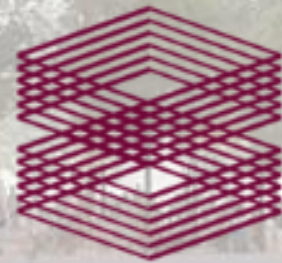


Enterprise Research Campus – Phase A

BPDA Board Presentation
Thursday, July 14, 2022



TISHMAN SPEYER

Live



345

Units

- 25% of units IDP accessible
- AMIs ranging from 30%-100%
- Various unit types

Work



4,300

Jobs

- 2,000 construction jobs
- 2,300 permanent jobs
- Commitment to employ Local 26 Union workers in the hotel

Connect



3

Acres

- Nearly 3 acres of open space
- Creation of new streets, sidewalks, multimodal connections, bike lanes and signal upgrades
- 2 new Blue Bike stations
- Complete street upgrade of Western Avenue
- Enhanced transit opportunities

Sustain



2026

Carbon-neutral

- Fossil-fuel neutral by 2026, and fossil-fuel-free by 2050
- Stormwater management capacity which is over 2x greater than required
- LEED Gold and Fitwel Eligible

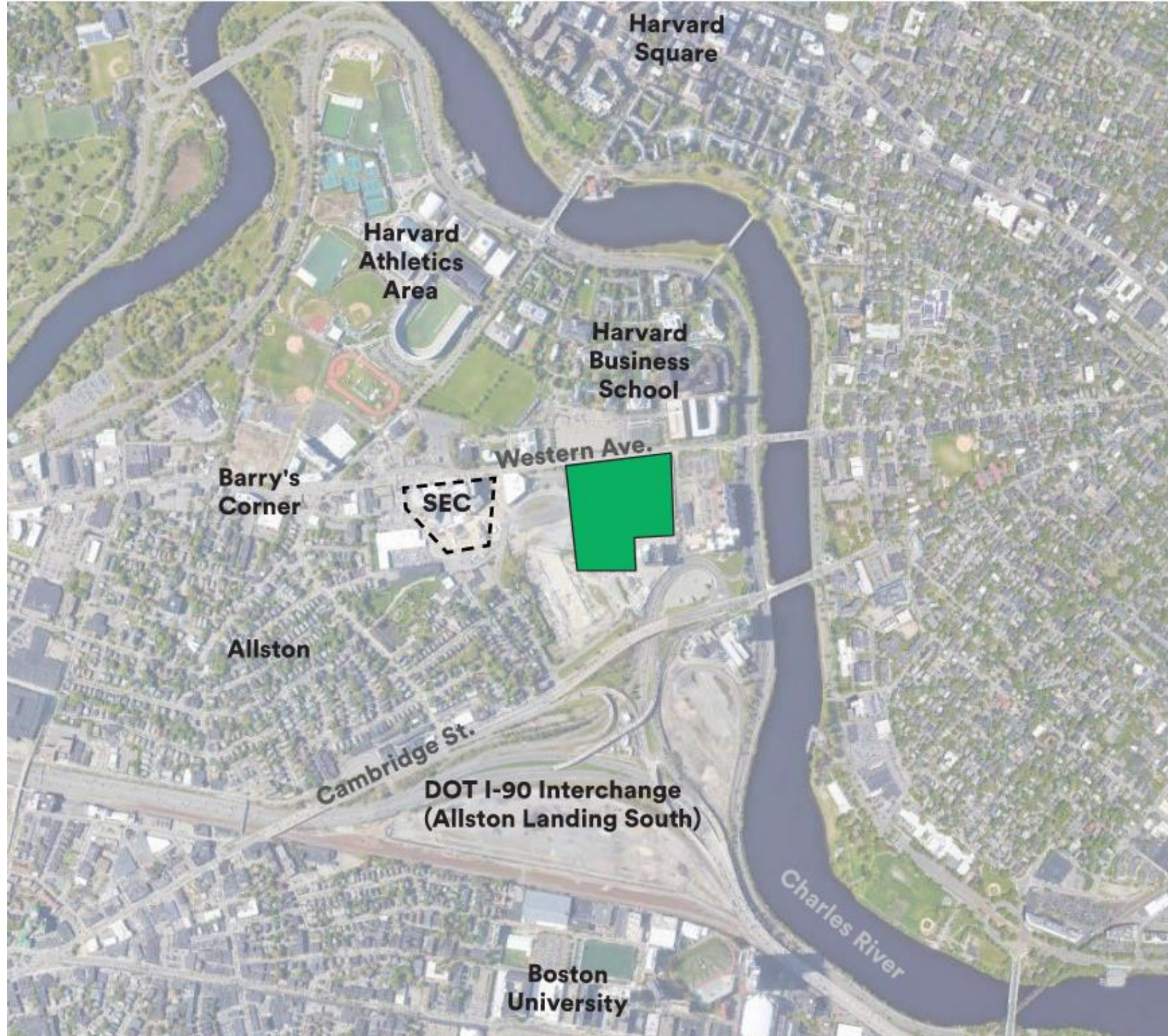
[TBU – BPDA]



The Enterprise Research Campus – Guiding Principles

- Establish a New Model for Inclusive, Equitable, Community-Focused Development
- Provide a Significantly Greater Level of Residential Affordability
- Prioritize Diversity, Equity and Inclusion
- Activate the Public Realm Across All Four Seasons
- Incorporate Leading Edge Sustainability and Resiliency
- Foster Innovation and Entrepreneurship
- Create New Jobs and Pathways to Science

ERC Site Location



Aerial View Looking East Over SEC (2020)



Aerial View of Current Site Conditions (2020)

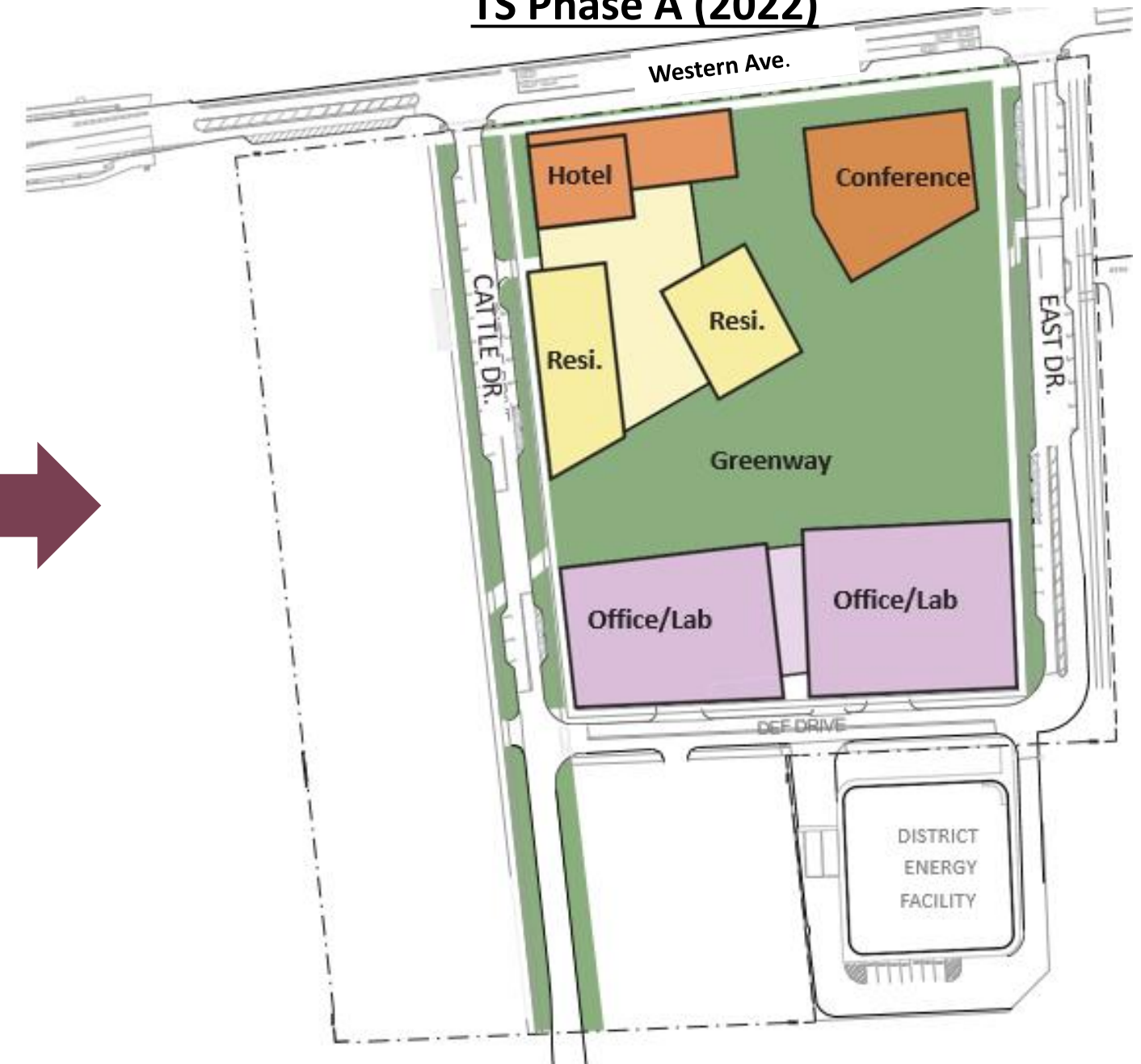
Evolution of Plan – Creating a Place

Previously Approved PDA (2018)



- 900,000 GFA
- Loading and services use up open space
- Heavy emphasis on surface parking next to open space

TS Phase A (2022)



- 900,000 GFA
- Greenway at heart of continuous open space, that will fit into a broader network connecting Rena Park to the Charles River
- Residential along open space
- Loading and services internalized into buildings to allow for active street fronts

14-Acre Master Plan **Phase A** – Anticipated 2022-2025



Phase A

900,000 GFA Total

263,500 GFA Residential (345 units)

440,000 GFA Lab/Office

135,000 GFA Hotel (250 rooms)

61,500 GFA Conference Center

- - - Phase A Improved Area
- - - PDA Area Boundary
- Residential
- Lab/Office
- Hotel/Conference Center

14-Acre Master Plan Phase A and Envisioned Phase B

Forthcoming Article 80 Process



Phase A

900,000 GFA Total

263,500 GFA Residential (345 units)

440,000 GFA Lab/Office

135,000 GFA Hotel (250 rooms)

61,500 GFA Conference Center

Phase B

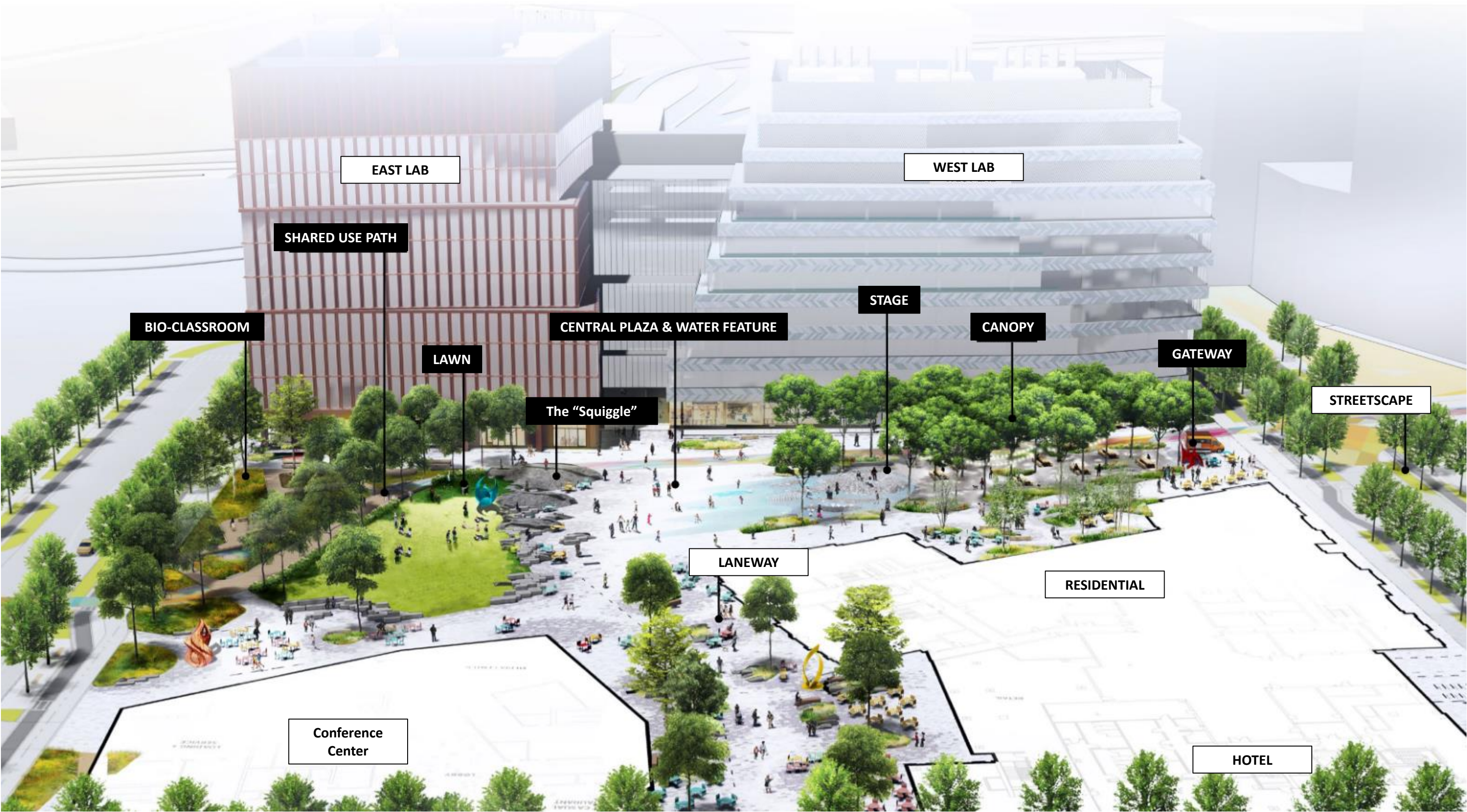
1,040,000 GFA Total

320,000 GFA Residential

720,000 GFA Lab/Office

- Phase A Improved Area**
- PDA Area Boundary**
- Residential**
- Lab/Office**
- Hotel/Conference**

Phase A Greenway



Phase A Greenway Programming



Building and Landscape Designs



Number	Building	Architect
①	East Lab	Henning Larsen
②	West Lab	Studio Gang
③	Residential	MVRDV
④	Hotel	MARLON BLACKWELL ARCHITECTS
⑤	Conference Center	Studio Gang
⑥	Landscape	SCAPE

East Lab – Henning Larsen



**Henning
Larsen** —

West Lab – Studio Gang



Studio Gang

Residential - MVRDV



MVRDV

Hotel – Marlon Blackwell Architects



**MARLON
BLACKWELL
ARCHITECTS**

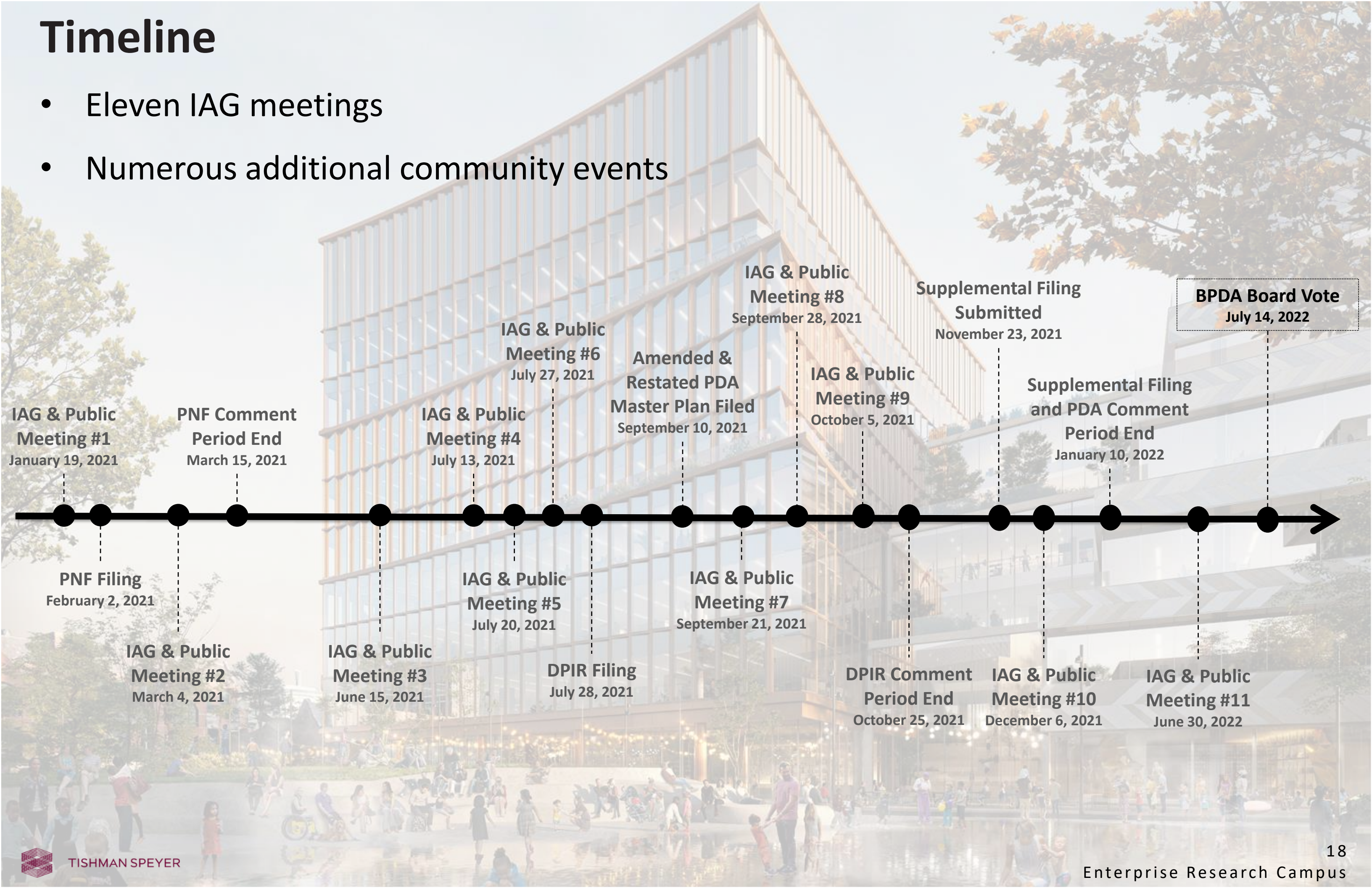
Treehouse Conference Center – Studio Gang



Studio Gang

Timeline

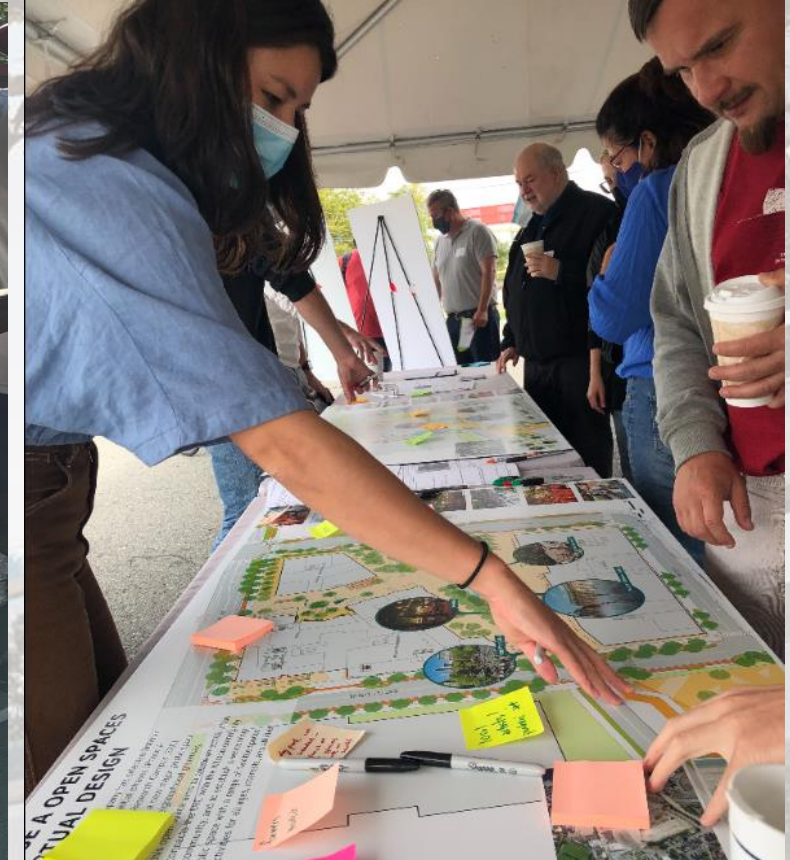
- Eleven IAG meetings
- Numerous additional community events



Ongoing Community Engagement

- Tishman Speyer has met with over 30 local organizations and numerous community groups to seek input, answer questions, and discuss how the ERC can benefit the larger community.

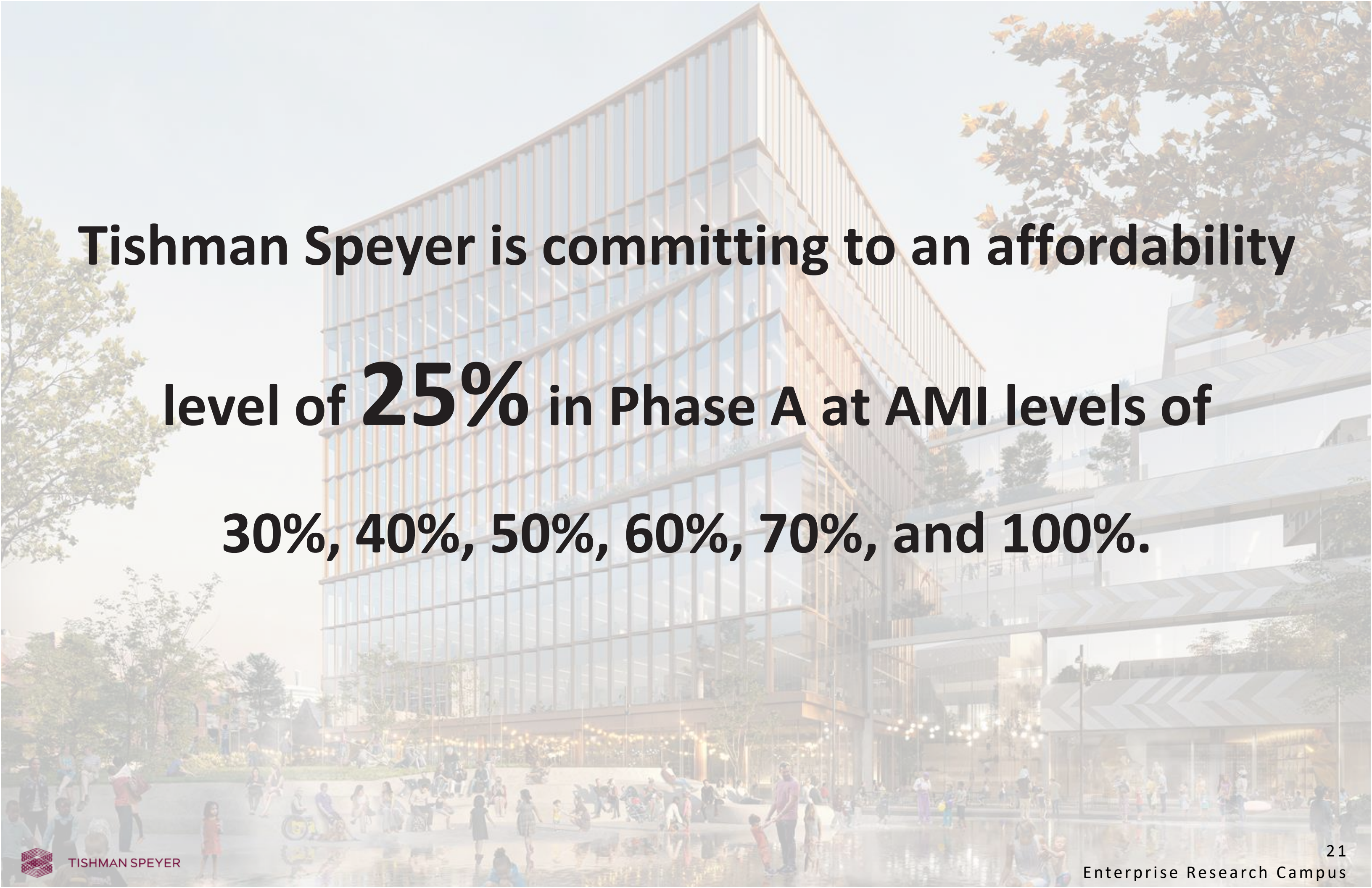
- ✓ **Weekly Brighton Farmer's Markets**
- ✓ **Business-to-Business Door Knocking**
- ✓ **Meetings with Local Organizations**
 - ✓ *Environmental Groups*
 - ✓ *Public High Schools*
 - ✓ *Civic Groups / Faith-Based Groups*
 - ✓ *Community Organizations (YMCA, Brighton Marine, ABCD, ABHC, and more)*
 - ✓ *Allston / Brighton Main Streets*
- ✓ **Community Events / Site Tours**





Boston's Inclusionary Development Policy ("IDP")
requires that Projects subject to IDP designate
13% of on-site residential units as affordable.





Tishman Speyer is committing to an affordability level of 25% in Phase A at AMI levels of 30%, 40%, 50%, 60%, 70%, and 100%.



Harvard Commitments

Affordable Housing & Homeownership:

- Create **new affordable homeownership opportunities** through the donation of the .9-acre parcel at 65-79 Seattle Street to an affordable housing developer
- **20% IDP in future ERC projects**
- **\$25M over 12 years for affordable housing** creation or preservation, to enable projects in Allston-Brighton

Planning:

- Fund up to \$1M and participate in a **City-led planning and re-zoning process** of the remaining ERC acreage outside the 14-acre PDA Master Plan area and participate in a **complementary planning process for Beacon Park Yard**
- Fund up to \$1M and participate in an **Allston-Brighton Community Needs Assessment** to help inform future community benefits priorities

Workforce Development:

- **25% of the ERC retail areas** will be reserved for **local, small, and/or Minority/Women Owned Businesses**
- Provide **\$1.05M over 3 years** towards **new and existing workforce education programs**, including workforce development programs through the Harvard Ed Portal

Public Realm & Open Space:

- A standard of **20% of the total developable land area** in fully built ERC as **publicly accessible open space**
- Design & construct the 1-acre greenway “Play” link starting with a **community informed design process**
- **99-year development restriction** on the 1.4 acre Phase A Greenway

Sustainability & Resiliency:

- More than **800 new trees** will be planted and **30% canopy cover** district wide

Mobility & Transportation:

- **Expanded Harvard shuttle route** with **free shuttle access** for A-B residents
- More than **2 miles of new bike lanes** in Allston and a **continuous multi-use path** from Ray Mellone Park through Phase A

Inclusionary Equity Ownership and Procurement

Tishman Speyer is committed to addressing the growing racial wealth gap in Boston and have made this a priority in all aspects of the development, specifically with regards to project ownership and procurement.

Inclusionary Equity Ownership

- TS has raised ~\$30 million in equity from over 150 Black and Latinx households from a wide range of backgrounds and professions, including local Bostonians.
- This represents the first opportunity for many to invest in a large-scale development project of this nature.

Procurement

- Awarded more than 30% of pre-construction costs to date to MBE/WBEs, and we are committing to award at least 15% of construction costs to MBE/WBE firms.
- The ERC will afford new opportunities for MBE/WBEs to gain significant experience that will help those companies compete for large, complex projects in the future.

Open Space, Retail, and Sustainability Commitments

Open Space

- Provide extensive open space and public realm (nearly 3 acres), which will be actively programmed with public art exhibits, community-focused events, health and wellness classes, concerts, and other festivals

Retail

- Reserving approximately 25% of the retail at the Project to small, local, Minority-owned, or Women-owned retailers, and will work with such retailers to provide advantageous lease terms as necessary
- Provide a dedicated 1,500 SF of ground floor retail space as flexible rotating arts space, providing opportunities for local artists

Sustainability

- Ambitious sustainability and resiliency goals, including fossil-fuel neutral within one year after opening and fossil-fuel-free by 2050, and providing nearly double the stormwater management capacity required by the City

Job Creation and Workforce Development

Job Creation

- The Project is estimated to create ~2,000 construction jobs and ~2,400 permanent jobs. Additionally, TS the hotel will employ Local 26 union workers and the Project will be constructed with union labor.

Workforce Development

- The team is working to establish a workforce development plan to increase opportunities for Allston-Brighton residents, minorities and women in the construction, life sciences and commercial real estate industries
- We are committed to bringing career building programs such as Lab Central Ignite to the community that focus on providing opportunities to historically disadvantaged individuals through skill building, mentoring, internships, and job placement into well-paying life sciences roles
- Committed to offering local A/B high schools such as Brighton High and Boston Green Academy career exploration programs in life science, and design & construction

An aerial, grayscale photograph of a city. A large river flows from the left towards the center, curving around a complex highway interchange with multiple overpasses and ramps. The city is densely packed with buildings of various heights and styles, interspersed with green spaces and trees. In the foreground, there are several large parking lots and a prominent circular building. The background shows a vast expanse of urban development stretching to the horizon under a clear sky.

Thank You