

MEMORANDUM

MARCH 14, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: LINDA KOWALCKY, DEPUTY DIRECTOR OF INSTIUTIONAL SECTOR
MANAGEMENT
GERALD AUTLER, SENIOR PROJECT MANAGER/PLANNER

SUBJECT: PUBLIC HEARING TO CONSIDER THE INSTITUTIONAL MASTER
PLAN AMENDMENT FOR THE FIFTH AMENDMENT TO THE
HARVARD UNIVERSITY ALLSTON CAMPUS INSTITUTIONAL
MASTER PLAN AND THE 28 TRAVIS STREET PROJECT AS A
DEVELOPMENT IMPACT PROJECT

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA” or “Authority”) authorize the Director to: (1) issue an Adequacy Determination approving the Institutional Master Plan Amendment for the Fifth Amendment to the Harvard University Allston Campus Institutional Master Plan (“Harvard IMP Amendment”) pursuant to Section 80D-5.4 of the Boston Zoning Code (“Code”); (2) issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d) of the Code for the 28 Travis Street Project (“Proposed Project”); (3) issue a Certification of Compliance for Article 80 Large Project Review for the Proposed Project pursuant to Section 80B-6 of the Code; (4) issue one or more Certifications of Consistency in connection with the Proposed Project and the Bright Hockey Center Renovation Project as described in the Harvard IMP Amendment pursuant to Section 80D-10 of the Code; (5) petition the Boston Zoning Commission to consider the Harvard IMP Amendment and associated map amendment; and (6) execute any and all documents deemed necessary and appropriate relative to the Harvard IMP Amendment and Proposed Project and the Bright Hockey Center Renovation Project, including, but not limited to, Development Impact Project Agreement(s) or amendments thereto, Boston Residents Construction Employment Plan(s) and a Cooperation Agreement.

INTRODUCTION

Harvard University (the “Proponent” or the “Harvard”) is seeking an Adequacy Determination approving the Harvard IMP Amendment and a Scoping Determination Waiving Further Review for the Proposed Project.

DESCRIPTION OF HARVARD IMP AMENDMENT PROPOSED PROJECTS

The Harvard IMP Amendment contains two Proposed Institutional Projects as well as extending the term of Harvard Allston IMP for one year. In addition, the Harvard IMP Amendment proposes to add the approximately 245,163 square foot (5.6 acre) 28 Travis Street Project site to Harvard’s IMP Overlay Area.

The first Proposed Institutional Project involves the interior renovation of approximately 11,300 square feet of space within the Bright Hockey Center and Gordon Indoor Track facilities (the “Bright Hockey Project”).

The second Proposed Institutional Project is the renovation and occupancy of the existing 43,750 square foot building located at 28 Travis Street, the occupancy of 26,800 square feet of warehouse space at 90 Seattle Street and 38 Travis Street, and the addition of a new 9,600 square foot single-story building between them (collectively the “28 Travis Street Project”). The 28 Travis Street Project will allow the relocation of a number of existing institutional uses currently located at 219 Western Avenue to enable the Barry’s Corner Residential and Retail Commons at that site.

Specifically, the 28 Travis Street Project will accommodate a number of Harvard uses including mail room services, the Harvard University Information Technology department, a Harvard University Police Department training facility, fleet management services, landscape services, and other institutional office and storage space.

The 28 Travis Street Project includes the renovation of the existing single-story building at 28 Travis Street and the addition of a single-story building adjacent to it. The existing facility is a utilitarian warehouse structure which is currently vacant, includes outdated systems, and has questionable long-term structural stability. The renovation project will update building use and systems, including structural upgrades to portions of the buildings. A new fleet management building is proposed to be added between the existing 28 Travis Street and 38 Travis Street/90 Seattle Street buildings, forming a “U” shape to contain all activities within the “courtyard” space that is created by all three buildings.

There is an existing parking area to the north of 28 Travis Street that has been used for parking for the building. This lot will be used by employees and visitors. This lot can accommodate approximately 75 parking spaces.

Harvard's service vehicles, including shuttle buses, will park in an area between 28 Travis and 38 Travis/90 Seattle and will access the site via Rotterdam street, thus avoiding travel on small residential streets in the neighborhood.

DEVELOPMENT IMPACT PROJECT EXACTIONS

The estimated DIP square footage of the 28 Travis Street Project is as follows:

28 Travis Street building: 42,938 square feet
 Fleet management services building: 9,578
 Total: 52,516 square feet

Harvard shall pay Development Impact Project (DIP) Exactions in connection with the 28 Travis Street Project. The present estimates of the DIP Exactions are \$413,300.92 for housing linkage and \$82,450.12 for jobs linkage calculated as follows:

Housing Linkage			
DIP Uses	52,516	square feet	
Housing DIP Rate	<u>\$7.87</u>	per square foot	
	\$413,300.92		

Jobs Linkage			
DIP Uses	52,516	square feet	
Housing DIP Rate	<u>\$1.57</u>	per square foot	
	\$82,450.12		

PROJECT/IMP REVIEW

The Harvard IMP Amendment is subject to Institutional Master Plan review pursuant to Section 80D of the Code and the 28 Travis Street Project is subject to Large Project Review Pursuant to Section 80B of the Code.

Harvard filed an Institutional Master Plan Notification Form/Project Notification Form on October 19, 2012. A scoping session was held on November 9, 2012 with public agencies and the proposed Harvard IMP Amendment was presented at a public meeting of the Harvard-Allston Task Force on November 7, 2012, in addition to being discussed at other meetings of the Harvard-Allston Task Force. On December 12, 2012, following the required public comment period, the BRA issued a Scoping

Determination outlining issues to be addressed in more detail in the Harvard IMP Amendment filing.

The Harvard IMP Amendment and 28 Travis Street Project have been reviewed and discussed at multiple meetings of the Harvard-Allston Task Force.

As a result of input from the Task Force, other community members, and elected officials, Harvard has made the following commitments:

1. **No Entrance/Exit on Travis Street.** All employee and visitor vehicles will enter and exit the site via Western Avenue and the Travis Street entrance will be closed.
2. **Rena Park Improvements and Planning to Commence Immediately.** Harvard, in conjunction with the BRA, will begin a public process in April, 2013 to identify implementable improvements that will begin construction in 2014. Harvard's new Institutional Master Plan for its Allston campus will include longer-term planning for the Rena Park area as per the BRA Scoping Determination. Consistent with the 2008 Cooperation Agreement, Rena Path will be fully implemented at the time that Harvard receives a Certificate of Occupancy for the Allston Science Complex (also referred to as the Health and Life Science Center and the new home of the School of Applied Engineering and Science), currently estimated to occur in 2018.
3. **Planning for University Support Services.** Harvard will include a "Comprehensive Support Services Plan" as part of its new Institutional Master Plan for its Allston campus. If for any reason the Institutional Master Plan is not filed by the end of 2014, Harvard shall file the Plan separately with the Boston Redevelopment Authority by that time. The Comprehensive Support Services Plan will include:
 - a. An assessment of all existing and anticipated future support services, including the interim service uses approved in the Fifth IMP Amendment for the 28 Travis Project, and their associated impacts.
 - b. An identification of sites and buildings suitable for specific new or relocated support uses and any necessary mitigation measures to ensure compatibility with their context.
 - c. A timeframe for the implementation of the Comprehensive Support Services Plan, including specific timeframes for vacancy, relocation, and/or demolition of existing facilities as well as construction and occupancy of any new facilities.
4. **28 Travis Project Relocation Timeframe.** No later than one year after the date of issuance of a Certificate of Occupancy for the Allston Science Complex, Harvard will implement those provisions of the Comprehensive Support Services Plan relating to relocation of interim services approved for the 28 Travis Project.

5. **Performance.** If Harvard fails to file a Comprehensive Support Services Plan by the end of 2014 or to comply with item #4 above, the BRA and City of Boston Inspectional Services Department reserve the right to withhold building and/or occupancy permits for other Proposed Institutional Projects in the Institutional Master Plan.
6. **Nighttime Use Restriction.** The Fleet Management Facility will not be used between the hours of 12:00 midnight and 6:00 a.m.
7. **Renewed Commitment to the Harvard Allston Partnership Fund.** Harvard will extend the Harvard Allston Partnership Fund grants for five years, i.e. an additional \$100,000 per year for a total of \$500,000. The HAPF, created in 2008 by Harvard and the City of Boston in collaboration with the Allston-Brighton community, has already awarded \$500,000 in grants to 20 local organizations.
8. **Shuttle Access.** Contingent upon conversations with the Massachusetts Bay Transportation Authority (“MBTA”), Harvard will provide access to the Harvard shuttle system for North Allston and North Brighton residents.
9. **Harvard Allston Education Portal.** Harvard will work with the Boston Redevelopment Authority to identify an appropriate and prominent location in Barry’s Corner to ensure the Ed Portal’s ongoing success.

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the BRA: (1) issue an Adequacy Determination approving Harvard IMP Amendment pursuant to Section 80D-5.4 of the Code; (2) issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d) of the Code for the 28 Travis Street Project (“Proposed Project”); (3) issue a Certification of Compliance for Article 80 Large Project Review for the Proposed Project pursuant to Section 80B-6 of the Code; (4) issue one or more Certifications of Consistency in connection with the Proposed Project and the Bright Hockey Project pursuant to Section 80D-10 of the Code; (5) petition the Boston Zoning Commission to consider the Harvard IMP Amendment and associated map amendment; and (6) execute any and all documents deemed necessary and appropriate relative to the Harvard IMP Amendment and the Proposed Project and the Bright Hockey Project, including, but not limited to, Development Impact Project Agreement(s) or amendments thereto, Boston Residents Construction Employment Plan(s) and a Cooperation Agreement.

Appropriate votes follow:

VOTED: That in connection with the Institutional Master Plan Amendment for the Fifth Amendment to the Harvard University Allston Campus Institutional Master Plan (“Harvard IMP Amendment”) presented at a public hearing held pursuant to Section 80D of the Boston Zoning Code (“Code”) at the offices of the Boston Redevelopment Authority (“Authority” or “BRA”) on

March 14, 2013, and after consideration of evidence presented at, and in connection with, the proposed Harvard IMP Amendment, the BRA finds that: (a) the Harvard IMP Amendment complies with the Scoping Determination; (b) the Harvard IMP Amendment conforms to the provisions of Article 80D of the Code; (c) the Harvard IMP Amendment conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Harvard IMP Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination, pursuant to Article 80D-5.4 of the Code, approving the Harvard IMP Amendment; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d) of the Code for the 28 Travis Street Project (“Proposed Project”) as described in the Harvard IMP Amendment; and

FURTHER

VOTED: That the Director be, and hereby is, authorized pursuant to the provisions of Section 80B-6 of the Code, to issue a Certification of Compliance for the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized pursuant to the provisions of Section 80D-10 of the Code, to issue one or more Certifications of Consistency with respect to the Proposed Project and the Bright Hockey Center Renovation Project (collectively, the “Proposed Institutional Projects”) set forth in the Harvard IMP Amendment when the Director finds that: (a) the Proposed Institutional Projects are adequately described in the Harvard IMP Amendment, including the requirement of Section 80D-10.1(2) of the Code concerning the location of High Impact Subuses; (b) the Proposed Institutional Projects are consistent with the Harvard IMP Amendment; (c) the Harvard IMP Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and (d) the Harvard IMP Amendment is in compliance with the update requirements of Section 80D-7 of the Code and with the renewal requirements of Section 80D-8 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to approve the Harvard IMP Amendment and the associated map amendment, all in substantial accord with the Harvard IMP Amendment and map amendment presented to the BRA at its hearing on March 14, 2013; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents deemed necessary and appropriate by the Director in connection with the Harvard IMP Amendment and the Proposed Institutional Projects, including, without limitation, Development Impact Project Agreement(s) or amendments thereto, a Boston Residents Construction Employment Plan and a Cooperation Agreement.