

Harvard Enterprise Research Campus And Greenway Plan

ADVISORY GROUP MEETING 03

Welcome!
The meeting will begin shortly.



Planning Department

WXY

FEB

27

2025

Harvard Enterprise Research Campus And Greenway Plan

ADVISORY GROUP

Meeting 03



Planning Department



MEETING RECORDING

- **At the request of community members**, this event will be recorded and posted on the Harvard ERC District and Greenway Plan project web page at:
<https://www.bostonplans.org/planning/planning-initiatives/harvard-erc-district-and-greenway-plan> for those who are unable to attend the Zoom event live.
- **This meeting is structured as a webinar** and only the Advisory Group members and project team will be allowed to participate in the discussion of this meeting.
- **Non-Advisory Group members will have an opportunity to share feedback and participate in the discussion at future public meetings** or can reach out to the project manager at Breeze.Outlaw@boston.gov with any questions.



ZOOM TIPS

- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial *9 if joining by phone) **and wait to be called upon to unmute** (dial *6 if joining by phone) before asking your question or providing comment.



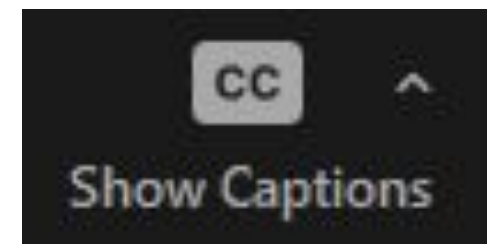
MUTE/UNMUTE



**RAISE HAND TO GET IN LINE
TO ASK A QUESTION OR
PROVIDE COMMENT**



TURN VIDEO ON/OFF



TURN ON CAPTIONS

TONIGHT'S MEETING AGENDA

- **Recap**
 - Planning in Allston Brighton
 - Advisory Group Role and Responsibilities
 - Project Goals, Objectives, and Scope
 - Meeting Objectives
 - Where We Are
 - What We've Heard
- **Initial Site Ideas**
- **Discussion**
- **Next Steps**



PLANNING IN ALLSTON BRIGHTON

ALLSTON BRIGHTON NEEDS ASSESSMENT

Completed & Adopted January 2024

ALLSTON BRIGHTON COMMUNITY PLAN

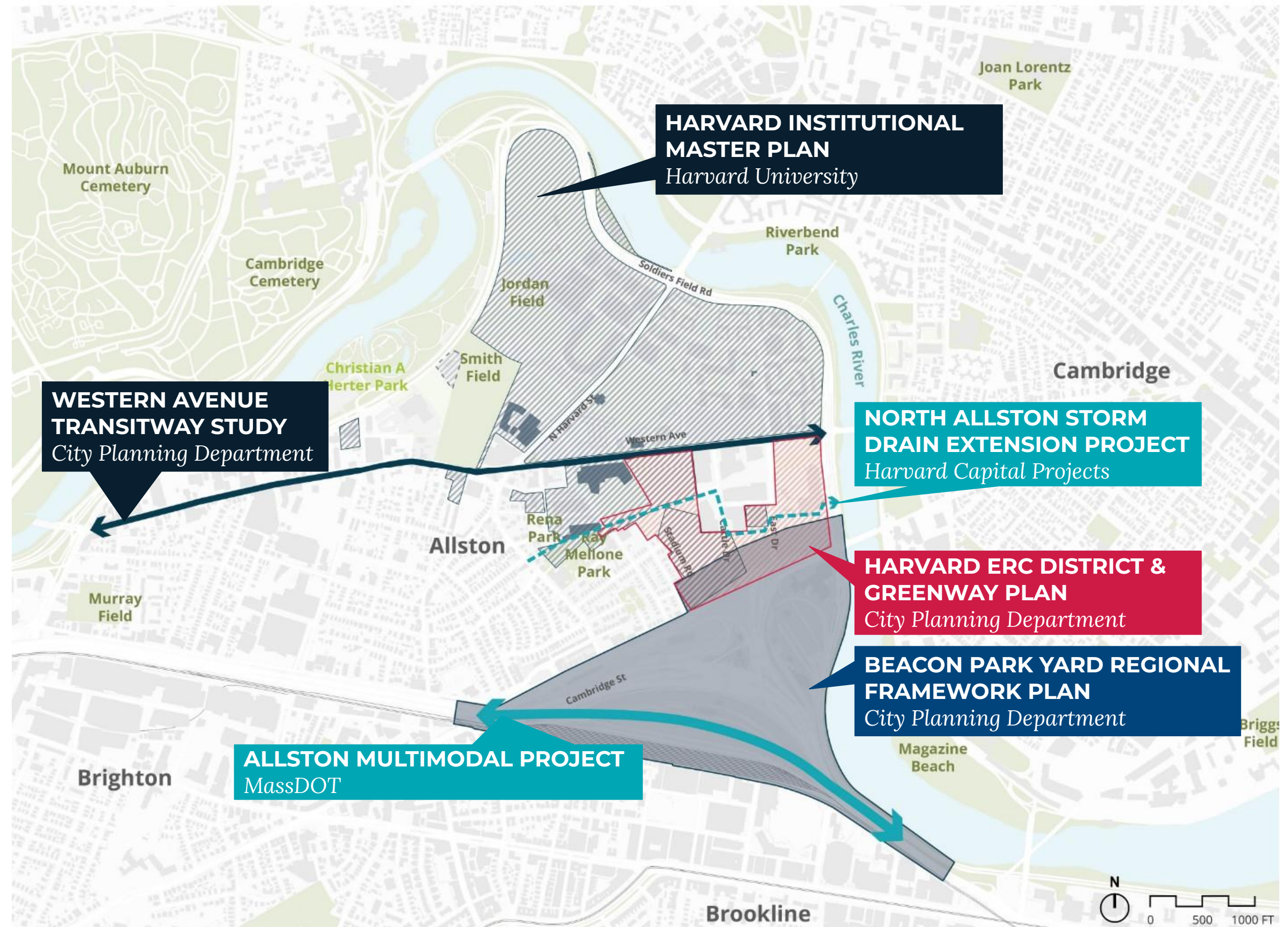
In progress: Development of Draft Concepts & Big Ideas

BEACON PARK YARD REGIONAL FRAMEWORK PLAN

In Progress: Assembling final report

HARVARD INSTITUTIONAL MASTER PLAN

In progress: Coordinating revisions based on public comments and review team's feedback; Next Meeting March 5, 2025



ADVISORY GROUP ROLE



Share

Share information about the ERC District and Greenway Plan process in the Allston community and encourage your network to participate in the process



Contribute

Contribute your local knowledge and subject matter expertise to strengthen the planning process



Review

Review and provide feedback on engagement materials and methods



Ensure Representation

Help ensure a representative engagement process



Aid in the Plan Development

Aid in the development of recommendations for the Harvard ERC and Greenway Plan

ADVISORY GROUP RESPONSIBILITIES

- Support a **respectful, productive, and thoughtful exchange of ideas** and solutions
- **Designate one person to be the primary representative of the attending organization, and one alternate representative for Advisory Group meetings if the primary representative is not available.** Project Advisory Group members may be removed if representatives are absent at two Project Advisory Group meetings
- **Attend all Project Advisory Group sessions, or send their alternative.** We have 2 Advisory Group meetings remaining over the course of this planning process.
- **Be engaged and come prepared to discuss ERC planning content.**
- AG members are **encouraged to the Public Forums**



PROJECT OBJECTIVES & GOALS

Develop a District and Greenway Plan for the ERC area, grounded in a community driven planning process to outline neighborhood vision and priorities.



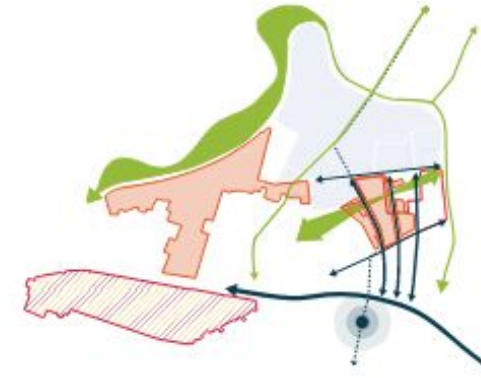
Consensus-Driven Vision

Develop a consensus-driven vision for the ERC area



Create a Predictable & Enforceable Framework

Incorporate and refine existing planning efforts to create a predictable and enforceable framework for future inclusive, equitable, and community focused development, including community benefits accompanying development



District Wide Approach

Take a district-wide approach for urban design, public realm, and transportation recommendations that emerge from the community process and are sensitive to the needs and goals of the neighborhood



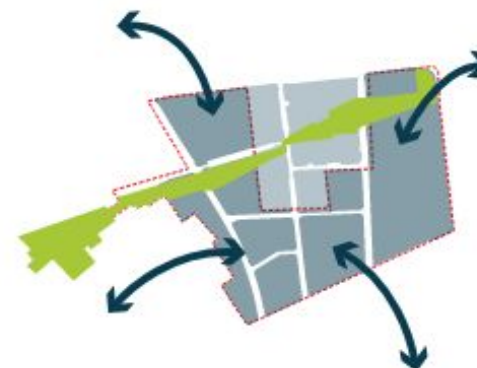
Sustainable Infrastructure Strategies

Establish sustainable infrastructure strategies, including a smart utilities approach



Establish Meaningful Connections

Establish meaningful connections to surrounding open space, streets and linear connections, the Allston-Brighton neighborhood, and future Beacon Park Yard development area



Develop Cohesive Strategies

Develop cohesive strategies for open space, development, and neighborhood edge conditions and gateways



Land Use & Urban Design Plan

Create a land use and urban design plan that can be codified into regulatory and zoning documents to implement plan recommendations.

PROJECT SCOPE & DELIVERABLES

TASK 1 EXISTING CONDITIONS ANALYSIS

Use contextual data analysis and understand shared recommendations and conflicts/evolution of past plans to ground context of community concerns and desires.

STATUS
Complete

DELIVERABLES*

- Summary of past plans & initiatives
- Existing Conditions
- SWOT Analysis



TASK 2 COMMUNITY VISIONING & GOALS

Conduct engagement with community and key stakeholders to develop goals and vision statement

STATUS
In-progress

REMAINING OBLIGATIONS*

- (3) Advisory Group Meetings (including this meeting)
- (2) Public Forum Meetings

DELIVERABLES*

- **Goals and Vision Statement**
- Focus Group Synthesis
- Stakeholder Interview Synthesis
- Community Benefits Matrix



TASK 3-5 DRAFT FRAMEWORKS

Deliver multiple options for each framework to ensure feasibility and ground neighborhood vision and priorities.

STATUS
In progress

REMAINING OBLIGATIONS*

- Open Space Framework (Open space network map, activation and programming recs)
- Land Use & Economic Development Framework (Development scenarios, urban design and performance guidelines)
- Transportation & Mobility Framework (Street typologies, utility coordination, Loading and service Access)

DELIVERABLES*
TBD



TASK 6 FINAL ERC DISTRICT & GREENWAY PLAN



Items subject to change

MEETING OBJECTIVES



**RECAP WHERE WE
ARE & WHAT WE'VE
HEARD**



**INTRODUCE SITE
CONDITIONS AND
INITIAL SITE IDEAS**



**DISCUSS PROGRESS
DIRECTION**



**REVIEW UPCOMING
MEETINGS AND
TOPICS**

WHERE WE ARE



PLANNING PAUSE



PROJECT KICK OFF & COMMUNITY GOALS

June 2023 - December 2023

FOCUS GROUP & STAKEHOLDER INTERVIEWS

January 2024

DRAFT FRAMEWORK PLAN

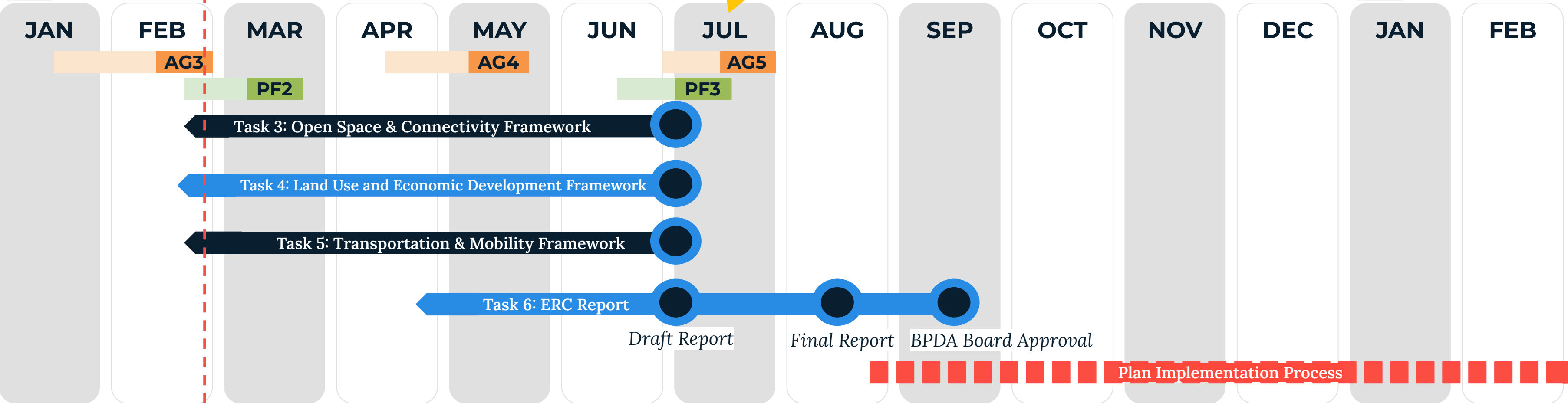
March 2025

FINAL ERC DISTRICT & GREENWAY PLAN

Anticipated Late 2025

2025

We're Here



30 Day Public Comment Period

2026

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB

AG3

PF2

AG4

PF3

AG5

Task 3: Open Space & Connectivity Framework

Task 4: Land Use and Economic Development Framework

Task 5: Transportation & Mobility Framework

Task 6: ERC Report

Draft Report

Final Report

BPDA Board Approval

Plan Implementation Process



WHAT WE'VE HEARD

Focus Group Synthesis

Open Space, Public Realm & Connectivity

Connected and Cohesive

- Explore east-west and north-south greenway connections with prominent community gateways
- Plan for year-round activations and programming
- Prioritize active ground floor uses that complement open spaces

Public and Accessible

- Ensure HALC collaboration with community
- Prioritize community access and equity in ERC planning
- Focus on the ERC as part of the neighborhood, not an isolate campus

High Performing and Resilient

- Design open spaces with climatic performance in mind
- Build integrated stormwater management systems and green infrastructure

Focus Group A:

Advisory Group Members:

Laura Jasinski - (Charles River Conservancy), Stacy Thompson (LivableStreets Alliance), Barbara Parmenter (Allston Resident), Max Rome (Charles River Watershed Association) Tina Chan (Allston Brighton Health Collaborative), Bryan Chou (Mikyoung Kim Design), Galen Mook (Mass Bike), Mark Handley (Harvard University Representative), Justin Fay (Harvard University Representative)

Non-AG Members:

Cindy Marchando (Harvard Allston Task Force Member & Coalition for a Just Allston + Brighton), Gerald Autler (DCR/State Agency), Ruth Helfeld (DCR/State Agency), Patty Pirone (Western Ave Children's Center), Dave Kramer (Boston Green Academy), Chris Donnelly (Boston Green Academy)



WHAT WE'VE HEARD

Focus Group Synthesis

Housing & Economic Opportunity

Affordable and Intergenerational

- Ensure integration of truly affordable housing
- Design housing to be accessible for all
- Explore housing types that create a sense of neighborliness
- Build generational wealth through home ownership opportunities in ERC

Vibrant, Active and Diverse

- Focus on creating human scale neighborhoods
- Build arts and culture, including public art, into the development
- Ensure access to daily necessities, like grocery stores and pharmacies

Driving Community Growth for Communities

- Create space for affordable retail spaces
- Integrate indoor and outdoor retail
- Ensure workforce development and training opportunities
- Develop pathways for small business support
- Create a 24/7, vibrant mixed use environment

Focus Group B:

Advisory Group Members:

Jo Ann Barbour (Charlesview Inc), Karen Smith (Mcnamara Housing), Mark Handley (Harvard University Representative), Christine Varriale (Allston Pudding)

Non-AG Members:

Elaina S (Action for Boston Community Development), Jennifer A Cohen (Harvard Allston Land Company)



WHAT WE'VE HEARD

Focus Group Synthesis

Transportation & Mobility

Safe and Joyful Mobility

- Create safe and reliable connections to the community and the region
- Integrate green infrastructure into streetscapes
- Design for maintenance and ADA accessibility
- Create delivery zones for dedicated loading/unloading

Future-facing Mobility and Infrastructure

- Safe and connected public transit networks with dedicated lanes where possible
- Ensure gateways are prominently designed and visible at key intersections
- Integrate safe bike infrastructure into street designs
- Right size vehicle parking for a multi-modal district

Focus Group C:

Advisory Group Members:

Andrew Curtis (Member of the Harvard ERC AG), Jessica Robertson (Allston Resident), Mark Handley (Harvard University Representative)

Non-AG Members:

Matthew Peterson (City of Boston Transportation Department), Kristen McCosh (City of Boston Disability Commission), Chris Morawski (City of Boston Disability Commission), Gerald Autler (Department of Conservation and Recreation), Scott Mullen (A Better City) Albert Ng (Transportation at Harvard University), Carol Hilbinger (DEAF, Inc.), Jonathan Y. Lee (Allston Brighton Health Collaborative)



WHAT WE'VE HEARD

Stakeholder Interviews Synthesis

Open Space, Public Realm & Connectivity

- Create welcoming, inviting, safe community paths for all
- Create safe, outdoor, kid-friendly green spaces
- Create accessible places to gather and commune that are not highly surveilled along the Greenway
- Use programming, wayfinding, signage, directionality to create an inviting entry point visible from the street
- Improve trash removal
- Partner with local organizations to remove graffiti

Housing and Economic Opportunity

- Create safe, family friendly spaces for community gathering, bringing residents out and together
- Support organizations working with different populations through financing and complement of public resources; children, teens, older adults, working to improve English language skills, people who speak different languages
- Ensure programs and services are accessible to all residents no matter status
- Ensure landlords uphold best practices with housing and retail for small and local businesses
- Increase the percentage of affordable units, particularly affordable, accessible family housing

Transportation and Mobility

- Create pedestrian and bike paths through the neighborhood, connecting people to service centers and employment centers
- Improve access and affordability of public transportation both locally and regionally
- Provide retail parking as well as opportunities for neighbors to bike and walk in

Urban Design Ideas

- Connect with the feel of rest of the Allston neighborhood
- Create multi-material, multi-level spaces with views
- Design features that connect the place to its history

Stakeholder Interview Participants:

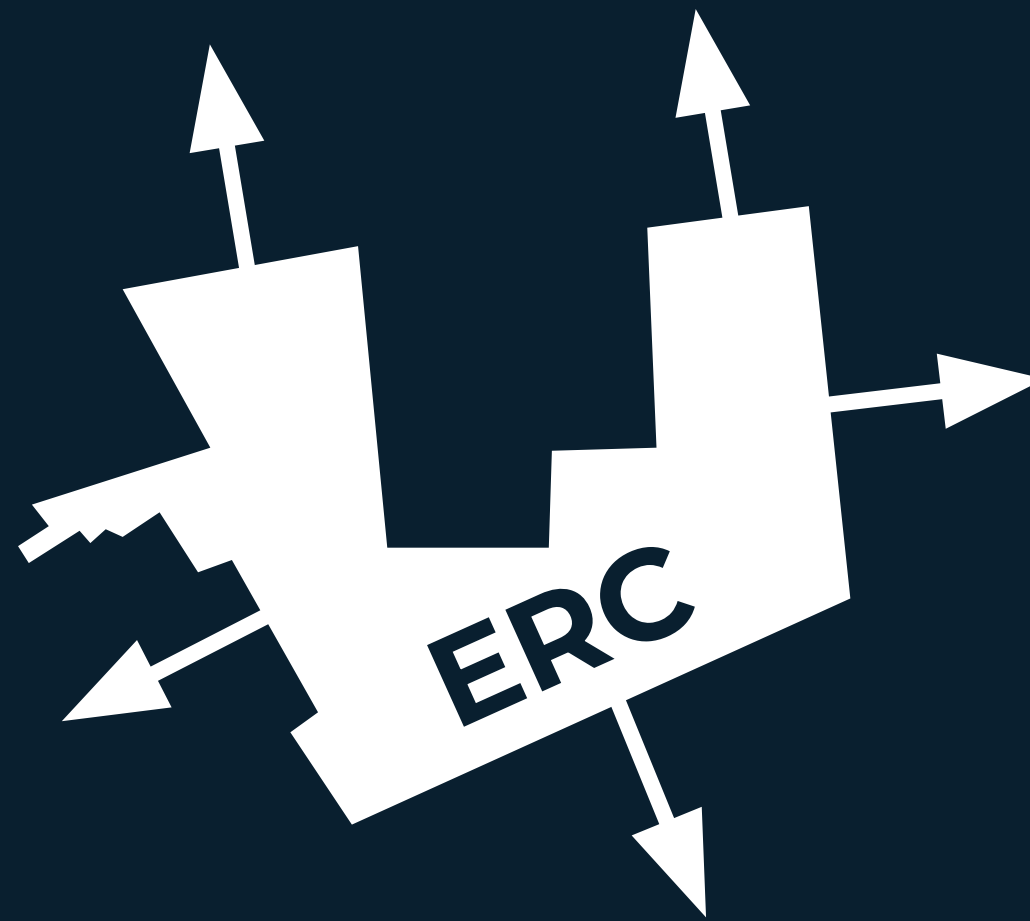
- John Woods, Executive Director, Allston Brighton Community Development Corporation
- Michelle Duval, Director, Gardner Pilot Academy Adult Education Program
- Alex Cornacchini, Executive Director, Allston Village Main Streets
- Alex Swaisgood, Education and Community Programs Director, Artisans Asylum
- Maile Takahashi, Director of Community Programming, Harvard Ed Portal



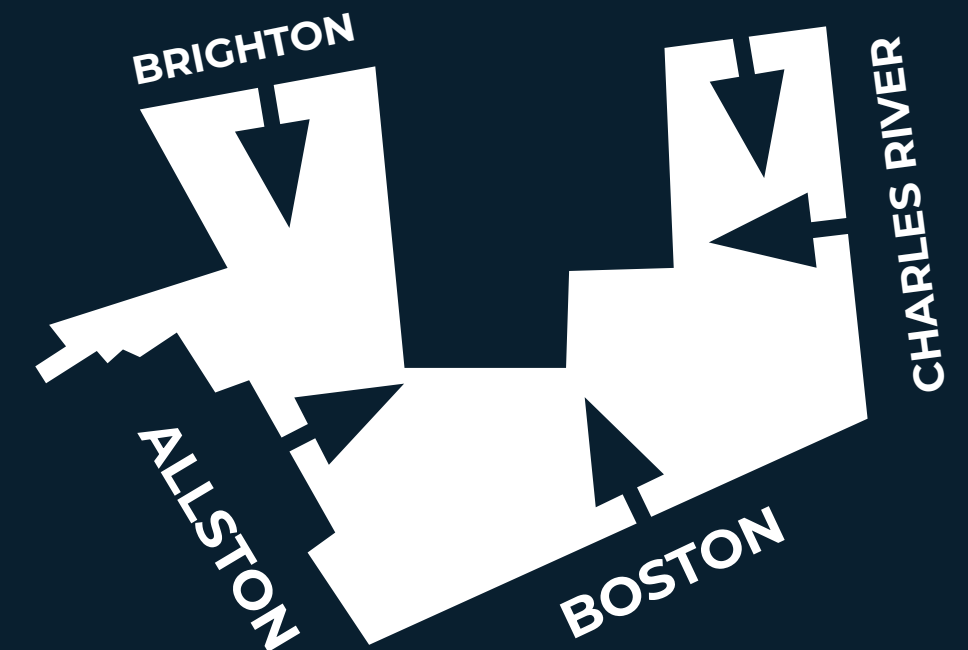
FRAMEWORK APPROACH

AN OUTSIDE-IN APPROACH

The ERC has a unique opportunity to have a community and regional impact, while integrating the character and assets of surrounding neighborhoods into its fabric.



ERC OUT



NEIGHBORHOOD IN

ALLSTON NEIGHBORHOOD CHARACTER



Lower Density Residential



Community Spaces



Small Scale Commercial



Medium Density Residential



Medium Density Residential

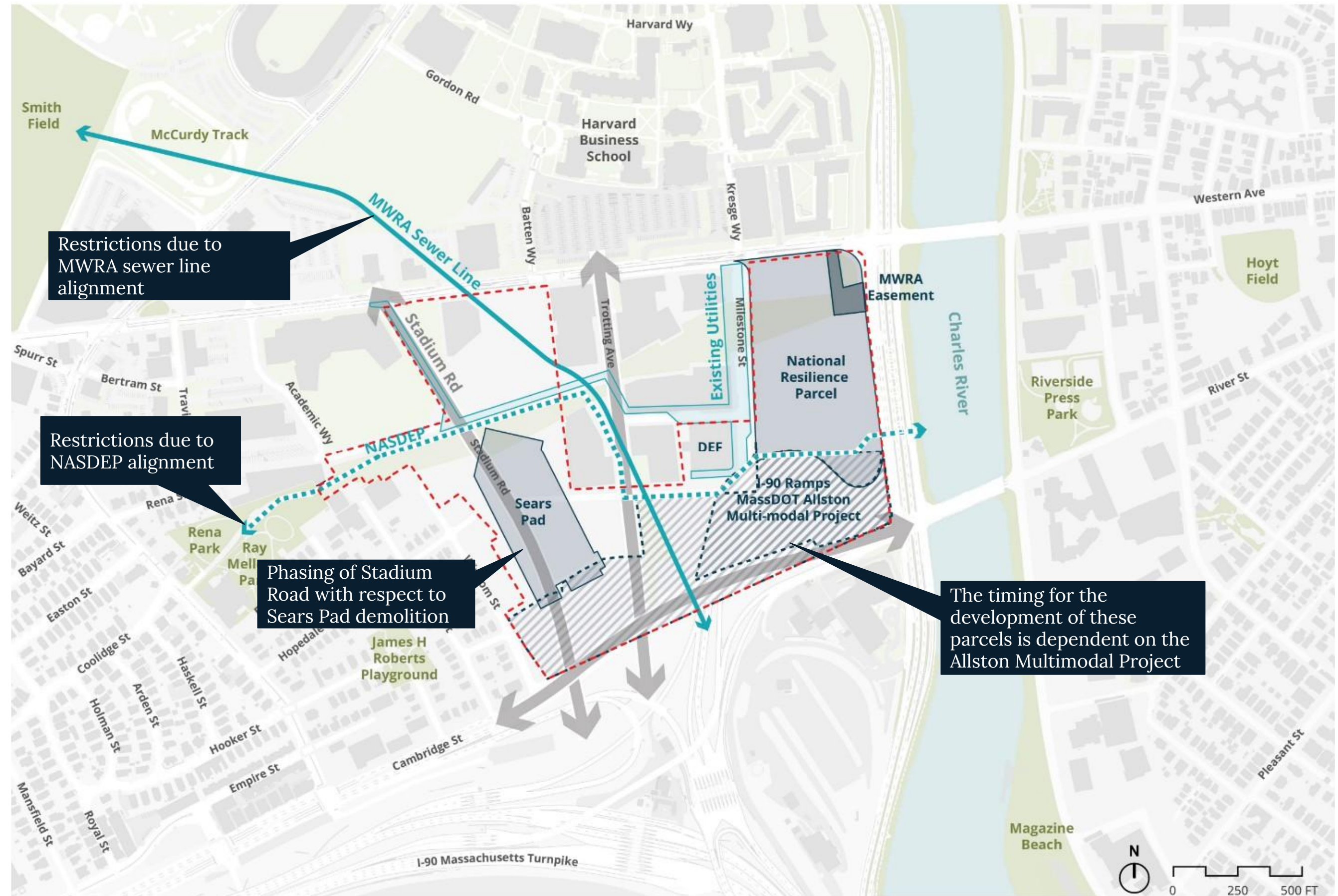


Restaurants and Bars



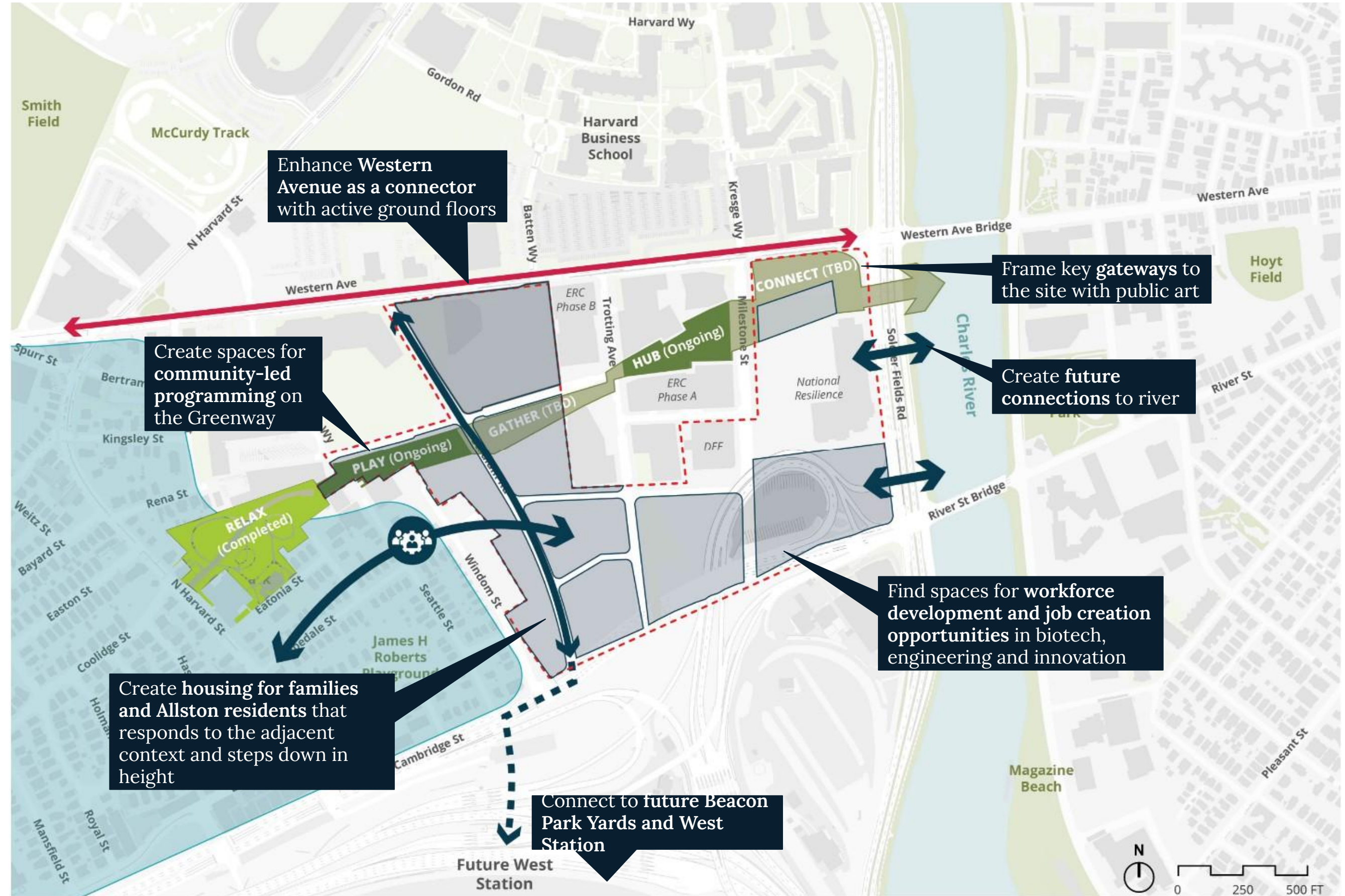
SITE CONDITIONS & CONSTRAINTS

Site constraints will evolve or be resolved over time. There are essential infrastructure projects that must be completed for the area to be fully realized over time.



DISTRICT OPPORTUNITIES

There are numerous opportunities to integrate this site with the surrounding neighborhood and proposed developments. A strong focus on the public realm and a diverse mix of uses will be crucial to the area's success.



KEY DRIVERS

Synthesis of initial engagement from Advisory Group, Public Forum, and City stakeholders



A VIBRANT & CONNECTED PUBLIC REALM

Craft a public realm and open space framework that expands and connects to the region's broader network of open spaces. Develop new green, open, accessible, and community-oriented spaces that foster social cohesion and support active programming.



AFFORDABLE & ACCESSIBLE HOUSING

Maximize the number of new housing units, with particular attention to affordable units, to ensure that the district is vibrant and active 24/7. Explore opportunities for housing that is accessible, intergenerational, and of high design quality. Enable Allston residents to age in place, while promoting generational wealth building.



COMMUNITY-FACING PLACES & SPACES

Create spaces that connect community members with local culture, programs, and services. Promote opportunities for economic growth that build on Allston's diversity, artistic community, and cultural fabric.



REGIONAL IMPACT

Physically and programmatically connect the district to its surrounding assets, including job and workforce training programs that fuel innovation and entrepreneurship, future connections to Beacon Park Yard, and multi-modal connections to the Charles River, West Station, Paul Dudley Bikeway, Herter Park, and other destinations.



SUSTAINABILITY & RESILIENCE

Develop a climate-adaptive, resilient district that mitigates climate change and is resilient in the face of extreme weather events. Implement best practices in stormwater management, cooling through enhanced tree canopy and pervious surfaces, and integrated green infrastructure and sustainable building materials with a low carbon footprint.

2021 | PRE-ERC PHASE A



Photo Credit: Tishman Speyer



2025 | PHASE A CONSTRUCTION PROGRESS



Photo Credit: Harvard University
Planning and Design

ERC SITE CONTEXT

HOTEL
135,000 SF (246 Keys)
190' Height



RESIDENTIAL
263,500 SF (343 units)
190' Height
25% Affordable



RENA PARK
Completed, 2015



RAY MELLONE PARK
Completed, 2011



**DAVID RUBENSTEIN
TREEHOUSE**
61,500 SF
100' Height



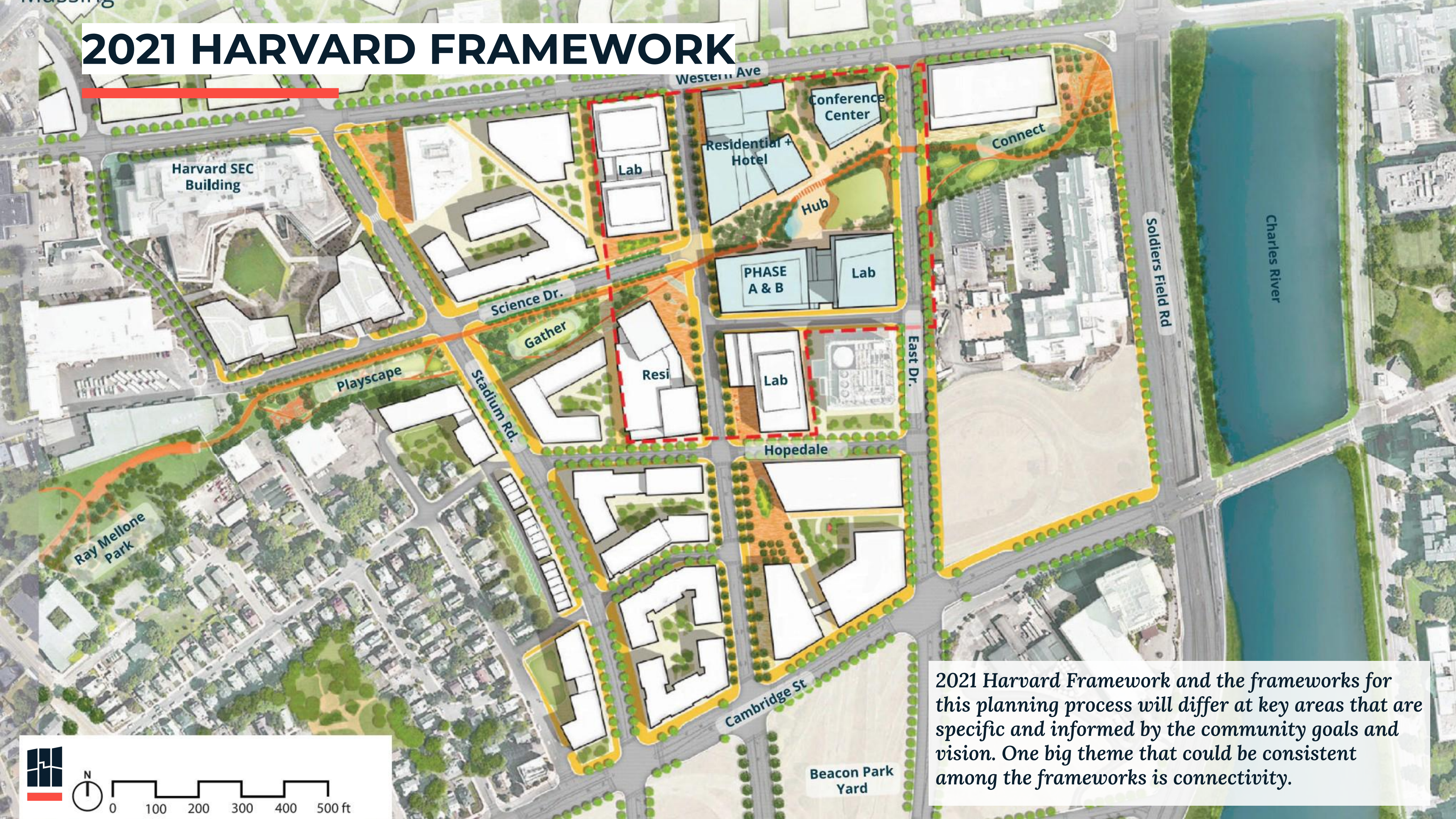
GREENWAY



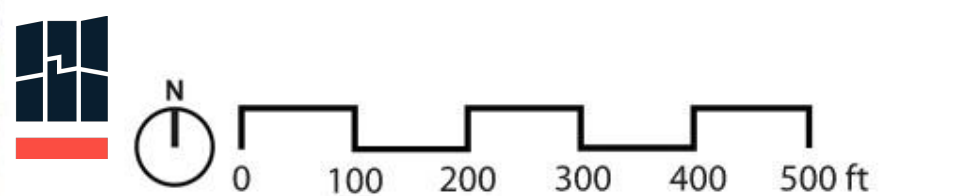
LAB/OFFICE SPACES
440,000 SF
140' Height



2021 HARVARD FRAMEWORK

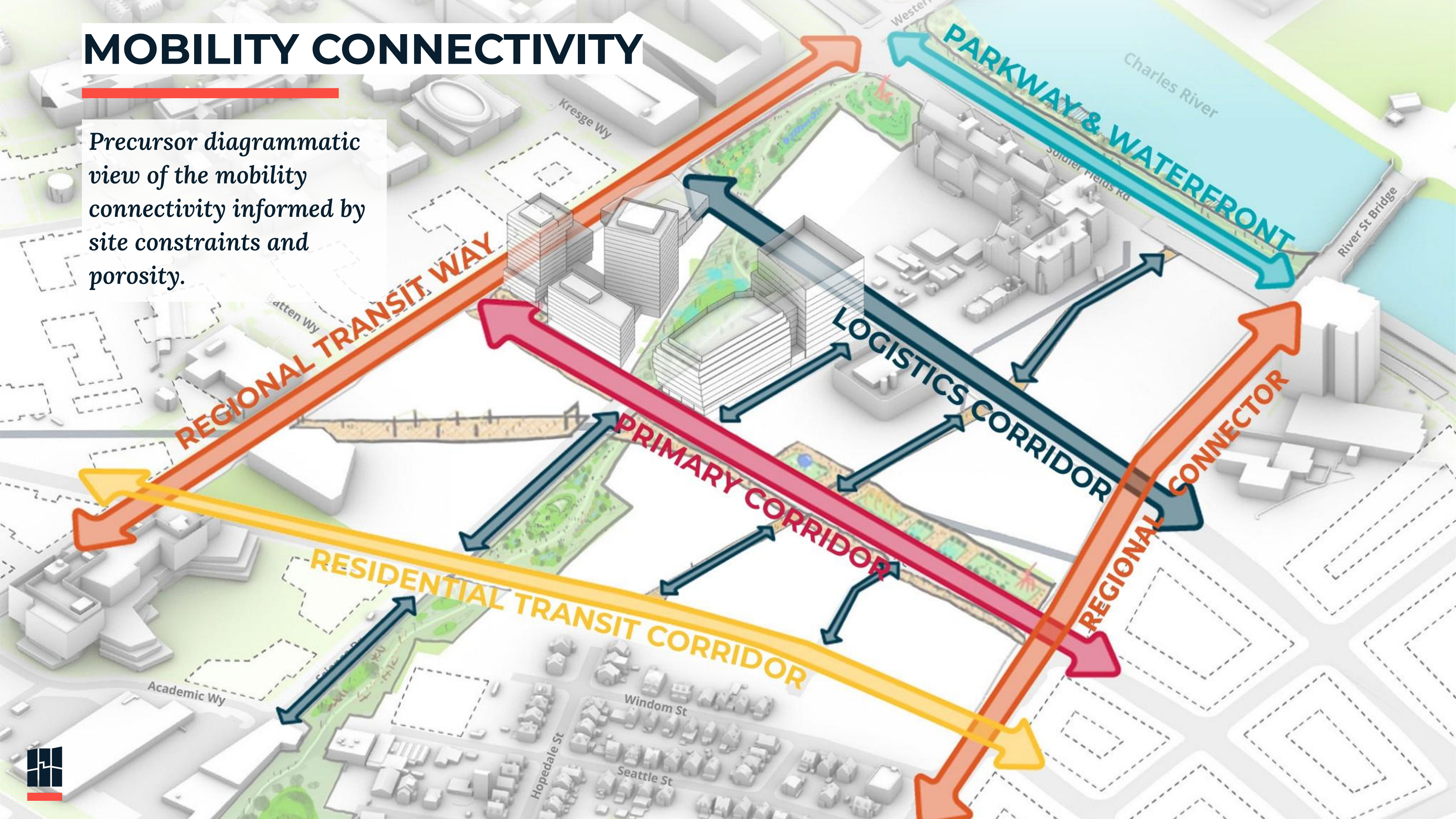


2021 Harvard Framework and the frameworks for this planning process will differ at key areas that are specific and informed by the community goals and vision. One big theme that could be consistent among the frameworks is connectivity.



MOBILITY CONNECTIVITY

Precursor diagrammatic view of the mobility connectivity informed by site constraints and porosity.



EAST-WEST GREENWAY CONNECTIVITY

Precursor diagrammatic view of the greenway connectivity.

"This Open space acts as a gateways to the linear east-west connection. A gateway to the Greenway and an opening to the Charles rivers edge"
-Stakeholder Interview

"Open spaces should be activated by programming & partnership that bring young people to them"
-Stakeholder Interview

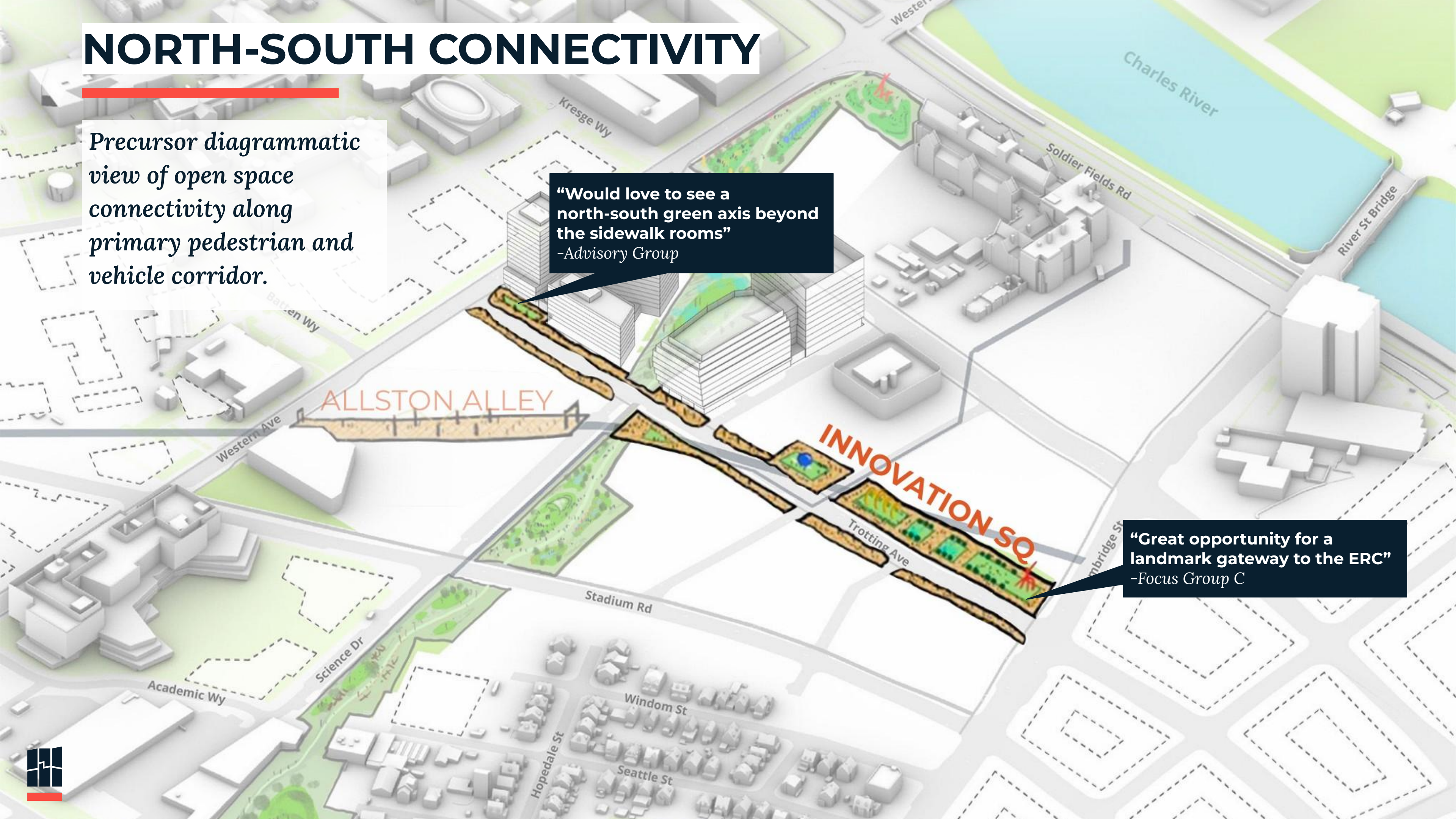


NORTH-SOUTH CONNECTIVITY

Precursor diagrammatic view of open space connectivity along primary pedestrian and vehicle corridor.

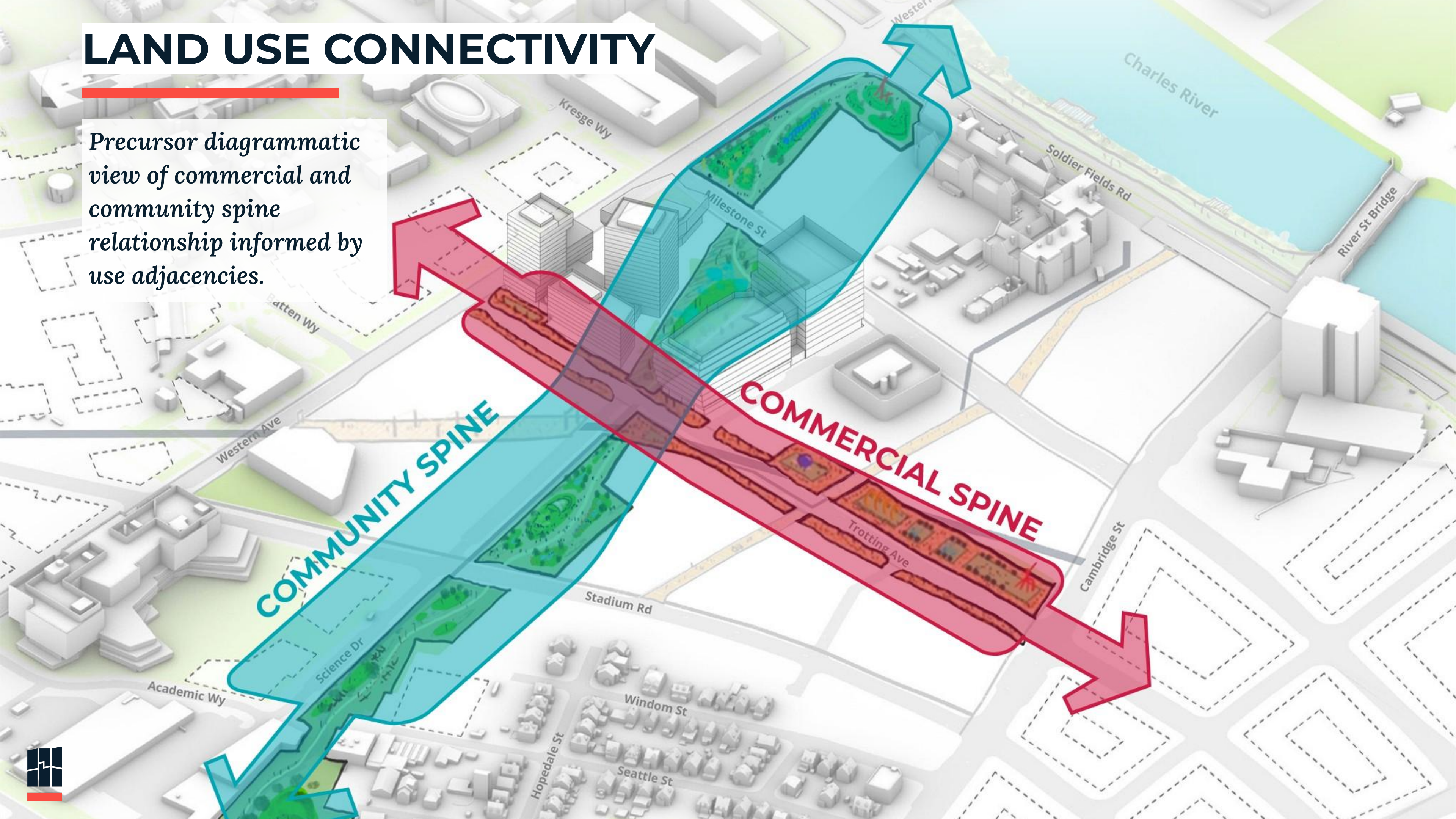
“Would love to see a north-south green axis beyond the sidewalk rooms”
-Advisory Group

“Great opportunity for a landmark gateway to the ERC”
-Focus Group C



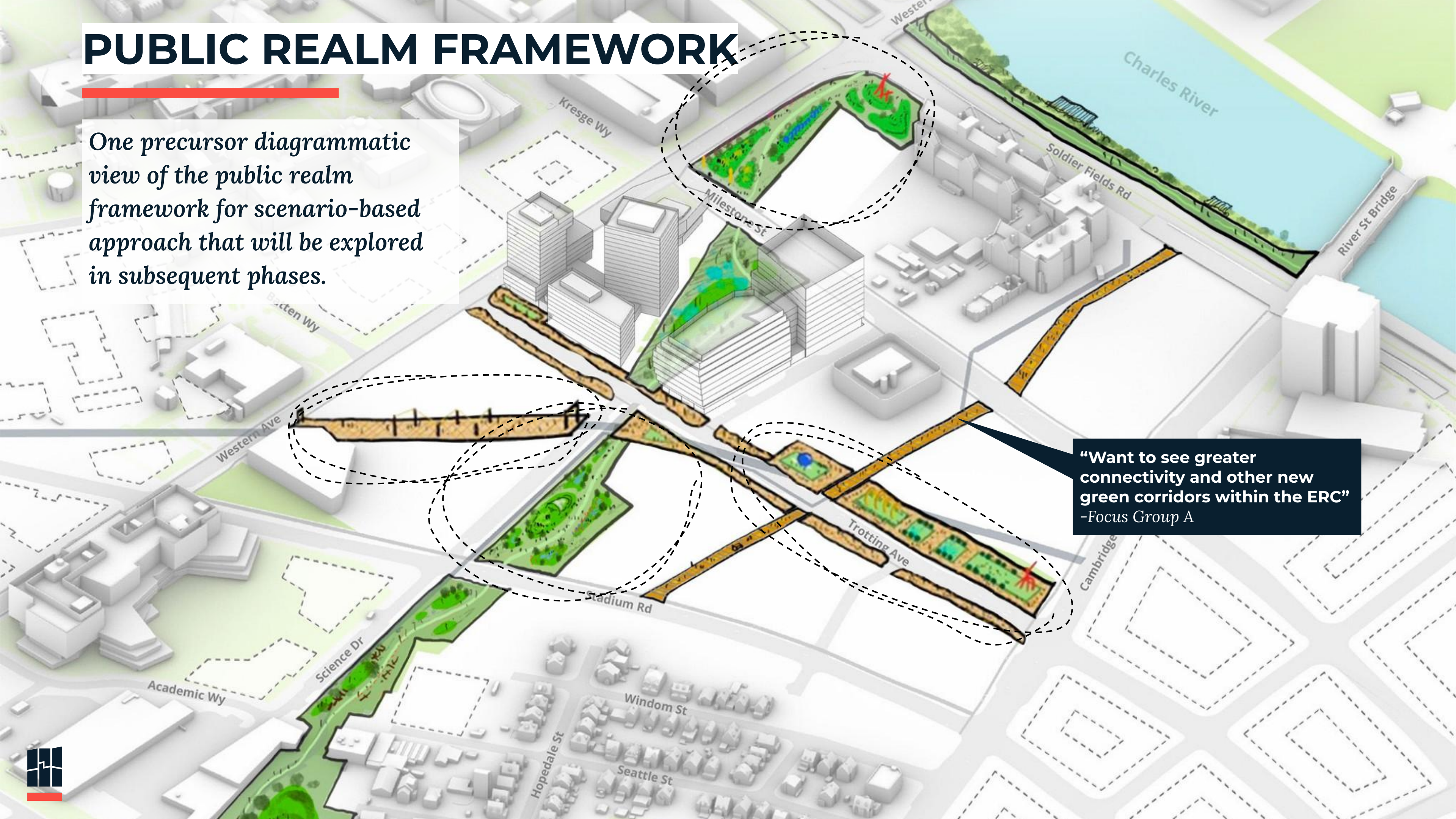
LAND USE CONNECTIVITY

Precursor diagrammatic view of commercial and community spine relationship informed by use adjacencies.



PUBLIC REALM FRAMEWORK

One precursor diagrammatic view of the public realm framework for scenario-based approach that will be explored in subsequent phases.



“Want to see greater connectivity and other new green corridors within the ERC”
-Focus Group A



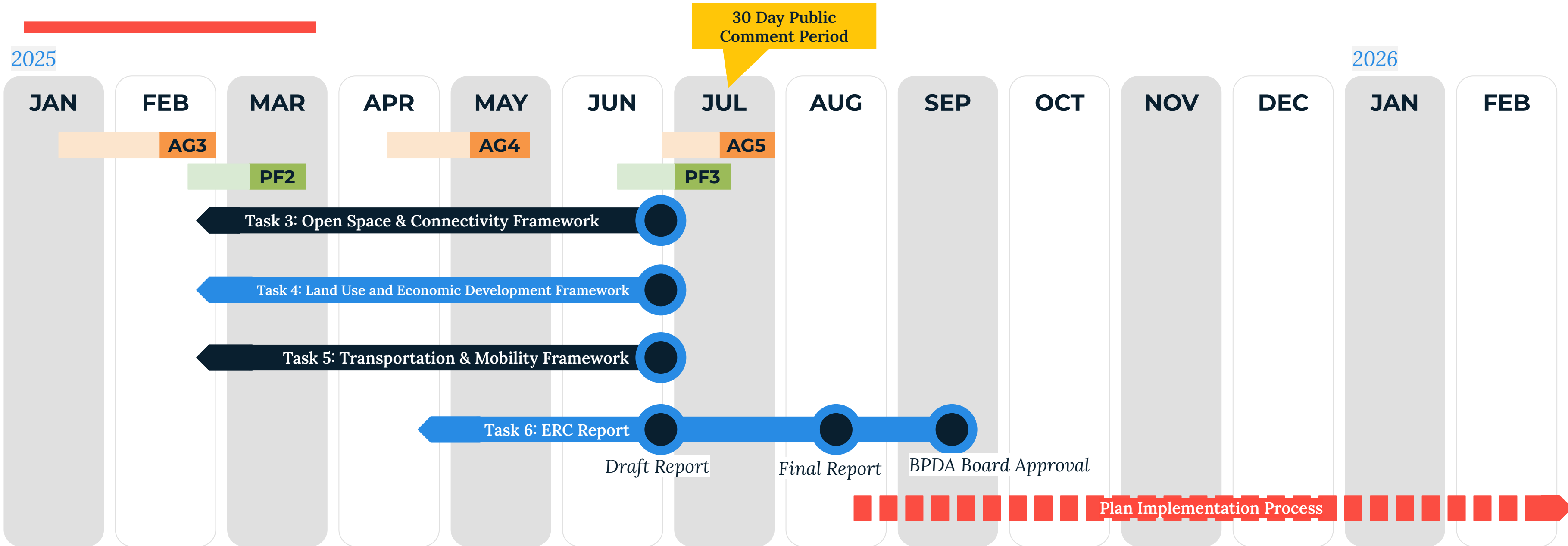
DISCUSSION



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CITY of **BOSTON**

NEXT STEPS



ADVISORY GROUP

AG3: Thursday, February 27
Present public realm framework and introduce site conditions

AG4: Early to Mid-May
Present developing framework options and key design principles

AG5: Late July (Final AG mtg)
Present draft report and share public comment themes

PUBLIC FORUM

PF2: Mid-March
Present public realm framework and introduce site conditions

PF3: Early to Mid-July (Final PF mtg)
Present developing framework options and key design principles

*Dates, times, and topics subject to change



THANK YOU



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