

# Enterprise Research Campus

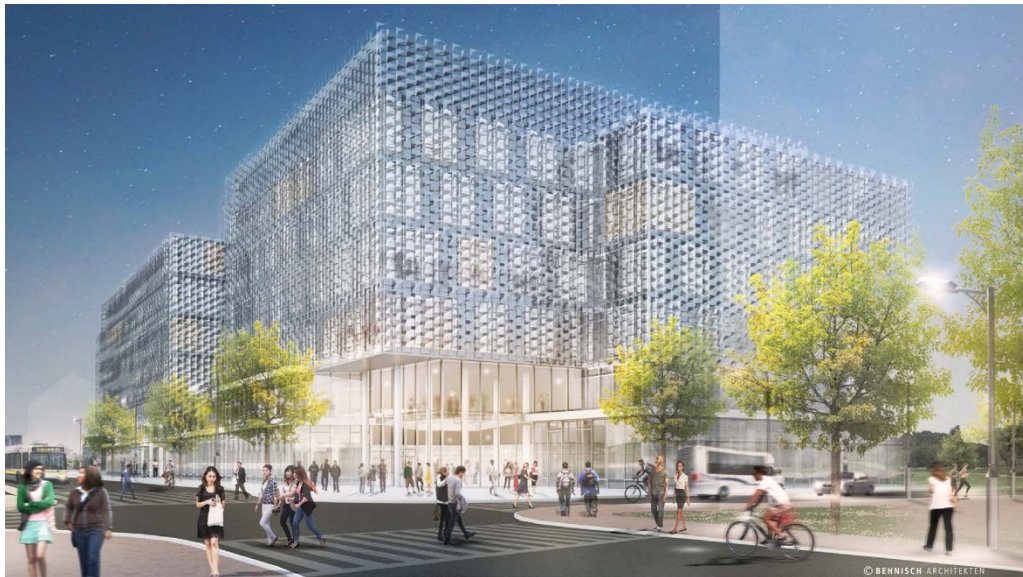
**Boston Civic Design Commission (BCDC)**

**January 2, 2018**



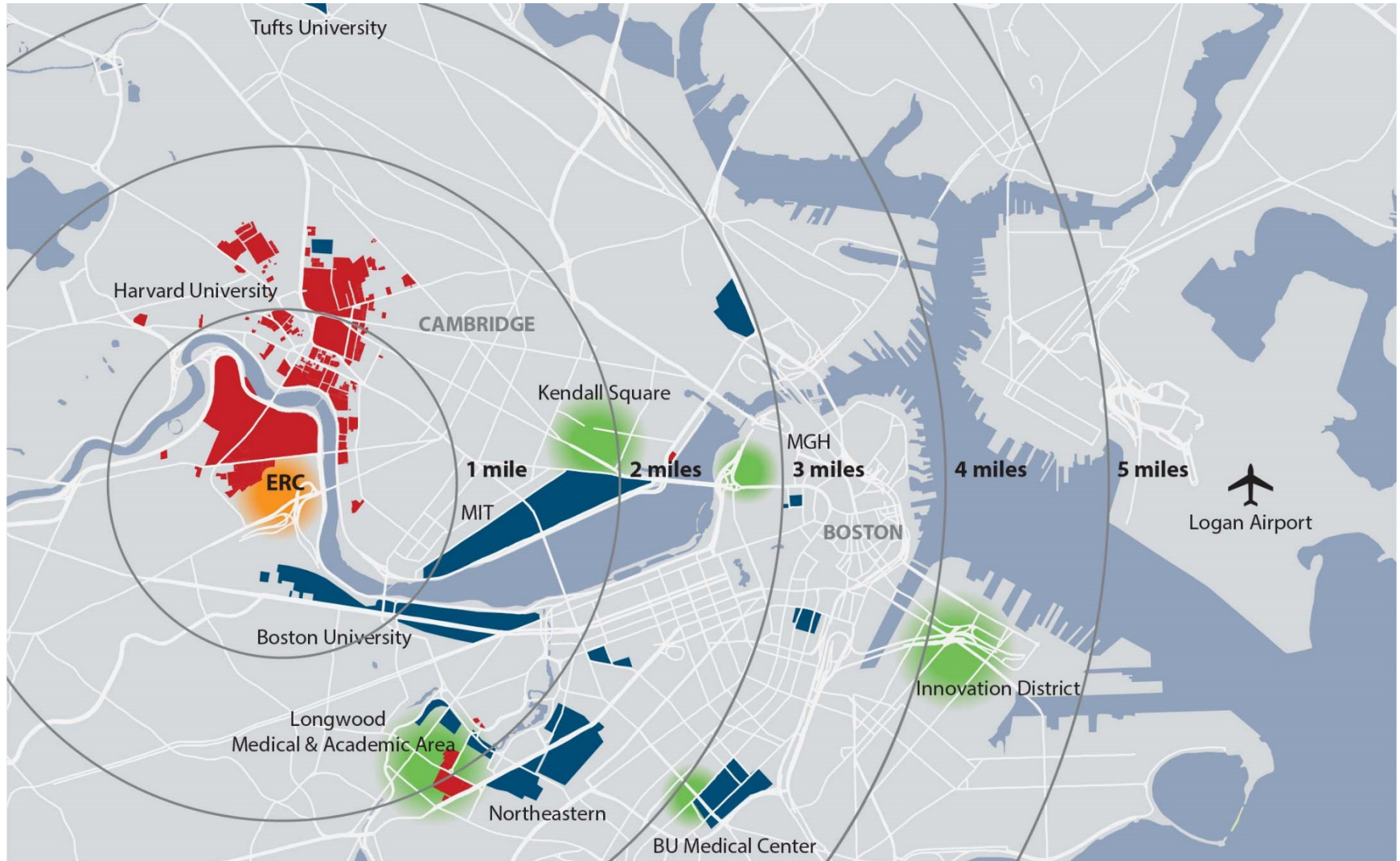
# The Opportunity

A community with tremendous possibilities for invention and collaboration.



# Metropolitan Context

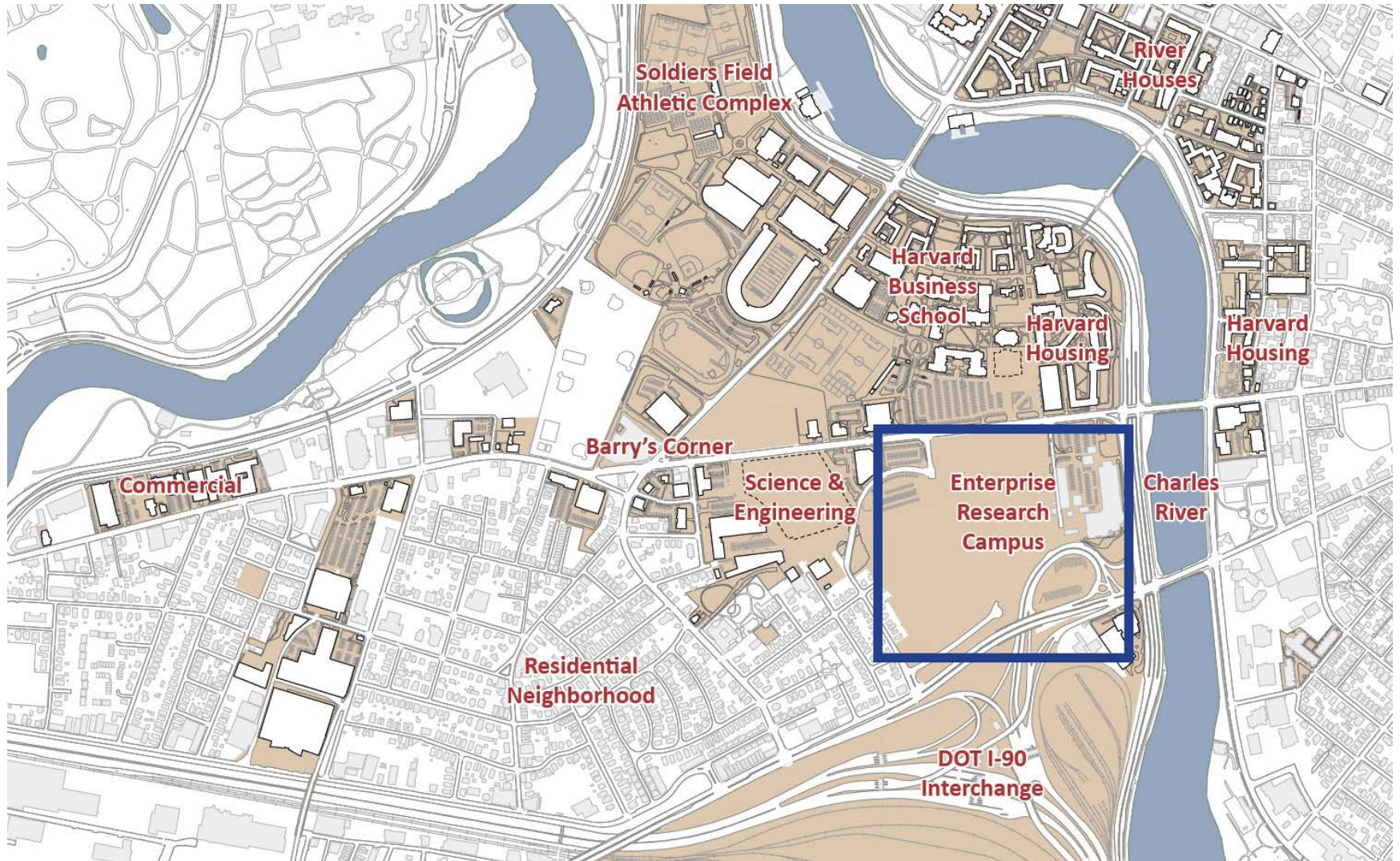
Nearby institutions and innovation districts.





# Location

New district of North Allston.



# Historic Evolution

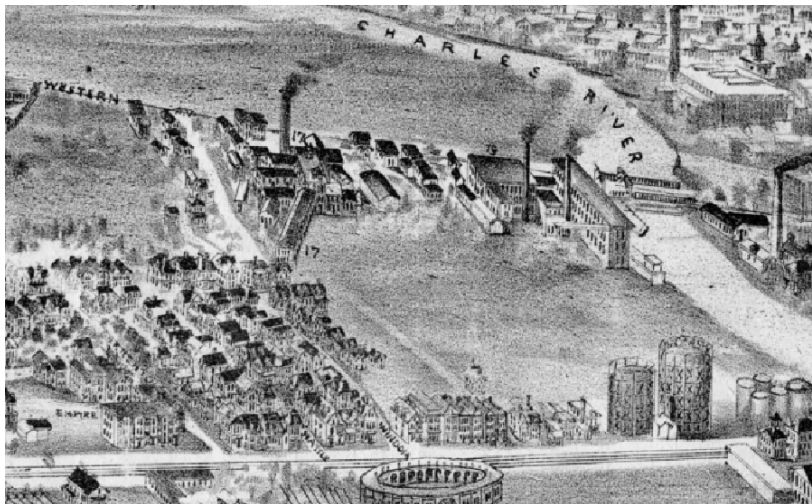
Tidal Marsh



Warehouse, Trucking & Auto Uses (1990s)



Industry (1899)

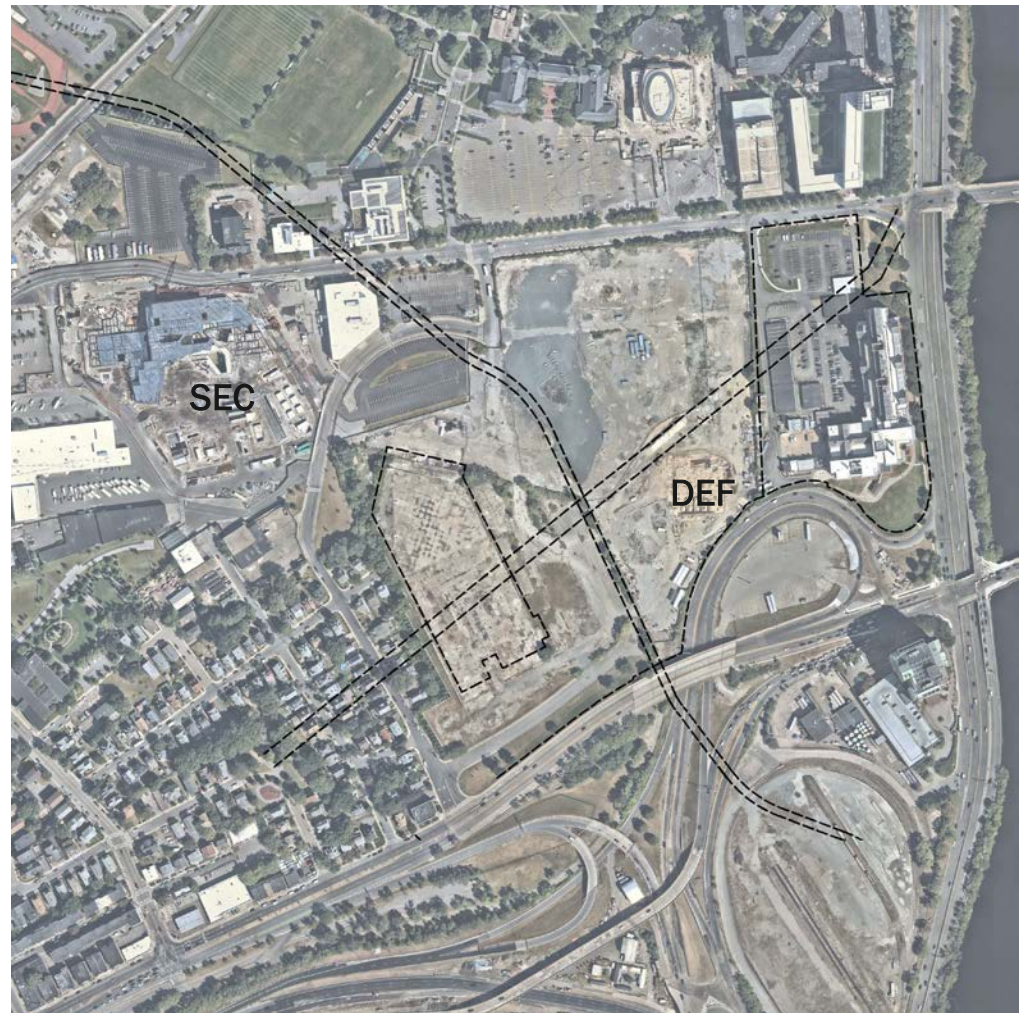


Transition to ERC (2013)

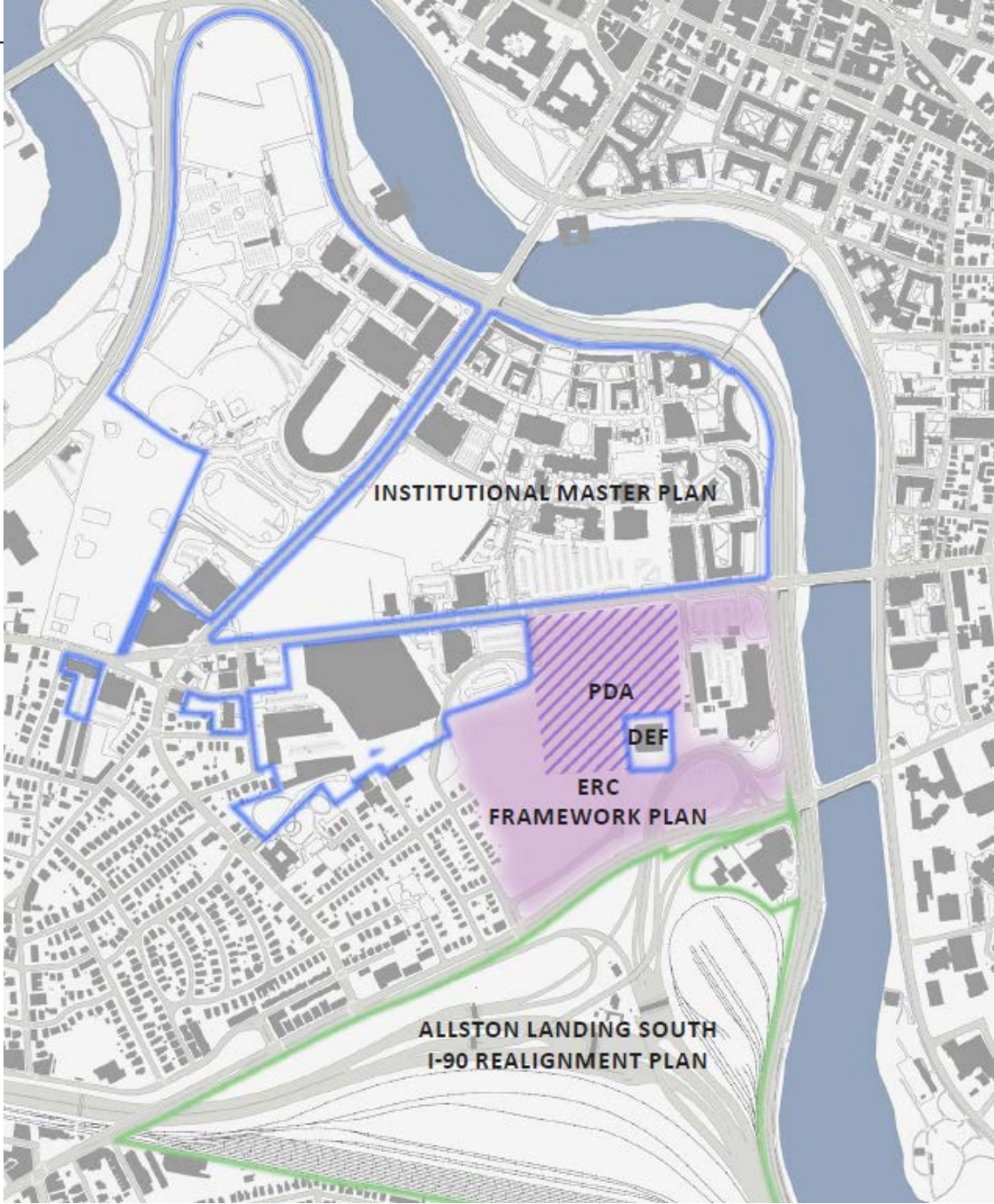


# Existing

- Vacant, fenced and impenetrable to pedestrians
- Largely impervious/minimal vegetation
- Relatively flat
- High water table
- Major regional sewer and water lines, otherwise minimal infrastructure
- Large Sears foundation from former warehouse
- Turnpike loop ramp & elevated Cambridge Street
- Rapidly changing context with construction of Science & Engineering Complex (SEC) and District Energy Facility (DEF)
- Adjacent property leased to Sanofi Genzyme



# Planning at Two Scales



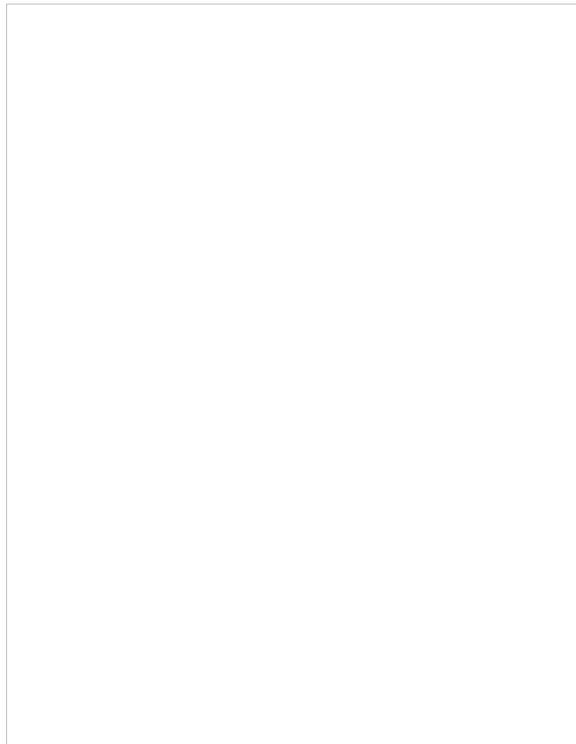


# Planned Development Area (PDA) Master Plan

Zoning Overlay for 14 Acres

Floor Area Ratio (FAR) increase  
in Allston Landing North EDA

Does not give right to build a specific building



*Future Steps*

*Planned Development  
Area (PDA)  
Development Plan*

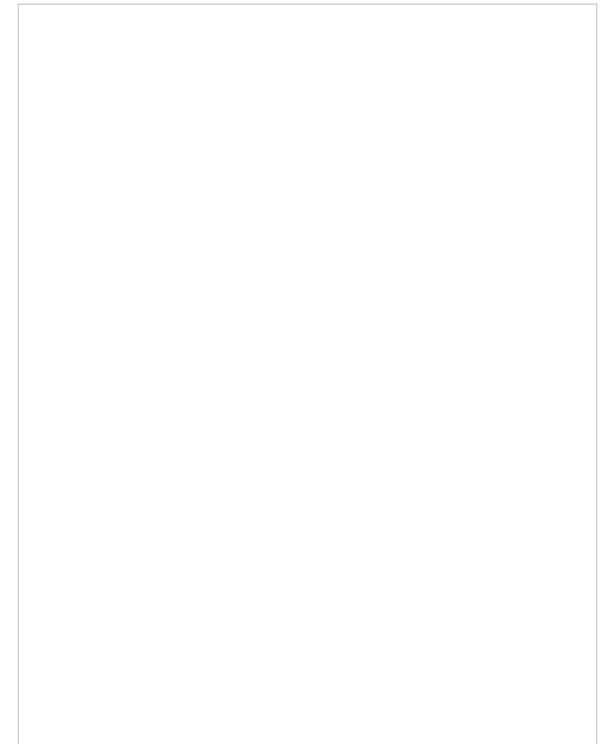
*Large Project Review*

# Framework Plan

Supporting district context

Living document that will be updated over time

Beyond geography and time frame for which the  
University is seeking formal approval



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# Planning Principles

Create a **livable** urban district.

Establish a **synergistic** mix of uses.

**Adapt** to existing and emerging context.

Promote regional **transportation access**.

Establish a **balanced parking** program.

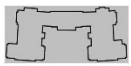
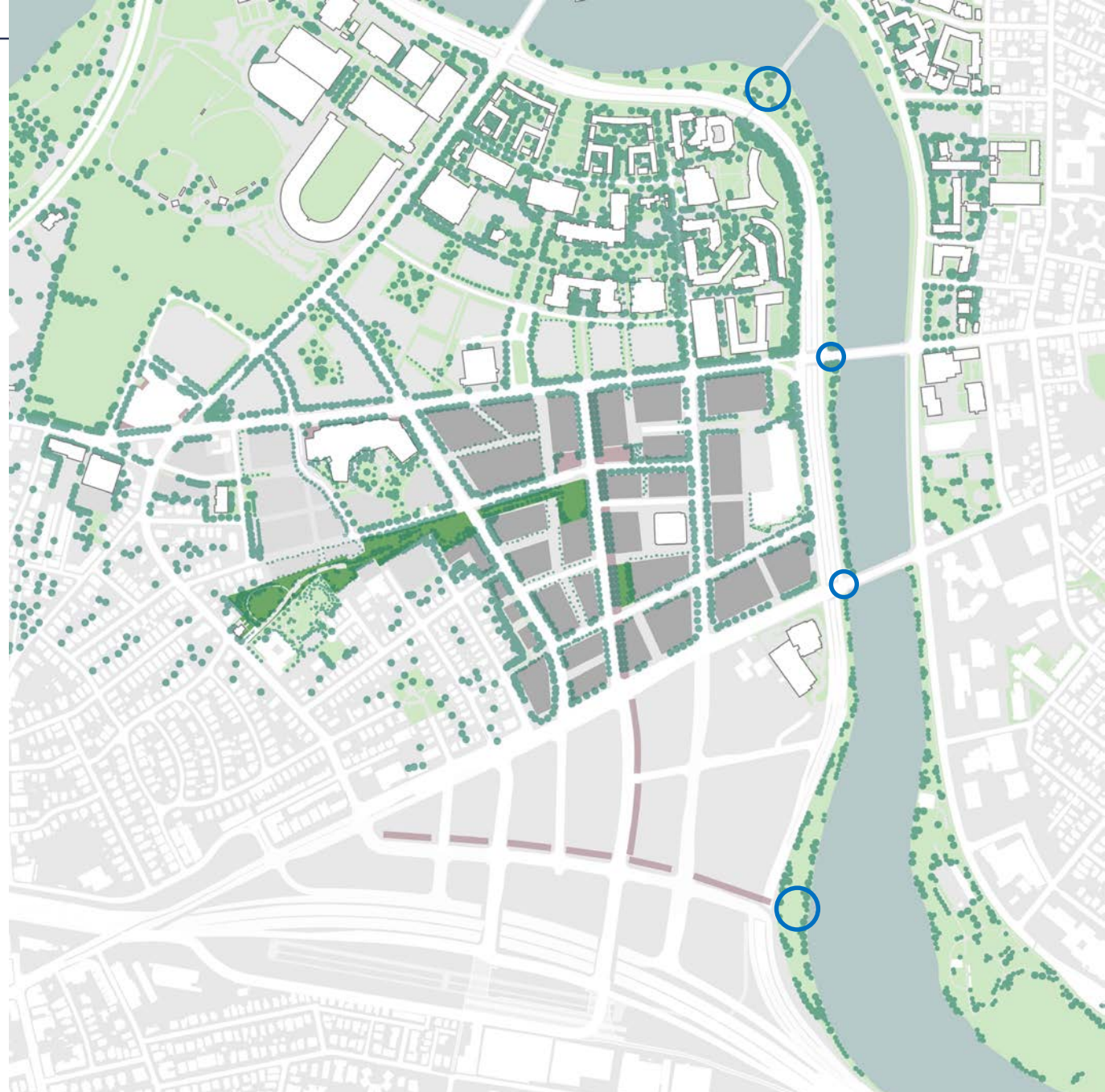
Plan comprehensively for an **active public realm**.

Create a **robust** system of **open space**.

Support development with comprehensive **infrastructure**.

Demonstrate leadership in **environmental sustainability** and **resilience**.

# Illustrative Framework Plan

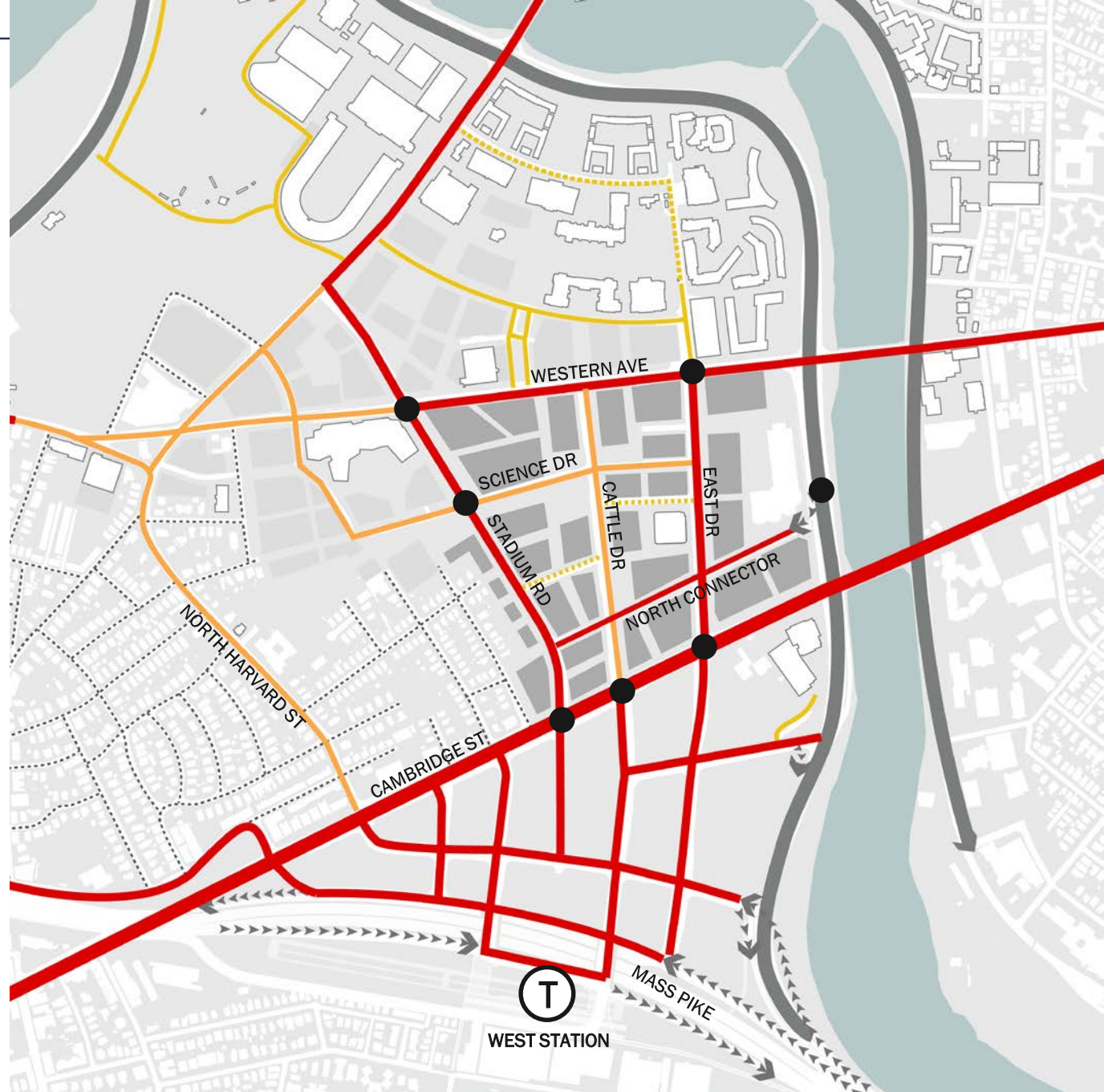


BLOCK PLAN



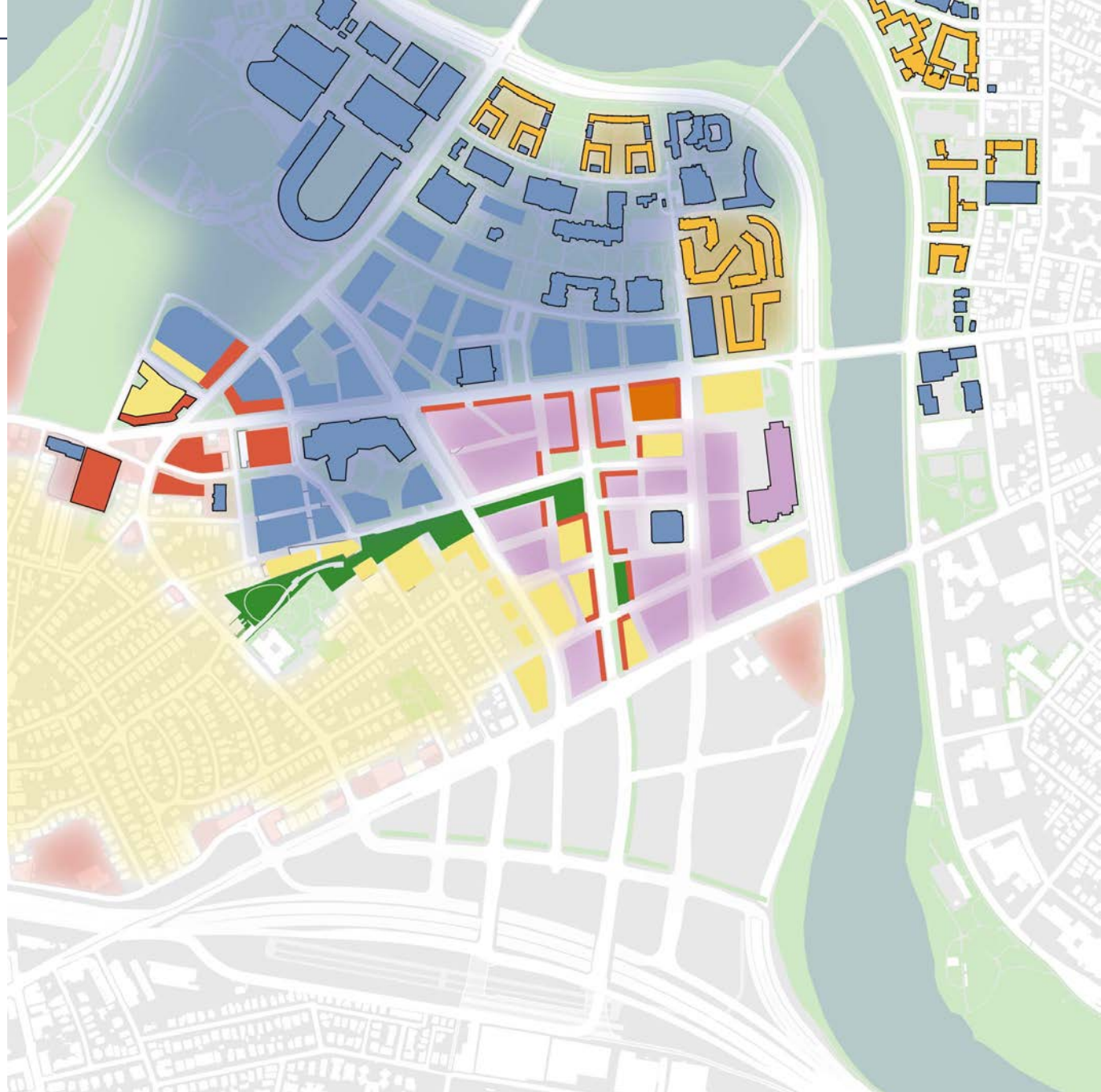
SECONDARY LANDSCAPE

# Streets Framework



# Land Use Framework

- ACTIVE GROUND FLOOR FOCUS
- RESIDENTIAL
- HARVARD INSTITUTIONAL
- HARVARD RESIDENTIAL
- ENTERPRISE RESEARCH CAMPUS
- HOTEL
- OPEN SPACE



# PDA Context



# Program

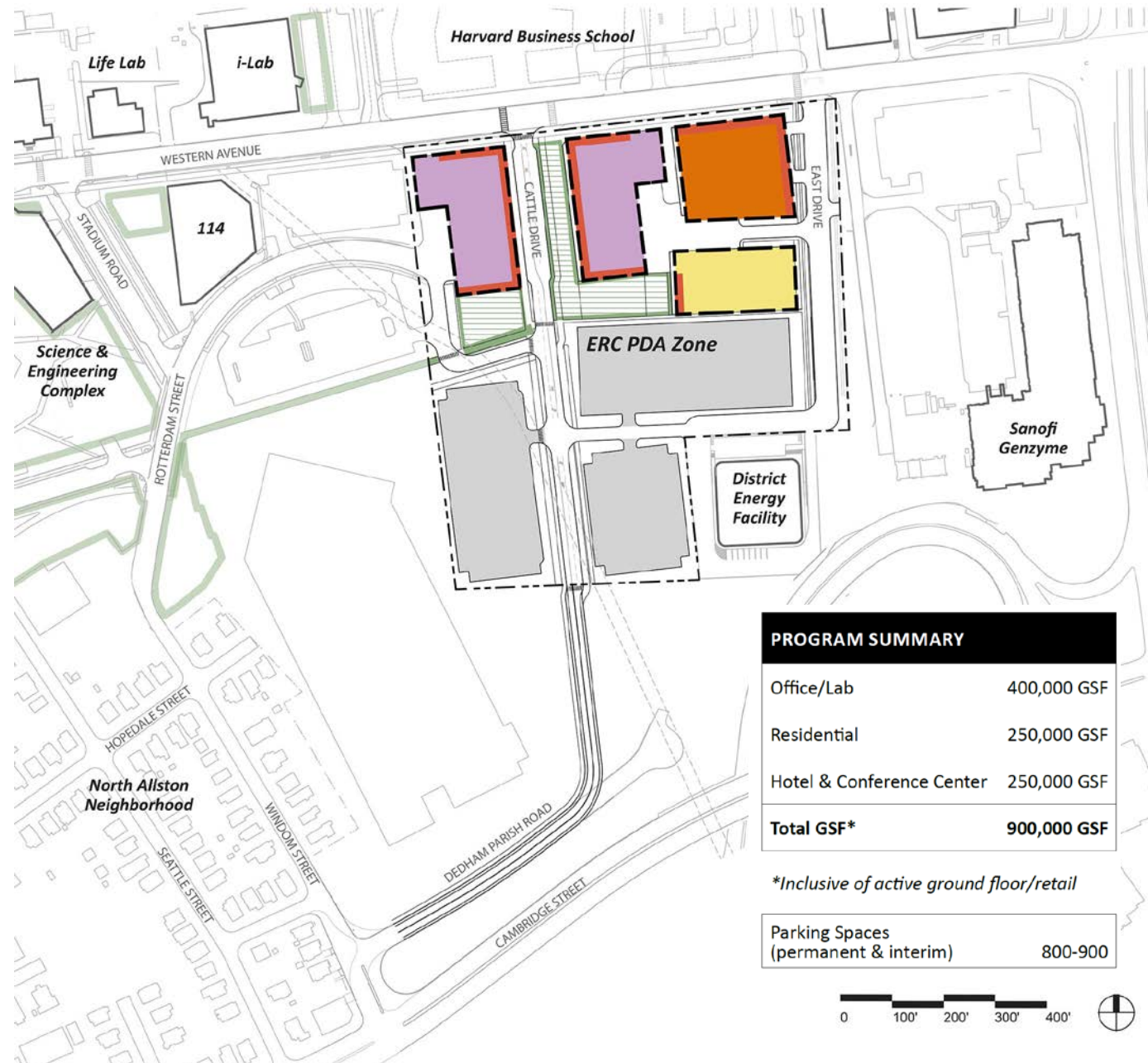
Active ground floors at key locations.

Pads illustrate maximum dimensions - footprints will be designed within.

PDA Master Plan heights represent maximums. Specific heights will be presented in the PDA Development Plan for each project.

Floor Area Ratio (FAR) 2.0, text amendment to allow up to 4.0 FAR in Allston Landing North EDA.

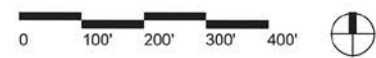
- PDA AREA (~14 ACRES)
- DEVELOPMENT PADS
- Office/Lab
- Residential
- Hotel & Conference Center
- Active Ground Floor
- PUBLIC SPACE
- SURFACE PARKING



PROGRAM SUMMARY	
Office/Lab	400,000 GSF
Residential	250,000 GSF
Hotel & Conference Center	250,000 GSF
<b>Total GSF*</b>	<b>900,000 GSF</b>

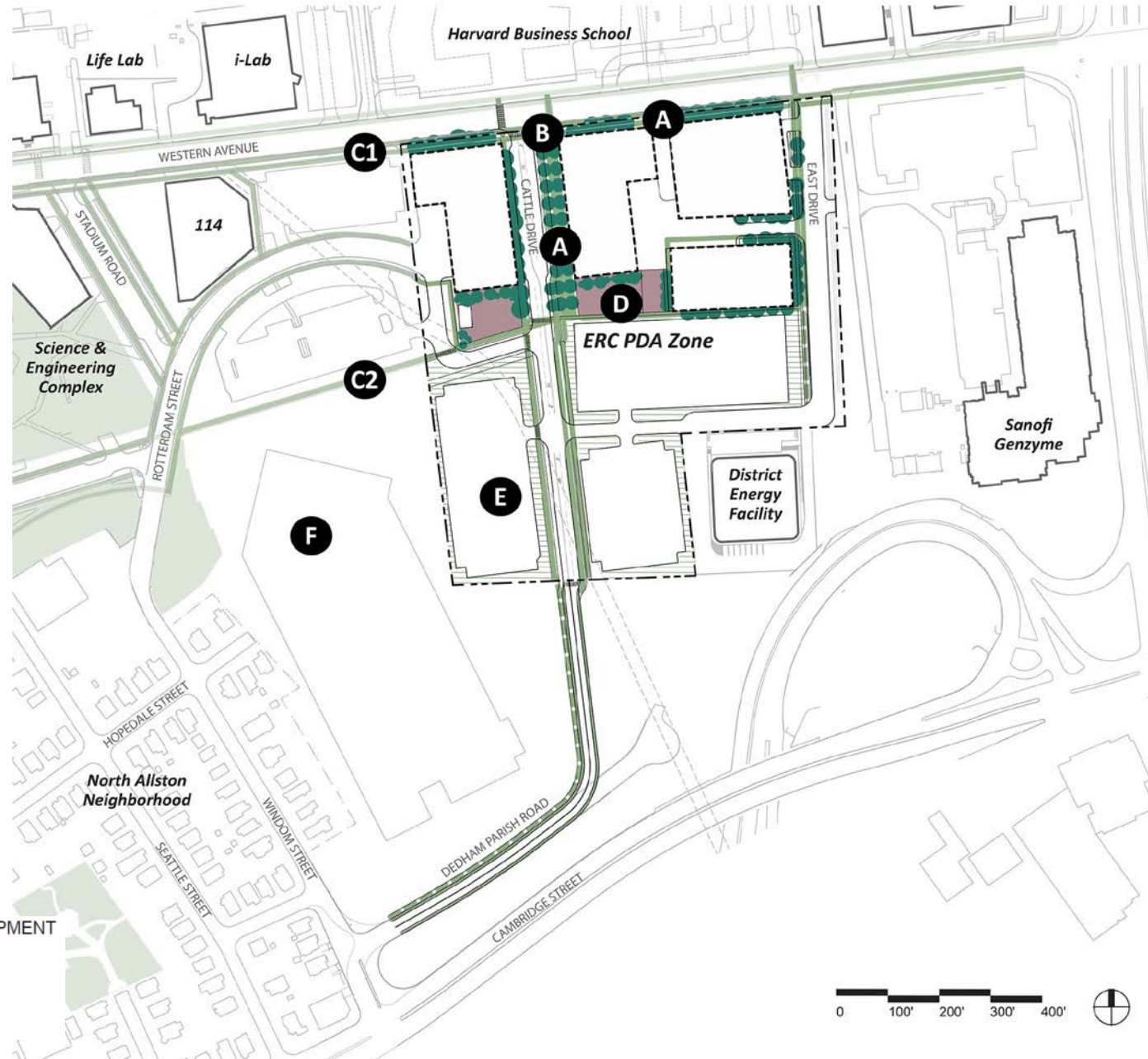
*\*Inclusive of active ground floor/retail*

Parking Spaces (permanent & interim)	800-900
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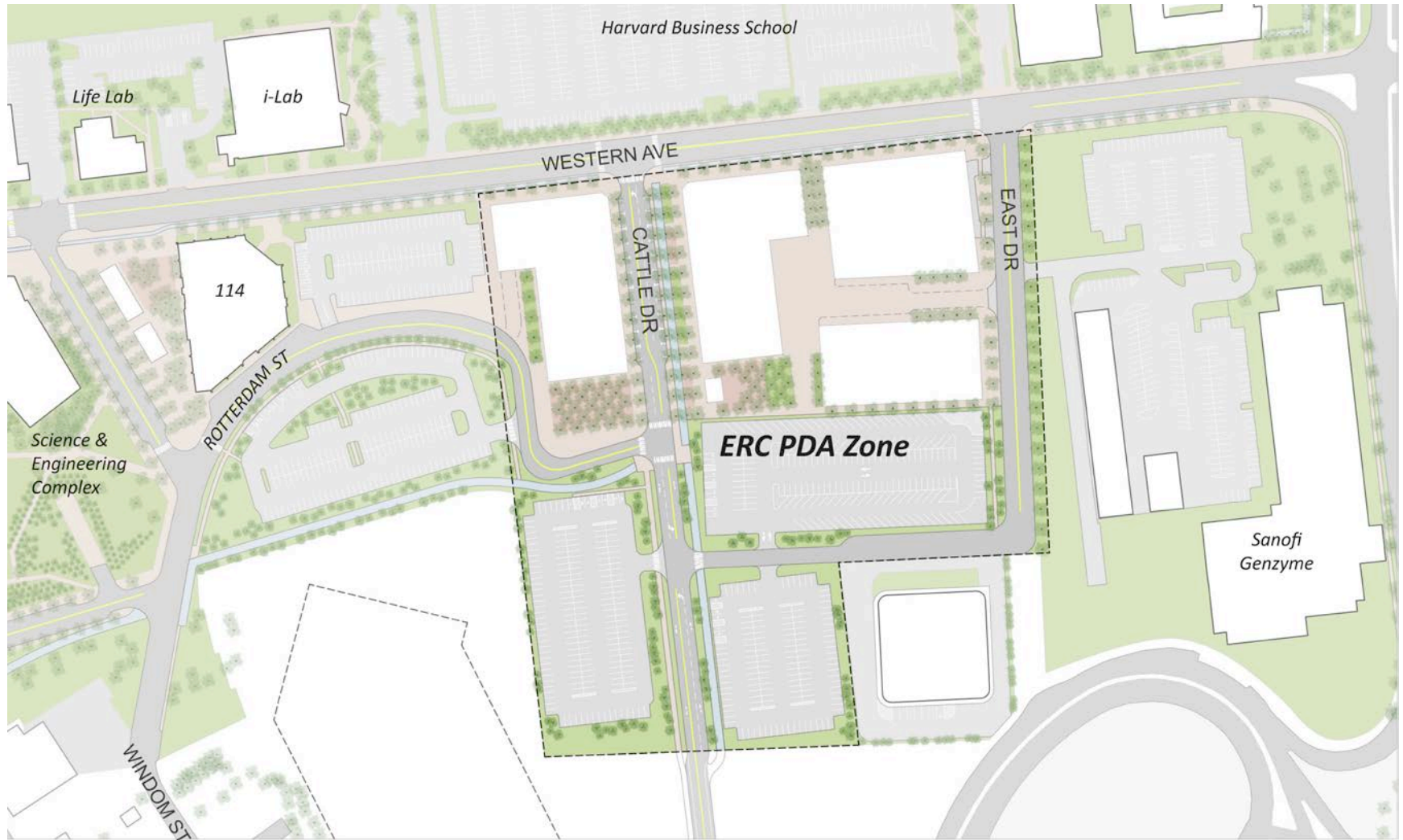
# Public Realm

- A. Tree planting and landscaping where none exists today.
- B. Entry to district at Western & Cattle.
- C. Tie-in to surrounding public realm improvements.
- D. Streetscape & open spaces adjacent to development completed.
- E. Interim parking and circulation conditions to be landscaped.
- F. Undeveloped site areas to be secured and screened.





# PDA Illustrative Plan





# The Vision

*“The enterprise research campus is a bold development: a new innovation district offering a **broad mix of uses, including new spaces to live, work, play, research, adapt, innovate, and collaborate...**”*

Executive Vice President - Katie Lapp, Harvard Gazette, March 2016

**B** | Metropolitan Policy Program  
at BROOKINGS

## The Rise of Innovation Districts: A New Geography of Innovation in America

Bruce Katz and Julie Wagner

INNOVATE

STUDY

WORK

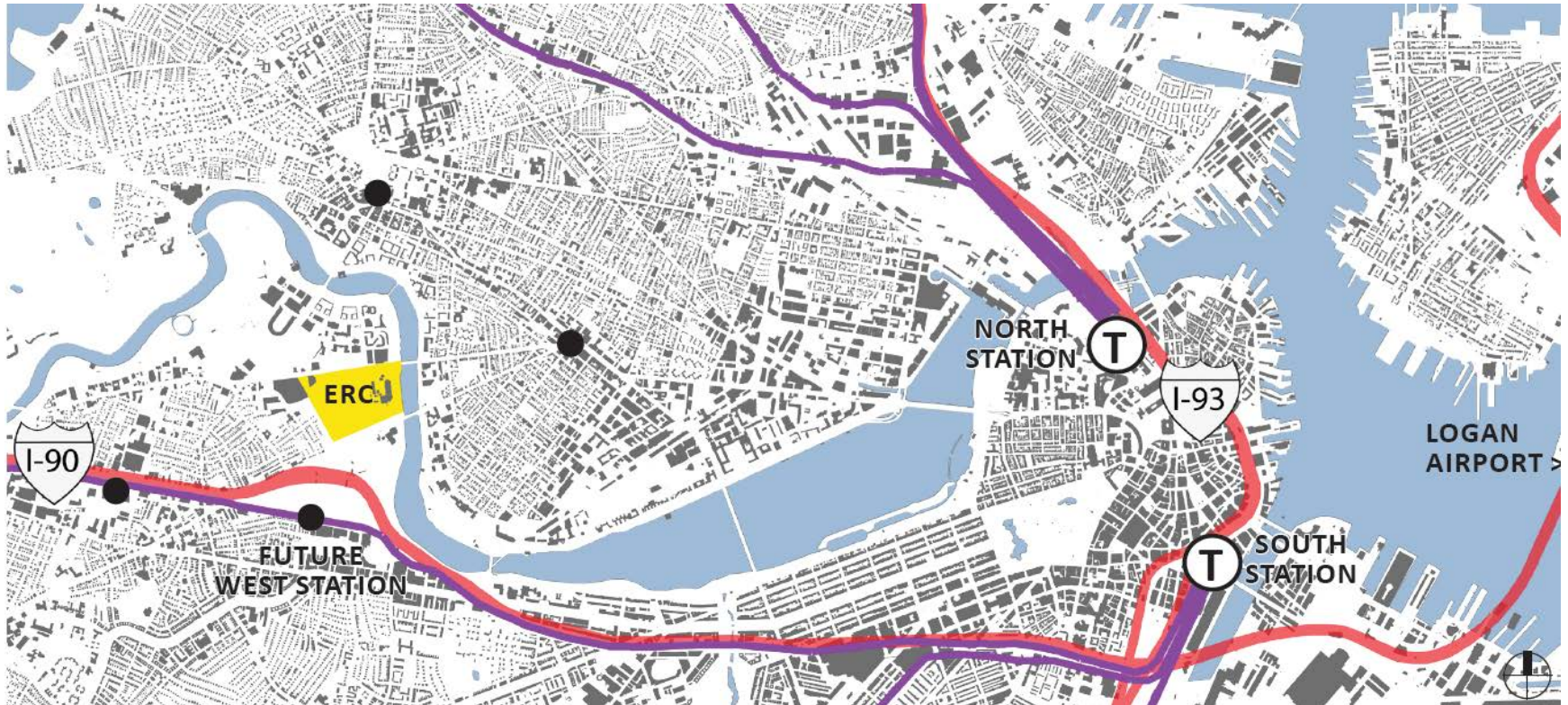
LIVE

PLAY

THRIVE

# Metropolitan Context/Transportation Access

Undeveloped land adjacent to highway and rail.

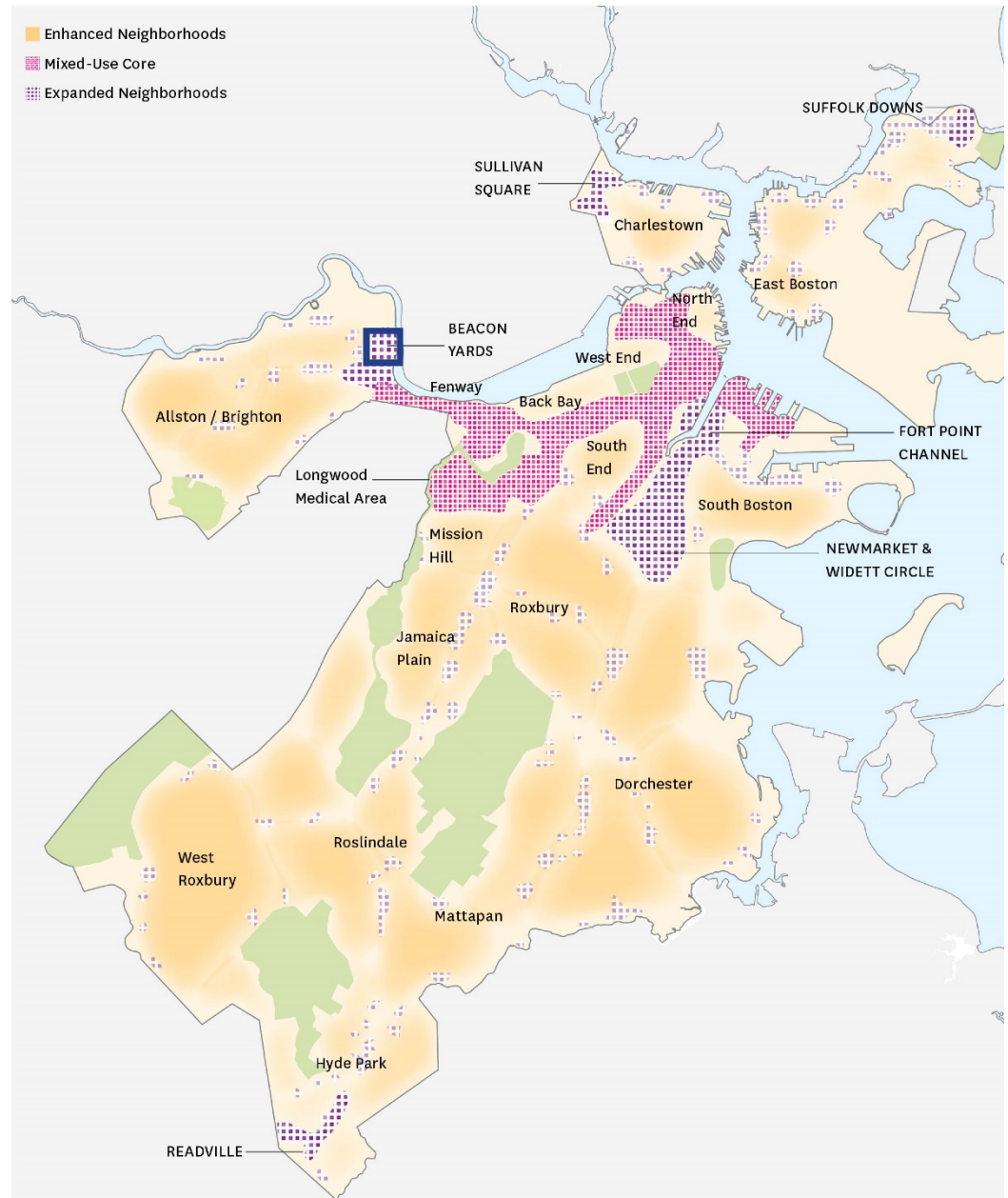


- COMMUTER RAIL
- HIGHWAY
- ERC
- ADJACENT TRANSIT STOP

# Poised for Growth

Identified as a place for  
“*Expanded Neighborhoods*”

-Imagine Boston 2030



# Circulation

North-south streets to tie to I-90 project.

Streets segments constructed adjacent to development.

Potential interim connection south to Cambridge Street.

Existing shuttle and MBTA bus systems enhanced.

Parking below buildings and interim surface parking (total of 800-900 spaces).

- STREETS
- STREET INTERIM
- CIRCULATION
- INTERIM SURFACE PARKING
- SINGLE PARKING TRAY BELOW GRADE
- LOADING
- BUS STOP - EXISTING
- BUS STOP - POTENTIAL

