



May 28, 2015

Mr. Brian Golden, Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
One City Hall Square
Boston, MA 02201-1007

RE: Biannual Update, Harvard University Longwood Campus Institutional Master Plan

Dear Director Golden:

In accordance with Section 80D-7 of the Boston Zoning Code, I am pleased to submit the enclosed biannual update for the Harvard University Longwood Campus Institutional Master Plan (IMP).

The update describes projects that: (a) have been completed since the most-recent IMP renewal in 2013; (b) are currently underway; and (c) are anticipated to begin within the upcoming twenty-four months.

Please feel free to contact me should you have any questions about the information provided in the document.

Sincerely,

Richard M. Shea, Jr.
Associate Dean for Campus Planning & Facilities
Harvard Medical School

Enclosure: Harvard Longwood IMP Biannual Update, 2015

cc: Sonal Gandhi, Boston Redevelopment Authority
Katelyn Sullivan, Boston Redevelopment Authority
Ken Wenger, Harvard T.H. Chan School of Public Health
Lia Sgourakes, Harvard School of Dental Medicine
Gary Hammer, Harvard Planning & Project Management

HARVARD UNIVERSITY LONGWOOD CAMPUS INSTITUTIONAL MASTER PLAN UPDATE - 2015

This Institutional Master Plan Update (“IMP Update”) is submitted to the Boston Redevelopment Authority (the “BRA”), in accordance with Section 80D-7 of the Boston Zoning Code, to summarize the status of projects proposed in the context of Harvard’s Longwood Campus Institutional Master Plan (the “Harvard Longwood IMP”), as amended.

The projects proposed in the original Harvard Longwood IMP, as approved by the BRA and the Boston Zoning Commission in 2003, included 80,500 to 87,500 square feet of proposed new floor space located over five potential building sites, along with ten proposed campus improvement projects.

Since 2003, the Harvard Longwood IMP, with the approval, as applicable, of the BRA and the Zoning Commission, has been amended, updated, and renewed as follows:

- **First Amendment (2004):** Described Harvard’s proposed residential uses in the Fenway Mixed-Use Project (now known as Fenway Triangle Trilogy) at 170 Brookline Avenue.
- **Biannual Update (2005)**
- **Renewal with No Changes (2008)**
- **Second Amendment (2009-2010):** Described Harvard’s proposed lease and use for office purposes of the former Mission School building at 90 Smith Street.
- **Biannual Update (2012)**
- **Renewal with No Changes (2013)**

This IMP Update focuses primarily on those activities that have been undertaken or completed since the submission of the most recent IMP Renewal with No Changes (“IMP Renewal”) in 2013. A summary of the status of all IMP projects proposed since 2003, however, is included in Table 1, attached.

I. **Activities Completed Since the 2013 IMP Renewal**

Exterior Envelope Repairs to Existing Buildings: Since the previous IMP renewal in 2013, Harvard has completed exterior envelope repairs to Vanderbilt Hall at the Harvard Medical School (HMS), and to Buildings #1, #2, and FXB at the Harvard T.H. Chan School of Public Health (SPH). Exterior repair work at other buildings is either underway or anticipated, as described in Sections II and III, below.

Underground Utility Vault and Exhaust Stack Installation – Harvard T.H. Chan School of Public Health Building #2: This project involved the installation of a below-grade utility vault behind the SPH Building #2 at 665 Huntington Avenue, and the associated installation of a code-required exhaust stack, attached to the rear of SPH Building #1. The BRA issued a Notice of IMP Exemption for this project on September 6, 2013. Work was completed in November 2014.

General Update on Leased Office Space: As described in the Harvard Longwood IMP, Harvard from time to time leases office space from third-party entities in the Longwood area to meet the fluctuating needs for administrative space among Harvard's Longwood-based schools.

The Harvard Medical School's 2011 Overland Street sublease from Joslin Diabetes Center, as described in the 2013 IMP renewal, has expired. The space has been vacated and the staff absorbed into existing space. No new leases are contemplated at this time.

II. Activities Currently Underway

Façade Repair Projects: Façade repair work is currently underway at Gordon Hall and at the Seeley Mudd and LHRRB buildings at HMS. Substantial completion of the Gordon Hall project is expected in late 2016. The Seeley Mudd and LHRRB repairs are expected to be substantially complete by the spring of 2016 and the fall of 2016, respectively.

III. Activities Expected to Begin in the Next 24 Months

HMS is conducting inspections of facades of its Quad Buildings and expects to undertake additional repairs over the next two years. Repair projects will be prioritized and scheduled based on the results of the inspections.

In addition, SPH expects to undertake façade repairs at the Kresge building and Shattuck International House during this timeframe. These repairs are currently anticipated to begin in 2016 and 2017, respectively, but the project schedules are still under development.

Exterior repair work may be performed on additional buildings as necessary, depending on maintenance needs.

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. The members--through LME-- are currently engaged in negotiations with MATEP over a possible long-term extension of the existing utility contract. Should contract negotiations prove unsuccessful, LME, HMS, and Children's Hospital will review their options concerning the efficacy of using the sub-surface area of HMS's Shattuck Lot for a possible underground chiller vault, as previously described in the 2013 IMP renewal.

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)	-
SPH Underground Utility Vault & Exhaust Stack	-	-	-	Infrastructure	YES	11-2014	-	-
Projects Described for Informational Purposes								
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	YES	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