



BioMed Realty

1000 Washington Renovation

1000 Washington Street
Boston, MA 02118

SELDC Hearing

November 7, 2023



SELDC Harrison/Albany Protection Area

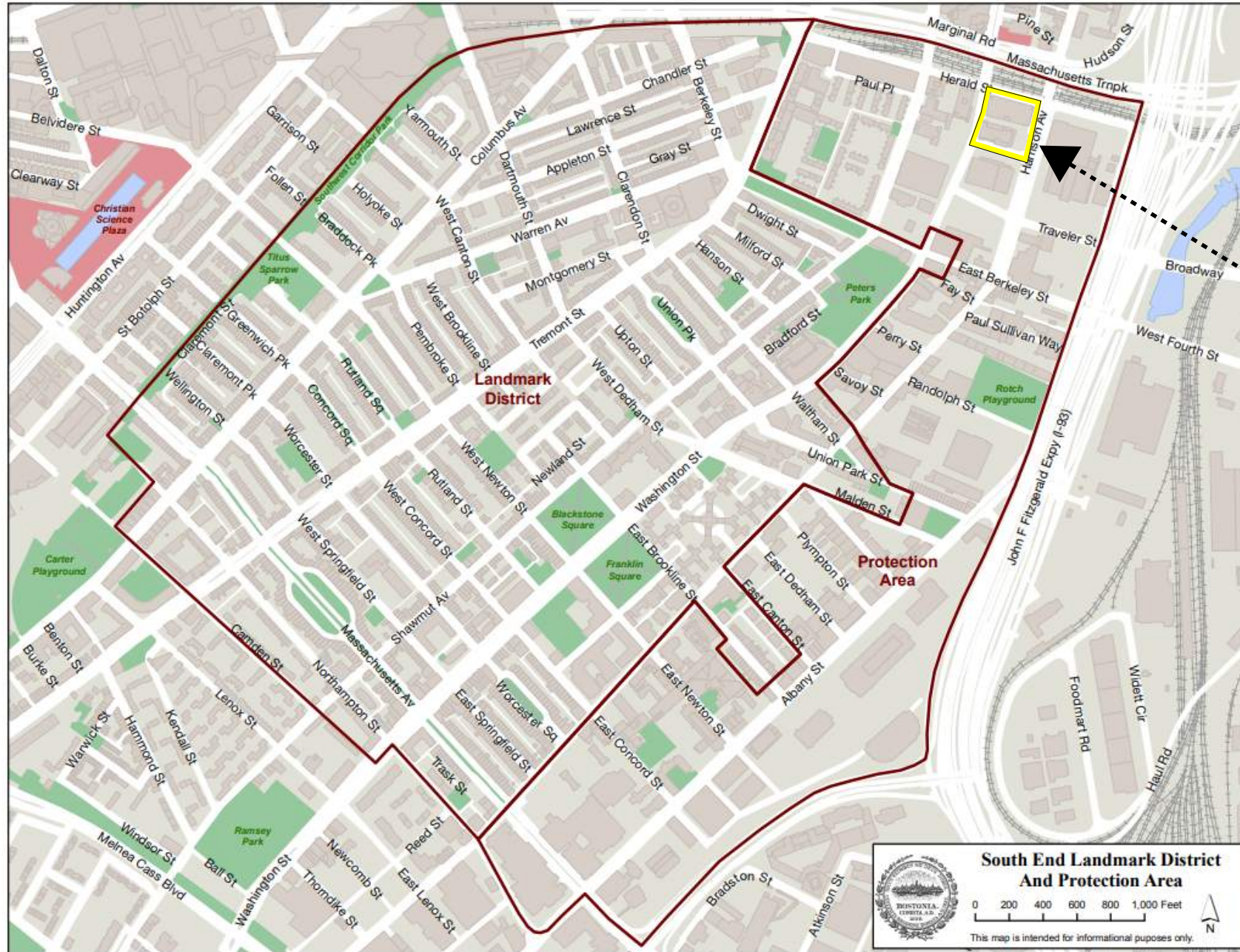
- Protection Area is located to southeast of the South End Landmark District
- Goals of Protection Area are to protect views of the Landmark District, to ensure new development adjacent to the District is compatible in massing, setback and height and to protect light and air circulation within the district.
- 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)*
- The proposed building height complies with the 150' height restriction established by SELDC Standards and Criteria and the PDA Development Plan (Second Amendment), which excludes mechanical penthouse and rooftop equipment from building height.

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

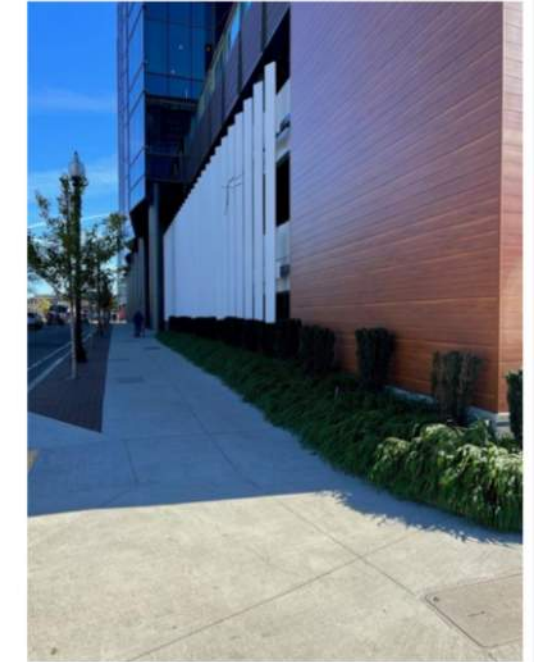
1000 WASHINGTON RENOVATION



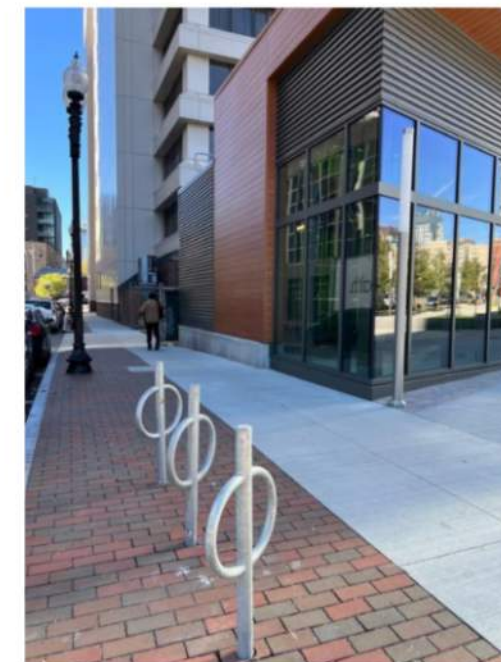
Site Plan



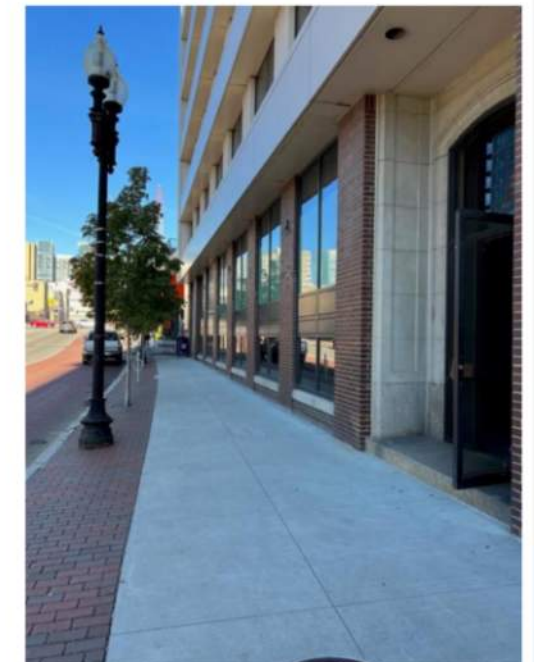
Harrison Ave Park



Herald Street Sidewalk



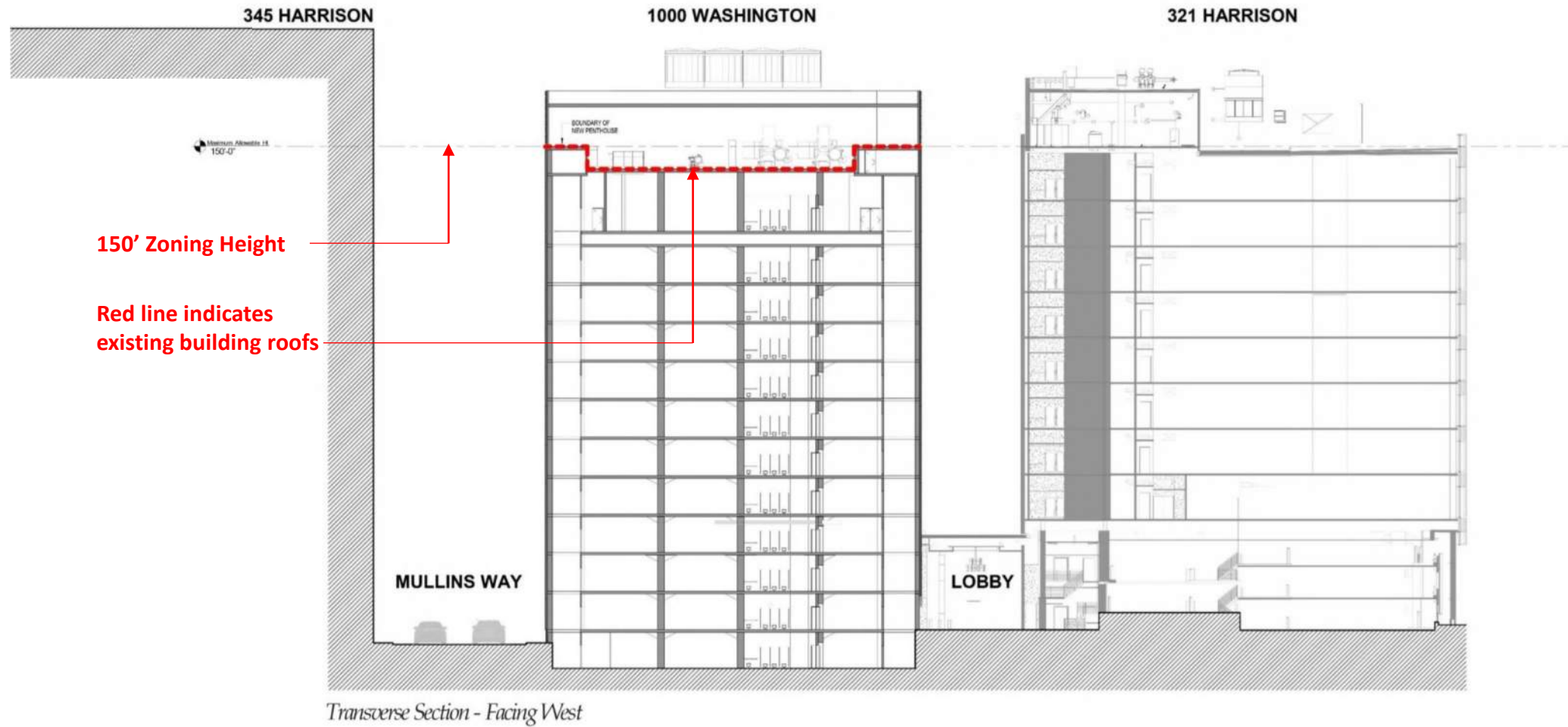
Mullins Way Sidewalk



Washington Street

Existing Site Conditions

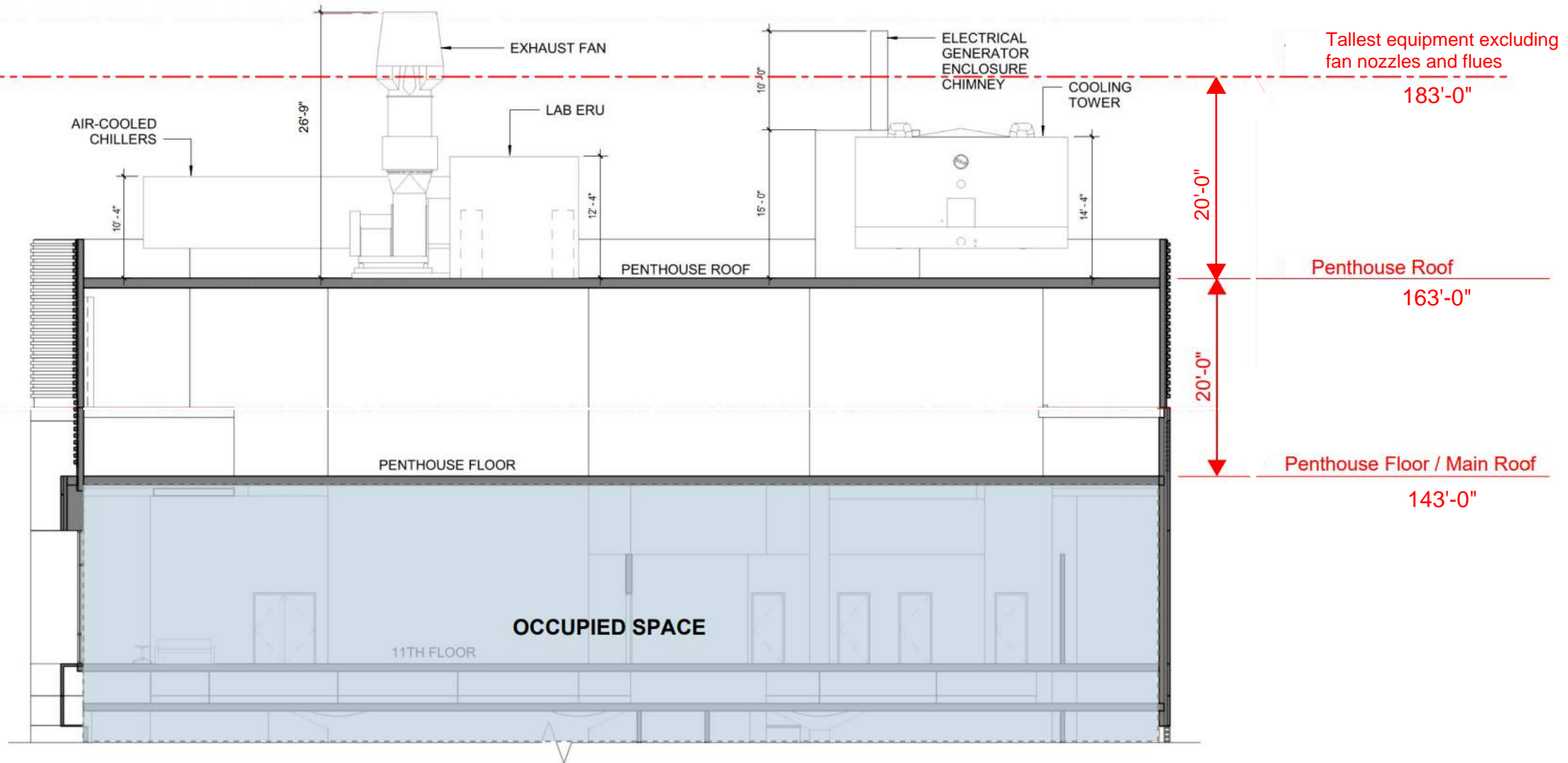
Design Details



No occupied space above 150' building height.

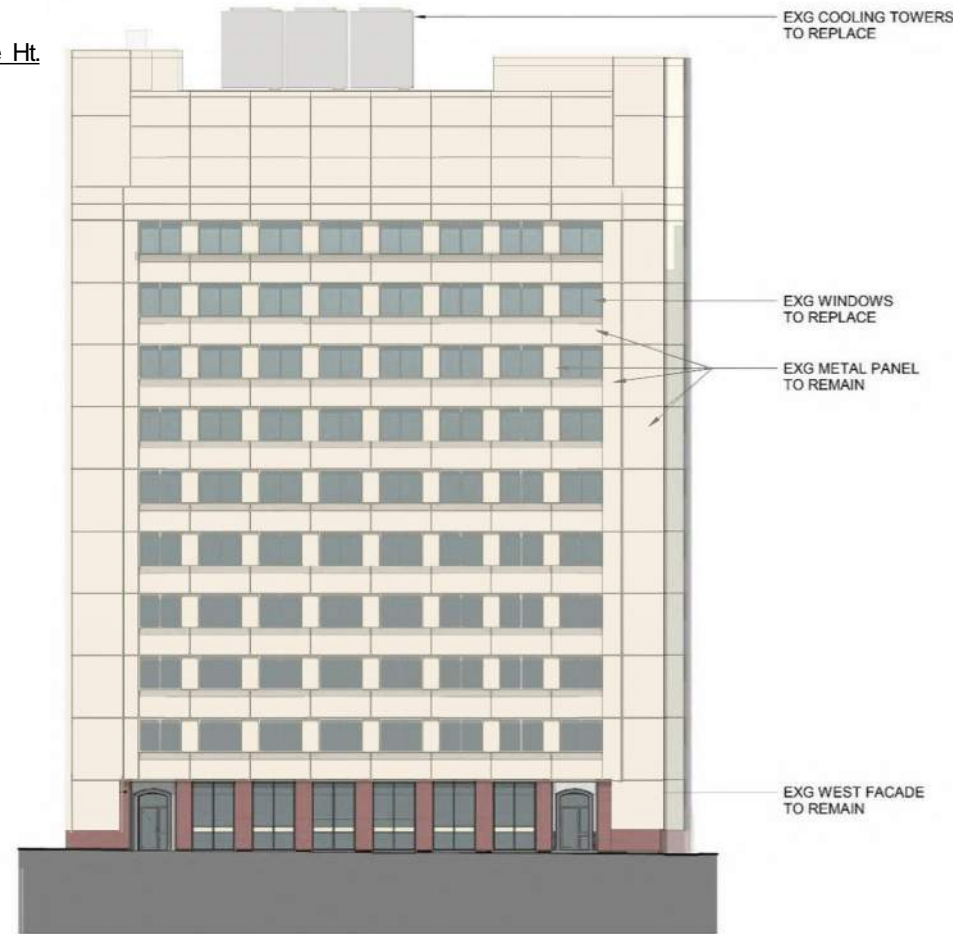
The proposed building height complies with the 150' height restriction established by SELDC Standards and Criteria and the PDA Development Plan (Second Amendment), which excludes mechanical penthouse and rooftop equipment from building height.

Mechanical Penthouse Section, Facing East



1000 WASHINGTON RENOVATION

Maximum Allowable Ht.
150'-0"



Existing West Elevation

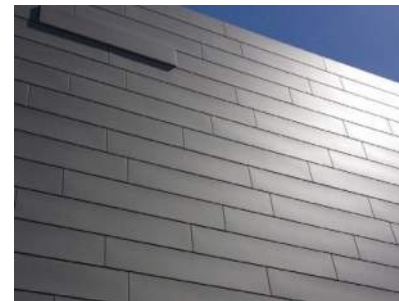
Maximum Allowable Ht.
150'-0"



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



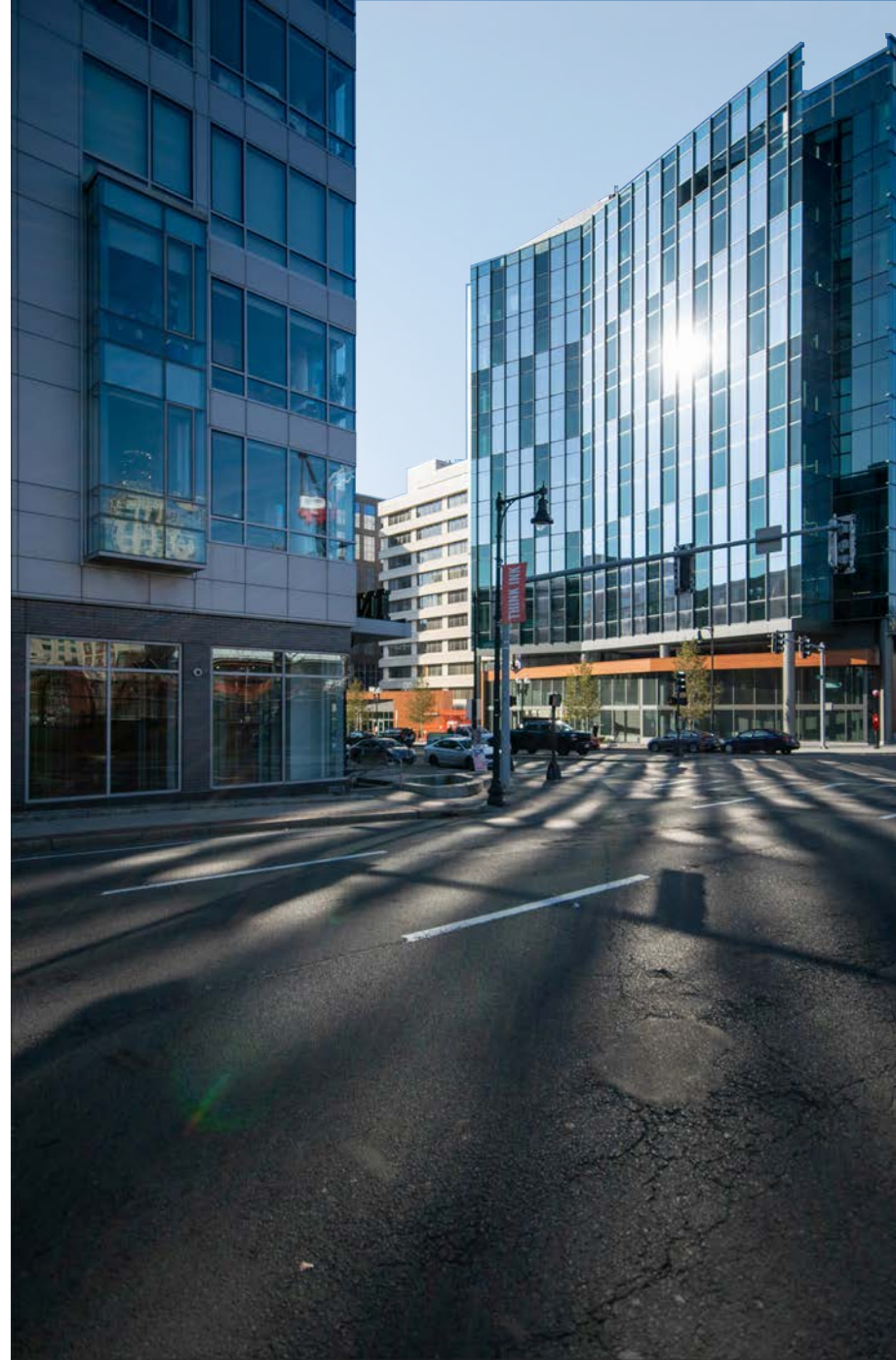
Proposed Street Level View from the South East on Harrison Avenue

Views

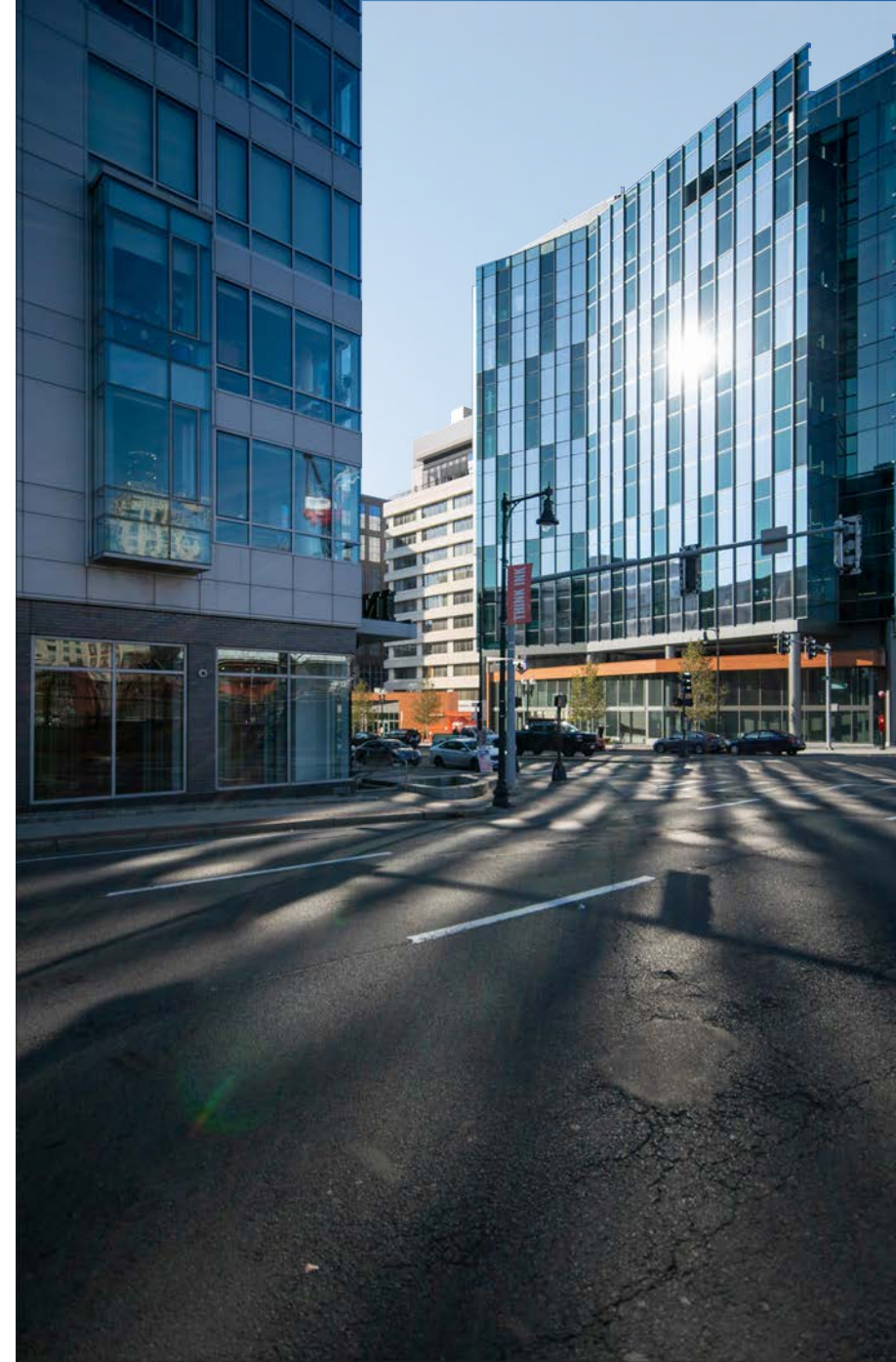
BioMed Realty, 1000 Washington Street, Boston, Massachusetts



1000 WASHINGTON RENOVATION



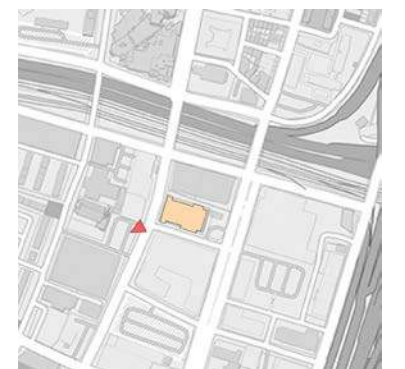
Existing Street Level View from the North East on Herald Street



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

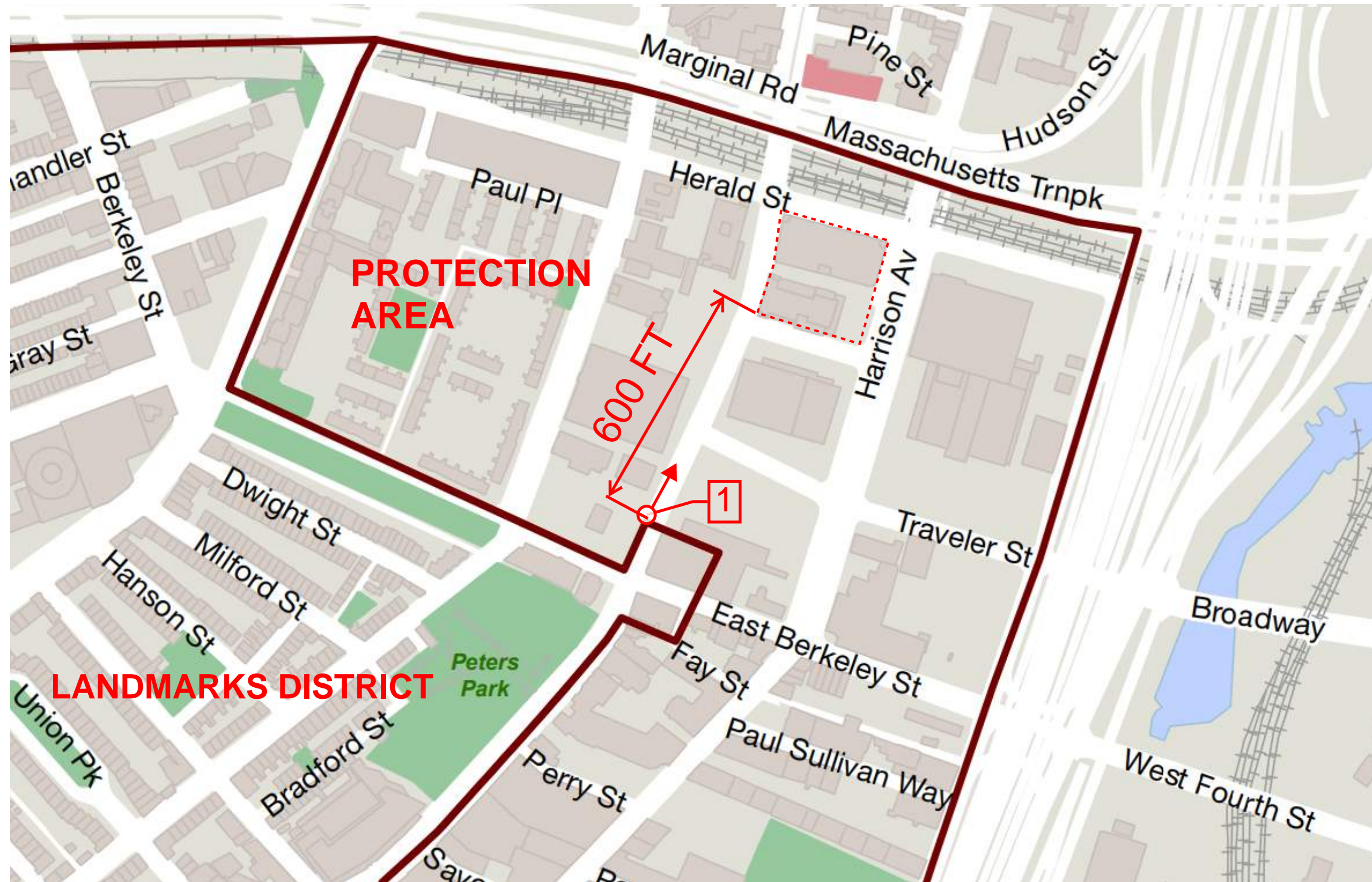


Proposed Street Level View from the North West on Washington Street

Views

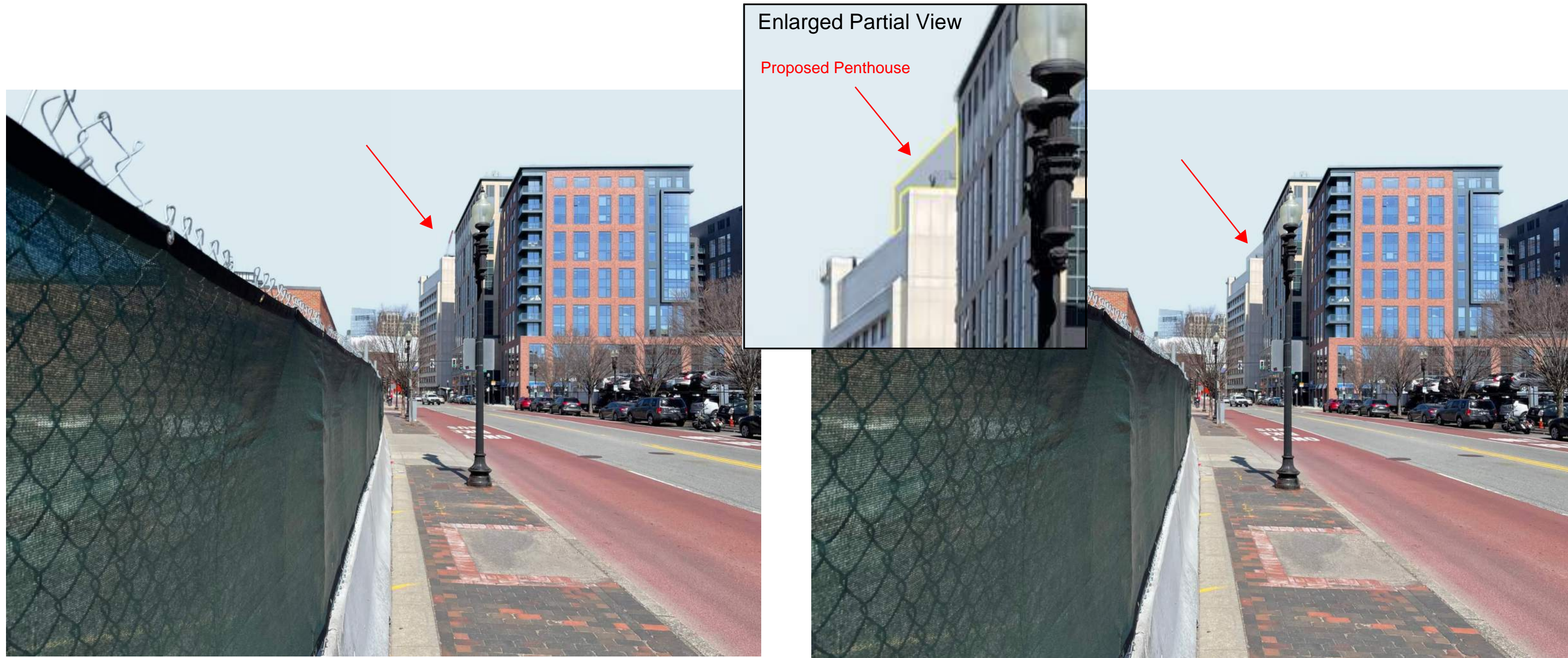
BioMed Realty, 1000 Washington Street, Boston, Massachusetts





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)

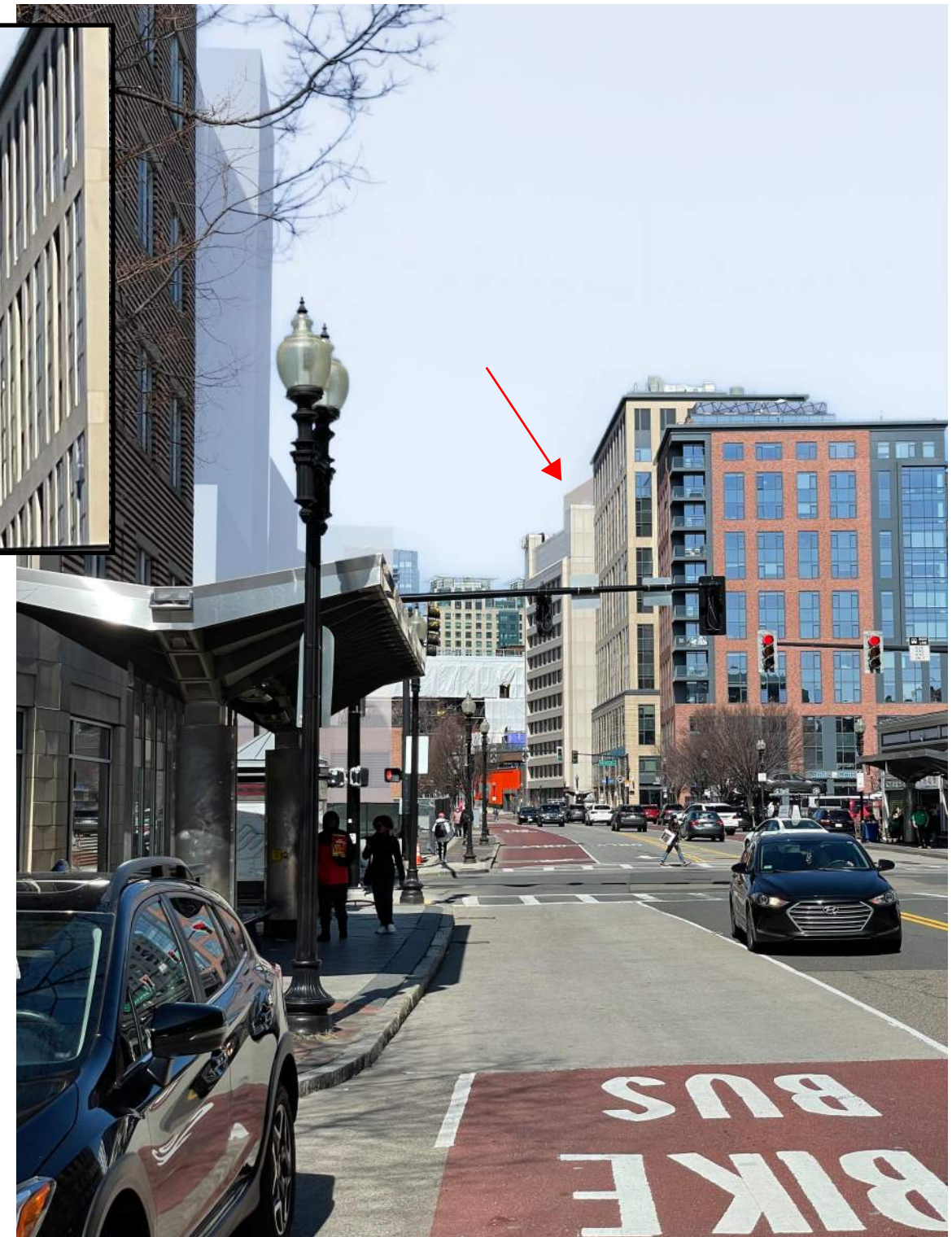
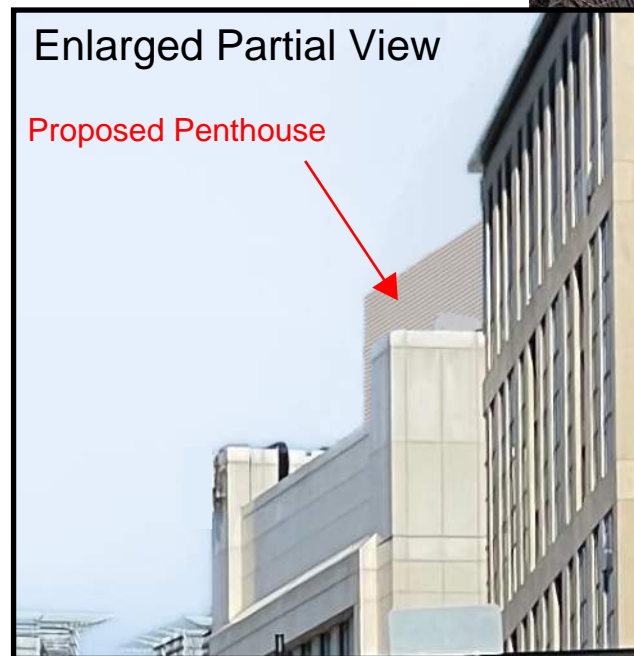
Proposed View at Landmark District Boundary on Washington Street (1)

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

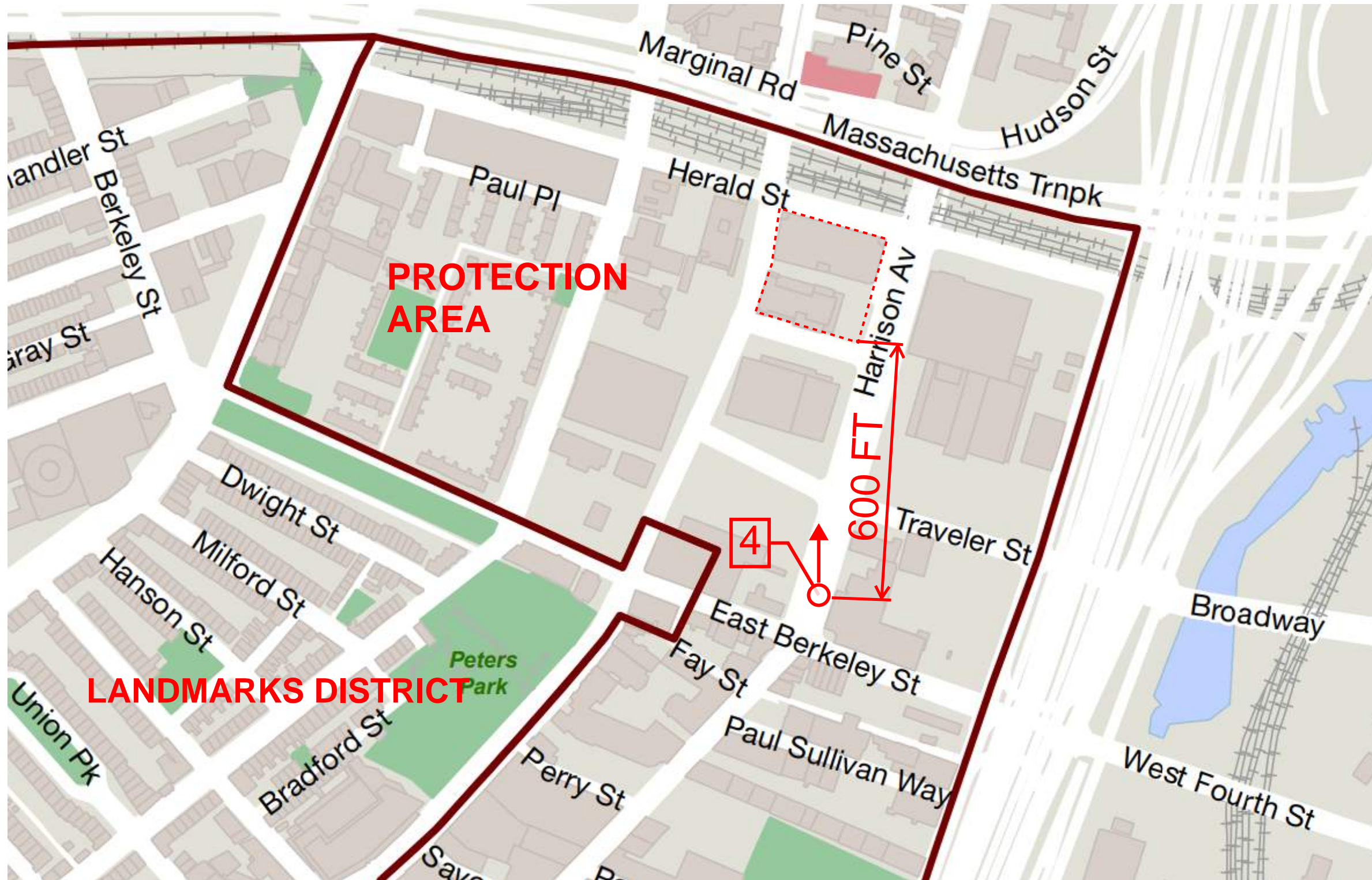
1000 WASHINGTON RENOVATION



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

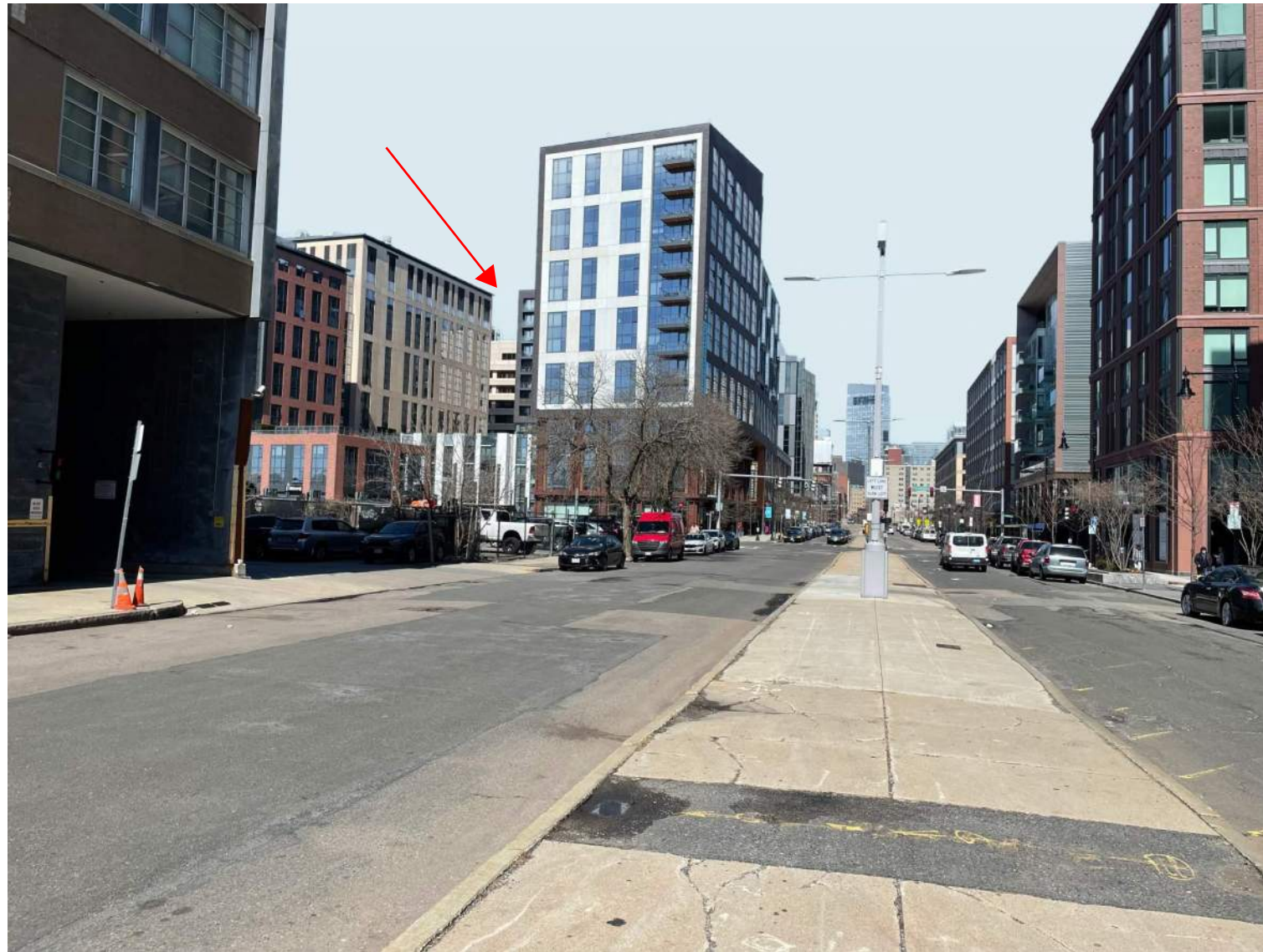
Proposed View on East Berkeley St. with 80 East Berkeley St. Development (3)

Proposed Views from within the Landmarks District on East Berkeley Street

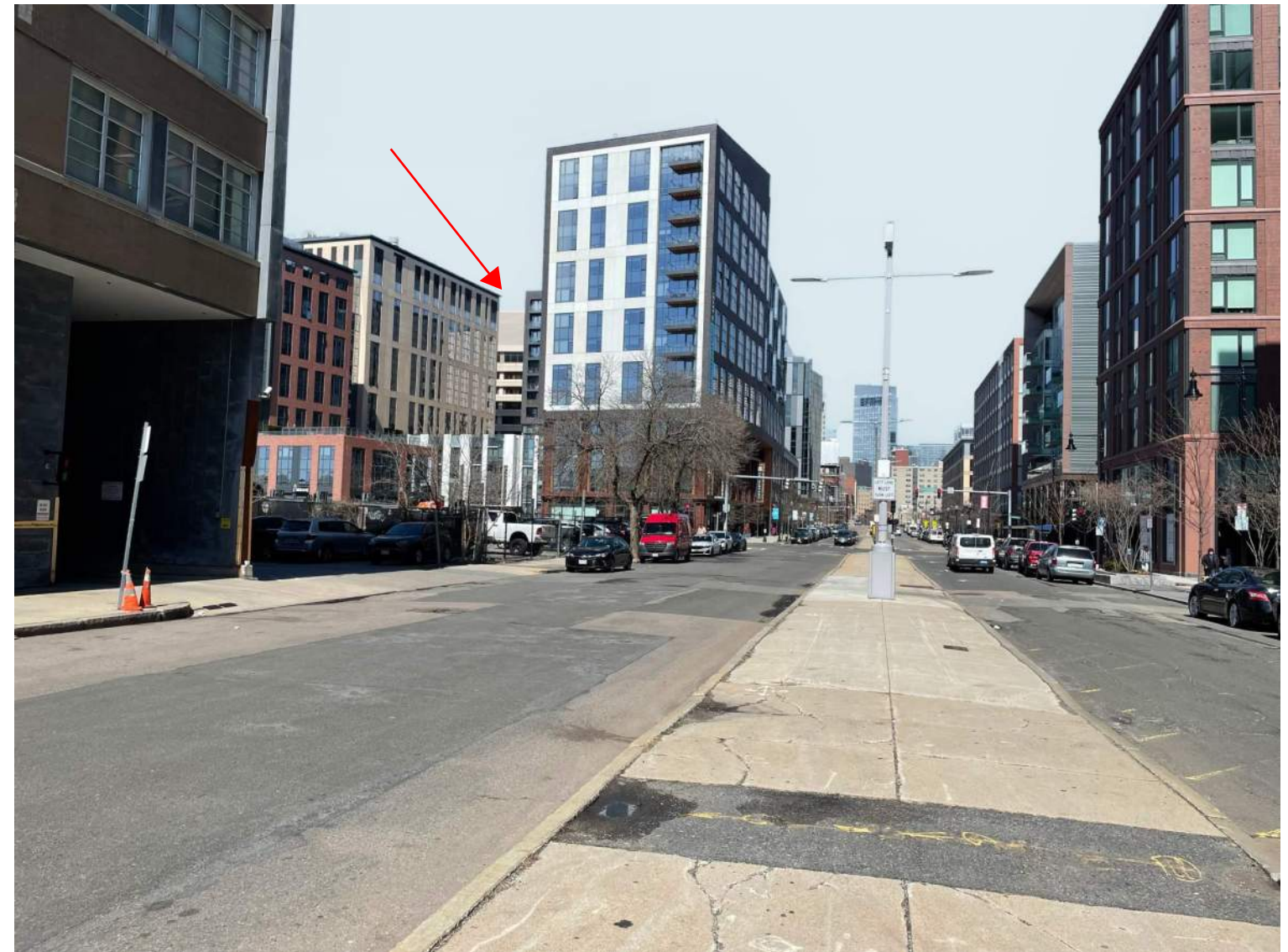


Location Map for View On the Protection Area on Harrison Ave. (4)

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

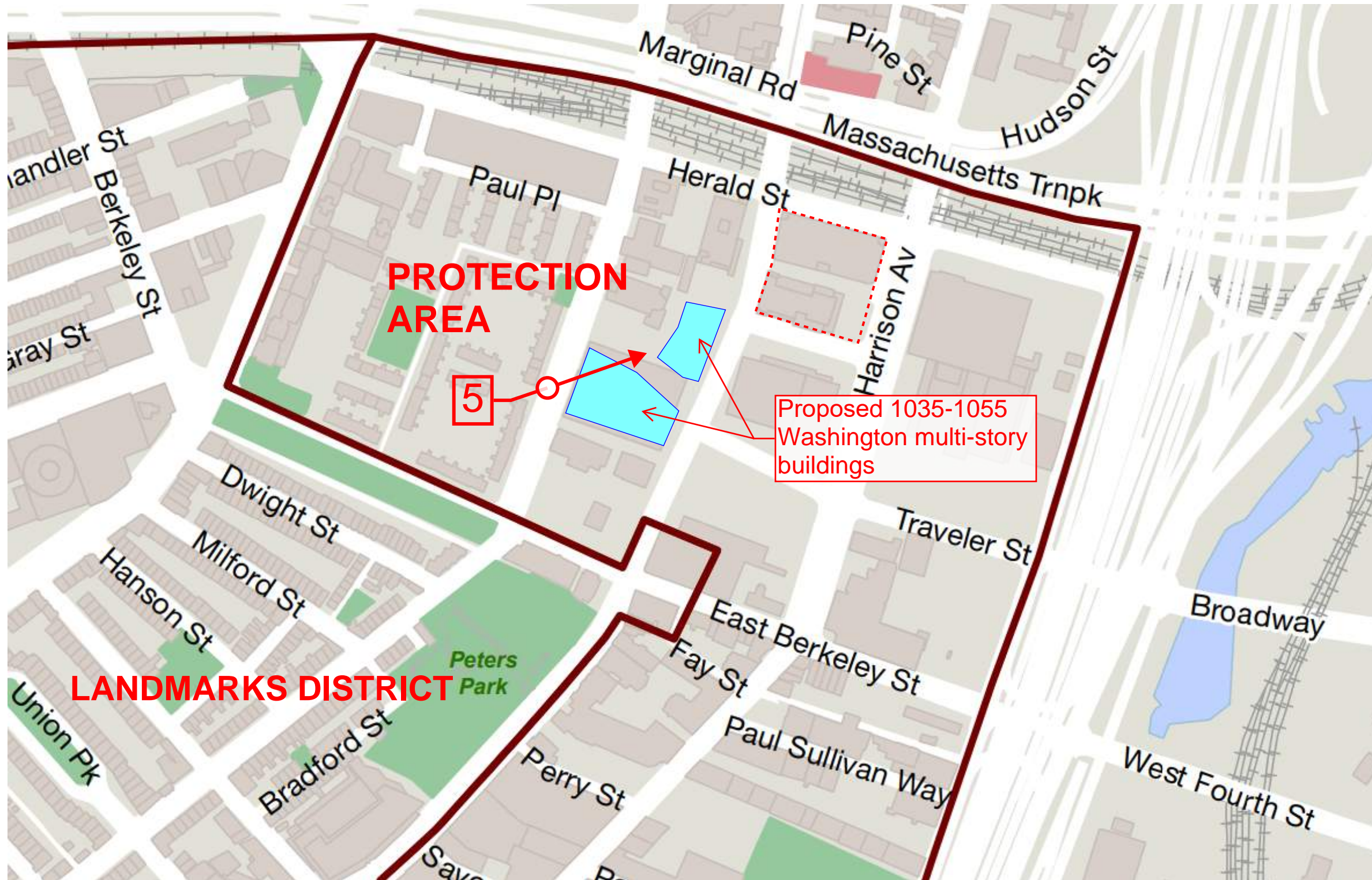


Existing View within the Protection Area on Harrison Ave (4).



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

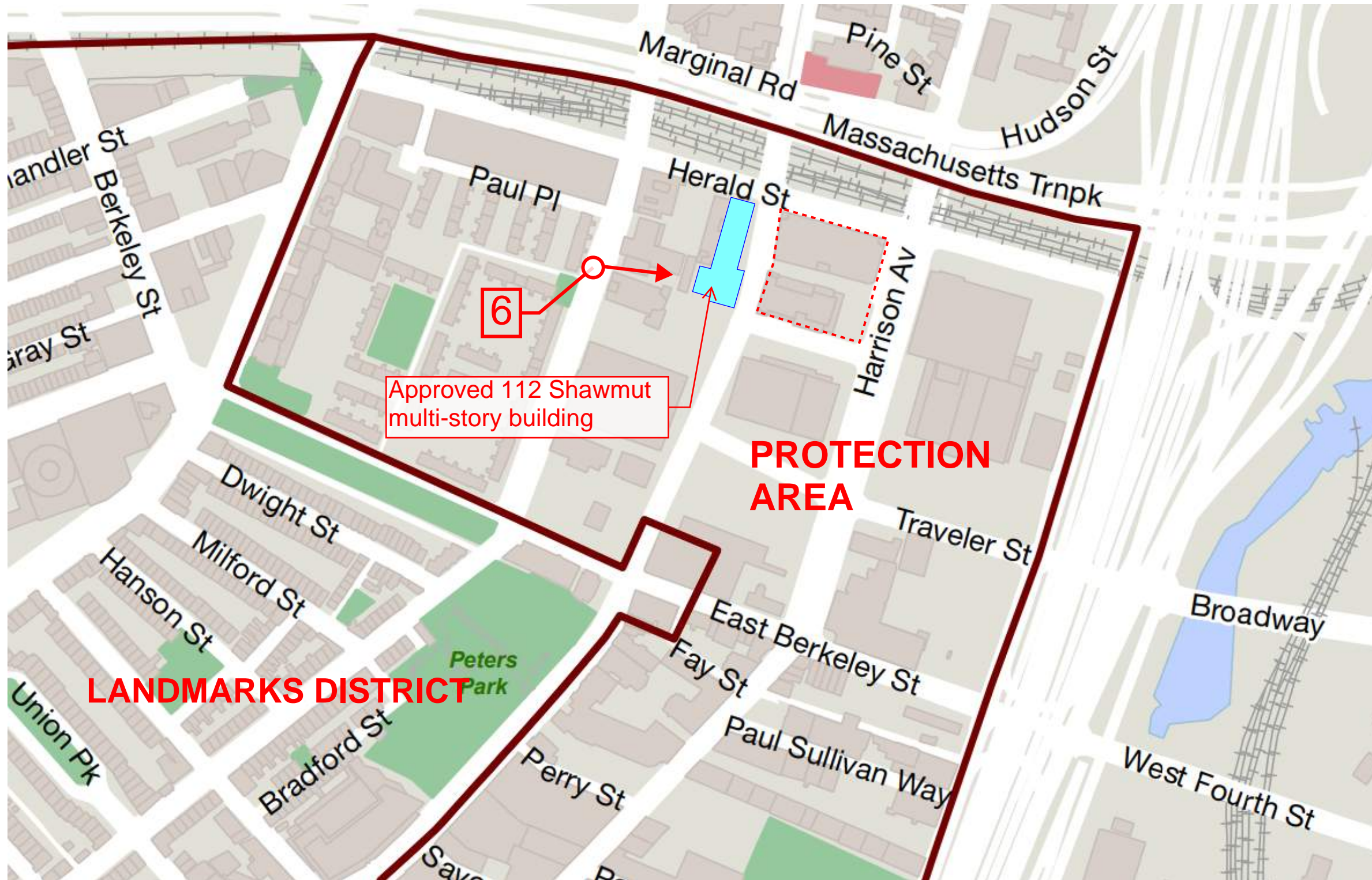


Proposed View within the Protection Area on Shawmut Ave (5).



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).



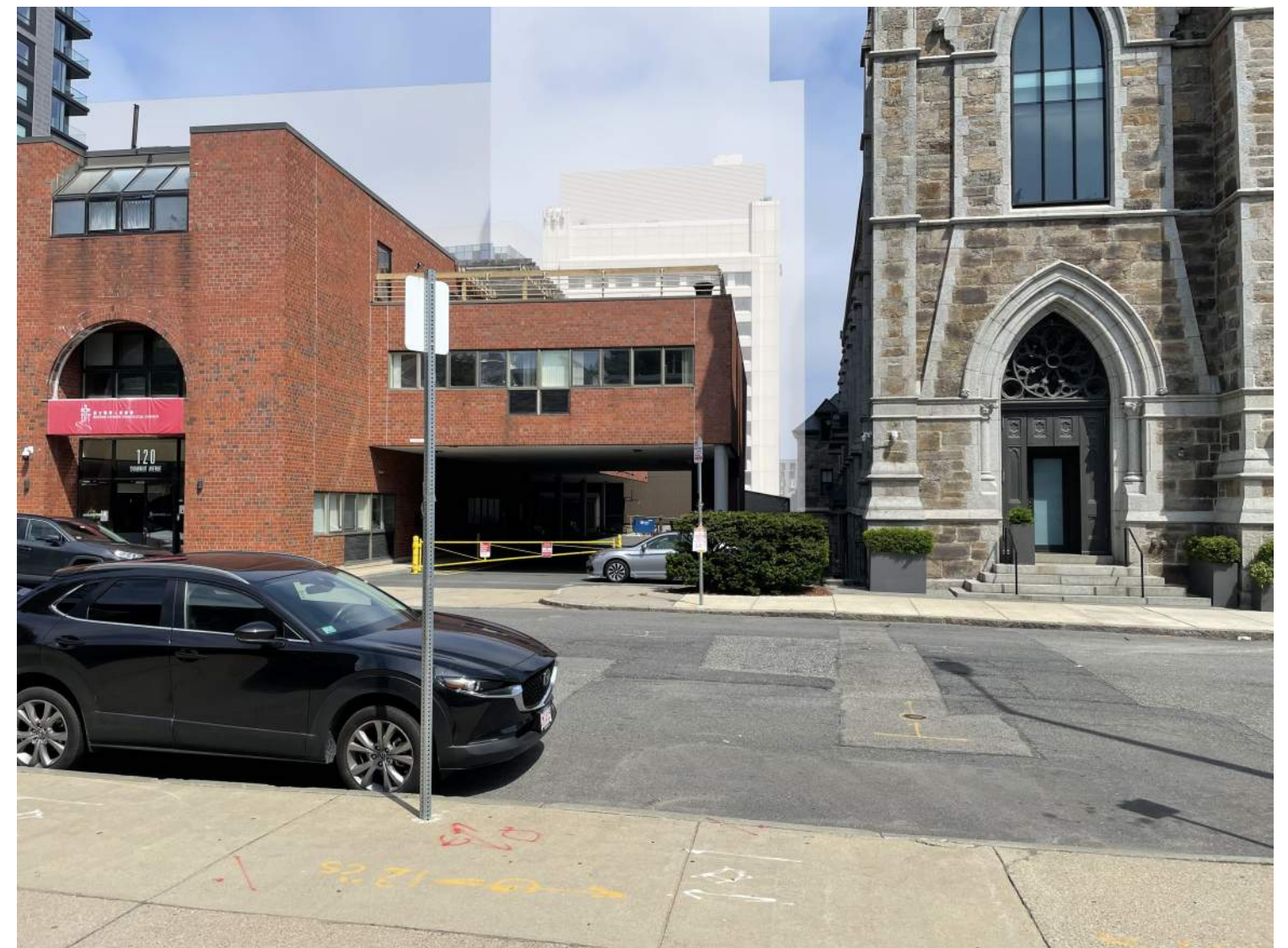
Proposed View within the Protection Area on Shawmut Ave (6).

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

1000 WASHINGTON RENOVATION

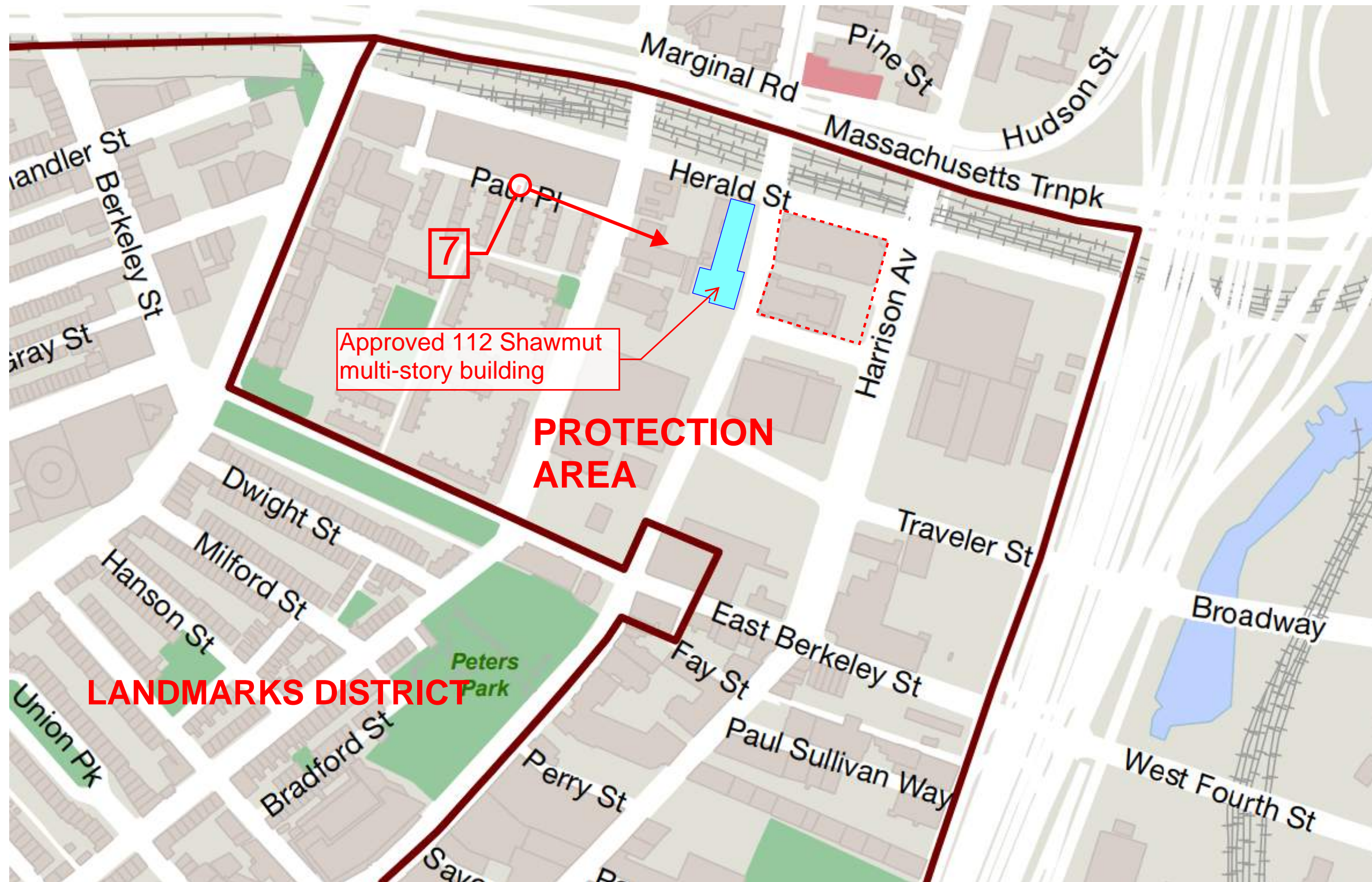


Proposed View within the Protection Area on Shawmut Ave (6).



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 Formal Review and Approval 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.
- 6 The proposed building height complies with the 150' height restriction established by SELDC Standards and Criteria and the PDA Development Plan (Second Amendment), which excludes mechanical penthouse and rooftop equipment from building height.

Summary