

401 PARK Phase 3

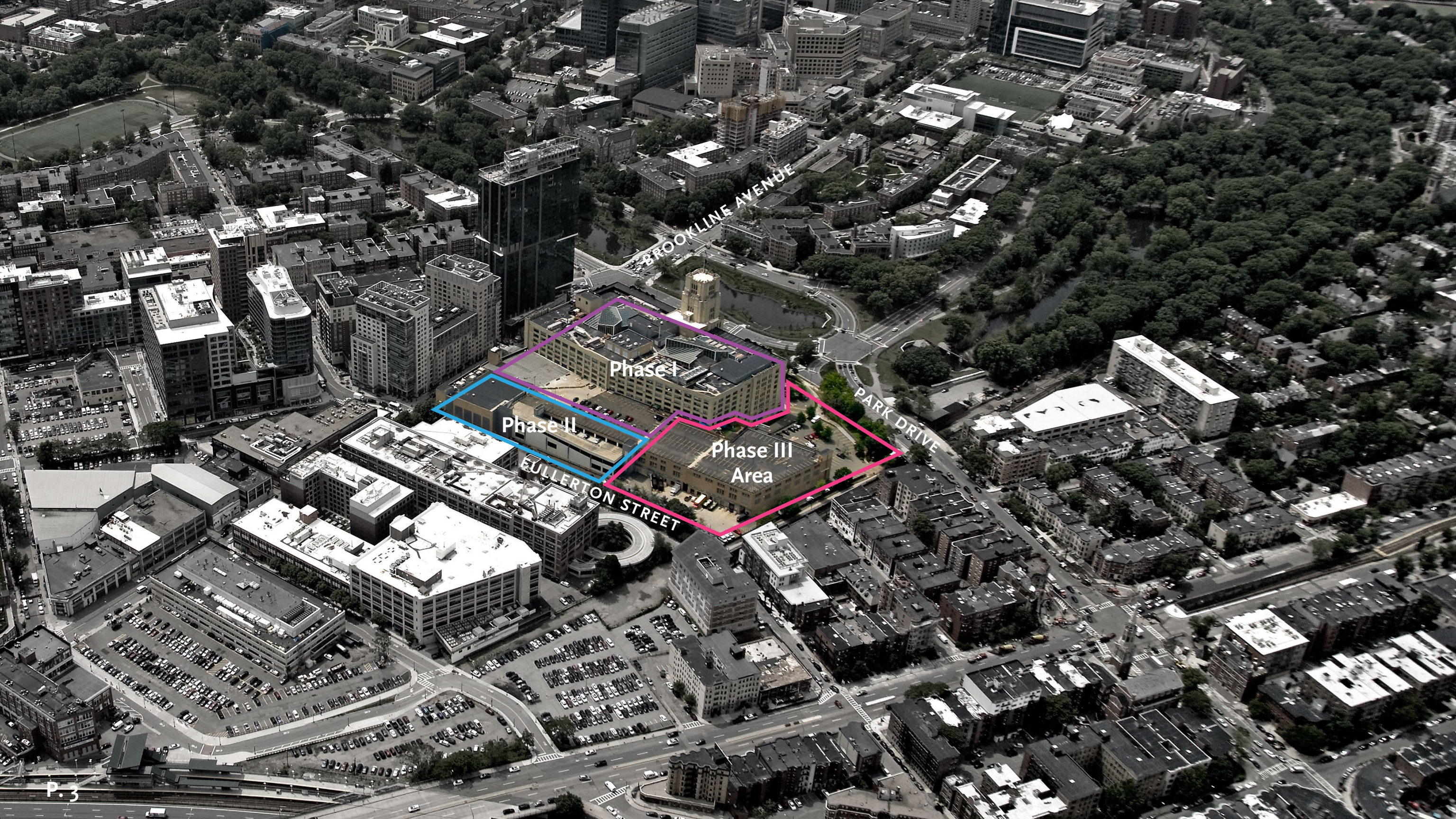
Boston Landmarks Commission Certificate of Appropriateness Application

July 6, 2021



SAMUELS & ASSOCIATES • • • ALEXANDRIA REAL ESTATE EQUITIES, INC.
ELKUS MANFREDI ARCHITECTS • • • LEBLANC JONES

- Samuels & Associates received full-build project approval from the BPDA and BLC in 2014. The project was granted approvals in 2017 to proceed with a phased redevelopment of the Landmark Center Project and to replace previously approved residential buildings with a office/life sciences and research and development building and other improvements.
- The Landmark Center Redevelopment Project provides a transformational project that dramatically enhances the Fenway neighborhood as a transit-oriented, mixed-use district. Overall, the Project provides improved pedestrian experiences and new publicly accessible open spaces while respecting the historic Sears Building.
- The Landmark Center Redevelopment Project obtained initial approval in 2014 from Boston Landmarks Commission, which included approval for the demolition of non-contributing additions, new construction and landscape plan. Later approvals from the Landmarks Commission in 2017 authorized changes to the development program, and included approval for the demolition of non-contributing additions at the project site and other changes. Phase I, initially approved in 2014, is now completed, and Phase II, approved in 2017, is now under construction.
- **Phase I**, now complete, includes improvements to the historic 1928 Sears, Roebuck & Co. building, now known as 401 Park, including the creation of a new 1.1 acre publicly accessible open space, interior lobby renovations that express the interior structure, connections through the building, Time Out Market and a world class sculpture garden.
Phase II, currently under construction, located on the northeast side of Sears, is a new 14-story office/life science and R&D building at 201 Brookline Avenue that will replace a non-historic addition to the Sears building. 201 Brookline Avenue will include additional public realm improvements on Brookline Avenue and Fullerton Street.
Phase III has been designed as a 13-story office/life science and R&D building with a full service grocer on level one and additional publicly accessible open space.
 - Phase 3 offers approximately 490,000 net new square feet of flexible life science/office space to the 401 Park Campus.
 - The massing respects the original tenets of the 2014 Landmarks Commission approvals in terms of coverage and connection details to the historic facade and preservation of view corridors from Brookline Avenue and Park Drive.
 - Demolition of the non-historic garage and loading dock structure is planned as previously reviewed and approved in 2014.



Phase I

Phase II

Phase III
Area

BROOKLINE AVENUE

PARK DRIVE

FULLERTON STREET

**REDEVELOPMENT GOALS
& PUBLIC BENEFITS**

GOALS

- REHABILITATE AND REVITALIZE THE HISTORIC SEARS BUILDING
- OPEN SPACE
- CONNECTIVITY - PEDESTRIAN AND BICYCLE
- CONNECTIONS TO MBTA STATION
- SUSTAINABILITY - NET ZERO HYBRID ELECTRIC BUILDING
- FULL SERVICE GROCER
- FULLY ENCLOSED LOADING DOCK
- TRANSPORTATION UPGRADES
- NEIGHBORHOOD IMPROVEMENTS
- ECONOMIC DEVELOPMENT







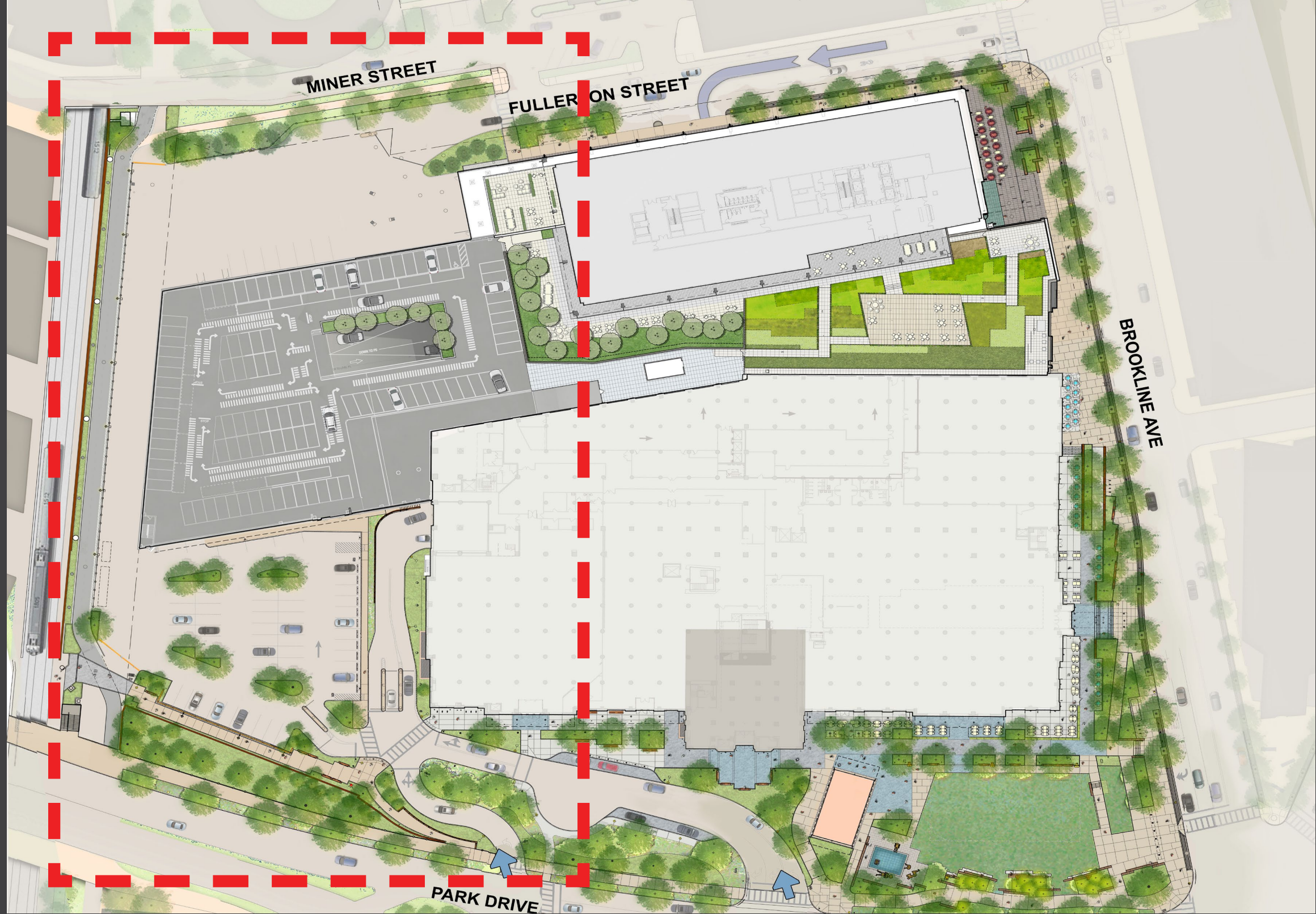




URBAN DESIGN & MASSING

GUIDED BY THE SEARS BUILDING STUDY REPORT'S STANDARDS AND CRITERIA

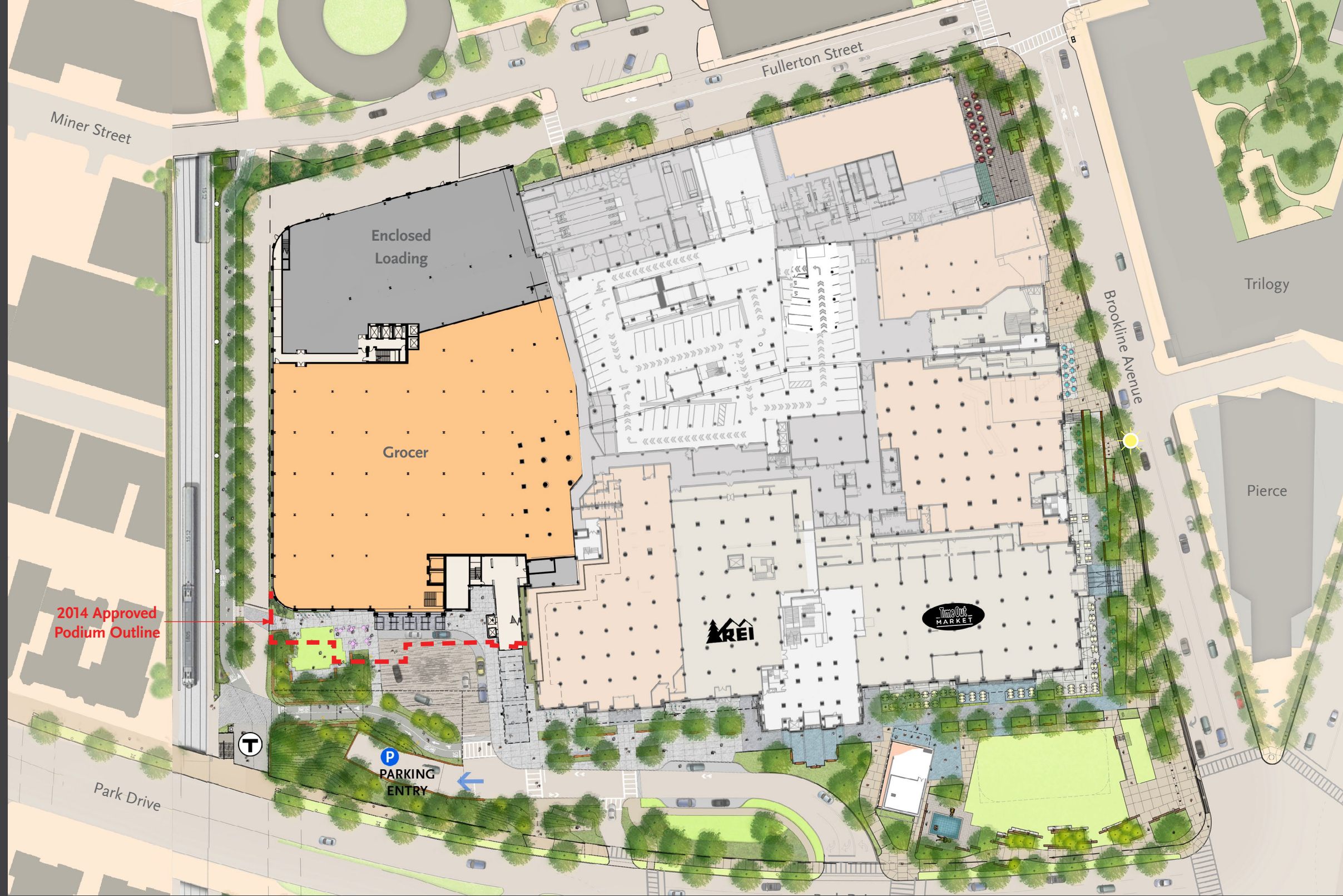
- DEMOLITION OF NON-HISTORIC “SECTION F”.
- NEW CONSTRUCTION IN THE PROTECTION AREA THAT RESPECTS URBAN CONTEXT.
- NEW CONSTRUCTION DESIGNED TO LET THE HISTORIC SEARS BUILDING STAND OUT.
- SET BACK FROM THE SEARS BUILDING.
- NEW BUILDING ORIENTATION ALLOWS THE ICONIC SEARS BUILDING TOWER TO BE PROMINENT.
- NEW BUILDING IS A CONTEMPORARY DESIGN USING MODERN MATERIALS AND DOES NOT ATTEMPT TO “REPLICATE” THE HISTORIC BUILDING.
- THE PRIMARY FACADES ALONG PARK DRIVE AND BROOKLINE AVENUE REMAIN INTACT WITH VIEWS PRESERVED; NEW CONSTRUCTION IS SITED ONLY ALONG THE WEST AND NORTH ELEVATIONS OF THE SEARS BUILDING.
- ALTERATIONS TO CONNECT NEW PODIUM AND HISTORIC BUILDING ARE MINIMAL AND CONFINED TO EXISTING FENESTRATION OPENINGS.



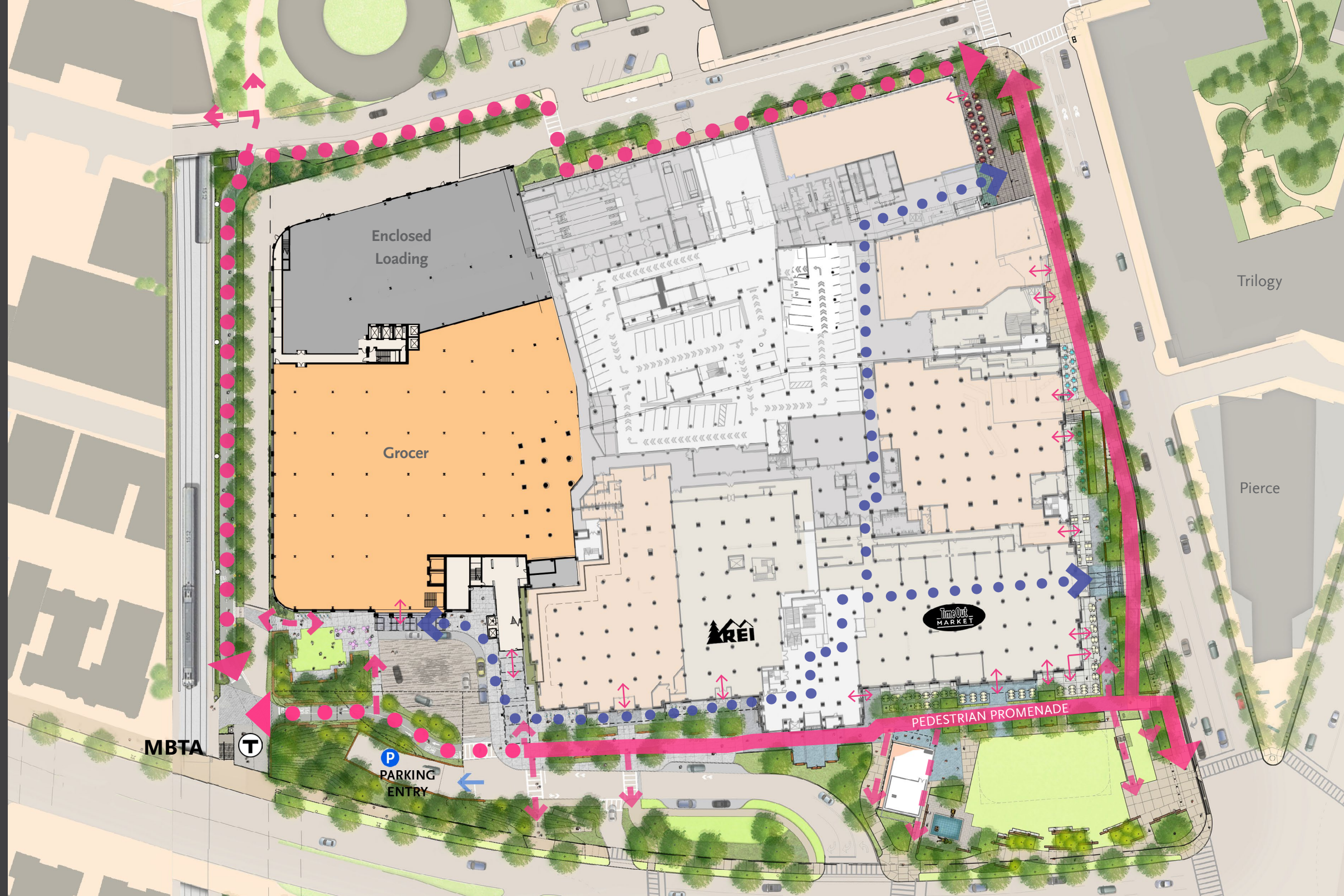


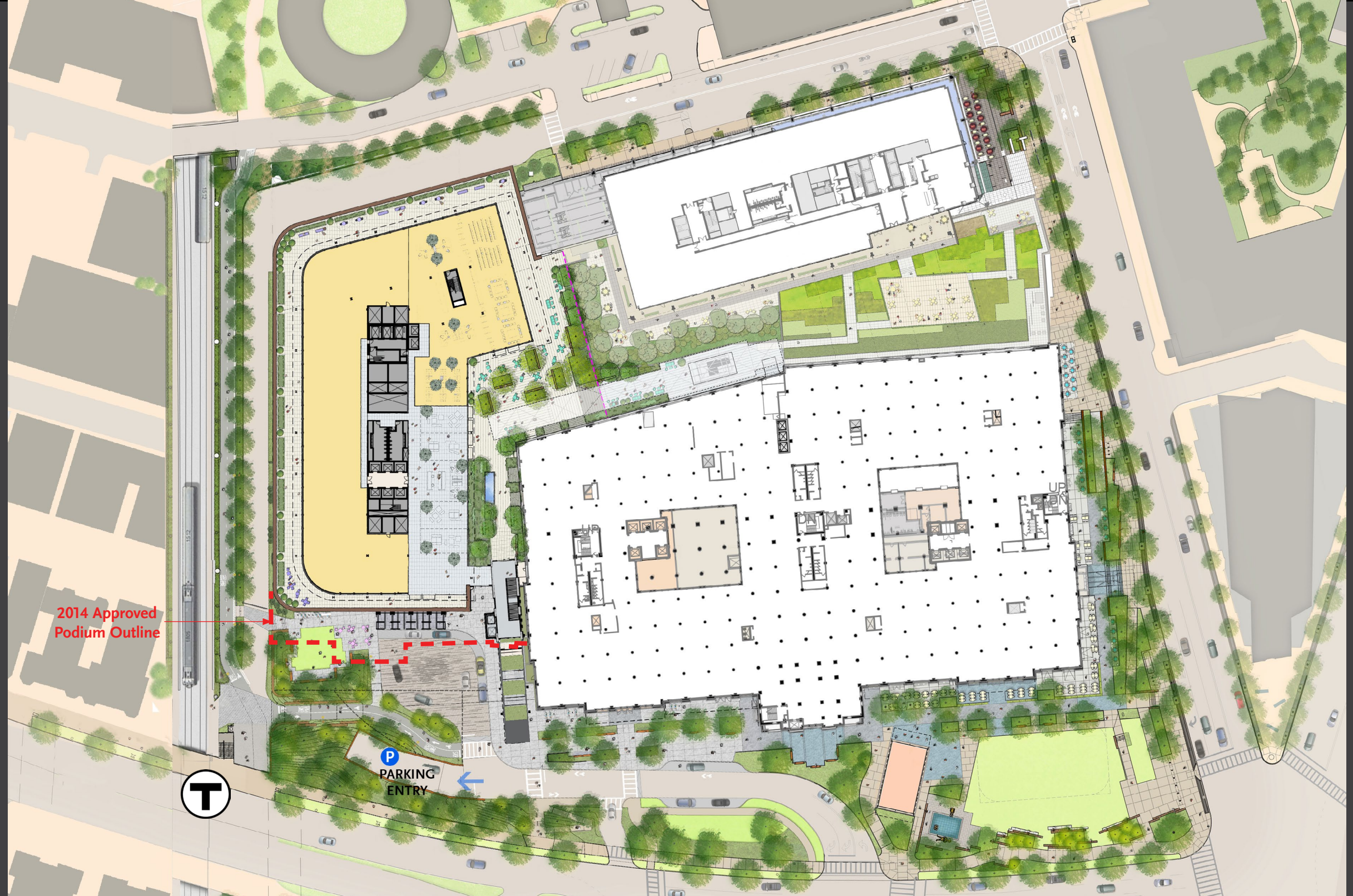






2014 Approved Podium Outline

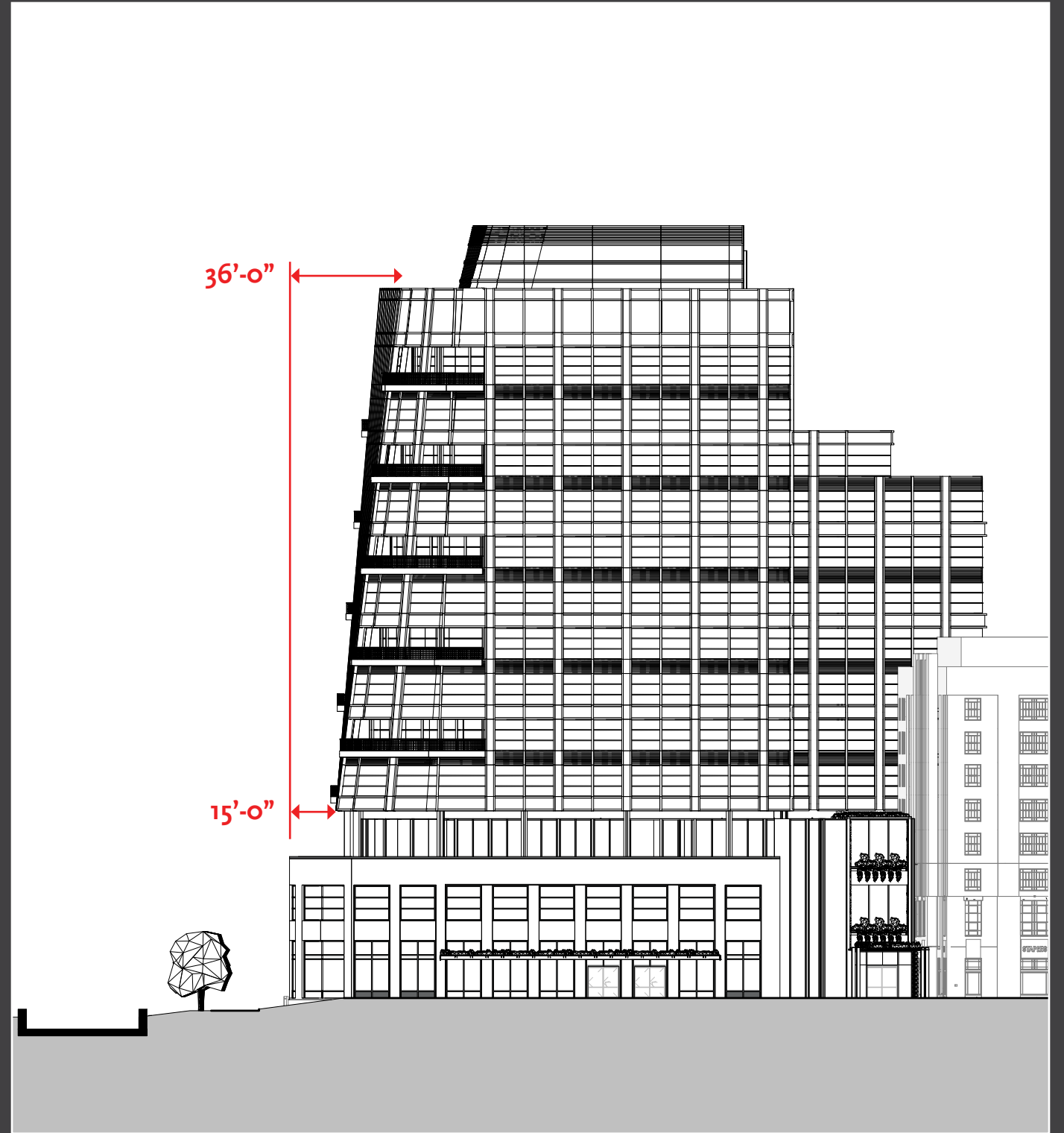
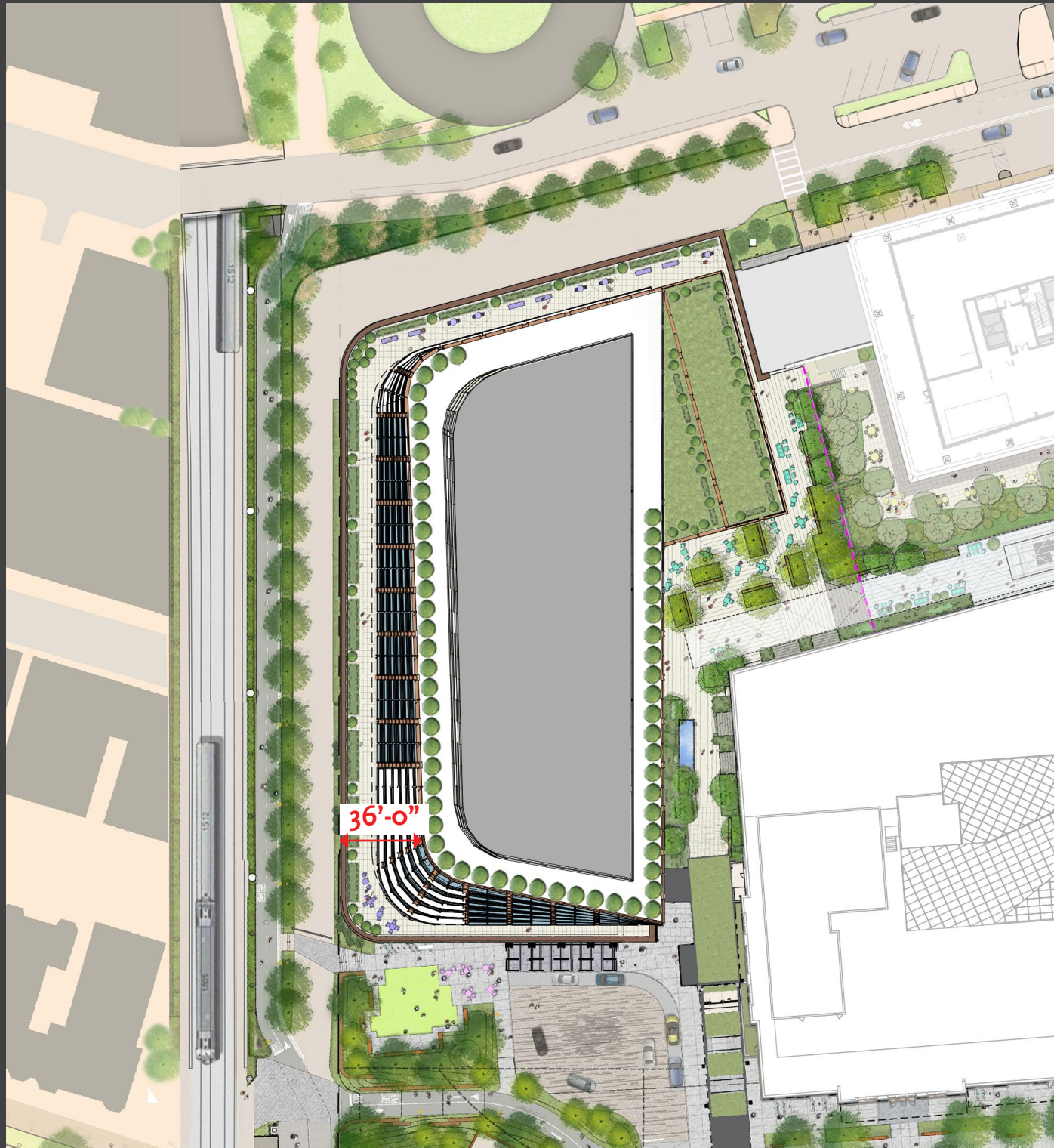




2014 Approved Podium Outline

P
PARKING
ENTRY

T



BUILDING DESIGN





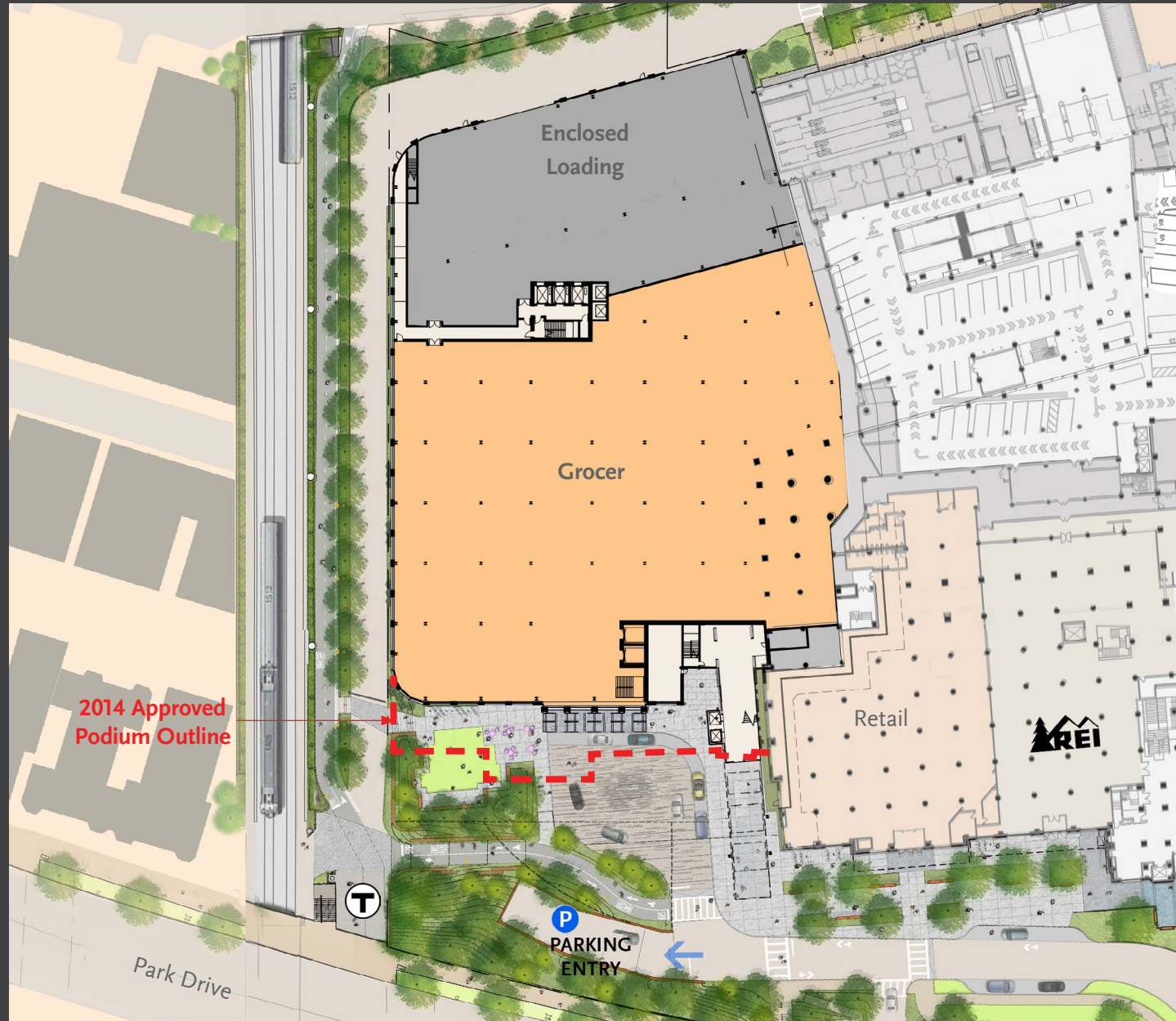




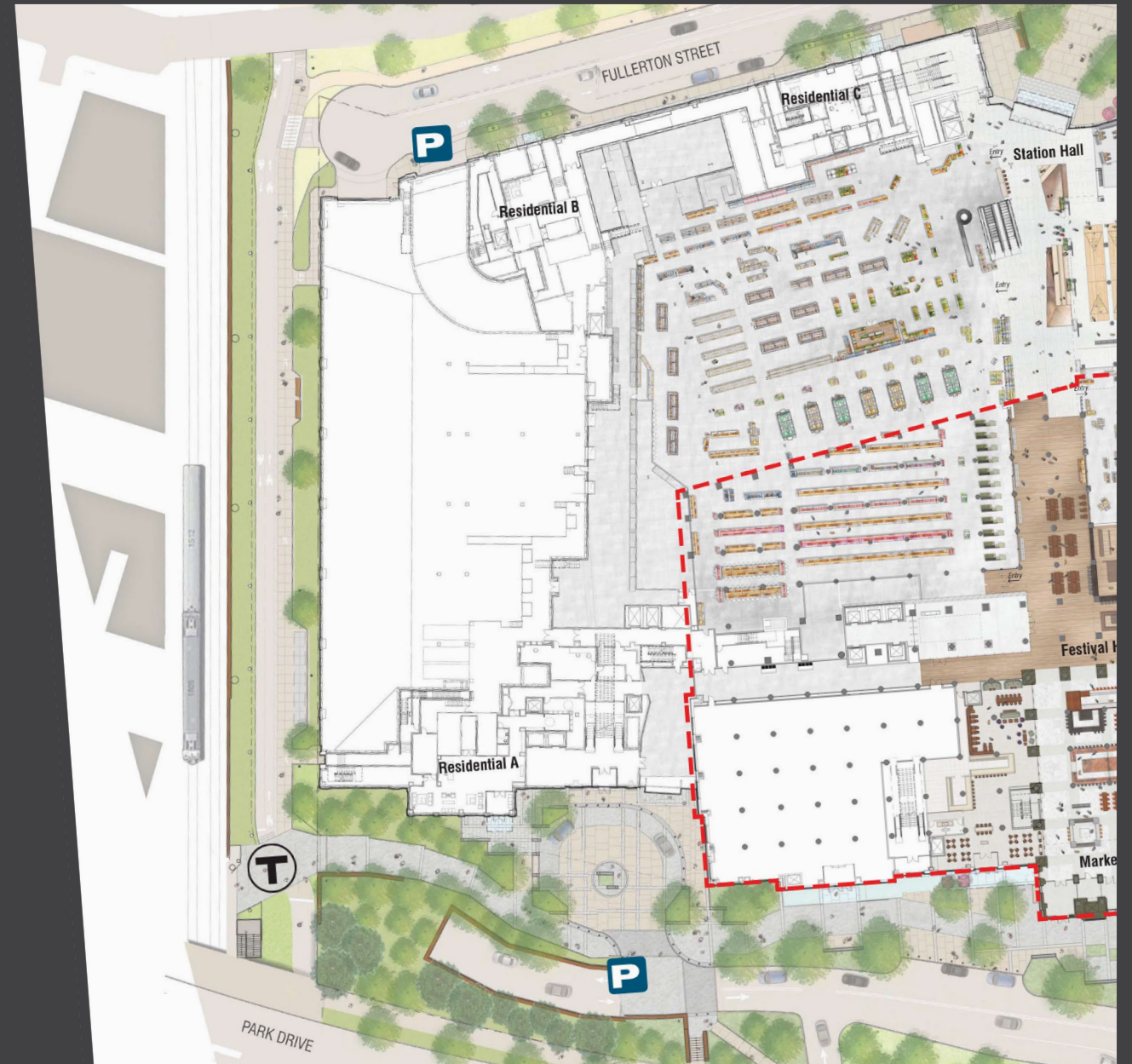
Phase III Proposed



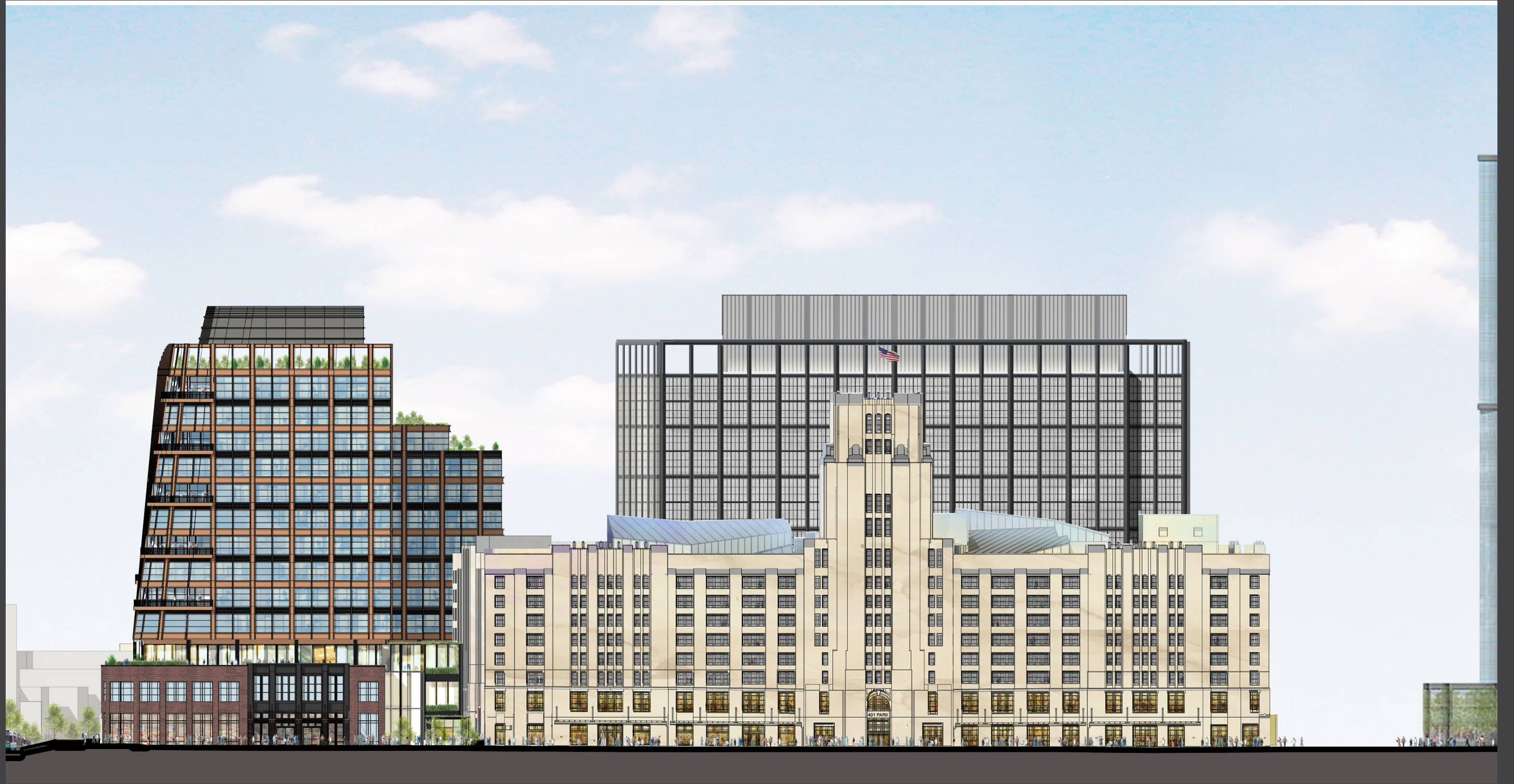
2014 Approved



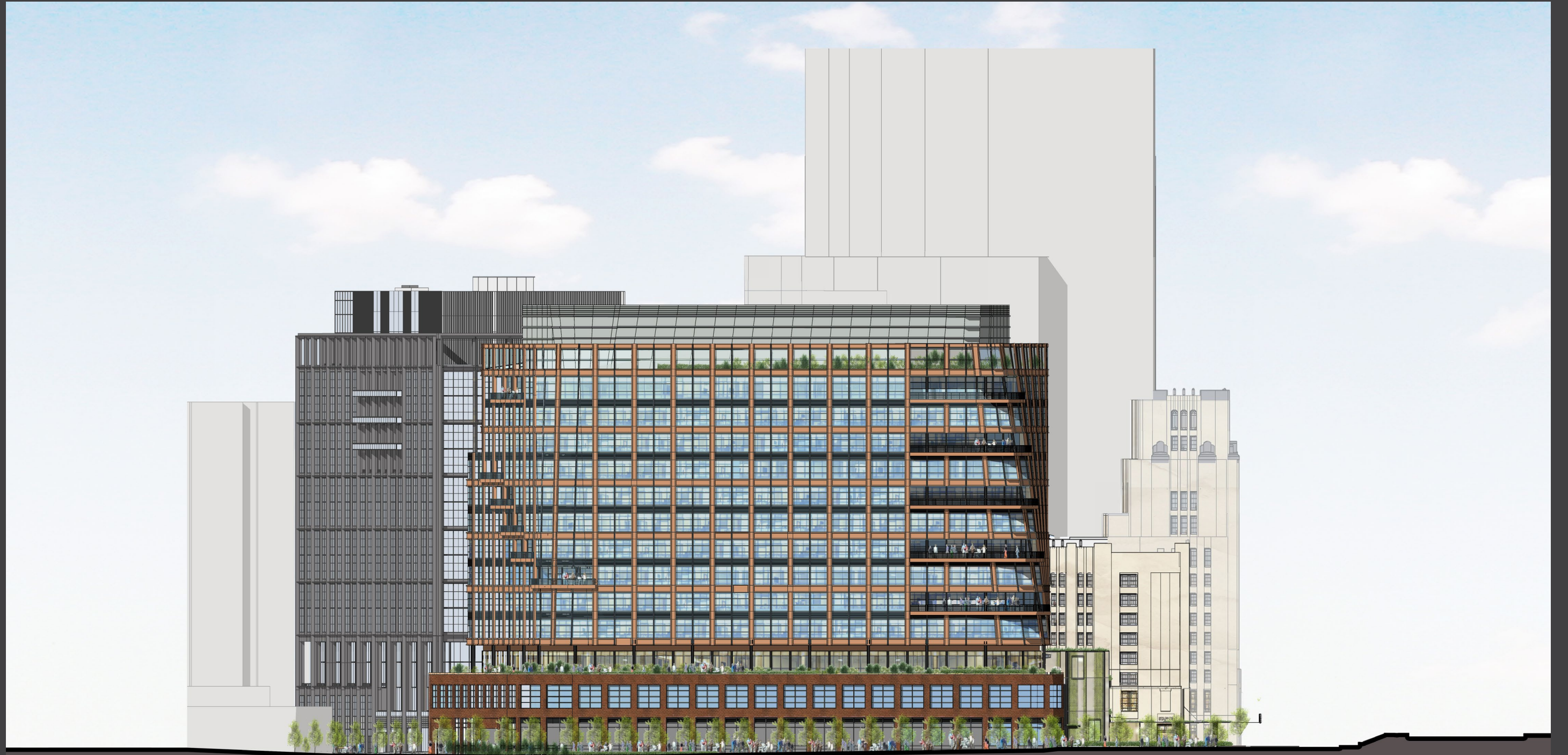
Phase III Proposed Plan



2014 Approved Plan





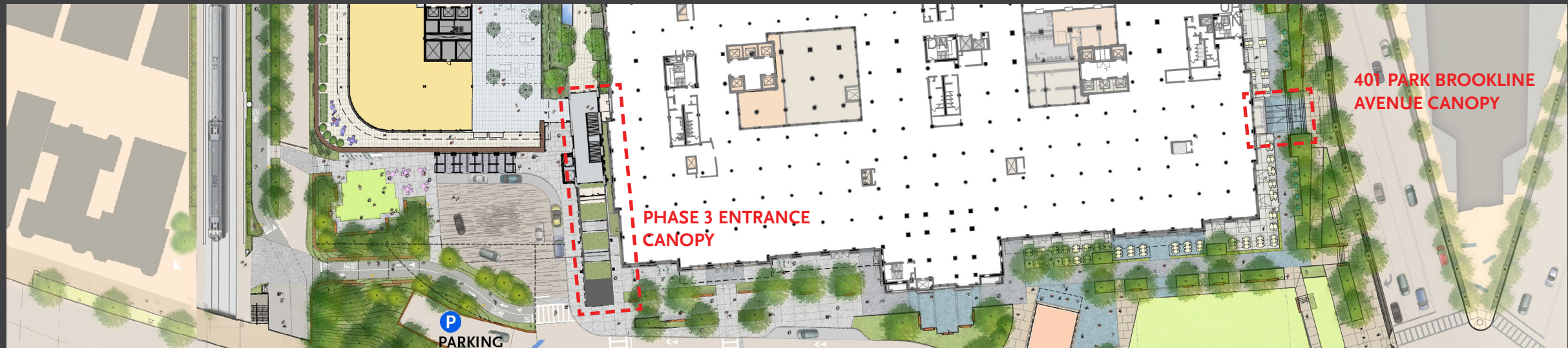




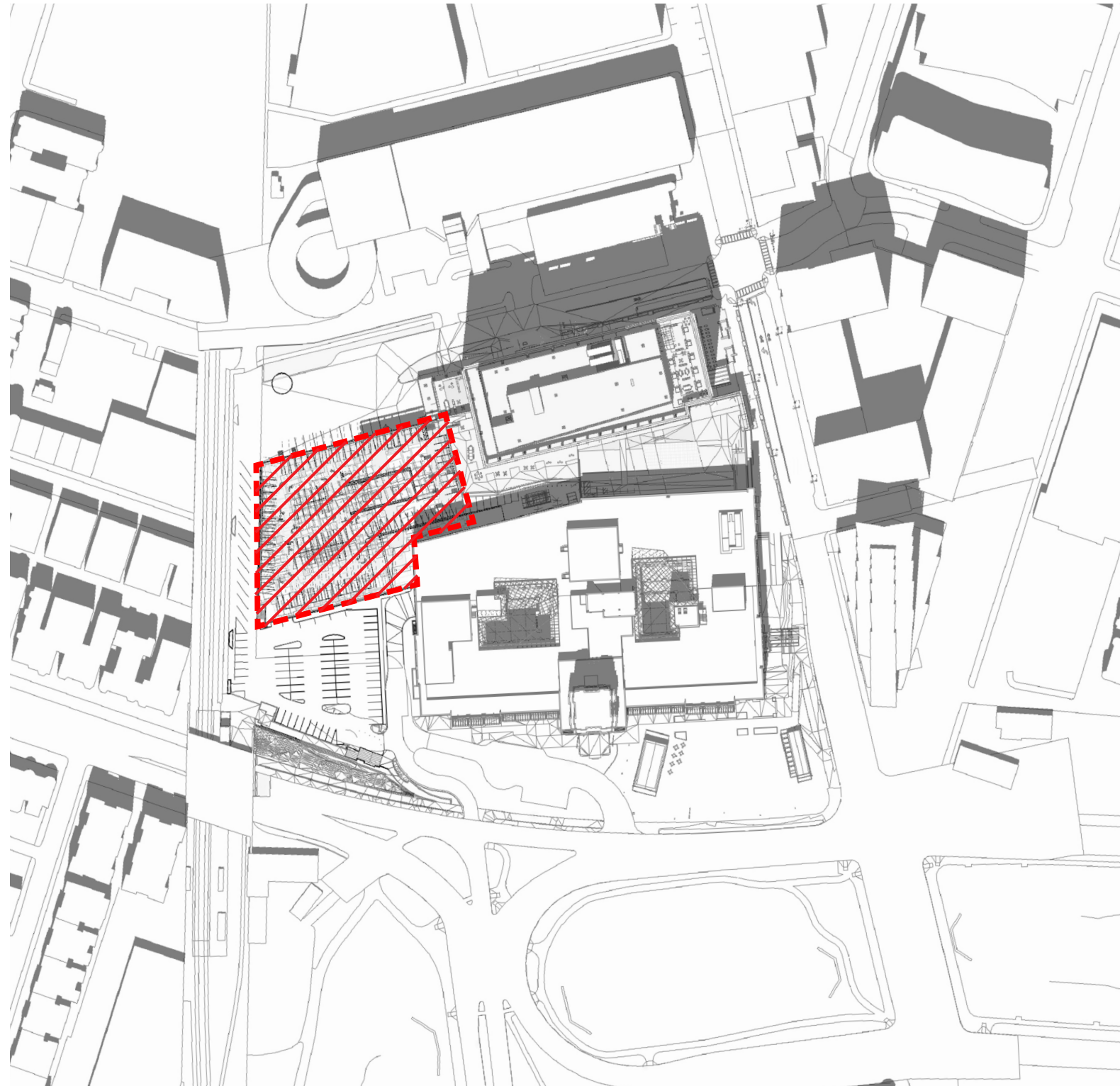
Phase III Entrance and Canopy



401 Park Brookline Avenue Canopy



PHASE II & III CANOPY AESTHETIC COMPARISON



Demolition of non-historic portion
of garage previously approved in
2014 project.



New brick(to match existing)
infilled into existing
and new facade opening

Aluminum Window System. TYP

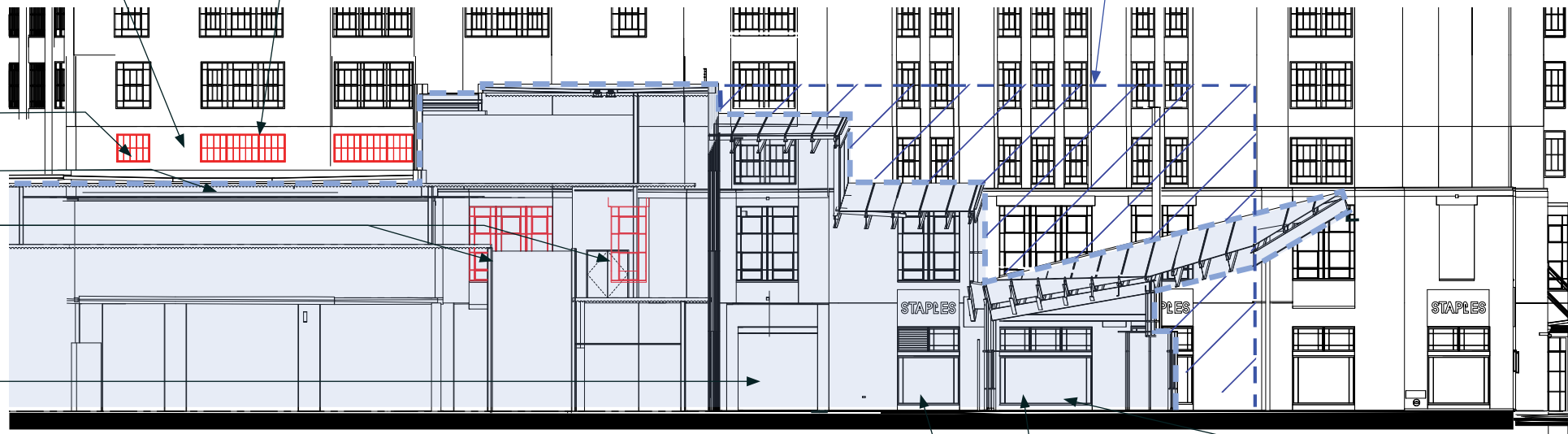
2014 Approved Outline
of Masonry Podium Base

Provide new Aluminum
Windows at new exterior wall

Green Roof Assembly. TYP

New brick(to match existing)
infilled into existing
and new facade opening

Create bew opening in existing Sears
Building and clad with brick to match
existing



2014 Approved Design

New Alum & GL Storefront
to Match Exist System

Existing Sill

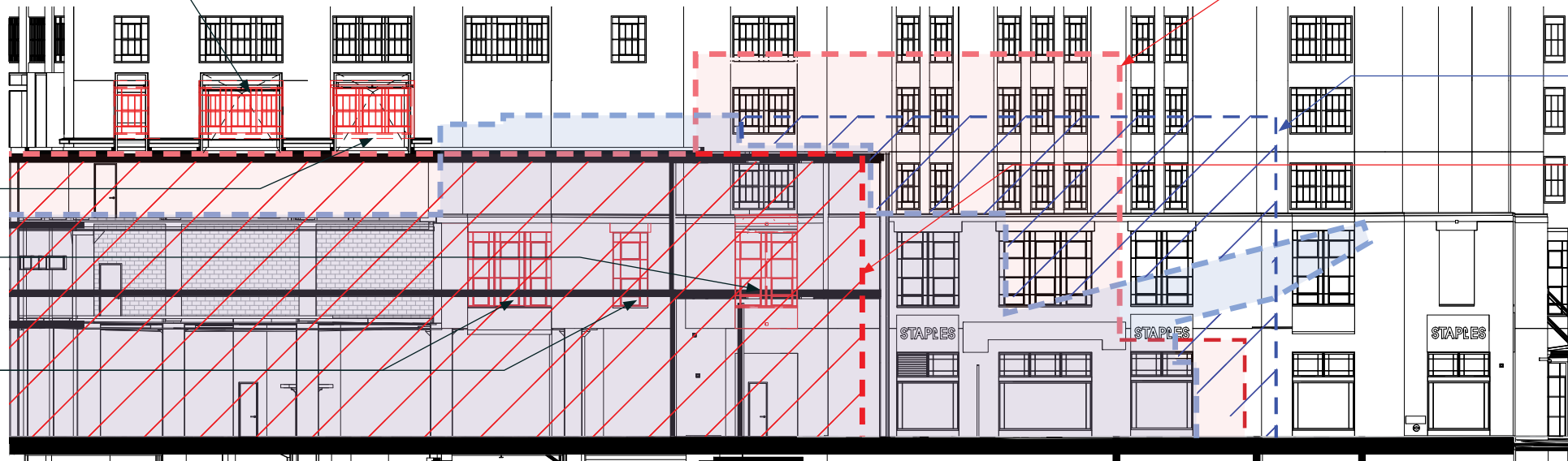
Removal of existing window
and masonry base
Install new steel operable
window to match Level 1

Remove sweep at
window opening

Removal of existing win-
dow to create connection
to and from 401 Park

New brick(to match existing)
infilled into existing
and new facade opening

New Proposed Design



Proposed Outline of
Entrance set off facade of
401 Park

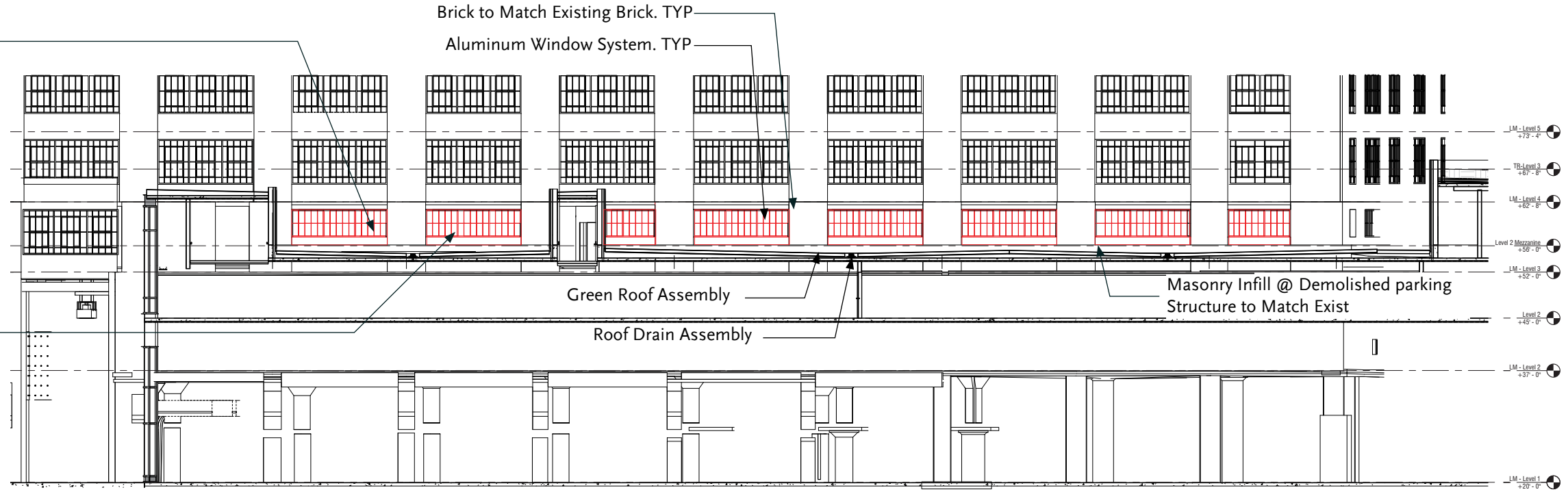
2014 Approved Outline
of Masonry Podium Base

Proposed Outline of
Entrance set off facade of
401 Park

New brick (to match existing) infilled into existing and new facade openings

Brick to Match Existing Brick. TYP
Aluminum Window System. TYP

Provide new aluminum windows at new exterior wall



2014 Approved Design

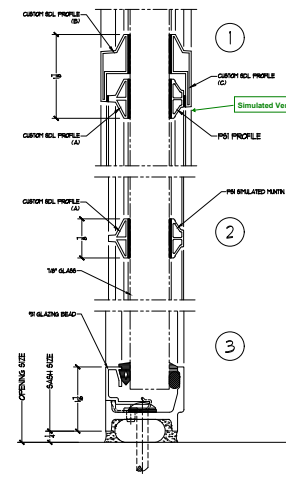
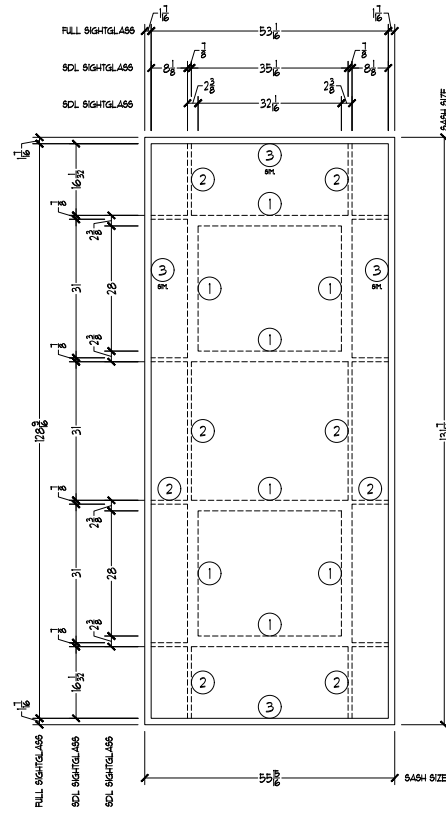
Removal of existing window and masonry base
Install new steel operable window to match Level 1



New Proposed Design



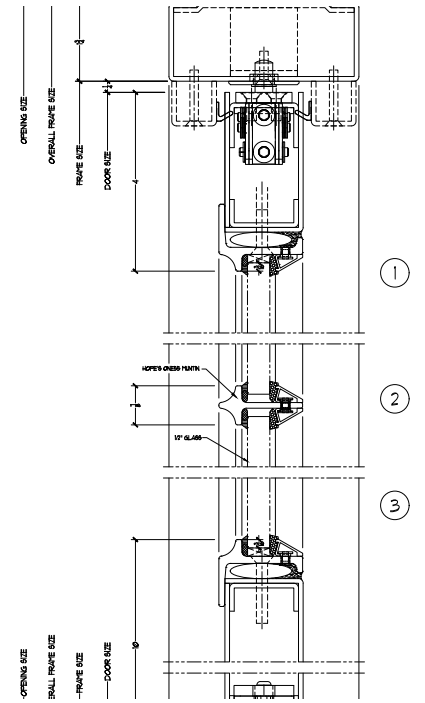
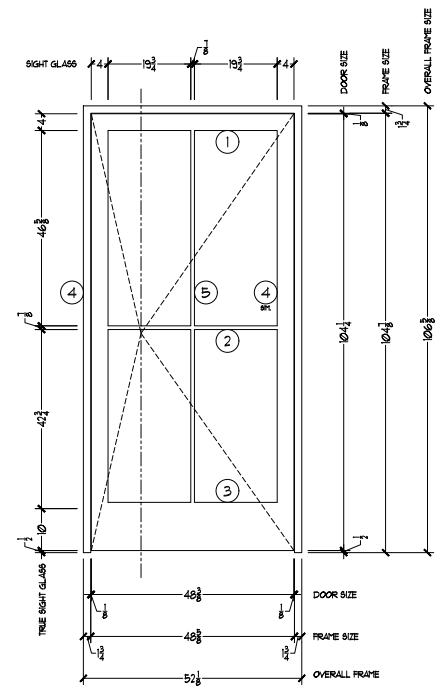
Hopes Steel Windows & Doors



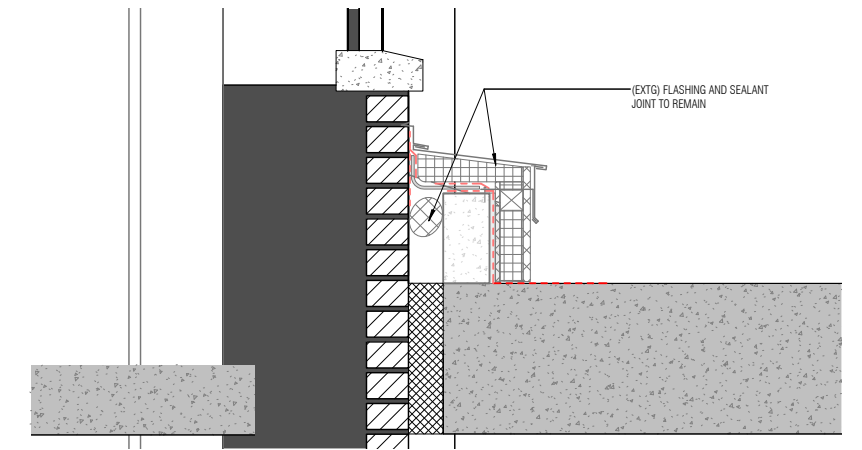
Proposed system is to match approved Hopes Steel Window System used in Phase 1



P. 35 Custom Operable with Hopes Steel Windows



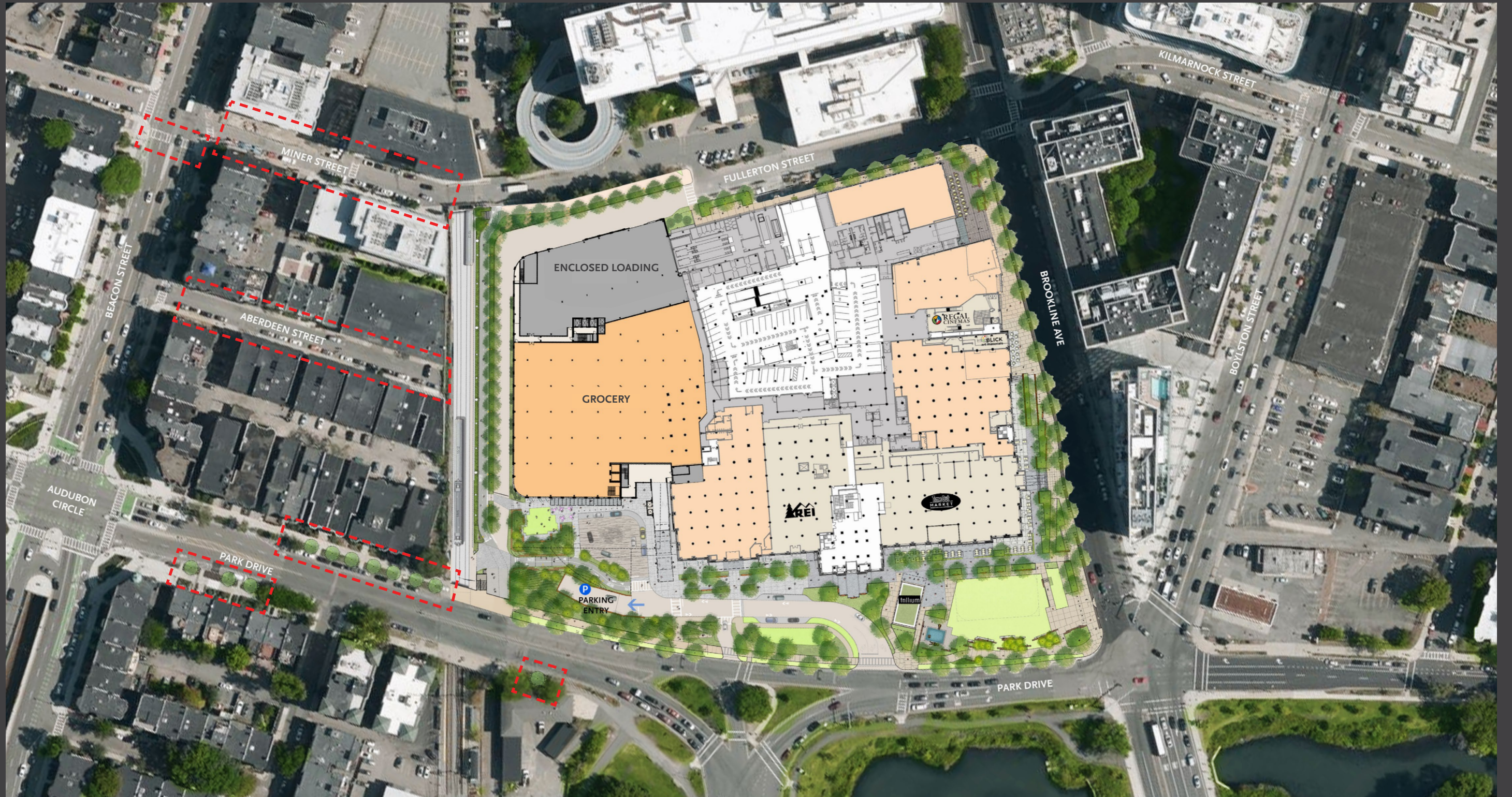
Hopes Steel Windows & Doors



Level 3 Phase III Interface with 401 Park

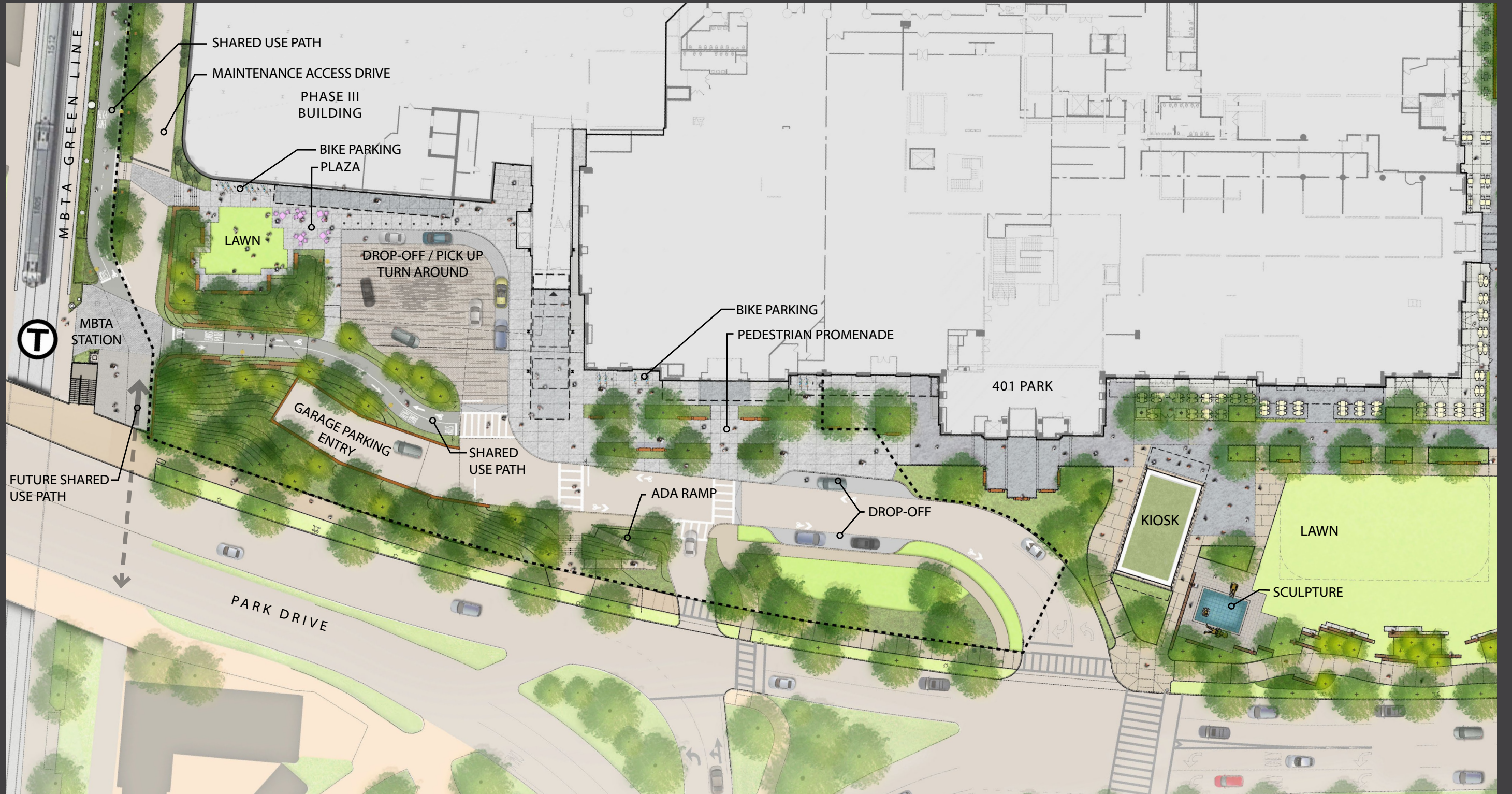
WINDOW / STOREFRONT SYSTEMS

PHASE 3 LANDSCAPE













THANK YOU

