



Harvard Allston Task Force

Organizational meeting | November 10th, 2020



**boston planning &
development agency**

Agenda

- **BPDA opening remarks** (5 mins)
- **Task Force background and role as an IAG** (5 mins)
- **Task Force structure and business** (*discussion* – 30 mins)
- **Development and planning overview** (20 mins)
- **Public Q&A** (20 mins)
- **Next steps** (10 mins)

BPDA's COVID-19 Response

- When Mayor Walsh declared a public health emergency in mid-March, the BPDA paused the public review process for all development projects and planning initiatives. The BPDA has postponed all BPDA-hosted in-person public meetings regarding Article 80 development projects and planning studies until further notice.
- After months of work by an interagency working group and with support from local community groups and elected officials, the BPDA has begun resuming public meetings virtually for Article 80 development projects. The interagency working group consisted of City and BPDA employees across departments, and it met regularly to develop best practices and test appropriate digital tools to host wide-ranging, engaging, and inclusive conversations with communities.



Meeting Format

- **During the presentation, all microphones will be muted.** However, if you have a clarifying question about something in the presentation, please submit your question through the “Q&A” tab. We will do our best to answer it while the presentation is in progress.
- Once the presentation is over, we will begin the discussion with the Task Force. During this time, we request that members of the public remain muted.

Virtual Meeting Etiquette

- We want to be respectful of everyone's time and end promptly at 7:00 PM.
- We want to ensure that this conversation is a pleasant experience for all.
- The host will mute all participants during the presentation to avoid background noise. However the Q&A feature will remain available.
- Please be respectful of each other's time.
- We ask that Task Force members limit their remarks and wait until members have spoken before making their second comment.



Meeting Recording

At the request of community members, the BPDA will be recording this meeting and posting it on BPDA's webpage for those who are unable to attend the Zoom meeting live.

The recording will include the presentation, Q&A, and public comments afterwards. It is also possible that participants may be recording the meeting with their phone cameras or other devices.

If you do not wish to be recorded during the meeting, please turn off your microphone and camera.



Task Force background and role as an IAG



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Harvard Allston Task Force Background

This body serves as an advisory board to the BPDA. Its members are appointed by the Director in consultation with the Mayor's office.

BPDA staff will coordinate the functioning of the Task Force and play an integral role in organizing and running meetings and setting agendas, in collaboration with the membership and any selected leaders.

BPDA staff will work with Chair to keep meetings on track, create an atmosphere conducive to respectful and tolerant dialogue, resolve differences, and help Task Force move beyond disagreements.

Source: Harvard Task Force Background and Protocols, 2016

Harvard Allston Task Force Mission

The primary function of the Task Force is to provide feedback to the BPDA on matters related to Harvard's planning and development in North Allston and North Brighton. This includes proposed development undergoing review and implementation of associated community benefits.

Because Harvard has a large presence in the neighborhood beyond its purely institutional buildings, feedback from the Task Force on broader planning issues related to Harvard's impacts or landholdings will at times be appropriate. Task Force input will be actively sought and considered. However, the Task Force is not intended to be an advisory body on all issues relating to planning and development, nor does it have a formal role in determining the future uses of Harvard's properties.

Source: Harvard Task Force Background and Protocols, 2016

Harvard Allston Task Force's role as an IAG

IAG's were first created through a Mayoral Executive Order in October of 2000, amended in April of 2001. These Orders, adopted by the BRA (now BPDA), created a comprehensive framework to clarify the role of the BPDA, the City of Boston, the developer, and the community in the **determination and mitigation of the impacts of development.**

IAG members are asked to convey local concerns, needs, and opportunities to project proponents and BPDA/City staff in order to **minimize any potential negative impacts, mitigate the negative impacts if they are expected to occur, and maximize positive impacts.**

IAG's are an overlay to the existing Article 80 process. **They do not replace the role of the greater community in the development review process.**



Examples of mitigation / community benefits

Physical changes to the project design

- Greater setbacks and cornices to lessen the impact on height
- Alternative massing design to minimize shadow impacts

Physical infrastructure improvements

- Signalization of intersections for better traffic flow
- Sidewalk improvements

Physical improvements to neighborhood amenities

- Provision and/or maintenance of open space, parks

Assistance for program enhancements targeting neighborhood residents

- Support for cultural and youth opportunities



Task Force structure and business

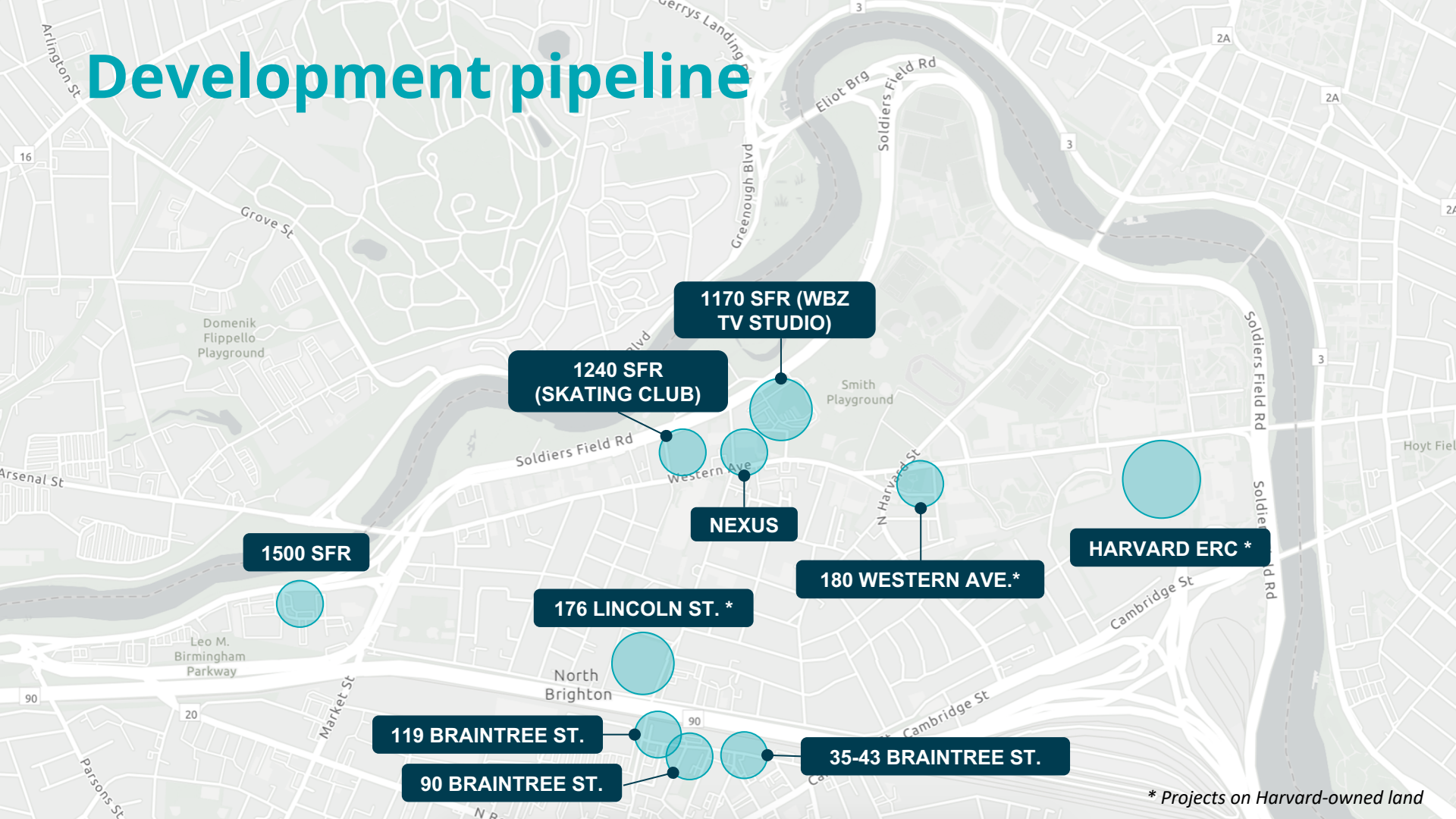
Discussion

Development and planning overview



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Development pipeline



* Projects on Harvard-owned land

Development Project	Developer	Gross Floor Area	Uses	Status
<u>1170 Soldiers Field Road (WBZ TV studio)</u>	National Development	63,000 SF	Commercial office space / TV studio	PNF filed
<u>1240 Soldiers Field Road (Skating Club)</u>	The Davis Companies	723,000 SF	535 rental units, 120 condos, 255 hotel rooms, 14,500 SF retail	PNF filed
<u>180 Western Ave.*</u>	Samuels & Associates	213,550 SF	Mixed use residential, 270 compact units	LOI filed
Harvard ERC *	Tishman Speyer	900,000 SF permitted	Hotel, residential, lab/office	Prefile
<u>176 Lincoln St.*</u>	Berkeley Investments	808,000 SF	Lab/office, mixed-use residential	PNF filed
<u>119 Braintree St.</u>	Bracken Development	400,000 SF + 95 housing units	Commercial, mixed-use residential	LOI filed
<u>90 Braintree St.</u>	Anchor Line Partners	84,000 SF	120 residential units	LOI filed
<u>35-43 Braintree St.</u>	Jones Street Residential/ JSIP Braintree Street, LLC	112,000 SF	147 residential units	PNF filed
<u>1500 Soldiers Field Road</u>	The Ballas Group, LLC	99,660 SF	106 residential units	Prefile
<u>Nexus</u>	King Street Properties	577,700 SF	Office/lab, 40 residential units, retail, civic space	PNF filed

** Projects on Harvard-owned land*

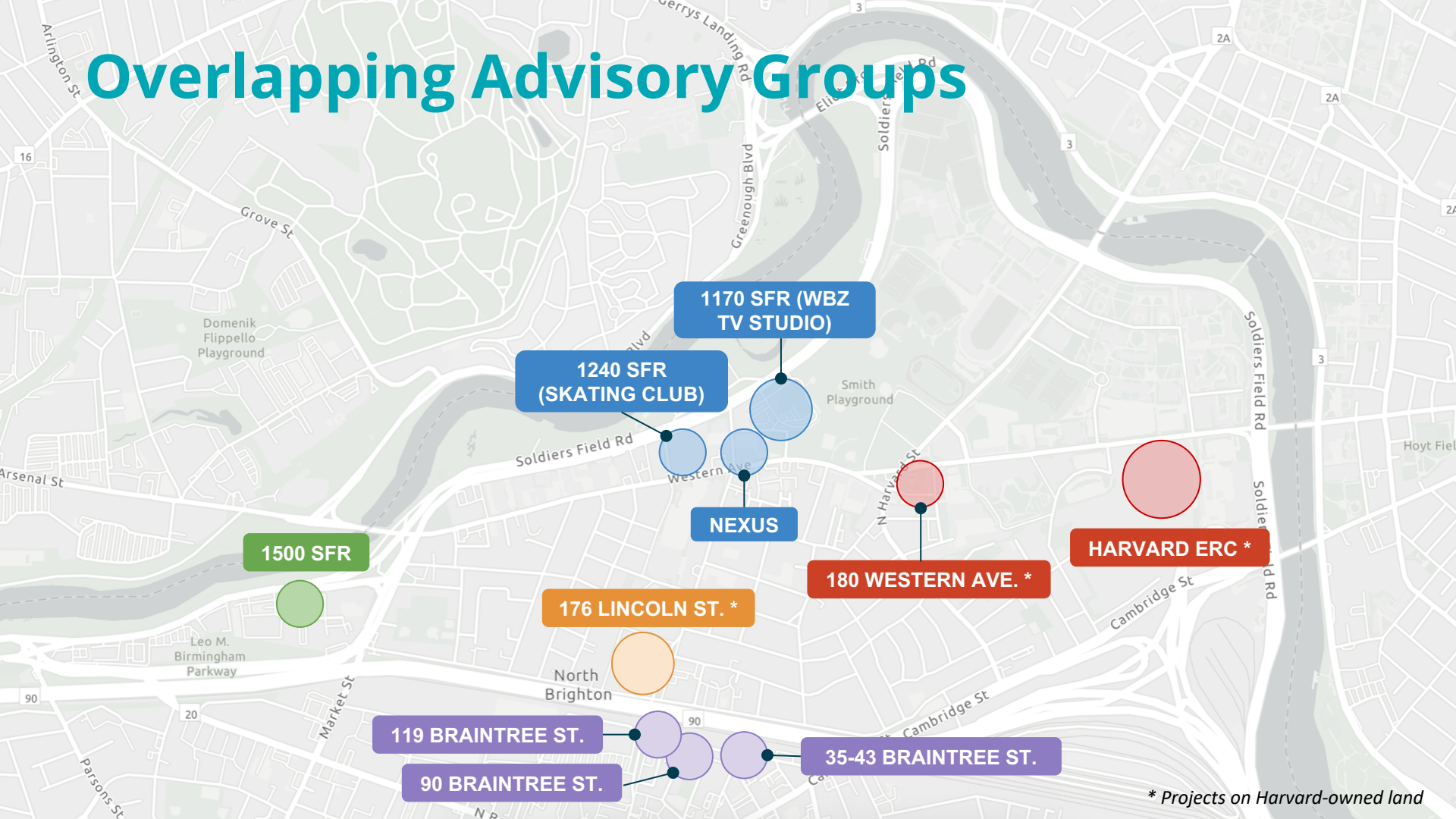
Overlapping Advisory Groups

Goal: Encourage shared oversight and continuity in the advisory structure.

Approach:

- Projects are assigned to one of five groups based on their location and shared characteristics. Each color on the following map (slide #17) on represents a different group.
- To the extent possible, each project within a group will be reviewed by the same IAG. Wherever this is not feasible, we have tried to ensure that there is some overlap in IAG membership.
- Member who serve on more than one IAG are identified in **bold** on the following slides (#18-19.)

Overlapping Advisory Groups



* Projects on Harvard-owned land

Overlapping Advisory Groups

Member who serve on more than one IAG are identified in **bold**.

GROUP 1

WBZ TV Studio

Anthony D'Isidoro

Barbara Moss

Elizabeth McGuire

John Quatralo

Karen Smith

Melissa Sullivan

Patrick Horan

Skating Club

Aaron Ellison

Andrew Giannino-Curtis

Anna Leslie

Anthony D'Isidoro

Cindy Marchando

Holden Lewis

Jan Saragoni

Jeff Jones

Jo-Ann Barbour

John Bruno

John Quatralo

Karen Smith

Phoebe Cusak

Will Luzier

Nexus

Cindy Marchando

Jan Saragoni

Jeff Jones

Jo-Ann Barbour

John Bruno

John Jenkins

Kevin McLaughlin

Nick Grieco

Richard McGee

Roy Goldschmitt

Tim McHale

Tom Lally

Troy Brogan

Will Luzier

GROUP 2

Harvard ERC

Anthony D'Isidoro

Barbara Parmenter

Brent Whelan

Bruce Houghton

Christine Varriale

Cindy Marchando

Dan Daly

Ed Kotomori

John Cusak

Lea Beaulieu

Max Rome

Michael Hanlon

Millie McLaughlin

Rita DiGesse

Tim McHale

Troy Brogan

180 Western Ave

Anthony D'Isidoro

Barbara Parmenter

Brent Whelan

Bruce Houghton

Christine Varriale

Cindy Marchando

Dan Daly

Ed Kotomori

John Cusak

Lea Beaulieu

Max Rome

Michael Hanlon

Millie McLaughlin

Rita DiGesse

Tim McHale

Troy Brogan

Overlapping Advisory Groups

Member who serve on more than one IAG are identified in **bold**.

GROUP 3

176 Lincoln St.

Chandler Rosenberger
Greg Marquis
Jo-Ann Barbour
Kevin Cleary
Kirsten Ryan
Patricia Centola
Roy Goldschmitt

GROUP 4

35-43 Braintree St

Anabela Gomes
Daniel Daly
Erika Johnson
Justin Brown
Katie Burnett
Louisa Gag
Michele Brooks
Rick Heil
Sarah Iwany

90 Braintree St

Anabela Gomes
Andrew Howard
Bernadette Moran Lally
Bill Coen
Daniel Daly
Jenna Connolly
Jim Long
John Bligh
Phoebe Cusack
Dexter Van Zile

119 Braintree St

Anabela Gomes
Andrew Howard
Bernadette Moran Lally
Bill Coen
Daniel Daly
Jenna Connolly
Jim Long
John Bligh
Phoebe Cusack
Dexter Van Zile

GROUP 5

1500 Soldiers Field Rd.

Kelly McGrath
Ben Tocchi
Christine Varriale
Jo-Ann Barbour
Adriene Galindo
John MIner

Ongoing Planning

- **Western Ave. Corridor Study** (bit.ly/WesternCorridor)
 - Virtual Community Meeting, November 17, 2020, 6PM–8PM
Discussion of the city's existing policies relating to sustainability / resilience and arts and culture.
 - Virtual Chat with a Planner in Spanish, November 24, 12PM-1PM.

- **Allston-Brighton Mobility Study** (bit.ly/ABMobility)
 - Upcoming meetings to discuss the Draft Plan in November/December.





365 WESTERN AVE
 Status: Board Approved
 Use: 49,938 sf residential
 55 units
 Height: 67 feet



1234-1240 SOLDIERS FIELD RD
 Status: PNF Filed
 Use: 723,000 sf,
 535 rental units, 120 condo units
 255 hotel rooms,
 14,500 sf retail
 Height: 112 - 240 feet



1170 SOLDIERS FIELD RD
 Phase 1
 Status: PNF filed
 Use: 63,000 sf, TV Station
 Height: 55 feet
 Phase 2
 Status: Not filed
 Use: lab / R&D offices



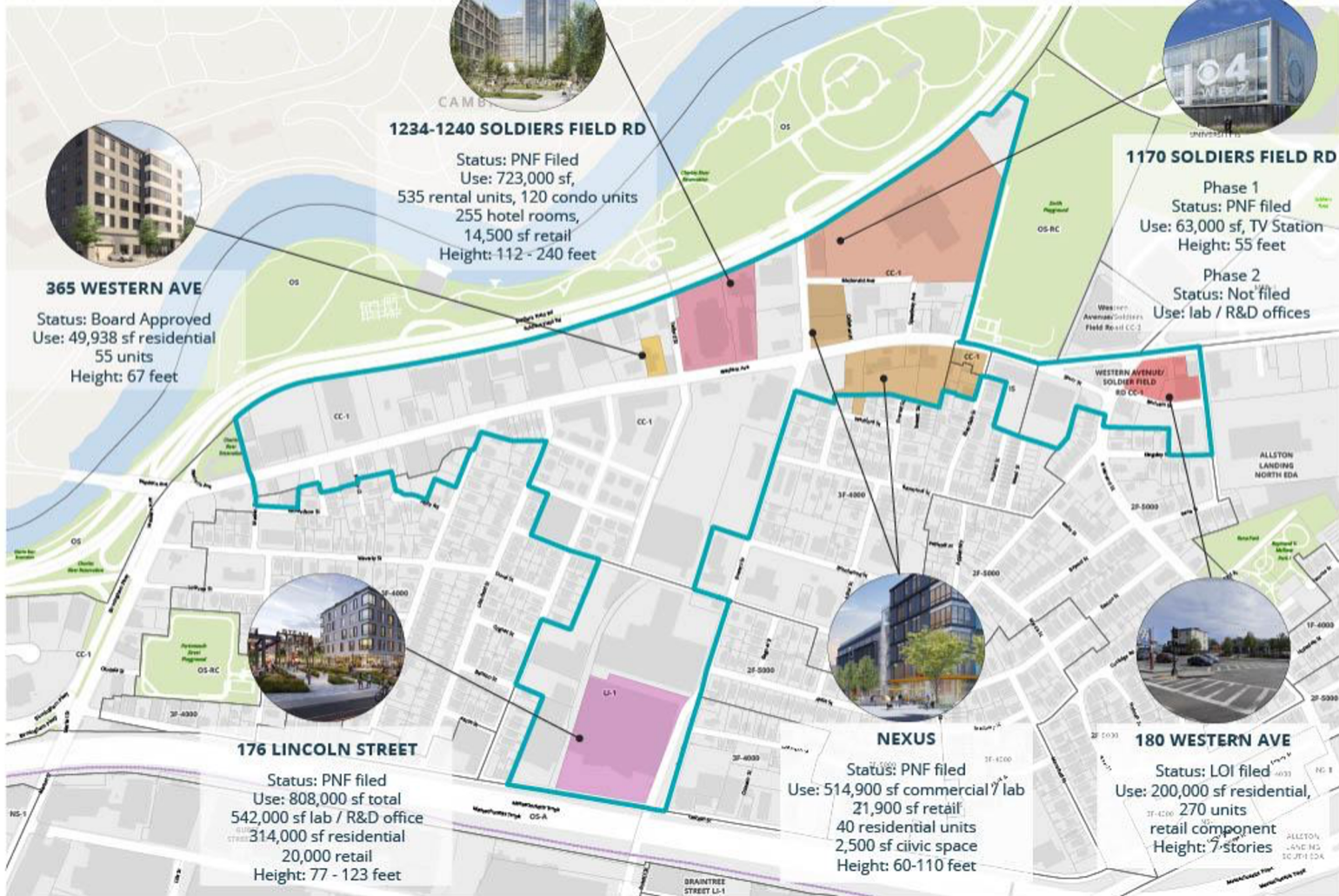
176 LINCOLN STREET
 Status: PNF filed
 Use: 808,000 sf total
 542,000 sf lab / R&D office
 314,000 sf residential
 20,000 retail
 Height: 77 - 123 feet



NEXUS
 Status: PNF filed
 Use: 514,900 sf commercial / lab
 21,900 sf retail
 40 residential units
 2,500 sf civic space
 Height: 60-110 feet



180 WESTERN AVE
 Status: LOI filed
 Use: 200,000 sf residential,
 270 units
 retail component
 Height: 7-stories



Thank you!
