

Mass General Brigham Administrative Campus

Somerville, MA

Mass General Brigham is Massachusetts' largest private employer, hospital network and physician's organization. They consolidated administrative operations from 14 sites in the eastern part of the state and moved 4,500 non-hospital employees into a new 700,000-SF office building at Somerville's massive Assembly Row development.

Assembly Row, a mixed-use project developed by Federal Realty Investment Trust, is a 45-acre redevelopment of former industrial property. Located along the Mystic River, the historic site once housed a Ford Motor Company factory.

This LEED Gold campus showcases a new benchmark for workplace design and sustainable practices. To realize a public-private corporate campus in a newly developed high density district of the city, the project includes programmed spaces for both internal and external uses. Private and semi-private courtyards, designed more formally on an architectural grid, promote inside-outside connections with the building. In contrast, a 2.5-acre event lawn features groves of river birch, maple, ginkgo, redwood, and a sinuous lawn trail that encourages guests to wander and stay outside. A 40,000-SF intensive-extensive green roof, which supports a private dining terrace, is shrouded by nearly 100 Whitespire birch trees. These trees act as a curtain between two environments. On one side, the dining area is a clear extension of the interior, but just 40 feet away, the trees create an alcove for privacy. Sloped planters extend from the dining area into the private alcove where they rise to a height that supports seating.

Client

Mass General Brigham

Size

10 acres

Dates

2015 - 2016

LEED

Gold

Team

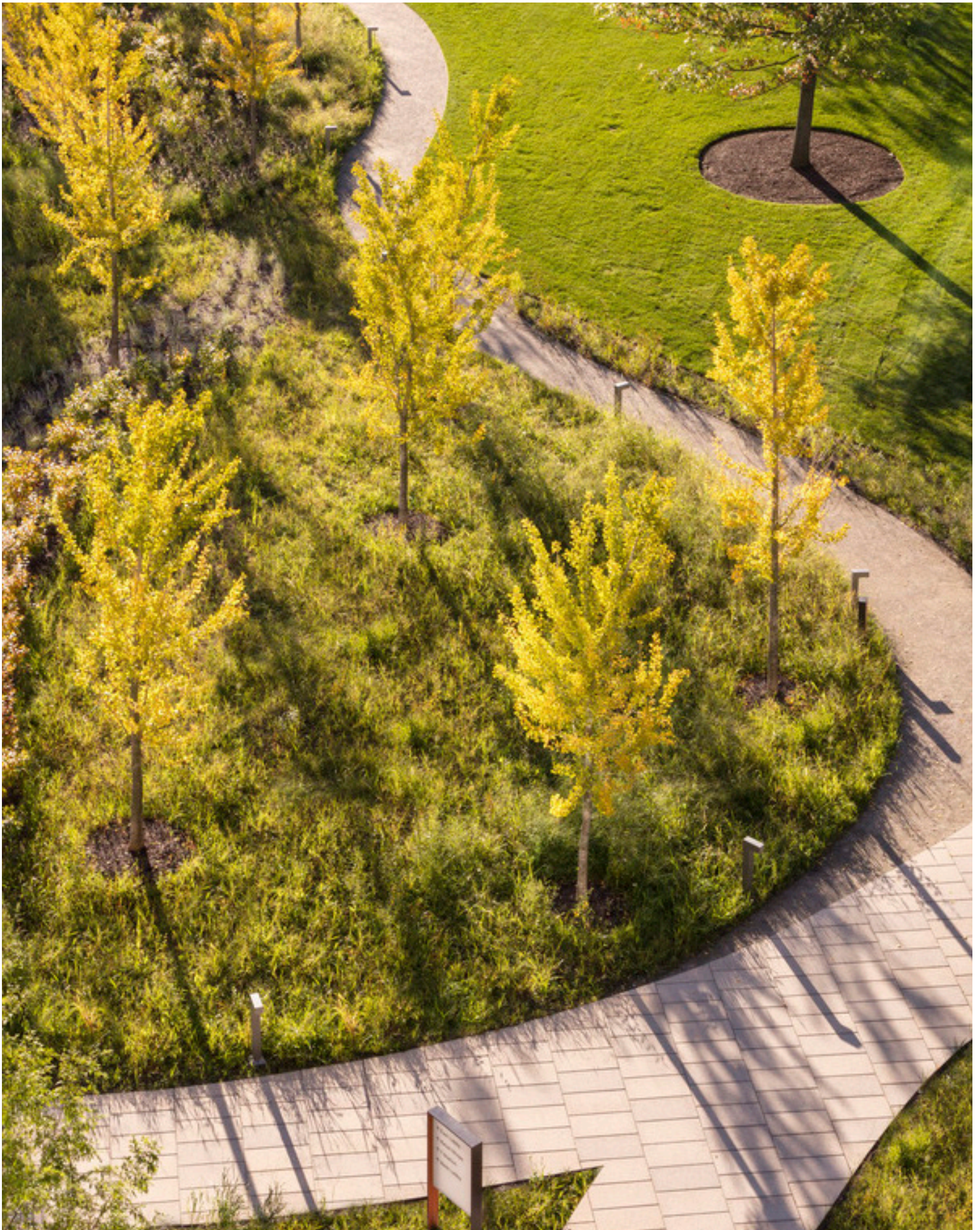
Gensler
Vanasse Hangen
Brustlin
BuroHappold Engineering
Haley & Aldrich
HLB Lighting Design
Ryan Associates



























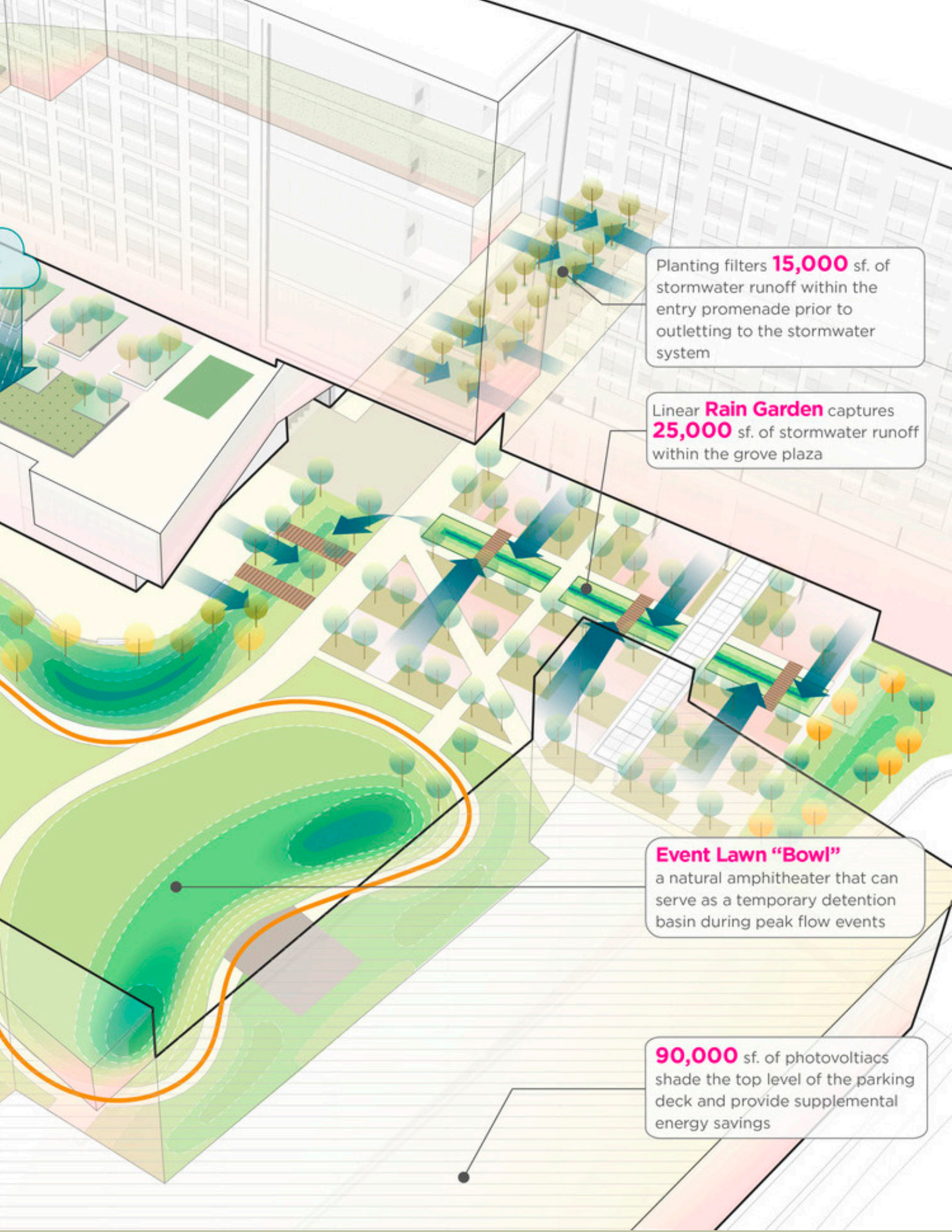
Over **28,000** sf. of **Green Roof** is punctuated within intimate occupiable roof spaces promoting mental health and wellness

A sequence of **Dry Creekways** connect to direct excess stormwater out and away from the building while offering additional storage during a storm surge

1/4 Mi Fitness Loop provides an active amenity for the community and users

Native New England **Prairie** planting functions as a biofiltration system





Planting filters **15,000** sf. of stormwater runoff within the entry promenade prior to outletting to the stormwater system

Linear **Rain Garden** captures **25,000** sf. of stormwater runoff within the grove plaza

Event Lawn "Bowl"
a natural amphitheater that can serve as a temporary detention basin during peak flow events

90,000 sf. of photovoltaics shade the top level of the parking deck and provide supplemental energy savings



Sustainability

The project provides optimum site accessibility, safety and wayfinding.



LAND

Located on a former industrial property, the design recognizes the history of the site while remediating the degraded zones.

The design protects floodplain function and restores ecological conditions along the Mystic River.



WATER

1.8 acres of permeable surface was created.

The project would be resilient to a major flood. Storm water features function as amenities, through the use of bio-swales, rain gardens and detention ponds. A land mitigation strategy zones out portions of the land to accommodate flooding.

A 28,000 square foot green roof reduces the heat island effect, absorbs storm water and provides enjoyment to the users.

Trees have the potential for intercepting 166,500 gallons of water which is the equivalent to the water usage for 1,665 American residents for one day *

Outdoor water usage is reduced.



PLANTING

333 trees were planted on site.

Fertilizer and pesticides were minimized.

Mycorrhizal fungi was implemented in the soil mix to provide increased water and nutrient absorption for the planting. In turn the planting provides the fungi with necessary carbohydrates.

Plants are allowed to go from seed to flower life.

Annual planting was avoided.

Low water usage planting was used on-site.



CARBON, ENERGY & AIR

The project uses planting to minimize building energy use.

The project uses regional materials.

The project minimizes the users' exposure to environmental tobacco smoke through designated smoke-free zones and prohibited smoking on-site.

The project reduces carbon emissions by encouraging employees and visitors to utilize alternate forms of transportation (i.e. MBTA and bicycles).

The trees sequester 39,960 pounds of carbon annually, which offsets 396 cars per year.**



SOCIAL

Benefits are provided beyond its own footprint. As the anchor of Assembly Row, the project extends the retail experience and culminates in a public amenity with Partner's Park.

The multi-use path on the East portion of the site connects to bike trails along the Mystic River and Sylvester Baxter Riverfront Park.

4300 employees will be relocated to the site, activating the surrounding area/ economy.

Sustainable awareness and education are promoted on-site through educational programs.

Bike storage and shower facilities are provided on-site, and the MBTA assembly stop is at the North of the site.

*The tree average for water interception is 500 gallons. American's use an average of 100 gallons of water per day (EPA's water trivia facts).

**120 pounds of CO2 per tree annually (This number is based on an average from the National Tree Benefits Calculator) One car produces an average of 8,320 pounds of CO2 per year (The Code of Federal Regulations - 40 CFR 600.113).