



The Ruth Mulan Chu Chao Center at Harvard Business School

BCDC Presentation | November 5, 2013

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Introduction

The President and Fellows of Harvard College on behalf of the Harvard Business School (HBS) propose the construction of the Ruth Mulan Chu Chao Center, a building envisioned as a social center for Executive Education, consisting of approximately 75,000 gross square feet (GSF) (the “Project”). The Project will be located on the northeast corner of the HBS Allston campus, on a site that is currently occupied by Kresge Hall.

Existing Site and Context

The site of the Project is in the northeast corner of the HBS campus, to the east of the original HBS campus designed by McKim, Mead and White in the late 1920s. The Project site is currently occupied by Kresge Hall. In the 1970s, McCollum Center and Baker Hall were constructed to the north of the Project site. More recently, McArthur Hall was built in 1998 as an Executive Education housing facility also to the north of the Project site. Tata Hall, the fourth building providing residential space for the Executive Education Program, is currently under construction and is located immediately to the east of the Project site.

Kresge Hall, designed by the architecture firm Perry, Shaw & Hepburn, Kehoe & Dean, was built in 1953 to serve as the dining facility for the expanding HBS programs. In 2001, HBS opened the Spangler Center to provide integrated dining, social and meeting spaces for MBA and doctoral students, faculty and staff and Kresge Hall was adapted to serve as a dedicated dining facility for Executive Education. Due to numerous code and mechanical systems deficiencies, as well as functional and circulation challenges, the existing building is no longer able to efficiently serve as a core resource for the Executive Education program and will be replaced by the Chao Center.

Program

The Chao Center will meet the increasing demand for HBS Executive Education programs by creating a social center, an arrival point and providing flexible academic spaces and high quality dining options, meeting spaces and outdoor seating.

Use	Approximate Gross SF*
Academic	10,900
Dining	25,400
Gathering	26,300
Office	4,100
Building Support	8,300
TOTAL	75,000

*Measured in accordance with the Boston Zoning Code

Urban Design

The Project is located at an important place in the physical geometry of the HBS campus at the end of Harvard Way, and in the social geography of HBS, connecting Executive Education participants with others at the School. The proposed building provides a central Hub for Executive Education participants and the larger Harvard community to arrive, collaborate, learn, dine together and build connections. The Project makes meaningful physical and symbolic connections to the historic HBS campus, completes the Executive Education Quad framed by Tata Hall to the east, and creates spaces that reflect the contemporary mission of the Executive Education programs and HBS.

Outdoor Spaces and Pedestrian Circulation

The Project is sited to strengthen emerging larger scale circulation patterns across the HBS campus as the Allston campus is developed, linking Boston and Cambridge. In the IMP, East Drive is identified as one of the “ladder connecting streets” strengthening connections between Boston and Cambridge. Proposed changes to the landscape in the Executive Education Quad and along East Drive adjacent to the Project facilitate pedestrian movement and improve the quality of the open spaces pedestrians move through.

By siting the Project well south of the existing Kresge Hall, the building creates space for the north spine, a broad path from Weeks Bridge (an important pedestrian link between Boston and Cambridge) to East Drive and Harvard Way. This plan is a change from the landscape plans for the Executive Education Quad proposed for Tata Hall. It establishes a clearer, shorter, safer campus and urban-scale connection through the Quad by connecting to Harvard Way through a more gracious landscape experience.

West Arrival

The unified west entrance to the Project from Harvard Way, marked with a gracefully curved portico, marks an important new open space, and carries the landscape elements and character of Harvard Way across East Drive to the building. Limiting vehicular traffic on East Drive to the building’s drop-off loop south of Harvard Way will allow East Drive north of this point, and the intersection with Harvard Way, to be landscaped as a space for pedestrians (with provision for emergency vehicles), with increased connectivity and amounts of green space along East Drive.

North Court

The Project’s calm, largely transparent north wall shapes the “North Court” and welcomes Executive Education participants from Baker, McArthur, and McCollum Halls. This newly found space on the campus is made possible by siting the Chao Center south of the footprint of Kresge Hall. It will be an active space animated by Executive Education participants moving from classes in McCollum Center to the Chao Center, and by the campus wide activity of pedestrians moving along the north spine.

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East Quad

Together with Tata Hall, the Chao Center completes the emerging Executive Education Quad. It forms the western edge of this significant campus scale space in the center of the Executive Education precinct. Public spaces within the building (multi-purpose room, east lounge, and coffee bar) line the new Quad and open onto a terrace facing the Quad, animating the outdoor space. The east face of the Chao Center is shifted eight degrees to open the space away from Tata Hall and bring McArthur Hall and McCollum Center, a focus of academic activity, into the new Executive Education Quad. The eight degree shift aligns with the campus geometry, bringing the subtle dynamism of the historic open spaces there to the Executive Education precinct.

South

The loading dock will be accessed from the south.

Massing and Exterior Character

The Project is massed to achieve a gracious presence at the east end of Harvard Way that is resonant with the McKim, Mead and White campus. Set back from East Drive to shape a dignified outdoor space at this important node on the campus, the Chao Center reflects the scale of the McKim, Mead and White buildings along Harvard Way. Like them, it is horizontal, with a two story brick body on a short granite base. Its west elevation, facing the McKim, Mead and White campus creates a broad, locally symmetrical, face along East Drive, with a three story glazed volume behind a gracefully curved two-story portico marking the continuation of the Harvard Way axis through the building to the East Quad. An attic story at the top of the building reinforces the predominately horizontal massing of the building, and reflects the restrained tops above a distinct cornice of the academic buildings along Harvard Way. The east façade facing the Executive Education Quad and Tata Hall, and the north façade facing the north court, are calm, two-story brick and glass volumes, punctuated by the three-story glazed volume that contains the Chao Center's public spaces and aligns with Harvard Way.

The building's facades are designed to elegantly frame the new open spaces it shapes to its west, north, and east. The north and east sides of the building, facing McCollum Center and Tata Hall respectively, are made up of a broad series of vertically oriented glazed openings, proportioned to reflect the Georgian campus, but changing the ratio of wall to glass to connect with the more contemporary character of the emerging Executive Education precinct.

Changes in Shadow

The Project site includes Kresge Hall which is similar in scale to the proposed Project, although located more to the west than the Project, which results in some new shadow on the surrounding campus and within the existing Kresge Hall footprint. As the new shadow will be limited to the HBS campus, the Charles River, the Charles River Reservation, Soldiers Field Road and other off campus open spaces in the area are not impacted by the Project.

Consistency with Zoning

The Project site is located within the Harvard University Institutional Sub-district of the Allston Neighborhood District and also within Harvard's IMP Area. "College or University" uses are allowed uses within this sub-district. Prior to the issuance of a building permit, the BRA must issue a Certificate of Compliance pursuant to Section 80B-6 of the Zoning Code and a Certificate of Consistency pursuant to Section 80D-10 of the Zoning Code stating the Project is consistent with the University's IMP.

Consistency with Harvard University IMP

Harvard has been filing Institutional Master Plans for its Allston campus since 1989. Most recently, Harvard filed an Institutional Master Plan Notification Form (IMP NF) in October 2012 to start the process of the review and approval of a new Ten Year Institutional Master Plan (IMP) for Harvard's campus in Allston. Harvard submitted its new IMP, which includes the Chao Center, on July 26, 2013 in response to the BRA's Scoping Determination on the IMP NF. The BRA Board voted to approve the IMP on October 17, 2013. The Chao Center was included as a Proposed Institutional Project as part of the approved July 2013 IMP filing. The IMP is scheduled to go before the Boston Zoning Commission on November 20, 2013.

Parking

No new parking will be provided as part of the project.

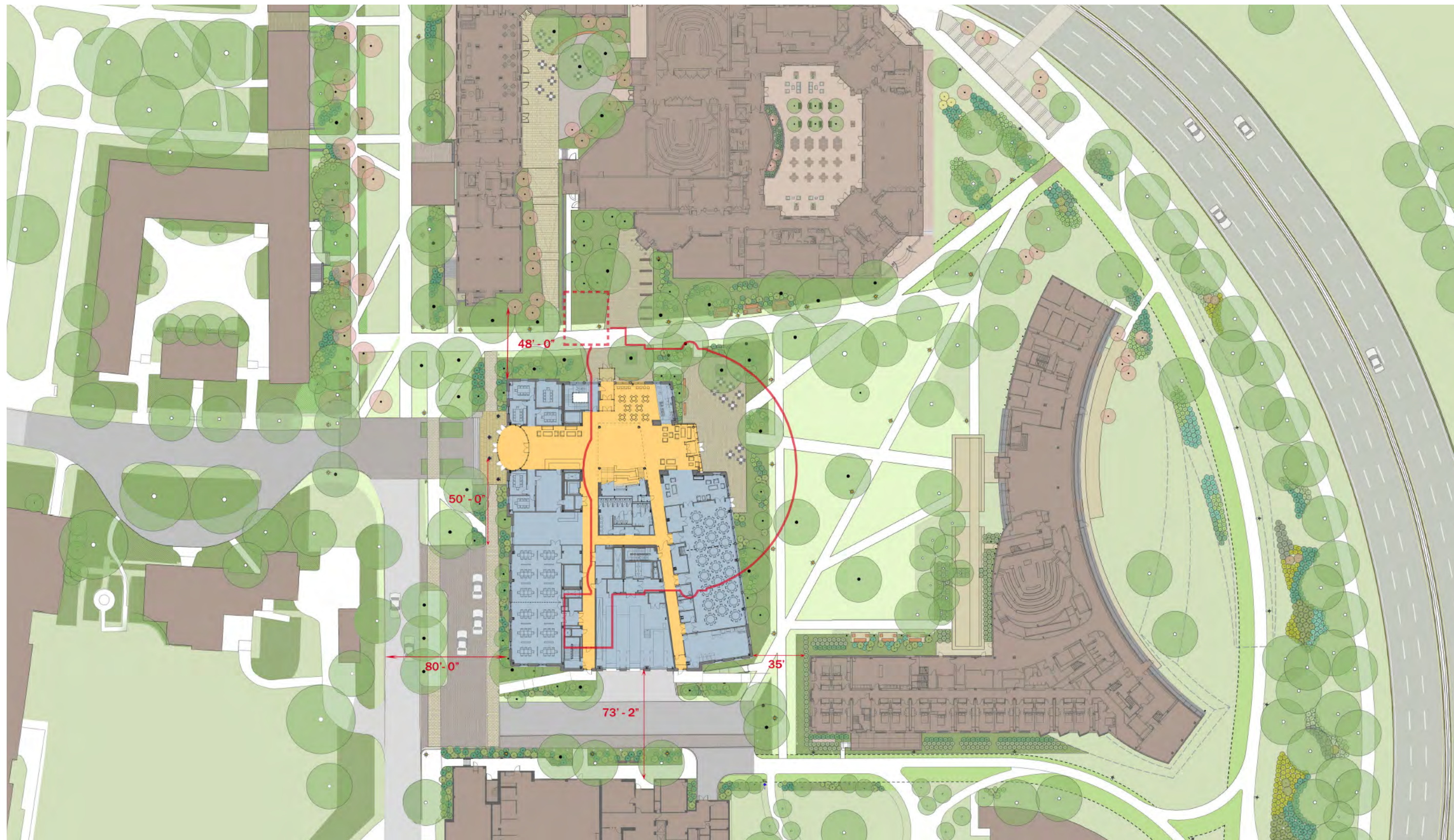
Schedule

The schedule calls for the permitting and design process to be complete by early 2014, with construction starting in the spring of 2014, and building completed by the spring of 2016.

The Chao Center Site in the HBS Campus Context



The Chao Center and Adjacent Buildings

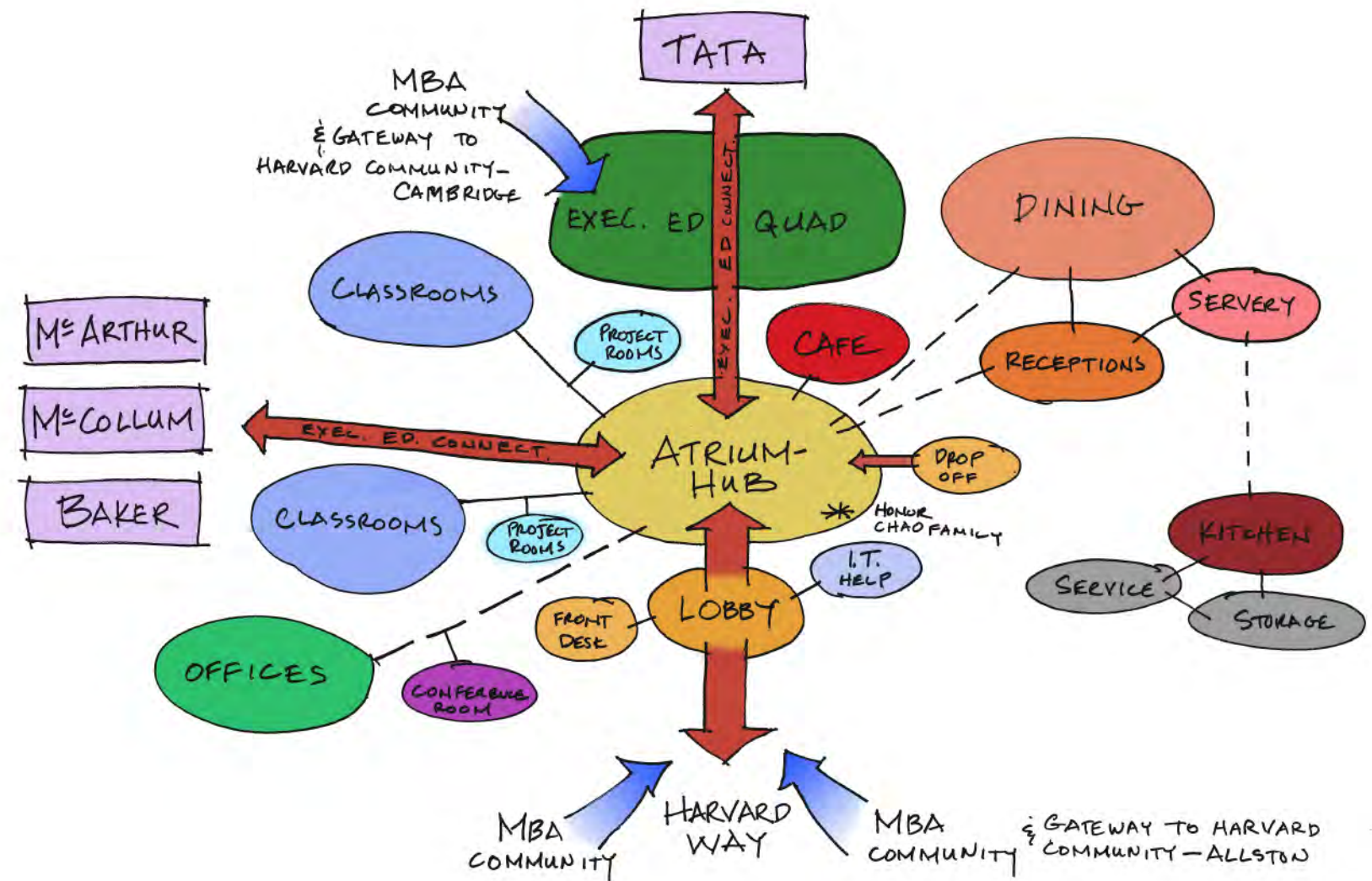








Aerial Views and Program Diagram





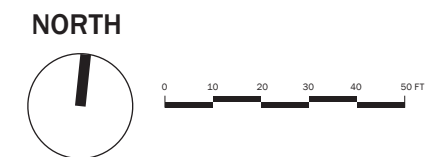
1st Floor plan



2nd Floor plan



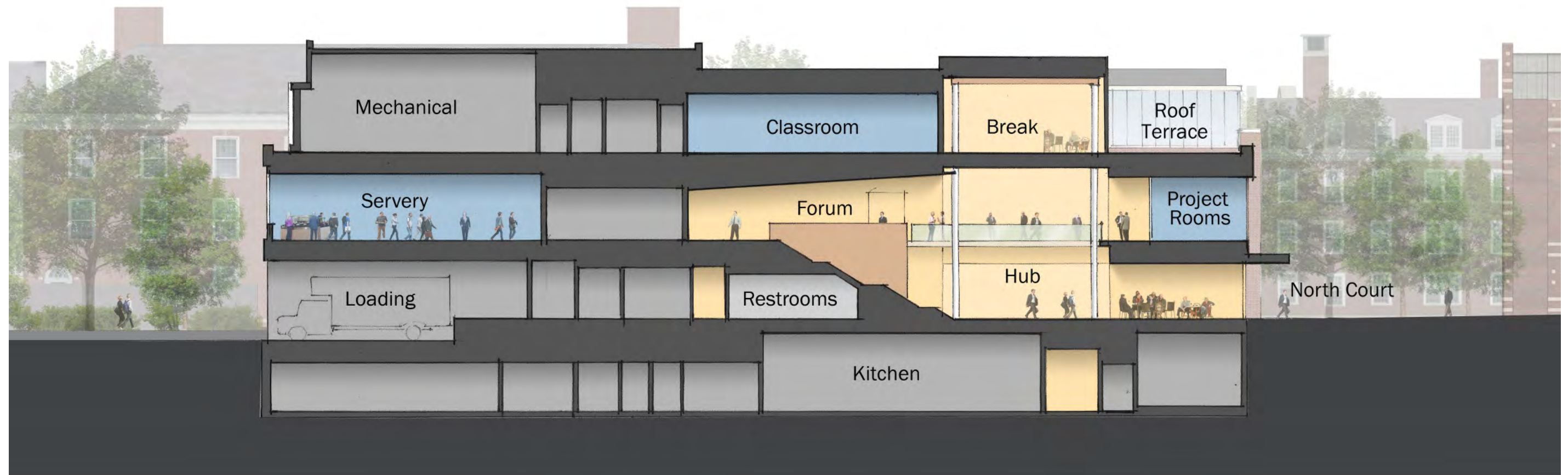
3rd Floor plan



Transverse section looking south



Longitudinal section looking west



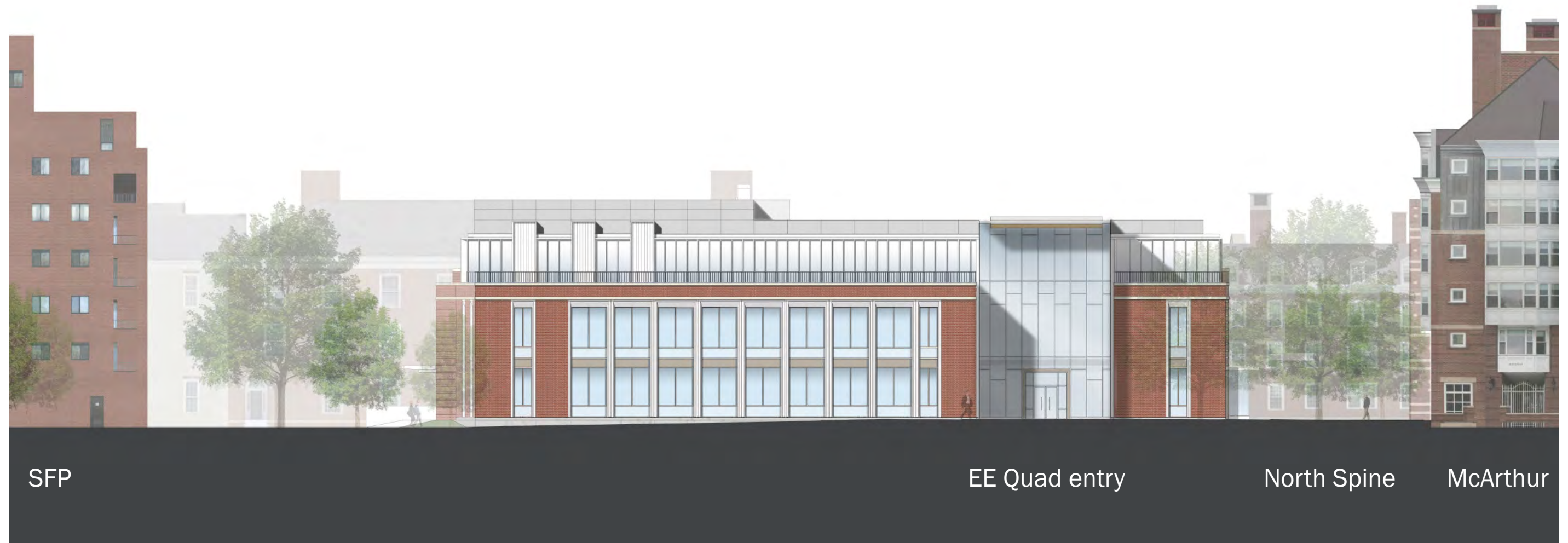


The Chao Center shaping and activating the Exec Ed quad











East Drive

Loading

Tata Hall