

MEMORANDUM

DECEMBER 19, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

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

SUBJECT: PUBLIC HEARING TO CONSIDER THE RUTH MULAN CHU CHAO
CENTER AT HARVARD BUSINESS SCHOOL AS A DEVELOPMENT
IMPACT PROJECT WITHIN THE HARVARD IMP

SUMMARY: This memorandum requests that the Boston Redevelopment Authority (“BRA” or “Authority”) authorize the Director to: (1) issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d) of the Code for the Ruth Mulan Chu Chao Center at Harvard Business School (“Proposed Project”); (2) issue a Certification of Compliance for Article 80 Large Project Review for the Proposed Project pursuant to Section 80B-6 of the Code; (3) issue a Certification of Consistency in connection with the Proposed Project in the Harvard IMP; and (4) execute any and all documents deemed necessary and appropriate relative to the Proposed Project, including, but not limited to, execution of a Boston Residents Construction Employment Plan, a Development Impact Plan Agreement, and a Cooperation Agreement.

INTRODUCTION

Harvard University (the “Proponent” or “Harvard”) is seeking approval of the Ruth Mulan Chu Chao Center at Harvard Business School (“Chao Center” or “Proposed Project”) as a Development Impact Project.

The Chao Center is an Executive Education building of approximately 75,000 gross square feet proposed on the Harvard Business School campus in Boston. The prominent use in the Project is a dining facility for Harvard Business School’s Executive Education program. The building will also include classroom space, offices for staff, function rooms, and a kitchen. Improvements to outdoor space to support courtyard seating will also be included in the Proposed Project. There will be no new parking associated with the Proposed Project.

The Applicant is seeking the issuance of a Scoping Determination by the BRA pursuant to Section 80B-5 of the Boston Zoning Code (the "Code"). The BRA in the Scoping Determination for such PNF may waive further review pursuant to Section 80B-5.3(d) of the Code, if, after reviewing public comments, the BRA finds that the Project Notification Form submitted for the Proposed Project adequately describes the Proposed Project's impacts.

PUBLIC BENEFITS OF THE PROPOSED PROJECT

Harvard has committed to extensive public benefits in connection with its IMP. Some of these benefits will be implemented in connection with the Chao Center.

DEVELOPMENT IMPACT PROJECT EXACTIONS

Harvard will pay Exactions in connection with the Proposed Project. The estimated Development Impact Project ("DIP") square footage of the Proposed Project is 75,000 square feet, as defined by the Code. Based upon current plans, Harvard will provide an estimated \$590,250 in housing linkage funds and an estimated \$117,750 in jobs linkage funds pursuant to the provisions of Section 80B-7 of the Code. These estimated linkage payments are calculated on a preliminary basis as follows:

Housing Linkage:

DIP Uses	75,000 square feet
Housing DIP Rate	x <u>\$7.87</u> per square foot
	\$ 590,250.00

Jobs Linkage:

DIP Uses	75,000 square feet
Jobs DIP Rate	x <u>\$1.57</u> per square foot
	\$ 117,750.00

PROJECT REVIEW

Harvard submitted a Project Notification Form on November 5, 2013. A scoping session was held on November 19, 2013 with public agencies and the Proposed Project has been discussed at multiple meetings of the Harvard-Allston Task Force, which met 23 times between October, 2012 and October, 2013 to discuss the Harvard Institutional Master Plan and the projects proposed therein.

BOSTON CIVIC DESIGN COMMISSION

On December 3, 2013, the Boston Civic Design Commission ("BCDC") voted to voted to recommend approval to the BRA Board.

RECOMMENDATION

The BRA staff recommends that the Authority authorize the Director to: (i) issue a Scoping Determination Waiving Further Review pursuant to Article 80B-5.3(d) of the Boston Zoning Code (the “Code”) for the Proposed Project; (ii) issue a Certification of Compliance with Article 80 Large Project Review for the Proposed Project; (iii) issue a Certification of Consistency in connection with the Proposed Project in the IMP; (iv) take all actions and execute all documents deemed necessary and appropriate relative to the Proposed Project, including, but not limited to, execution of a Boston Residents Construction Employment Plan, amendments to Development Impact Project Agreements, and a Cooperation Agreement or an amendment to a Cooperation Agreement and any and all agreements deemed necessary and appropriate by the Director in connection with the Proposed Project.

Appropriate votes follow:

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 Ruth Mulan Chu Chao Center at Harvard Business School (“Proposed Project”) as described in the Project Notification Form submitted to the BRA on November 5, 2013 (“PNF”) and the Harvard IMP, which Scoping Determination shall provide that the PNF (i) adequately describes the impacts of the Proposed Project, subject to further BRA design review, and (ii) includes any conditions that the Director deems necessary for the mitigation of such impacts; 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 upon the successful completion of all Article 80 processes for the Proposed Project; and

FURTHER

VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency with respect to the Proposed Project in the IMP when the Director finds that: (a) the Proposed Project is adequately described in the Harvard IMP; (b) the IMP 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

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Section 80B-7 of the Code; 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 Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan and a Cooperation Agreement, all upon terms and conditions determined by the Director to be in the best interest of the BRA.