

# HARVARD UNIVERSITY



## **INSTITUTIONAL MASTER PLAN NOTIFICATION FORM / NOTICE OF PROJECT CHANGE**

For the Third Amendment to the 2013 Institutional Master Plan for Harvard University's Campus in Allston  
**Science and Engineering Complex**



September 1, 2017

# Institutional Master Plan Notification Form/ Notice of Project Change

*For the Third Amendment to the  
2013 Institutional Master Plan for  
Harvard University's Campus in Allston*

## **Science and Engineering Complex**

*Submitted to:*

**Boston Planning and Development Agency**

*Submitted by:*

**Harvard University**

**September 1, 2017**

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## 1.0 Introduction

This Institutional Master Plan Notification Form/Notice of Project Change (“IMP/NPC”) is being submitted to the Boston Planning and Development Agency (“BPDA”) by the President and Fellows of Harvard College (“Harvard” or “Harvard University”). This document is being submitted in accordance with both Section 80D-5 of the Boston Zoning Code (the “Zoning Code”), for purposes of amending the current Institutional Master Plan (“IMP”) for Harvard University’s Allston Campus and Section 80A-6 of the Zoning Code (Project Changes and Lapses of Time).

This IMP/NPC considers one project: the Science and Engineering Complex project (“the SEC Project”) which was most recently permitted and approved via an Institutional Master Plan Amendment and a Notice of Project Change in April 2016 (the “2016 IMP Amendment”). As described in the 2016 IMP Amendment and in more detail in Section 3.0 of this document, the SEC Project consists of three components: 1) the construction of a new building at 130-140 Western Avenue (the “SEC Building”); 2) the renovation of an existing building at 114 Western Avenue (the “114 Western Avenue Building”); and 3) the construction of a new above-grade district energy facility (the “DEF”).

This IMP/NPC is intended to modify the gross floor area calculation of the SEC Building and does not propose any changes to the 114 Western Avenue or DEF components of the overall SEC Project.

There are no substantive changes to the overall building volume, footprint, massing, or height of the SEC Building from what was studied in the IMP/NPC and approved in the 2016 IMP Amendment. In addition, this IMP/NPC does not propose to add any land to the existing Harvard IMP area in Allston.

By way of this filing, Harvard University requests that the BPDA issue a Waiver of Further Review of Unchanged Plans under Article 80D-5(2)(e) of the Zoning Code and a Determination which finds that this NPC does not significantly increase the impacts of the project pursuant to Section 80A-6.2 of the Zoning Code.

## **2.0 Status of Harvard University Institutional Master Plan**

### ***2.1 Institutional Master Plan***

Harvard has been filing Institutional Master Plans for its Allston campus since 1989. Most recently, Harvard filed an IMPNF in October 2012 to start the process of the review and approval of a new Ten-Year Institutional Master Plan for Harvard's Campus in Allston. Harvard submitted its new IMP on July 26, 2013 [revised in October 2013] in response to a Scoping Determination on the IMPNF. The IMP was approved by the Boston Redevelopment Authority ("BRA") Board on October 17, 2013 and by the Boston Zoning Commission on November 20, 2013.

### ***2.2 First Amendment***

Harvard University submitted an Institutional Master Plan Notification Form/Notice of Project Change in November 2015, describing changes to Harvard's Allston Science Complex (now referred to as "the SEC Project") and requesting a first amendment to its IMP. As part of the review process, Harvard submitted an IMP Amendment on January 29, 2016 [revised in April 2016] and it was approved by the BRA Board in April 2016. As mentioned, the SEC Project consists of three components: 1) the SEC Building; 2) the renovation of an existing building at 114 Western Avenue; and 3) the construction of a new district energy facility.

### ***2.3 Second Amendment***

Harvard University submitted an Institutional Master Plan Notification Form/Application for Small Project Review in February 2016, describing the Harvard Life Lab project and requesting a second amendment to the 2013 IMP. The IMPNF was approved by the BRA Board in March 2016.

Figure 1 presents the current IMP area for Harvard University's Campus in Allston and the location of the SEC Project within the IMP area.

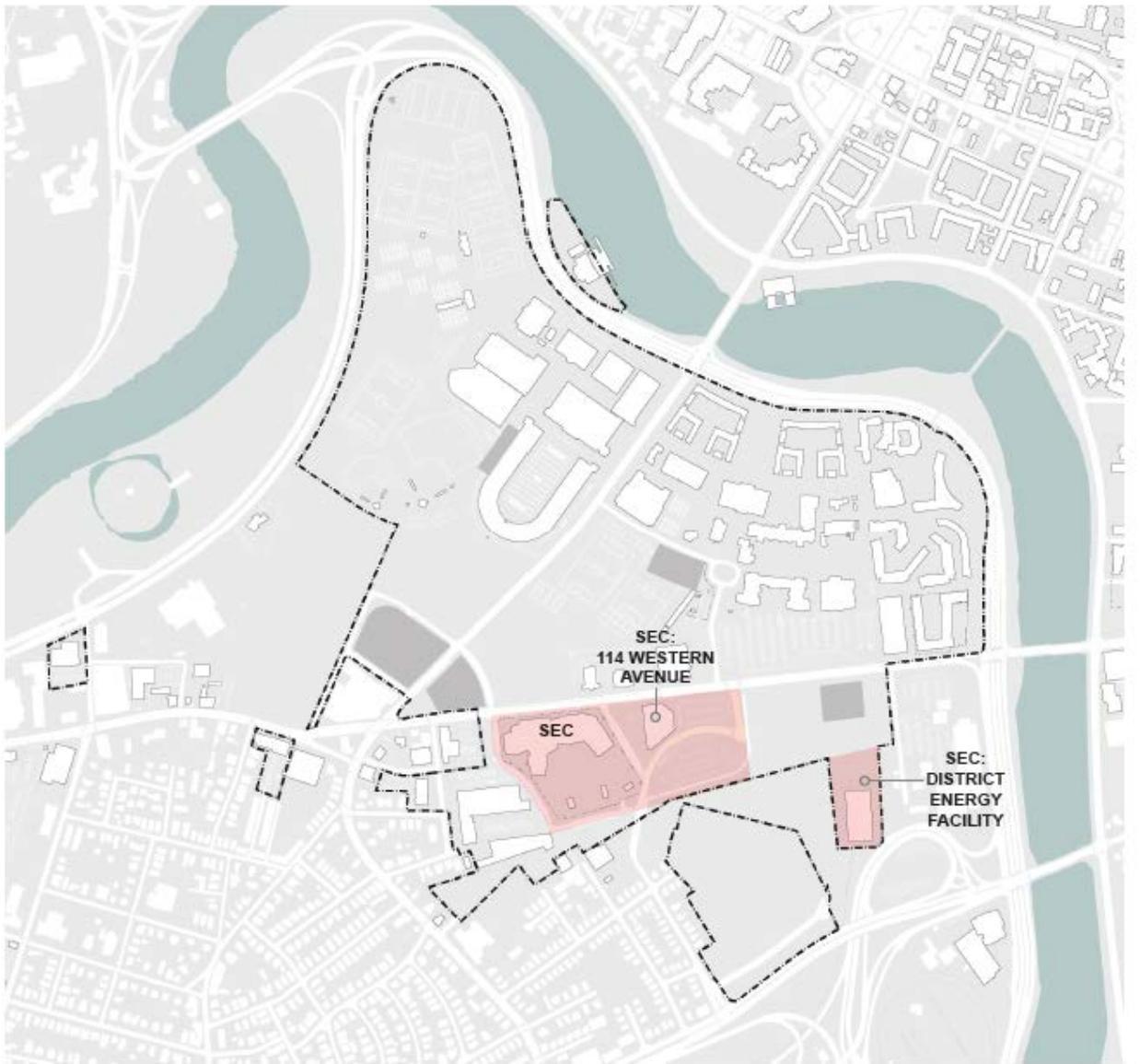


Figure 1: SEC Project within IMP Area

### 3.0 Proposed Institutional Project from 2016 IMP Amendment

#### 3.1 Project Background and Need

As mentioned, in April 2016 the Board of Directors of the BRA approved an IMP Amendment and a Notice of Project Change for the SEC Project as part of the Project’s review under Article 80B (Large Project Review) and 80D (Institutional Master Plan review) of the Boston Zoning Code.

As described in detail in those filings, the SEC Project consists of the following three components:

1. the construction of a new building at 130-140 Western Avenue (the “SEC Building”) that will provide laboratories, classrooms, and related teaching and research facilities for Harvard’s John A. Paulson School of Engineering and Applied Sciences (“SEAS”);
2. the renovation of the existing 114 Western Avenue office building for use by SEAS (the “114 Western Avenue Building”); and
3. the construction of an above-grade district energy facility (the “DEF”) (formerly located in the subsurface level of the SEC Building) on a parcel of land located on the west side of the proposed “East Drive.”

In addition to creating new facilities for SEAS, the SEC Project will include significant publicly accessible open space, new streets, a broad range of streetscape improvements, infrastructure upgrades, and various transportation improvements including parking, transit accommodations, bike facilities, and pedestrian amenities.

Table 1 below presents the building program for the SEC Project as it was presented in the 2016 IMP Amendment.

**Table 1: SEC Project Building Program in 2016 IMP Amendment (gross floor area)**

SEC Building	114 Western Ave	DEF <sup>1</sup>	TOTAL
445,350	51,500	3,000	499,850

<sup>1</sup> As was described in the 2016 IMP Amendment, the actual square footage of the DEF is closer to 60,000 square feet but, of this, only 3,000 square feet is “Gross Floor Area” as defined by the Zoning Code.

### **3.2 Project Impacts and Review**

The 2015 IMPNF/NPC included discussion and analysis of the SEC Project's impacts, including studies of transportation, shadow, daylight, noise, sustainability, and construction period impacts. The 2016 IMP Amendment provided additional information on the SEC Project's impacts and responded to the issues raised in the comment letters that were submitted in response to the 2015 IMPNF/NPC.

Beyond the approval of the 2016 IMP Amendment, the SEC Project has continued to undergo design review by the BPDA Urban Design staff, as well as review and approval by the Public Improvement Commission, the Boston Transportation Department, and the Interagency Green Building Committee.

## **4.0 Changes to Proposed Institutional Project**

As mentioned, this IMPNF/NPC is intended to modify the gross floor area calculation of the SEC Building and does not propose any changes to the 114 Western Avenue or DEF components of the overall SEC Project

There are no substantive changes to the building footprint, volume, massing, or height of the SEC Building from what was approved in the 2016 IMP Amendment. The changes in gross floor area are due to the reallocation of interior spaces and the methodology for calculating gross floor area per the Boston Zoning Code. This change in gross floor area will not increase any of the impacts studied in the 2016 IMP Amendment.

The 2016 IMP Amendment described an SEC Building that included a total of 445,350 square feet of gross floor area and the current SEC Building has a total of 496,058 square feet of gross floor area. These calculations are all generated using the definition of "Gross Floor Area" in Article 2A of the Zoning Code. There are four reasons for the change:

1. The 2016 IMP Amendment Gross Floor Area figure did not take into account the thickness of the interior and exterior walls. When these dimensions are included in the calculations, as contemplated by the definition in Article 2A, the Gross Floor Area increases by approximately 2%.
2. The 2015 IMPNF/NPC filing included a District Energy Facility ("DEF") in the basement of the SEC Building, an associated electrical switch station room for the DEF on the first floor of the SEC Building, and shaft space throughout the building to support the DEF. Under the Zoning Code, these mechanical spaces did not count towards Gross Floor Area. When the DEF was removed from the SEC Building, these areas were absorbed back into the program space that counts towards Gross Floor Area.
3. There was an increase in circulation area for the Core Imaging Facility located within the basement of the SEC Building.

4. The overall program was refined through decreasing atria opening sizes (thereby creating more Gross Floor Area) and decreasing mechanical equipment spaces in favor of program space.

Table 2 presents a comparison of the total building program for the overall SEC Project.

**Table 2: Comparison of SEC Project Building Program (Gross Floor Area)**

	<b>SEC Building</b>	<b>114 Western Ave</b>	<b>DEF</b>	<b>TOTAL</b>
2016 IMP Amendment	445,350	51,500	3,000	499,850
Current	496,058	51,500	3,000	550,508

In the context of the overall SEC Project square footage of 499,850 square feet of Gross Floor Area as approved in the 2016 IMP Amendment, this increase in Gross Floor Area of 50,708 square feet represents a *de minimus* increase of approximately 10% in the Project square footage and no increase in impacts.

Harvard University does not believe that these changes are significant and does not believe that they require revisions to any of the impacts analyses conducted previously. Therefore Harvard requests that the BPDA issue a Waiver of Further Review of Unchanged Plans under Article 80D-5(2)(e) of the Zoning Code and a Determination which finds that this NPC does not significantly increase the impacts of the project pursuant to Section 80A-6.2 of the Zoning Code.