



Harvard Enterprise Research Campus

Task Force Meeting | June 30, 2022



**boston planning &
development agency**

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.

Agenda

- **Introduction (5 mins)**
Nupoor Monani, Senior Project Manager, BPDA
Caitlin Coppinger, Project Manager, BPDA
- **Project Presentation (25 mins)**
Michelle Adams, Tishman Speyer
Mark Handley, Harvard University
- **Task Force discussion (45 mins)**
- **Public Q&A (45 mins)**

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 chat. 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.
- Following this, **we will move on to the public Q&A portion** of the meeting. Questions may be sent using the chat function or asked live using the raised hand feature.

Virtual Meeting Etiquette

- We want to be respectful of everyone's time and **end promptly at 8:00 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.
- Please **refrain from using the chat to make comments** while the presentation is on as that can be distracting for the hosts.
- During the Q&A, we ask that Task Force and members of the public **limit remarks to 2 minutes and wait until members have spoken** before making their second comment.

Harvard Allston Task Force

This body serves as an IAG for the Enterprise Research Campus

Anthony D'Isidoro

Cindy Marchando

Michael Hanlon

Barbara Parmenter

Dan Daly

Millie McLaughlin

Brent Whelan

Ed Kotomori

Rita DiGesse

Bruce Houghton

John Cusak

Tim McHale

Christine Varriale

Lea Beaulieu

Troy Brogan

Enterprise Research Campus

Harvard Allston Task Force

Thursday, June 30, 2022



TISHMAN SPEYER

Enterprise Research Campus

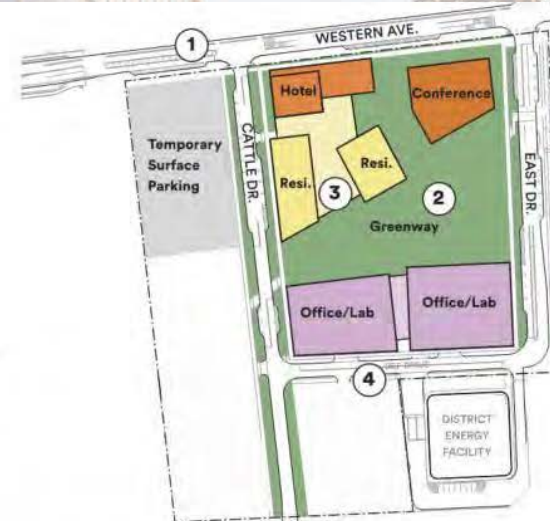
Updated PDA Master Plan

PDA (2018)

Phase A (Current)



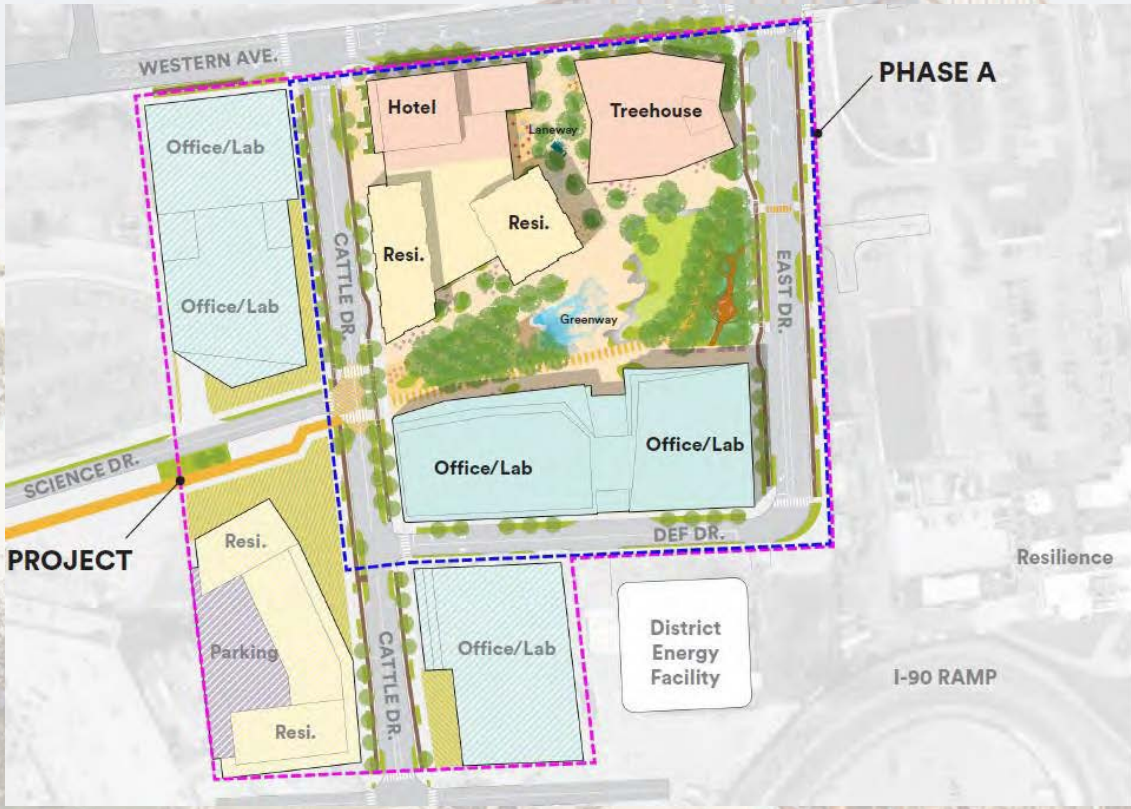
1. 900,000 GFA
2. Loading and services use up open space
3. Heavy emphasis on surface parking next to open space



1. 900,000 GFA
2. Greenway at heart of large contiguous open public space that will create key connection from Rena Park to Charles River
3. Residential along open space
4. Loading and services internalized into buildings to allow for active street front



14-Acre Master Plan Phase A & Phase B (Separate Permitting Process)



Phase A

Total: 900,000 SF
 263,500 SF Residential
 440,000 SF Lab / Office
 135,000 SF Hotel
 61,500 SF Conference

Phase B

Total: 1,040,000 SF
 320,000 SF Residential
 720,000 SF Lab / Office

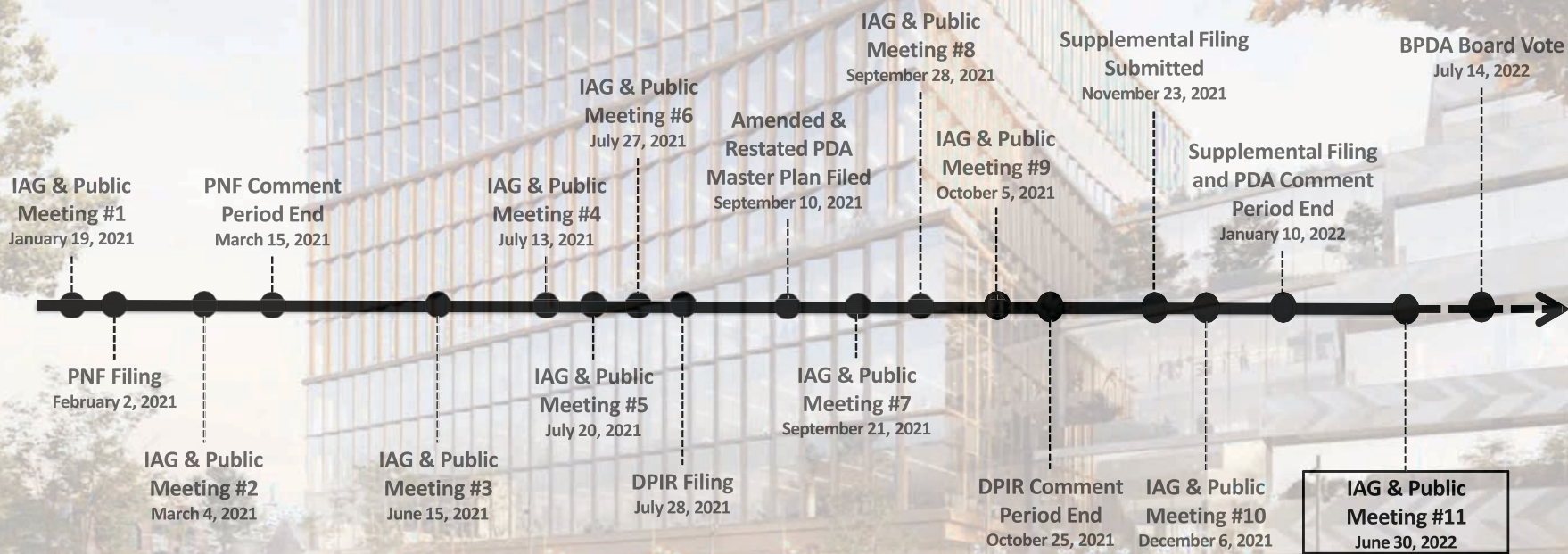
Project Goals

- **Respect the Character of Allston**
- **Provide Enhanced Affordability**
- **Prioritize Equity & Inclusion**
- **Activate a Four-Season Public Realm**
- **Incorporate Leading Edge Sustainability and Resiliency**
- **Foster Innovation and Entrepreneurship**
- **Create New Jobs and Pathways to Science**



Article 80 Timeline

- Eleven IAG / Task Force meetings from 1/21 – 6/22



Community Engagement





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.**

**This represents 86 affordable housing units for
the neighborhood of Allston.**



Phase A Area Median Incomes (“AMIs”)

	November 2021 (SID Filing)	June 2022
Phase A Total IDP %:	17%	25%
Affordability Levels		
50% AMI	4	6
60% AMI	6	9
70% AMI	35	52
100% AMI	13	19
Total IDP Units	58	86

- Phase A will include a mix of studios, 1-bedrooms, and 2-bedrooms



Inclusionary Equity Ownership

- 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.
- 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.



Open Space

- The greenway will provide vibrant, welcoming and inclusive open space as an amenity to the Allston community



TISHMAN SPEYER

Small, Local, MBE/WBE Retail Commitment

- 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
- Project will provide a dedicated 1,500 SF of ground floor retail space as flexible rotating arts space, providing opportunities for local artists



Job Creation

- Construction Jobs
 - Over the course of Phase A & B of the ERC, we anticipate creating ~4,000 construction jobs across a variety of trades
- On-site Jobs
 - The ERC is also projected to create ~5,300 permanent jobs over the span of the project
 - In Phase A, we anticipate creating ~2,400 on-site jobs in a variety of fields (Life Sciences, Building Operations, Retail, and Hospitality)
 - TS is committed to working with the Local 26 hospitality union to staff the hotel

Inclusionary Procurement Strategy

- Boost participation by minority- and women-owned enterprises (MBE/WBE)
- 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.



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
 - Lab Central Ignite identifies Black, Latinx, women, first gen college students and other historically disadvantaged individuals in order to diversify the talent base for the life sciences industry
 - *Skill Building*
 - *Mentoring*
 - *Internships*
 - *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







Thank You



What We Heard:
*Outcomes From Community
Engagement Process*

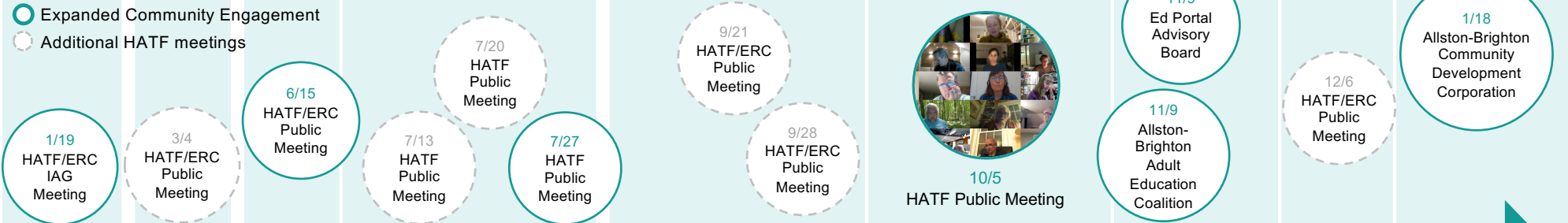
Community Engagement: January 2021 - Present

POP-UPS



PUBLIC MEETINGS AND FOCUS GROUPS

- Expanded Community Engagement
- Additional HATF meetings



Draft of the updated ERC Framework Plan circulated and posted on BPDA website

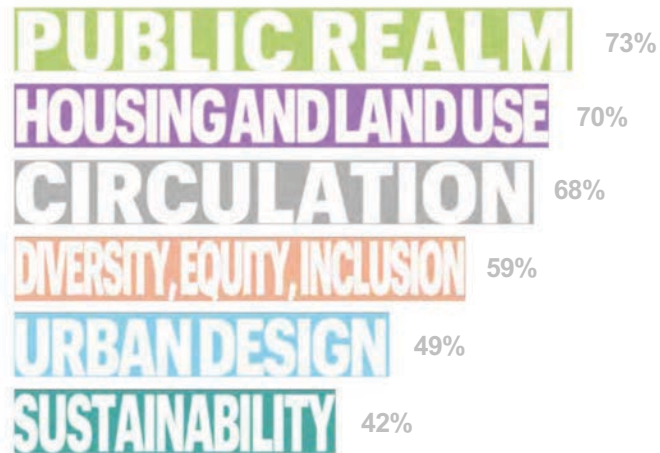
Framework Plan topics circulated to Task Force

What We Heard: Ideas For The Future

WHAT IS MOST IMPORTANT TO YOU REGARDING THE FUTURE OF THE ERC? 246 responses / 92%

Framework Plan Topic Areas

1. Public Realm and Open Space
2. Housing and Land Use
3. Circulation
4. Diversity, Equity, and Inclusion
5. Urban Design
6. Sustainability and Resilience



WHAT 3 ADJECTIVES WOULD YOU USE TO DESCRIBE HOW YOU HOPE ALLSTON WILL BE IN 10 YEARS? 224 responses / 84%

Top 10 adjectives:

1. Affordable
2. Diverse
3. Green
4. Clean
5. Accessible
6. Safe
7. Vibrant
8. Fun
9. Inclusive
10. Quiet





Where We Are Going:
Commitments and Next Steps

Harvard Commitments

Community Engagement

- Fund and participate in an Allston-Brighton **Community Needs Assessment** to help inform future community benefit priorities
- Participate in a **City-led planning and re-zoning process** of the remaining ERC acreage outside the 14-acre PDA Master Plan area

Mobility & Transportation

- With the addition of ERC Phase A, will have completed **more than 2 miles of new bike lanes** in Allston
- With the completion of ERC Phase A, a **new Harvard shuttle route** will be implemented with **free shuttle access** for A-B residents
- Continuous **multi-use path** from Ray Mellone Park through Phase A

Harvard Commitments

Public Realm & Open Space

- A standard of **20% of the total development 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 1.4 acre Phase A Greenway

Sustainability and Resiliency

- More than **800 new trees** will be planted and **30% canopy cover** district wide
- Fully funding and constructing the **North Allston Storm Drain Extension Project**, a Boston Water & Sewer Commission infrastructure project serving 160 acres in Allston
- Commit to be **fossil fuel free by 2050 and fossil fuel neutral by 2026**

Harvard Commitments

Affordable Housing and Homeownership

- Create **new affordable homeownership opportunities** through the donation of the .9-acre parcel at **65-79 Seattle Street** to an affordable housing creator
- **20% IDP in future ERC projects**
- **\$20M over 10 years for affordable housing** creation or preservation, to enable projects in **Allston-Brighton**

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

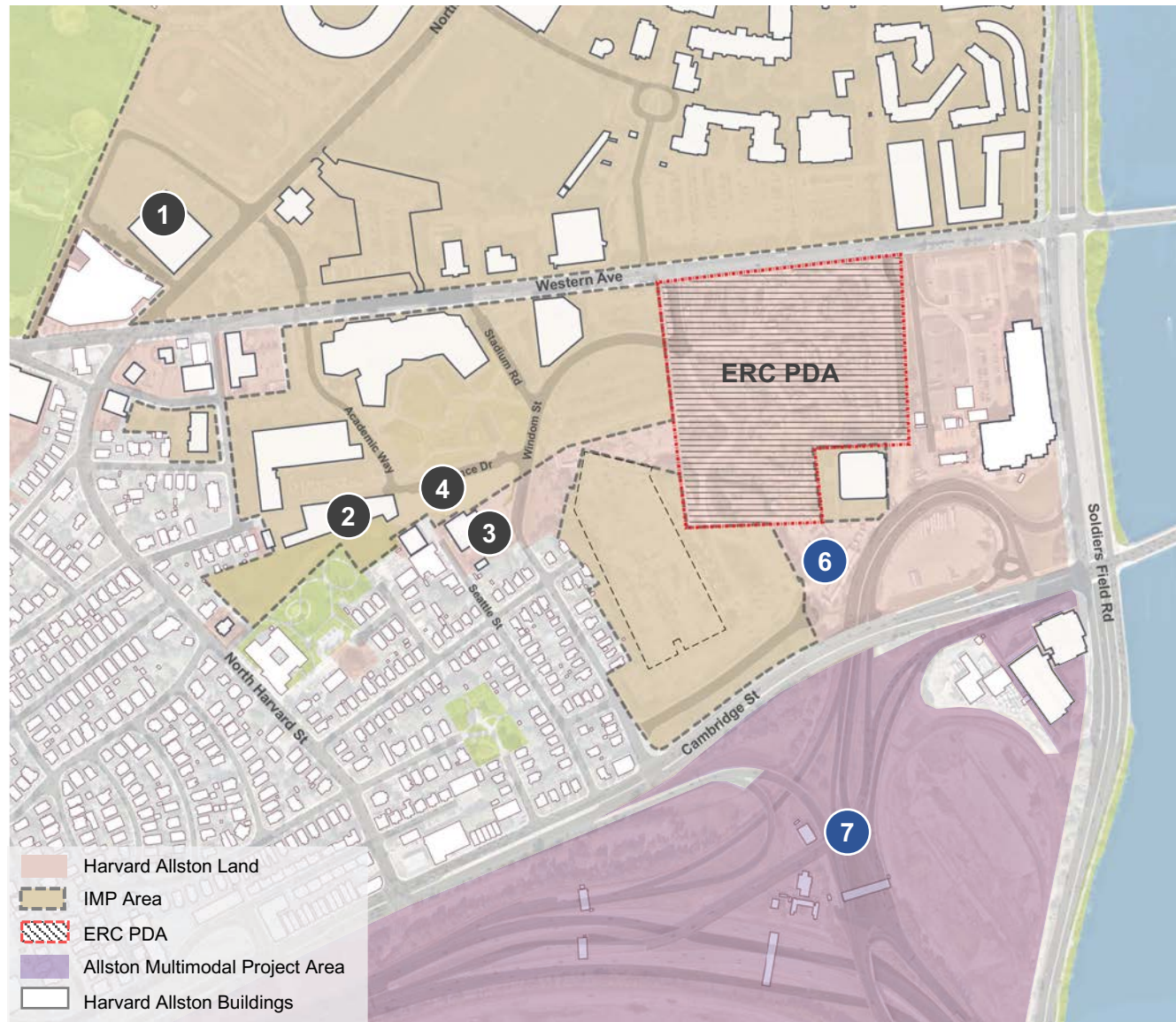
Next Steps

Projects and Design Processes

- ① 175 North Harvard Street
- ② 92 Seattle Street
- ③ 65-79 Seattle Street
- ④ 1-acre “Play” Greenway Link
- ⑤ Newell Boathouse Renovations

Longer-Term Planning

- ⑥ City-Led Rezoning Process in remainder of ERC (outside PDA boundaries)
- ⑦ Commonwealth-Led Allston Multimodal Project



Summer Activities

Community Sketchbook

(Launch & Community Event: July 16)

Boston-area artists, Kayla Myers (aka GOLDLEMONS) and Christian Rodriguez (aka TECHNI), will lead the community through a number of hands-on art making activities that will contribute to 200 feet of large-scale murals, aiming to keep the publicly accessible greenspace bright and active all summer long.

Art Scrim

Artists Yenny Hernandez and Anna Dugan designed two recent additions to the temporary outdoor gallery program that highlights local artists

Aeronaut Allston Summer Beer Garden

Now open – the annual summertime beer garden hosted by aeronaut brewing company is open Wednesday through Saturdays, starting at 5pm with live local music every night.

Public Art Tours

An exciting new app that provides self-guided tours through a variety of Allston's public art offerings

The Allston Civic Association (ACA)

Community cookout that celebrates the organization's 60th anniversary

