



Institutional Master Plan Notification Form

For the Second Amendment to the

Harvard University Longwood Campus Institutional Master Plan

Submitted to:

The Boston Redevelopment Authority

Submitted by:

Harvard University

August 2009

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Attachment A: Map

I. Introduction

This Institutional Master Plan Notification Form (“IMPNF”) is being submitted by Harvard University (“Harvard”) to the Boston Redevelopment Authority (“BRA”) in accordance with Section 80D-9(2) of the Boston Zoning Code (the “Zoning Code”), for purposes of amending the current Institutional Master Plan (“IMP”) for Harvard University’s Longwood Campus.

II. Status of the Harvard Longwood Campus IMP

The Harvard Longwood IMP was approved by the BRA on February 27, 2003 and by the Boston Zoning Commission on March 26, 2003.

The First Amendment to the Harvard Longwood IMP (the “First IMP Amendment”) was approved by the BRA on April 1, 2004 and by the Boston Zoning Commission on May 5, 2004. The First IMP Amendment described Harvard’s proposed use of an approximately 140,000 square-foot component of the Fenway Mixed-Use Project (now known as Trilogy) consisting of rental residential apartments for Harvard affiliates, rental residential apartments for income-certified local residents, and associated parking rights.

An IMP biannual update, as required under Section 80D-7 of the Zoning Code, was filed with the BRA on December 7, 2005.

On March 26, 2008, Harvard filed an IMPNF to renew, with no changes, the Longwood Campus IMP, as previously amended, for an additional five-year term. This renewal was approved by the BRA on May 15, 2008.

III. Description of the Proposed Second Amendment

Harvard proposes to enter into a lease agreement with Mission Associates LLC (the “Property Owner”) to occupy and use the former Mission School building located at 90 Smith Street in the Mission Hill neighborhood of Boston, along with 40 parking spaces in the adjacent surface parking lot (collectively, the “90 Smith Street Property”), for a lease term of ten years, with an option to renew for an additional five years. The property location is shown on the attached map (“Attachment A”).

The purpose of the proposed IMP Amendment is to allow for Harvard’s use of the 90 Smith Street Property for general office purposes including, without limitation, administrative, academic, student and research-related offices, back-office uses (such as offices for information technology services and facilities management services), or other similar office uses.

To the extent that any of the office uses proposed in this IMP Amendment do not require IMP approval under Article 80-D of the Boston Zoning Code, Harvard hereby is voluntarily submitting any such office uses at the 90 Smith Street Property to the Institutional Master Plan requirements of Article 80-D.

Nothing herein is intended, nor shall be deemed or construed, to waive, with respect to any future Harvard project (including without limitation any future Harvard lease), any of Harvard's rights under the Boston Zoning Code or other applicable law.

Physical Description and Context of the 90 Smith Street Property: The 90 Smith Street Property is a four-story, red brick former school building consisting of approximately 38,852 gross square feet. An existing surface parking lot is located directly behind (south of) the building. Harvard plans to lease 40 parking spaces in this lot for use of the proposed office occupants.

The 90 Smith Street Property is one component of the larger Mission Church Complex that also includes the Mission Church Basilica (1525 Tremont Street), Rectory (1545 Tremont Street), Grammar School (100 St. Alphonsus Street), St. Alphonsus Hall (80 Smith Street), and Convent Building (100 Smith Street).

This IMP Amendment concerns only the 90 Smith Street Property and does not pertain to any of the other buildings in the Mission Church Complex.

Renovation and Fit-Out: Harvard will undertake only interior renovation and fit-out of the building at the 90 Smith Street Property to prepare it for the proposed office uses; Harvard will not undertake any exterior work on the building. The Property Owner will carry out a window replacement program, and may carry out other exterior repair and maintenance work as necessary.

Previously-Approved Plans for the 90 Smith Street Property: The BRA previously approved, under the provisions of Article 80-B of the Zoning Code, a proposal by the Property Owner to redevelop the 90 Smith Street Property for residential uses as part of a larger residential development to be known as "Basilica Court." Harvard understands that the Property Owner intends to submit a Notice of Project Change to the BRA to change the proposed use of the 90 Smith Street Property from "residential" to "office" in accordance with the now-anticipated Harvard uses as described in this IMPNF.

Community Involvement: The Property Owner and Harvard will work with the established Mission Hill Citizens Advisory Committee (the "CAC") regarding the proposed IMP Amendment. In addition, Harvard will continue to work cooperatively with the Property Owner and the BRA to reach out to the residents of Mission Main and the broader Mission Hill community during the IMPNF review process.

A meeting with members of the Mission Main Tenant Task Force, CAC members, and other community members took place on August 13, 2009.

An earlier informational meeting sponsored by the Property Owner and the BRA was held at Mission Main in December 2008 to update the residents with respect to the potential Harvard lease at 90 Smith Street.

Information and updates will also be provided, as appropriate, via the LMA Forum group as organized by the Medical Academic and Scientific Community Organization (MASCO).

IV. Proposed Occupant and Program Need

It is proposed that administrative units of the Harvard School of Public Health (“HSPH”) will occupy the 90 Smith Street Property. The 90 Smith Street lease will provide approximately 38,852 square feet of office space and 40 on-site parking spaces.

HSPH has recently received new grant funding and is expecting funding from the federal stimulus programs that will add new research programs and require additional personnel. Therefore, Harvard proposes to lease this space at 90 Smith Street to support current non-research functions of HSPH programs. Many of these non-research functions are currently housed within academic buildings on the main Harvard Longwood Campus. By relocating these uses to the 90 Smith Street Property, HSPH will be able to repurpose the vacated space on the main campus to accommodate critical teaching and research programs as well as other uses central to HSPH’s core mission.

V. Zoning Code Requirements

This IMPNF seeks to amend the Harvard Longwood Campus IMP in accordance with the provisions of Section 80D-9.2 of the Boston Zoning Code (“Expedited Review for Certain Small Projects”).

Criteria for Expedited Review: Section 80D-9.2(b) states that a Proposed Institutional Project outside of an Institutional District or Subdistrict shall qualify for an expedited IMP amendment procedure if the project does not meet the size thresholds for Large Project Review and: (1) if the use category that most closely describes the project is designated in the underlying zoning as an allowed use; (2) if the dimensions and parking and loading spaces meet all the requirements of the underlying zoning for the use category that most closely describes the project; and (3) if the project is not for one or more of the High Impact Subuses of an Institutional Use.

Conformance with Criteria: Harvard’s proposed renovation and use of the 90 Smith Street Property will not meet or exceed the size thresholds for Large Project Review as specified in

Section 80-B of the Zoning Code. In addition, the proposed use (office) does not constitute a “High Impact Subuse” of the College/University use category as defined in Article 2A of the Zoning Code.

The 90 Smith Street Property is located within the Tremont Community Facilities Subdistrict of the Mission Hill Neighborhood District (Boston Zoning Code, Article 59). “General Office” is designated as an allowed use within this zoning subdistrict.

The existing dimensional characteristics (lot dimensions, lot area, floor-to-area ratio, building height, and setbacks) of the 90 Smith Street Property will not change in conjunction with the proposed Harvard occupancy, and there will be no change to the existing building’s footprint.

Similarly, the 40 onsite parking spaces that Harvard intends to lease in conjunction with the proposed office uses are preexisting spaces. Consistent with Harvard’s Transportation Demand Management commitment to reduce single-occupancy vehicle trips to the Longwood Campus (in part by limiting the supply of parking spaces/facilities), and consistent with the goals of the LMA Interim Guidelines to cap overall campus-wide parking ratios for LMA institutions to no more than 0.75 spaces per 1,000 s.f. of floor area, Harvard will not seek to create any additional parking in conjunction with the proposed office uses at the 90 Smith Street Property. Based on the foregoing and on the existing commuter modes used by HSPH staff, Harvard has determined that 40 spaces shall be sufficient.

No IMP Zoning Overlay Proposed: The IMP Amendment described herein will add Harvard’s office uses at the 90 Smith Street Property to the Harvard Longwood Campus IMP for the life of the lease. However, Harvard is not requesting that the Boston Zoning Commission extend the Harvard Longwood IMP Zoning Overlay to include the 90 Smith Street Property.

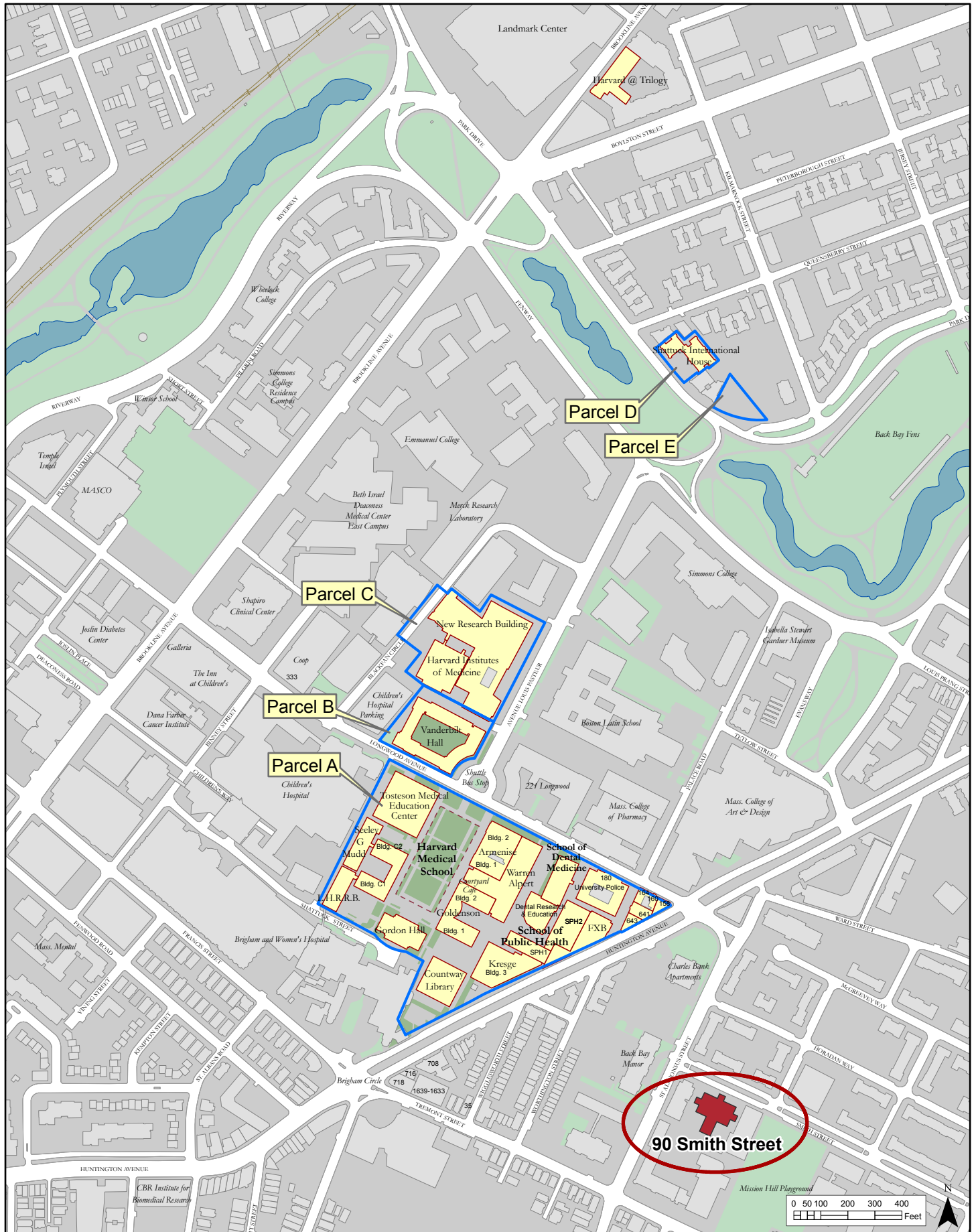
VI. Future Office Uses

For future proposed office uses (such as back-office, information technology, facilities management, and other similar uses) to be located within an existing building, defined as a building that has received an occupancy permit prior to the date of approval of this IMP Amendment, the 20,000 square foot exemption threshold of Section 80D-2.1(b)(i)(2) shall be increased by 30,000 SF for the life of this IMP, so that, just for such uses, the cumulative exemption threshold would be 50,000 SF under the Harvard Longwood IMP, as amended by this IMP Amendment.

VII. No Other Changes Proposed

In accordance with Section 80D-9.2(a)(1) of the Zoning Code, Harvard hereby states that no other changes to the approved Longwood Campus IMP, beyond those described in this IMPNF, are proposed at this time.

Attachment A



Harvard Longwood Campus Parcels and Proposed Office Uses at 90 Smith Street