

Institutional Master Plan Notification Form

**For Renewal of the
Harvard University
Longwood Campus
Institutional Master Plan**



Submitted to:
Boston Redevelopment Authority

Submitted By:
Harvard University

May 8, 2013

I. INTRODUCTION

This Institutional Master Plan Notification Form (“IMPNF”) is submitted to the Boston Redevelopment Authority (“BRA”) in compliance with Section 80D-8 of the Boston Zoning Code (the “Zoning Code”), for purposes of renewing with no changes the current Institutional Master Plan for the Harvard University Longwood Campus (the “Harvard Longwood IMP” or the “IMP”).

At this time, Harvard has no Proposed Institutional Projects planned for the Longwood Campus beyond those described in the current IMP as approved in 2003 and amended in 2004 and 2010.

II. CONTEXT

The Harvard Longwood Campus is located within Boston’s Longwood Medical and Academic Area (LMA) and consists of five parcels of land containing approximately 21 acres and 26 buildings. A map of the Harvard Longwood Campus is included as “Figure A.”

Three of Harvard’s graduate and professional schools are based at the Harvard Longwood Campus: the Harvard Medical School (HMS), the Harvard School of Dental Medicine (HSDM), and the Harvard School of Public Health (HSPH). Information on the mission and objectives of each of these schools is included in Section 1.4 of the IMP.

III. IMP BACKGROUND and PROJECTS

2003 IMP: The Harvard Longwood IMP was approved by the BRA on February 27, 2003 and by the Boston Zoning Commission on March 26, 2003. Consistent with the requirements of Article 80D of the Zoning Code, the IMP described the existing uses, structures, and activities on the Harvard Longwood Campus, along with future needs, master planning objectives, and proposed construction projects over the five-year term of the IMP. The IMP described five proposed IMP projects (one new building and four additions to existing Harvard Medical School buildings) and ten campus improvement projects. The status of each of these projects is indicated in Table 1, attached.

IMP Amendment #1: The First Amendment to the Harvard Longwood IMP (the “First IMP Amendment”) was approved by the BRA on April 1, 2004 and by the Boston Zoning Commission on May 5, 2004. The First IMP Amendment described Harvard’s proposed use of an approximately 140,000 square-foot component of the Fenway Mixed-Use Project (now known as Trilogy) consisting of rental residential apartments for Harvard affiliates, rental residential apartments for income-certified local residents, and associated parking rights.

IMP Amendment #2: The Second Amendment to the Harvard Longwood IMP (the “Second IMP Amendment”) was approved by the BRA on January 12, 2010. The Second IMP Amendment described Harvard’s proposed lease and use, for office purposes, of approximately 38,852 square feet of space at 90 Smith Street in Mission Hill, along with 40 adjacent surface parking spaces.

IMP Exempt Projects: In addition to the Proposed Institutional Projects that are described in the IMP and subsequent amendments, Harvard from time to time undertakes renovations and other small projects affecting existing buildings that may result in the addition of small amounts of gross floor area to the campus, but do not meet the thresholds for IMP review as established under Article 80 and thus qualify as exempt projects under Section 80D-2. Examples of exempt projects completed since the previous (2008) IMP renewal include the renovation of 641-643 Huntington Avenue (completed in 2009) and renovation of leased space at the Landmark Center, 401 Park Drive (completed in 2011). These projects received Notices of Exemption from the BRA in 2008 and 2011, respectively.

Projects Described for Informational Purposes: The following projects include activities undertaken since the previous (2008) IMP renewal or planned for the upcoming five-year period. While these activities do not constitute “Proposed Institutional Projects” under the definitions of the Zoning Code, they are being included here for informational purposes.

Leased Space: As indicated in the 2003 IMP and subsequent submissions, Harvard from time to time leases office space from outside entities in the Longwood area to meet fluctuating demands for administrative space among Harvard’s Longwood-based schools. Examples of leases that have commenced since the previous (2008) IMP renewal include: (1) a sublease in 2011 from the Joslin Diabetes Center of approximately 18,000 GSF of office space (previously occupied by the Joslin Diabetes Center) for HMS Information Technology Department offices; and (2) a lease in 2012 of 7,000 GSF on the first floor of the Center for Life Sciences Boston (CLSB), 3 Blackfan Circle, for use by the Wyss Institute for Biologically Inspired Engineering, a collaborative interdisciplinary research institute made up of participants from Harvard, local hospitals, and other colleges and universities.

Longwood Medical Energy Collaborative Planning: HMS is one of six members of the Longwood Medical Energy Collaborative (LME), a consortium of Longwood-area institutions engaged in strategic energy planning. Currently LME and its members are engaged in analyzing medium-to-long term options for use of steam, chilled water, and electricity. As part of these analyses, HMS has agreed and commenced to study, along with LME and Children’s Hospital, the efficacy of using the sub-surface area of HMS’s Shattuck Street parking lot for development of an underground chiller vault. Were the project to be constructed, the likely time frame is within the next five to seven years.

Ongoing Exterior Envelope Repairs to Existing Buildings: Since the previous IMP renewal in 2008, Harvard has completed exterior envelope repairs to a number of campus buildings, including the restoration/selective replacement of windows at Gordon Hall. Over the course of the renewed IMP, Harvard will continue to undertake building-envelope maintenance, repair, and renewal activities on its Longwood Campus buildings. At this time, exterior projects are anticipated to occur at the following buildings over the next five years: the Tosteson Medical Education Center, Armenise Building, Vanderbilt Hall, HMS Building C, Gordon Hall, Seeley G. Mudd Building, L.H.R.R.B, Goldenson Building, 160/164 Longwood Avenue, Shattuck House, and FXB Building. Work may be performed on other buildings as necessary, depending on maintenance needs.

A summary of projects proposed since 2003 is included in **Table 1**, attached. Locations of those projects included in the 2003 IMP are noted in IMP Figures 4-1 and 4-3.

IV. RATIONALE FOR RENEWAL WITH NO CHANGES

This IMPNF for the renewal of the Harvard Longwood IMP meets the requirements of Section 80D-5.2(e) of the Zoning Code (“Waiver of Further Review of Unchanged Plans”) in that: (i) no new Proposed Institutional Projects are planned; (ii) no changes in the Institutional Master Plan are proposed that would constitute a change in the use, dimensional, parking, or loading elements of the Institutional Master Plan (other than de minimis dimensional changes); and (iii) no significantly greater impacts would result from continued implementation of the approved Institutional Master Plan than were originally projected.

Accordingly, Harvard requests the BRA to waive additional review of this renewal application and to approve this IMPNF, along with the existing 2003 IMP, as amended, together as the renewed Harvard Longwood Campus Institutional Master Plan.

VII. REQUESTED RENEWAL PERIOD

Harvard requests that the BRA approve a **five-year** renewal period (2013-2018) for the Harvard Longwood IMP, consistent with the original five-year term.

ATTACHMENTS:

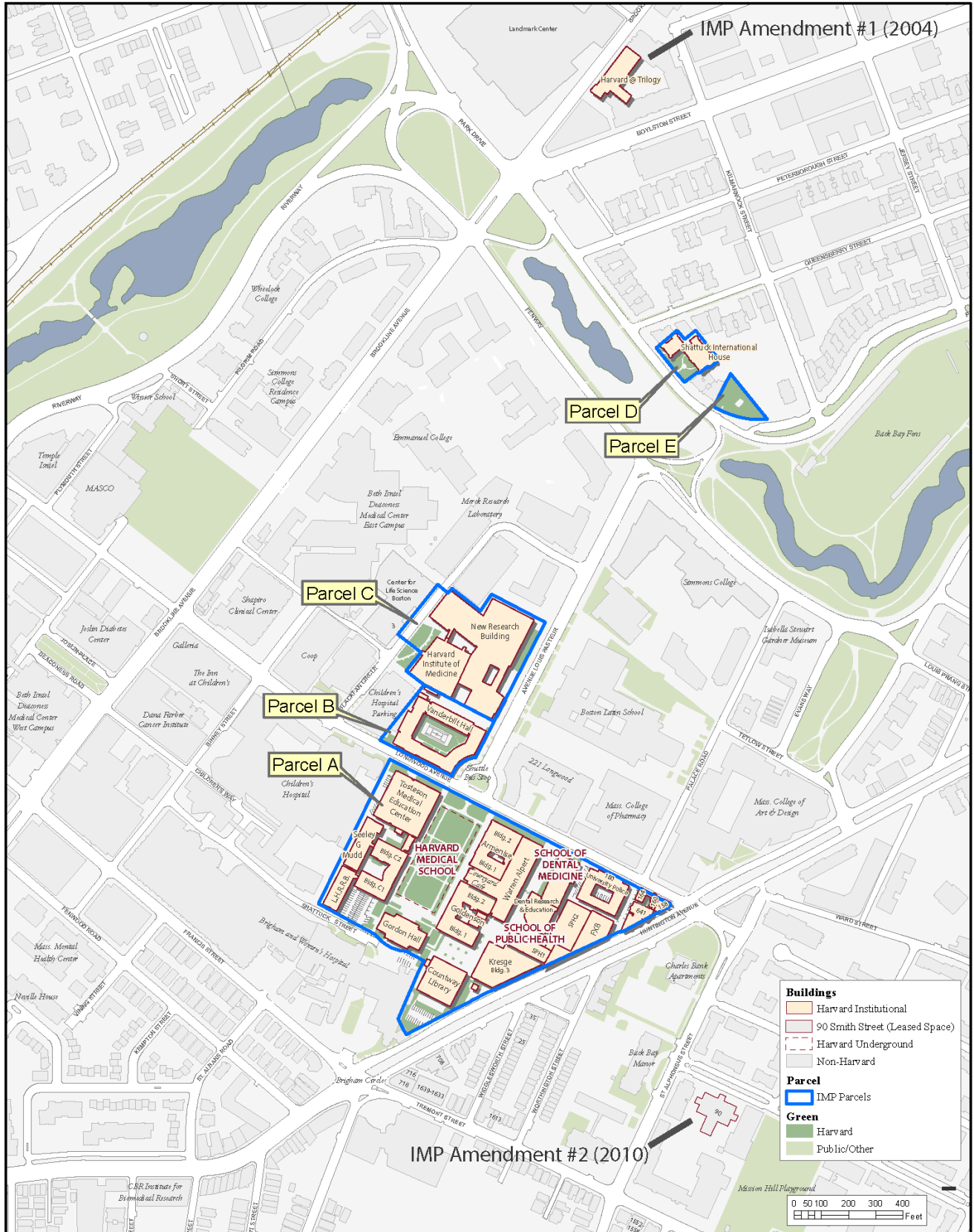
Figure A: Map of the Harvard Longwood Campus

Table 1: Summary of Proposed Projects Since 2003

IMP Figure 4-1: Site Plan with Proposed Projects from the 2003 IMP

IMP Figure 4-3: Campus Improvement Projects from the 2003 IMP

Figure A



Harvard Longwood Campus Parcels

Map courtesy of: Harvard Planning and Project Management

May 2013

Table 1
Summary of Projects Proposed Since 2003 on the Harvard University Longwood Campus

Name of Project	Proposed Square Footage and Use				Completed?			Status, if not completed
	Existing SF	New SF	Total SF	Predominant Use	Yes/No	Date Completed	Completed Gross Floor Area	
2003 IMP: New Building Project								
IMP Site 1: HSDM Research and Education Building	-	53,000	53,000	Research/ Education	YES	12-2004	52,243	-
2003 IMP: Building Additions								
IMP Site 2: Goldenson Magnet Unit Addition	-	3,500 -4,500	3,500-4,500	Research	NO			Currently Not Scheduled
IMP Site 3: Armenise Addition	-	8,000-10,000	8,000-10,000	Research	YES	11-2007	5,900	-
IMP Site 4: Goldenson Addition	-	8,000-10,000	8,000-10,000	Research	NO			Currently Not Scheduled
IMP Site 5: Building C Addition	-	8,000-10,000	8,000-10,000	Research	NO			Currently Not Scheduled
SPH Building 2 Rooftop Storage	-	1,504	1,504	Storage	YES	12-2011	1,504	-
2003 IMP: Campus Improvements								
Expand pedestrian pathways from Huntington to Longwood.	-	-	-	N/A	YES	11-2005	-	-
Relocate parking and create new pedestrian plaza.	-	-	-	N/A	YES	11-2005	-	-
Extend ped. pathway up to existing HSDM parking area.	-	-	-	N/A	YES	11-2005	-	-
Improve north-south pedestrian connection.	-	-	-	N/A	YES	11-2005	-	-
Realign steps at Countway Library.	-	-	-	N/A	YES	11-2005	-	-
Improve E-W ped. connection through Countway plaza.	-	-	-	N/A	YES	11-2005	-	-
Reconfigure steps from plaza to Gordon Hall.	-	-	-	N/A	YES	11-2005	-	-
Create pedestrian plaza at east entrance, HMS New Research Bldg.	-	-	-	N/A	YES	12-2004	-	-
Create internal E-W ped. connection, HMS New Research Building.	-	-	-	N/A	YES	12-2004	-	-
Create new green space at W entrance, HMS New Research Bldg.	-	-	-	N/A	YES	12-2004	-	-
IMP Amendment Projects								
IMP Amendment #1: Harvard Residential Uses at Fenway Triangle Trilogy Development, 170 Brookline Ave.	140,000	-	140,000	Residential	YES	9-2006	140,000	-
IMP Amendment #2: Harvard Office Uses in Leased Space at Former Mission School, 90 Smith Street	38,852	-	38,852	Office	YES	6-2011	38,852	-
IMP-Exempt Projects								
641-643 Huntington Avenue Renovation	23,000	120	23,120	Research/ Administration	YES	9-2009	120 s.f. (new) 23,000 (renovated)	-
Renovation of Leased Space at Landmark Center, 401 Park Drive	4,000	-	4,000	Office	YES	12-2011	4,000 (renovated)	-
Projects Described for Informational Purposes								
20 Overland Street, Sublease of Office Space from Joslin Diabetes Center for HMS Information Technology Dept.	18,000	-	-	Office	YES	2011 Lease	18,000	-
Gordon Hall Window Project	-	-	-	-	YES	12-2012	-	-
Wyss Institute, Additional Leased Space at CLSB	88,000	7,000 (new lease of existing space)	95,000	Research	NO	12-2012	7,000	-
Exterior Envelope Repairs, Various Buildings	-	-	-	-	NO	-	-	Ongoing
Feasibility Analysis, Potential Below-Grade Chiller Vault at Shattuck Street Parking Lot	-	-	-	Infrastructure	NO	-	-	Upcoming

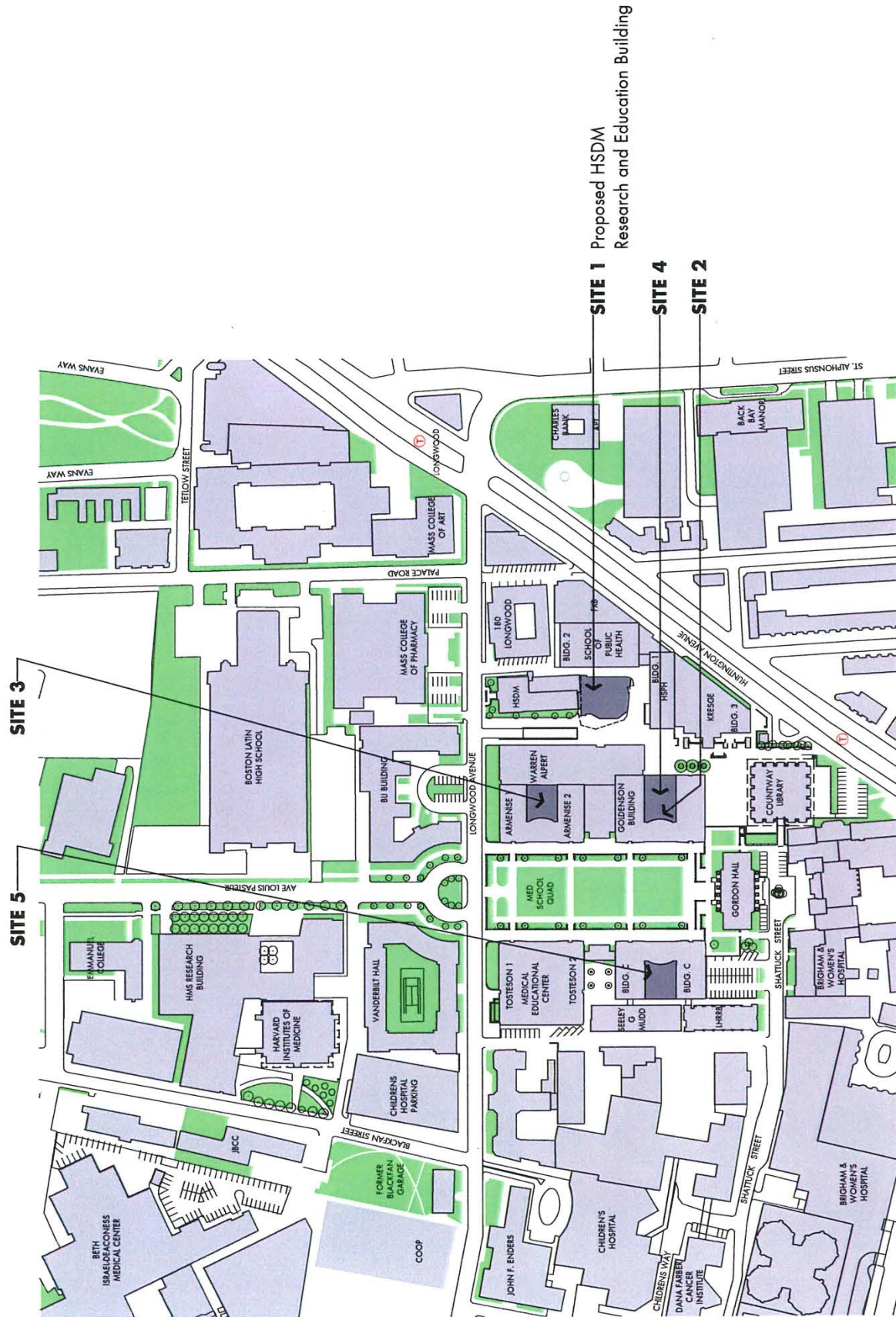
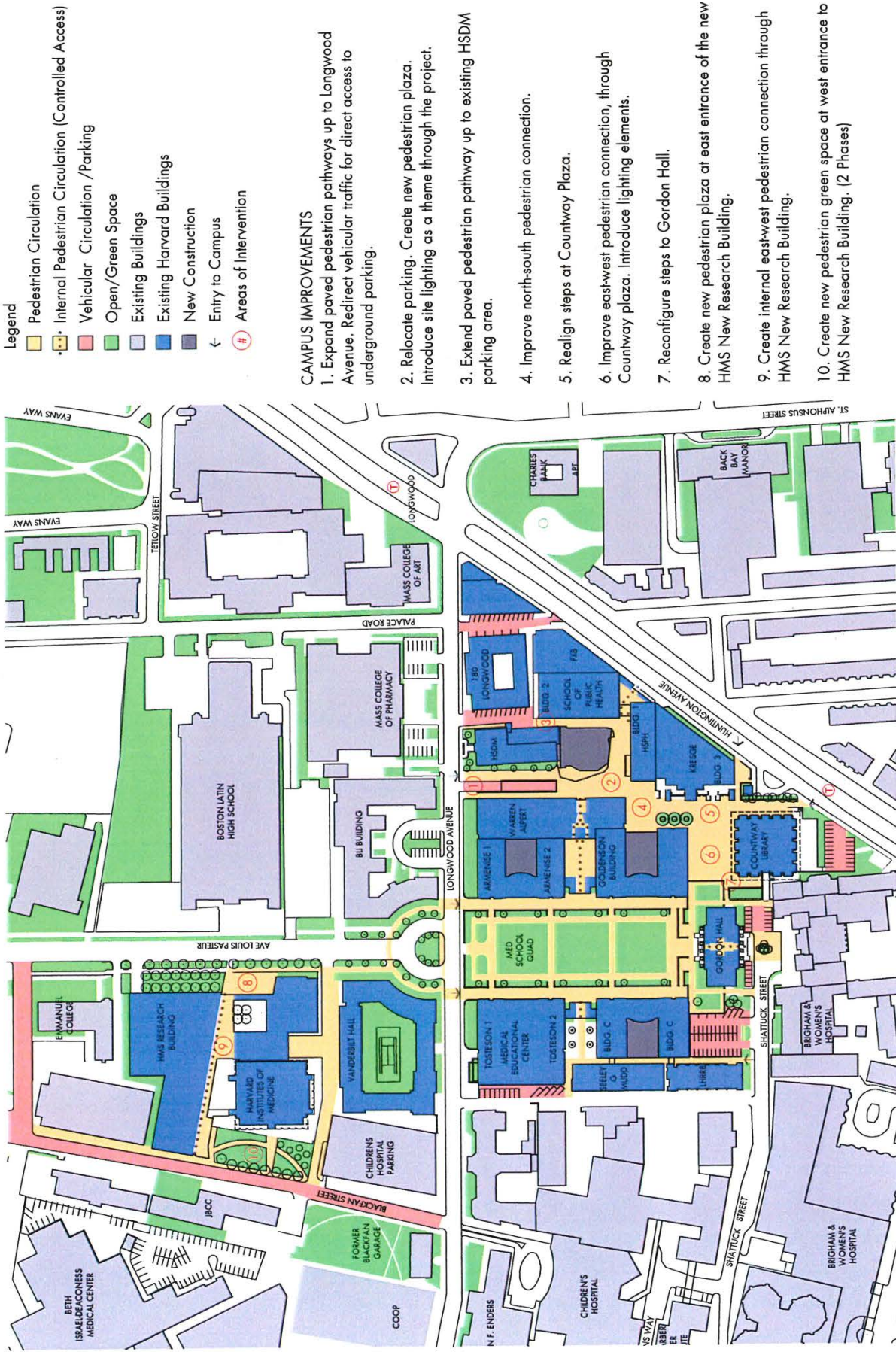


Figure 4-1: Site Plan with Proposed Projects

Harvard Longwood Campus IMP Boston MA



- Legend**
- Pedestrian Circulation
 - Internal Pedestrian Circulation (Controlled Access)
 - Vehicular Circulation /Parking
 - Open/Green Space
 - Existing Buildings
 - Existing Harvard Buildings
 - New Construction
 - Entry to Campus
 - Areas of Intervention

CAMPUS IMPROVEMENTS

1. Expand paved pedestrian pathways up to Longwood Avenue. Redirect vehicular traffic for direct access to underground parking.
2. Relocate parking. Create new pedestrian plaza. Introduce site lighting as a theme through the project.
3. Extend paved pedestrian pathway up to existing HSDM parking area.
4. Improve north-south pedestrian connection.
5. Realign steps at Countway Plaza.
6. Improve east-west pedestrian connection, through Countway plaza. Introduce lighting elements.
7. Reconfigure steps to Gordon Hall.
8. Create new pedestrian plaza at east entrance of the new HMS New Research Building.
9. Create internal east-west pedestrian connection through HMS New Research Building.
10. Create new pedestrian green space at west entrance to HMS New Research Building. (2 Phases)

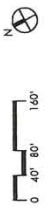


Figure 4-3: Campus Improvement Projects