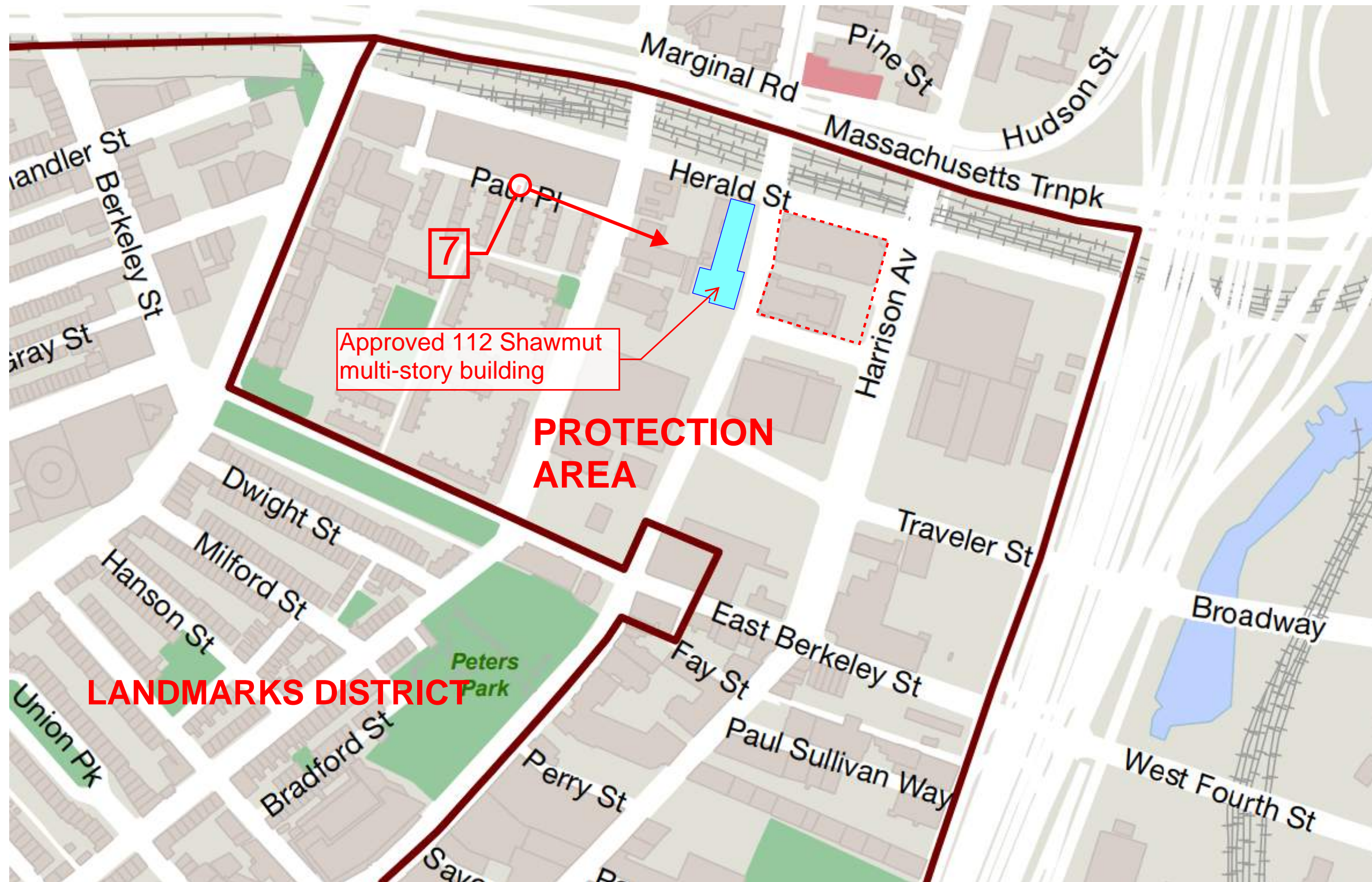
Proposed View within the Protection Area on Shawmut Ave (6).



Same Proposed View with 112 Shawmut (50 Herald St.) Development

## Existing and Proposed Views from within the Protection Area on Shawmut Ave.





Location Map for View within the Protection Area on Paul Place (7)

## Existing and Proposed Views from within the Protection Area on Paul Place





Existing View within the Protection Area on Paul Place (7)



Proposed View within the Protection Area on Paul Place (7)

## Existing and Proposed Views from within the Protection Area on Shawmut Ave.





Proposed View within the Protection Area on Paul Place (7)

Same Proposed View with 112 Shawmut (50 Herald St.) Development

## Existing and Proposed Views from within the Protection Area on Shawmut Ave.





Location Map for Views on Shawmut Ave. South of East Berkeley, on East Berkeley St. West of Shawmut Ave., and on Tremont Street

## Existing Views Where 1000 Washington St is not Visible



# 1000 WASHINGTON RENOVATION



View from Shawmut Ave South of East Berkeley St.



View from East Berkeley St. West of Shawmut



View from Tremont St. at Herald St.



View from Community Gardens along East Berkeley St. View from Tremont Street at East Berkeley St.

## Existing Views on E. Berkeley St, Shawmut Ave, and Tremont St.



## Summary

- 1 Requesting Advisory Review of the proposed project given that the conversion of this existing office building to life science use requires expanded rooftop mechanicals.
- 2 The size and height of the proposed penthouse is largely driven by life science tenant needs, new energy code requirements and BPDA net zero carbon policies.
- 3 Design solutions are limited by the fact that this is an existing building and not new construction.
- 4 The project is located outside of the SELD proper but is within the protection area. The proposed changes to the building are only nominally visible from the district proper.
- 5 The proposed project is generally consistent with other recently approved projects nearby in the South End Landmark District Protection Area , including 321 Harrison and 345 Harrison.

## Summary