

HARVARD
UNIVERSITY



SOLDIERS FIELD HOUSING COMPLEX RENOVATION

**PROJECT NOTIFICATION FORM
MARCH 2016**



Photography by Mark Flannery

Project Notification Form

SOLDIERS FIELD PARK HOUSING COMPLEX RENOVATION

Submitted to:

Boston Redevelopment Authority

Submitted by:

Harvard University, through:

Harvard University Housing
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In conjunction with:

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March 2016

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1.0 INTRODUCTION AND REGULATORY FRAMEWORK

1.1 Introduction

Harvard University Housing (HUH or the Proponent), on behalf of the President and Fellows of Harvard College (Harvard or Harvard University), proposes the phased renovation of the existing Soldiers Field Park housing complex located on the eastern edge of Harvard's campus in Allston (the Project). See Figure 1 for a locus map.

As described in the Ten-Year Institutional Master Plan (IMP) for Harvard's campus in Allston approved by the Boston Redevelopment Authority (BRA) Board and the Boston Zoning Commission in 2013, the Project involves the phased restoration and renewal of four existing apartment buildings that encompass the Soldiers Field Park housing complex.

A more detailed description of the Project is included in Section 2, Project Description.

This Expanded Project Notification Form (PNF) is being submitted to the Boston Redevelopment Authority (BRA) by Harvard in accordance with Article 80B of the Boston Zoning Code to initiate Large Project Review.

1.2 Status of the Harvard Allston 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 the BRA's Scoping Determination on the IMPNF. The IMP was approved by the BRA Board on October 17, 2013 and by the Boston Zoning Commission on November 20, 2013.

The IMP included the Soldiers Field Park housing complex renovation as a Proposed Institutional Project and was described as follows:

Harvard intends to renovate Soldiers Field Park Housing. These facilities were built in 1974 as housing for Harvard University graduate students. The four building complex, designed by the architectural firm of Benjamin Thompson and Associates, includes 478 units in approximately 423,000 square feet of space. The complex is located on the eastern edge of Harvard's Allston campus, between East Drive and Soldiers Field Road, south of HBS's Kresge Hall and Tata Hall (now under construction) and north of One Western Avenue. The buildings range in height from three to nine stories and are connected by a series of courtyards and pedestrian pathways which are framed by mature trees and plantings. The complex has not been significantly renovated since opening, and as a result it requires both cosmetic and system upgrades. The University is investigating a range of options to renovate these buildings.

The Project described in this PNF is consistent with the project as it was presented in the approved IMP. Figure 1 shows the Project within the IMP area.

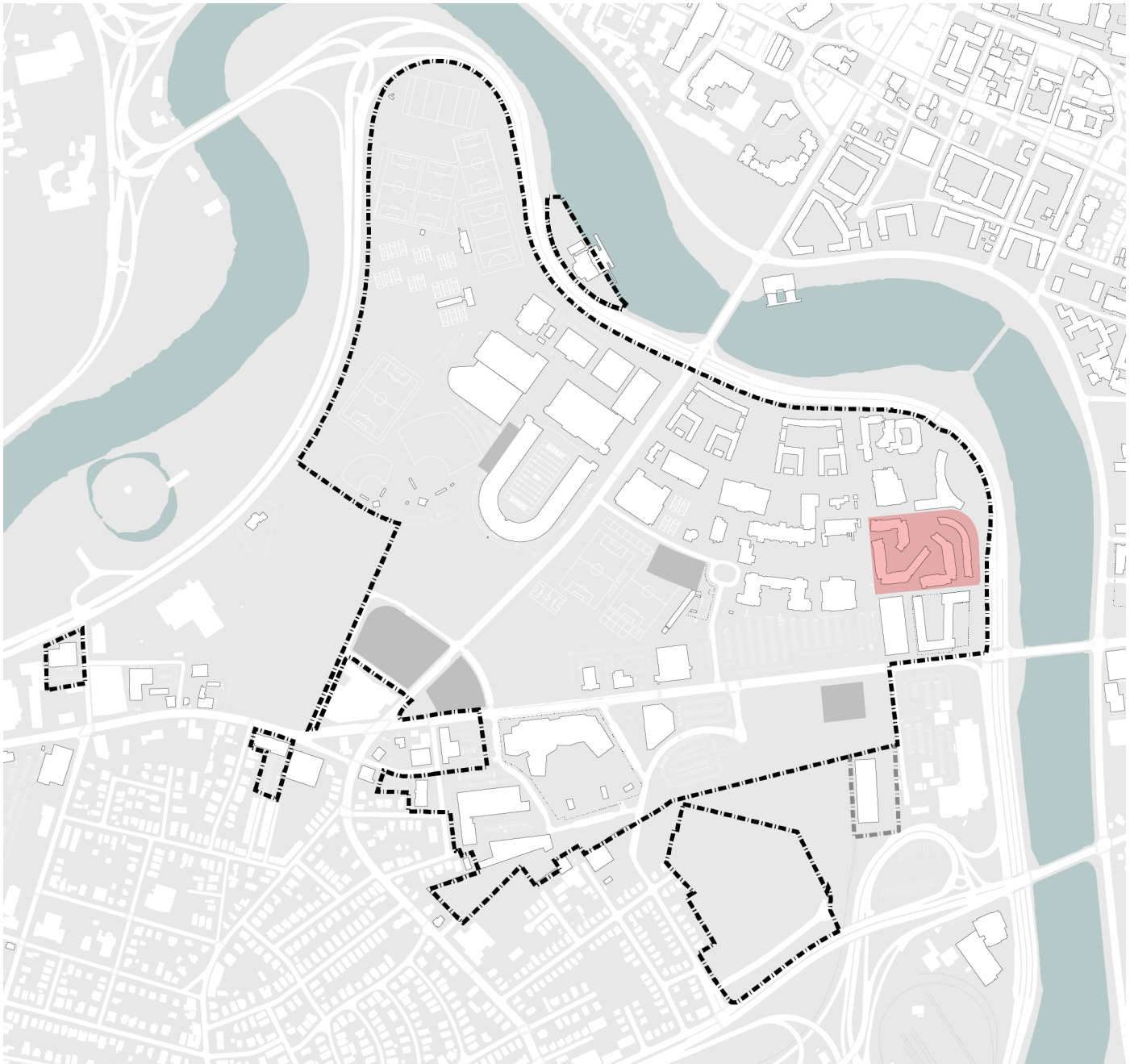







Figure 1: Project Within IMP Area

-  IMP Boundary 
-  Proposed IMP Boundary Addition
-  IMP Projects yet to be designed and built
-  Soldiers Field Park Housing Complex

1.3 Project Team

Project Name: Soldiers Field Park Housing Complex Renovation

Location: 111 Western Avenue
Harvard Campus
Allston, MA

Proponent: President and Fellows of Harvard College
acting by and through
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2.0 PROJECT DESCRIPTION

2.1 Program Overview

The Soldiers Field Park housing complex renovation project is a phased restoration and renewal of four existing apartment buildings that encompass the Soldiers Field Park housing complex. The buildings were constructed in 1976 and are generally serviceable but retain most of their original systems and finishes and are in need of significant renewal. The improvements are comprehensive and focus on five objectives:

1. Preserving the existing buildings and extending their service life by 30 to 40 years;
2. Modernizing building systems and improving life safety through the installation of sprinklers and modern fire alarm systems;
3. Reprogramming the street level to expand amenities and to engage pedestrians;
4. Redeveloping site improvements to connect with surrounding Kresge Way planning;
5. Renovating and reconfiguring the apartment interiors to create contemporary layouts and finishes.

2.2 Context

The Soldiers Field Park housing complex is located between Western Avenue and Soldiers Field Road in the Allston neighborhood of Boston. It is sited adjacent to the Harvard Business School (HBS) campus and is populated by graduate students from HBS and other Harvard affiliates. To the south are One Western Avenue, a graduate student housing building completed in 2003, and the Soldiers Field Park parking garage, which was also constructed in 1976. To the north are two HBS buildings: Tata Hall, a modern glass and stone academic building which opened in January 2014, and the Chao Center, an academic building that is currently under construction and which is located on the site of the former Kresge Hall.

The Soldiers Field Park campus is proximate to an area envisioned for growth and improvements. To the south, the Long-Term Vision presented in Harvard's Institutional Master Plan envisions a Science and Enterprise District along Western Avenue that will accommodate changing research requirements with adaptable facilities, while activating Western Avenue and enhancing public access to open space. To the west, the HBS master plan envisions several new buildings and landscape improvements which will be organized to be complementary to McKim, Mead & White's master plan for the HBS campus. Along the boundary between Soldiers Field Park and the HBS campus is Kresge Way, which is planned to become an important north-south pedestrian corridor that will connect the future Science and Enterprise District on the south to the Charles River on the north.

Figure 2 and Figure 3 depict the surrounding context for the Project.



Figure 2: Project in Context

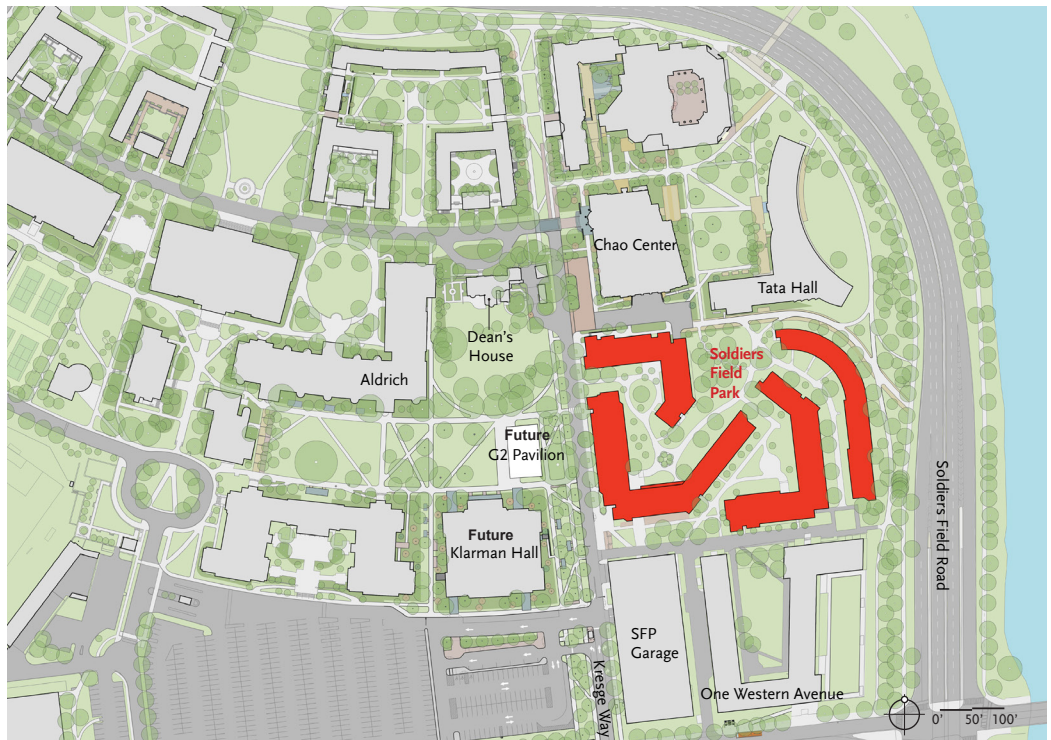


Figure 3: Site Area

Existing Conditions

Figure 4 shows the existing site plan for the Soldiers Field Park housing complex. The four buildings are the product of architect Benjamin Thompson & Associates. They have approximately 739 residents in 478 apartments with a gross floor area of approximately 429,000 square feet. The buildings are composed of brick veneer façades with punched windows and projecting terraces that create a dynamic pattern of recesses and projections. The siting of the L and U-shaped buildings creates a series of pedestrian pathways which are framed by mature trees and plantings. Several play areas provide recreation space for children in the community.



Bird's Eye Photo of Existing Soldiers Field Park Housing

The courtyard spaces are tranquil and feature many attractive planting areas but suffer from deteriorating pavement, drainage issues, and landscape elements that are in need of replacement. In addition, some pedestrian pathways do not comply with current accessibility codes and site lighting levels are inconsistent and inadequate in some areas.

Large portions of the existing building facades have been refurbished through a restoration program that began in 2008 and will be completed as the four buildings are renovated. The façade restoration program consisted of masonry repairs and re-pointing, painting exterior elements such as balcony soffits, and installing new exterior sealants. Roofing membranes were previously replaced and are generally in sound condition.

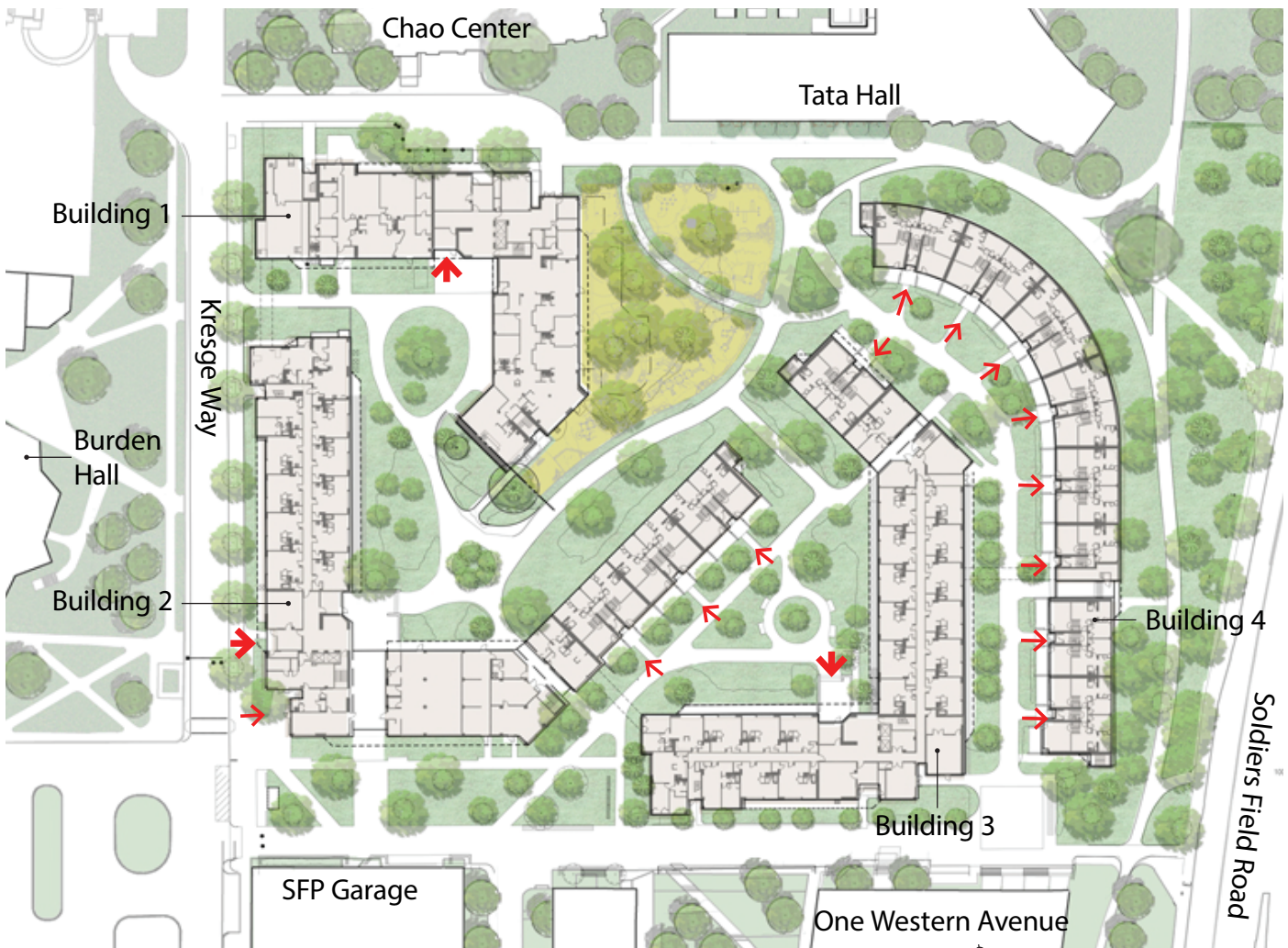
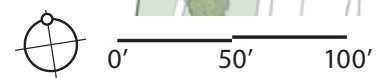


Figure 4: Existing Site Plan

- ➔ Central Building Entrance
- ➔ Walk-up Building Entrance



2.3 Proposed Improvements

The renovations of the Soldiers Field Park housing complex are being planned within the context of Harvard's Institutional Master Plan for the district and in coordination with Harvard Business School's planning efforts. The renovations include site and landscape improvements, as shown in Figure 5, that integrate the Soldiers Field Park landscape into the changing fabric of surrounding sites, while preserving the original architectural character of the buildings.

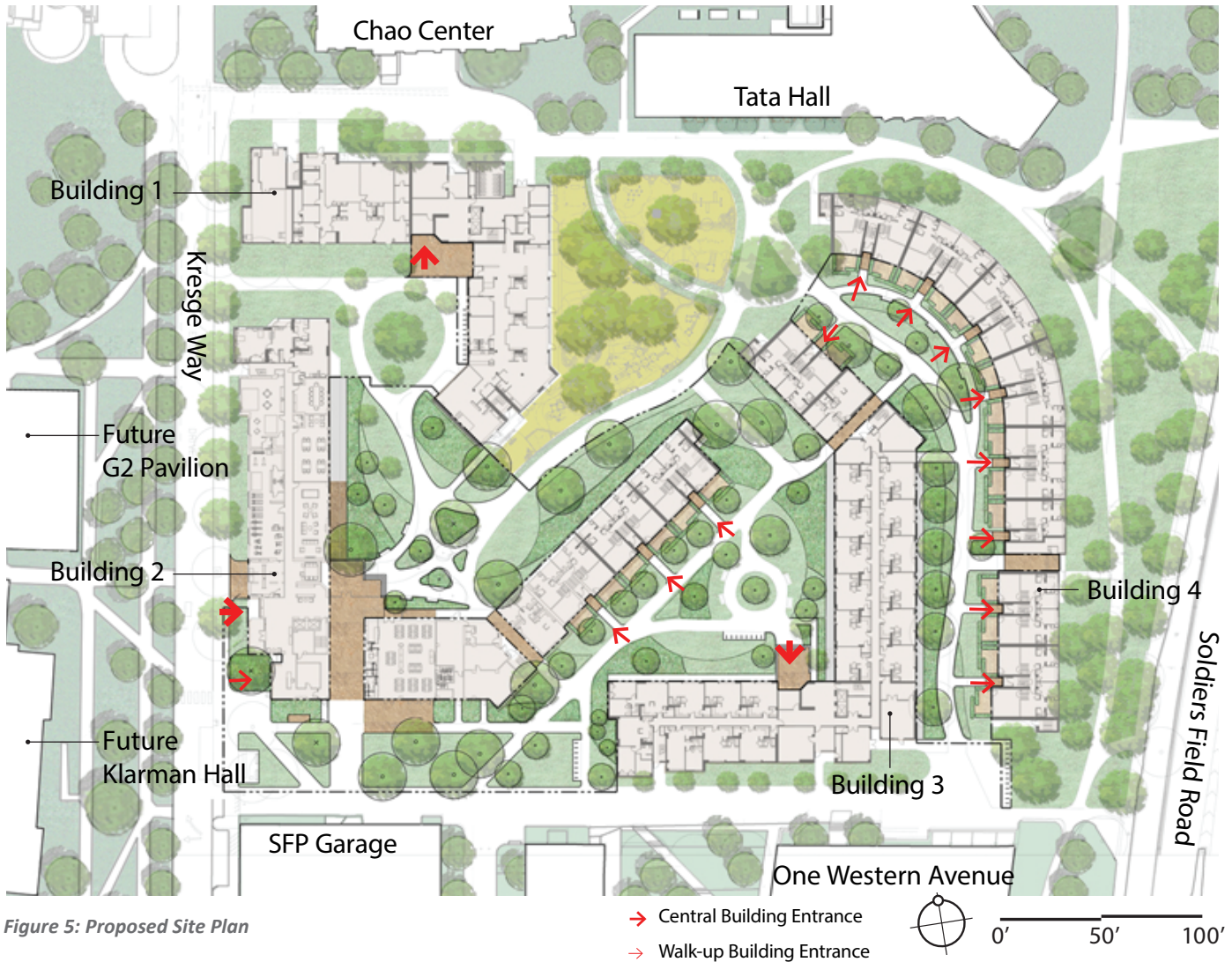


Figure 5: Proposed Site Plan

The vision for the Soldiers Field Park housing complex is to modernize the buildings so that they are able to serve the contemporary needs of residents. As shown in Figure 6 and Figure 7, the Project significantly expands the amenity program to promote the well-being of residents, with new spaces for collaboration and study, socialization, and fitness. The expansion is achieved by converting existing ground-floor apartments into spaces that include study rooms, conference rooms, a lounge, a fitness center, and a children's play room, while converting existing upper-floor study lounges to additional bedrooms. The expanded amenities will be located on the ground floor of Building 2 along Kresge Way to further activate the edge of this important pedestrian connection. Also along Kresge Way, the existing child care center on the ground floors of Buildings 1 and 2 is expected to remain, as will the management office on the ground floor of Building 2.



Figure 6: Existing Ground Floor Uses



Figure 7: Proposed Ground Floor Uses

Along the frontage of the management office and at the main entrances to Buildings 1, 2, and 3, the buildings that have a central entrance and elevator core, canopies and metal panels will be added to accent the entrances on the facades. In addition, portions of ground-floor brick wall will be replaced with glass to strengthen the connection between the interior and the surrounding landscape. The Building 1 entrance is shown in Figure 8 and Building 2 is shown in Figure 9.



Existing Building 1 Entrance

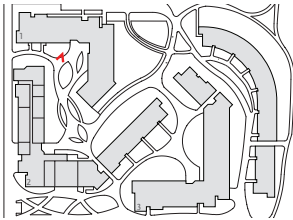


Figure 8: Building 1 Entrance Concept



Existing Building 2 Entrance

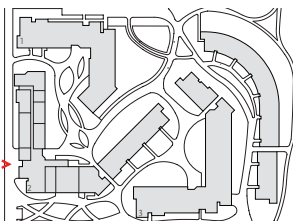
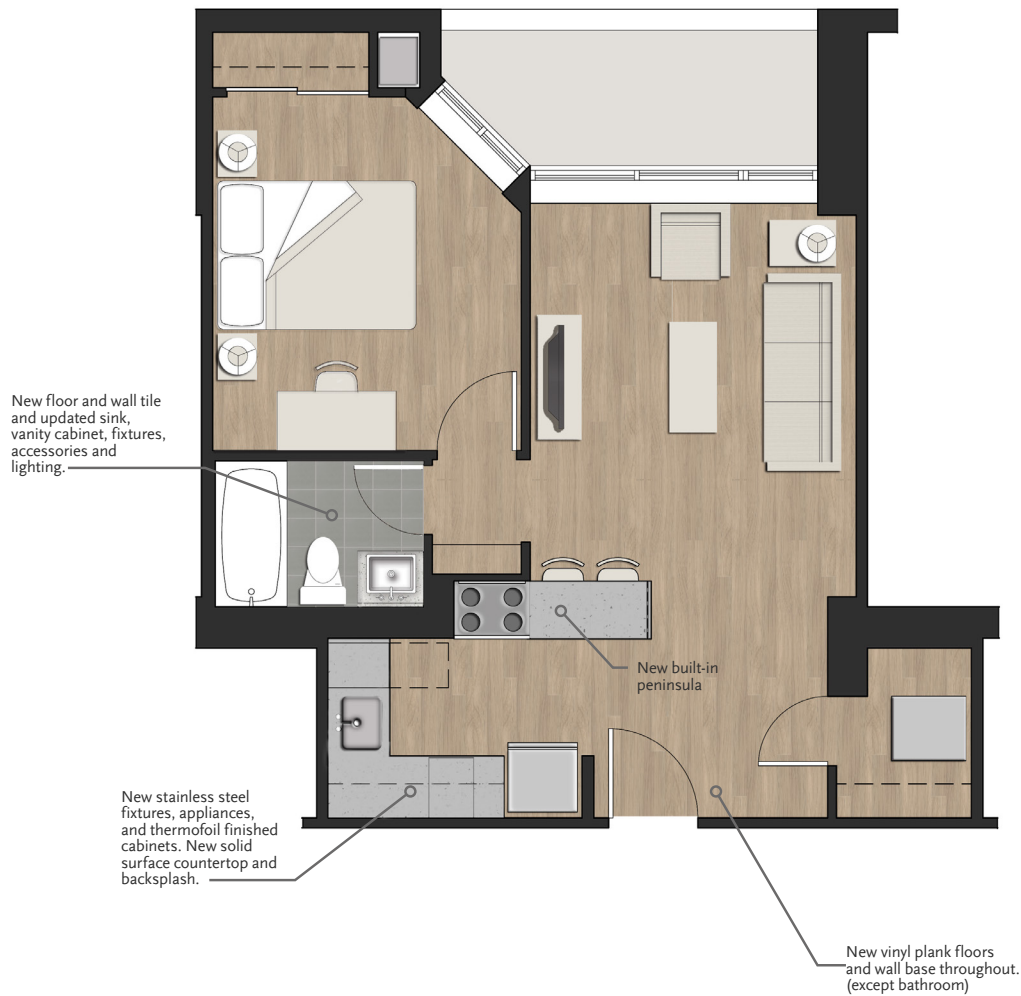


Figure 9: Building 2 Entrance Concept

The interior modernization includes updating apartment layouts to eliminate dedicated dining spaces where they exist, relocating and reconfiguring kitchens so that they are more open to the living areas, and adding in-unit laundry appliances. In addition, kitchen and bathroom plumbing fixtures will be replaced with water efficient models, and all lighting will be replaced with energy-efficient LED luminaires. The scope of the renovation will refurbish or replace nearly every interior material. Figure 10 shows proposed unit finishes.



Photographs of Mock-Up Unit

Figure 10: Proposed Interior Finishes

The Project also includes a comprehensive renovation of building systems, including the installation of fire protection (sprinklers) throughout all buildings, modernization of the fire alarm system, and installation of new plumbing and electrical systems as appropriate. The existing window-mounted air conditioning units will be replaced in-kind with high-efficiency models and ventilation fans will be upgraded.

On the exterior, the existing windows will be replaced by new, energy-efficient units with high-efficiency insulated glass. Window frames will be specified to match the existing mullion patterns and color but will become slightly larger to accommodate a thermal break.

Landscape and Site Improvements

The proposed landscape improvements draw on inspiration from the original design and retain the meandering quality of the paths and curvilinear landscape forms. Various conditions will be created throughout the site, including floral gardens, areas for play and seating, and privacy screens for apartments at grade level. A new ground-level terrace adjacent to the Building 2 common room will provide an additional event space. Landscape elements include existing mature trees, newly planted trees, refurbished lawn areas, and elevated planting beds with drought-tolerant and flowering species. In addition, site amenities such as seating, bike racks, and trash receptacles will be added to facilitate the enjoyment of the landscape.

The site work includes lighting improvements to accent entrances, walkways, and plantings while providing more uniform lighting levels to reduce glare and enhance safety. Lighting fixture types include pedestrian-scaled posts, bollards, and selective up-lighting to highlight significant trees on the site. Lamp color temperature, fixture type, and fixture spacing have been selected to create comfortable ambient lighting that coordinates with the adjacent One Western Avenue and Tata Hall sites for a contiguous lighting experience. Where practical, the existing building-mounted floodlights will be replaced by new post or bollard fixtures.

The proposed site improvements include grading and utility improvements to alleviate the occasional ponding and flooding that occur due to surface drainage issues and the high ground water table. The grading modifications will direct storm water to drainage infrastructure and will reduce pathway slopes so that all ground-level entrances will become accessible to persons with disabilities.

Throughout the site and common areas, a signage and graphics program is planned to enhance wayfinding and coordinate the graphic expression throughout the campus. The program includes directional signage along walkways in the landscape, exterior building identification signage, and interior signage.

The renovations will be implemented using the best practices in sustainable design and construction. The individual renovation phases will each seek LEED Gold Certification through the United States Green Building Council's rating system.

2.4 Project Phasing

The renovations are planned to occur in four phases, one building per phase, starting with Building 4. Within each phase, the surrounding site and landscape improvements will be performed.

The Project’s anticipated phasing is presented below in Table 1 and shown in Figure 11.

Table 1: Anticipated Project Phasing

Task	Start Date	End Date
Permitting	February 2016	May 2016
Construction Phase 1 (Building 4)	June 2016	May 2017
Construction Phase 2 (Building 3)	June 2017	August 2018
Construction Phase 3 (Building 2)	August 2018	November 2019
Construction Phase 4 (Building 1)	November 2019	September 2020



Figure 11: Project Phasing

2.5 Project Dimensions

The Project's dimensions are presented below in Table 2.

Table 2: Project Dimensions

Building Footprint	total of 70,810 square feet for all four buildings
Use	Residential
Gross Floor Area (measured in accordance with the Boston Zoning Code)	Approximately 429,000 square feet
Square Feet of gross floor area proposed for demolition	0
Building Height	three to nine stories approximately 35 to 90 feet
Parking	No new parking
Applicable urban renewal plans or LDAs	None
Current zoning	Site is located in the Harvard University Institutional Subdistrict
Approximate timetable	Construction start June 2016 Occupancy August 2020

Building Dimensions

Table 3 presents the building dimensions for the Project.

Table 3: Building Dimensions

Building	Physical Address	# of Units	%	# of Beds	%	SF	%
Building 1	1 Soldiers Field Park	93	19%	131	18%	89,139	21%
Building 2	2 - 5 Soldiers Field Park	204	43%	298	40%	174,710	41%
Building 3	6 - 7 Soldiers Field Park	134	28%	193	26%	113,421	26%
Building 4	8 - 15 Soldiers Field Park	47	10%	117	16%	52,065	12%
	Total Units	478		739		428,894	

2.6 Public Benefits

Community benefits for Harvard’s projects in Allston are part of a broader discussion of community benefits related to the University’s IMP for its Allston Campus and have been addressed on that basis rather than on a project-by-project basis. The IMP that was approved by the BRA Board in October 2013 included a comprehensive master plan for community benefits with significant commitments in the areas of public realm, education programming, workforce development, and housing. Many of these benefits have been implemented or are underway, and a full report on the status of the Cooperation Agreement is included on the BRA website.

2.7 Permits and Approvals

Table 4 presents a preliminary list of local, state, and federal permits and approvals that may be required for the Project. The list is based on current information about the Project and is subject to change as the design of the Project advances. Some of the permits listed may not be required, while there may be others not listed that will be needed.

Table 4: Preliminary List of Permits

Agency	Approval
Boston Redevelopment Authority	Article 80 Large Project Review
Boston Water and Sewer Commission	Review
Boston Transportation Department	Construction Management Plan Transportation Access Plan Agreement
Boston Inspectional Services Department	Building Permits

2.8 Project Schedule

As noted previously in Section 2.4, Project Phasing, the schedule calls for the first phase – the renovation of Building 4 – to commence in June 2016 and be complete in May 2017.

3.0 ANTICIPATED IMPACTS

3.1 Transportation

Parking

The Project will not add any new units or beds and, therefore, no new parking (or traffic) demands are anticipated to occur. All University parking is controlled and administered by the Harvard University Parking Office as a University-wide resource with a permitting system and specific parking lot/garage assignments. Harvard affiliates living in the Soldiers Field Park housing complex can obtain Reserved Parking permits (i.e., valid at all times for use by the permit holder) to park for \$3,588 per year in either the Soldiers Field Park Garage or the One Western Garage. This parking rate is for FY16. In addition, Harvard provides visitor parking in the Spangler Lot on Western Avenue and at designated multi-space meter locations. No changes are anticipated in connection with the Project.

Bicycle Accommodations

The Project will enhance an existing underutilized space in the Soldiers Field Park Garage to provide secure and covered bike parking spaces. The improvements will include new racks and the construction of an ADA-accessible ramp from street level down to the entrance door to the bike parking area. As Figure 12 illustrates, the access point, which is located on the northeast corner of the garage, is convenient to the network of paths connecting the garage to the residences. In addition, the Project will retain 34 existing secure and covered bike parking spaces and 130 existing outdoor spaces in the complex. There is also a conveniently located Hubway station at the southern edge of the residential complex.

Pedestrian

The Soldiers Field Park housing complex is well situated within the network of paths and streets providing connections to other Harvard locations in Allston and Cambridge. The site is adjacent to Kresge Way, which will be improved by HBS as part of the Klarman Hall/G2 Pavilion project. Kresge Way and other paths provide connections to Western Avenue, the Charles River path network and Cambridge via the Western Avenue Bridge and the Weeks Bridge. Figure 12 illustrates the Project area path networks.



Figure 12: Path Network

Transit and Shuttle Service

The Project will not add any new units or beds and, therefore, no new transit or shuttle bus demands are anticipated to occur. The site is approximately 500 feet from the MBTA route 70/70A bus stop on Western Avenue, which Harvard has also proposed to use as a future Allston Express shuttle bus stop in response to changes to Kresge Way as part of the Klarman Hall/G2 Pavilion project. The Route 70 bus (Cedarwood/ Central Square) operates on approximately 20 minute peak hour headways and the Route 70A bus (North Waltham/ Central Square) operates on approximately 30 minute peak hour headways, while the Allston Express departs from the Allston Campus to Cambridge approximately every 15 minutes from 7:30 am to 10:15 pm on weekdays.

3.2 Wind, Shadow, Daylight, and Solar Glare

The Project does not include any changes in the massing or materials of the buildings other than at building entrances and, as such, there will be no changes to the existing wind, shadow, daylight or solar glare conditions.

3.3 Air Quality and Noise Impacts

No significant modifications will be made to the manner in which heating is supplied or distributed to the complex. The Project scope entails renewal of existing systems and a replace-in-kind approach. As such, there will be no changes to the existing air quality and noise conditions.

3.4 Geotechnical and Groundwater Impacts

The Project does not include any changes to the foundations or below-grade conditions at the site and therefore there will be no changes to the existing geotechnical conditions at the site. Site drainage and groundwater impacts are addressed in Section 3.8.

3.5 Solid and Hazardous Waste

As the proposed renovation of the Soldiers Field Park housing complex does not entail the addition of any residences, the Project will not materially impact the volume of waste and recycling that is currently generated by the complex or the manner in which it is managed.

Currently, waste and recycling at the complex is handled as follows:

- High rise portions of SFP - which is comprised of the majority of Buildings 1, 2 and 3 - are serviced by floor trash rooms each with trash chute access and several ½ cubic yard rolling carts. Residents of these areas deposit waste in the trash chute and place recycling in the rolling carts. Waste placed in the trash chutes is accumulated in several two cubic yard dumpsters located in 1st floor trash room. Single stream recycling placed in the recycling carts is collected daily and brought to the central collection point and placed in a recycling compactor.
- Residents of the low rise portions of the Soldiers Field Park housing complex - which is comprised of limited portions of Buildings 2 and 3 and all of Building 4 - take their waste and recycling directly to the closest trash room and place directly into a two yard dumpster or recycling receptacle.
- Two cubic yard trash receptacles that accumulate bulk trash and recycling are removed by management staff three times weekly (Monday, Wednesday and Friday) and placed in the service drive between One Western Ave and the Soldiers Field Park Garage for emptying by the waste management company. Republic Services currently holds the waste disposal and recycling service contract.
- Recycling is accumulated in the central collection point in a 30 cubic yard compactor. The compactor is emptied on an as needed basis when it reaches 60% capacity.

The Project scope will not change the manner in which trash is handled by residents and/or the maintenance staff. Limited improvements will be made to the existing trash rooms and the trash chute to ensure full functionality of the systems.

3.6 Construction Period Impacts

The Soldiers Field Park housing complex renovation will be phased by building over a multi-year period. While the Project detailed herein comprises the entire four year project, each of the phases will be designed, submitted for building permits, and executed independently. Each phase will include landscaping and limited site improvements in the area immediately surrounding the respective building.

A Construction Management Plan (CMP) in compliance with the City's Construction Management Program will be submitted to the Boston Transportation Department ("BTD") for each phase once plans are developed and the construction schedule for each respective phase is fixed. The construction manager will be required to comply with the details and conditions of the approved CMP.

HUH has chosen Shawmut Design and Construction (SDC) as the Construction Manager / General Contractor for the pre-construction and Phase 1 of the Project (Building 4). HUH and SDC will administer the CMP.

SDC will have the obligation and the authority to enforce the provisions of the CMP on all contractors, subcontractors, suppliers and vendors participating in the Project throughout the construction period.

Compliance with this CMP will be monitored on a daily basis and will be in accordance with the University's Construction Mitigation Specification.

The project teams for subsequent phases have not yet been selected, however the management practices and CMP guidelines outlined herein will be extended to each project team and phase of the overall Project.

Construction Traffic Flow

Given the nature of the limited scope of this renovation Project, the quantity and frequency of construction traffic will be more limited than a new construction or larger scale renovation project.

Deliveries coming to the site for each of the Project's four phases will use the Cambridge/ Allston exit from the Massachusetts Turnpike following signs headed for Cambridge, turn left onto the surface road along Soldiers Field Road, then left onto Western Avenue, and follow Western Avenue toward the site. The site will be accessed from existing fire lane located off Kresge Way. The construction logistics will be coordinated with Harvard Business School and Klarman Hall/G2 Pavilion project team as several phases of the Soldiers Field Park housing complex renovation will overlap with the Klarman Hall/G2 Pavilion construction project.

One lane on the eastbound side of Western Avenue will be used as a queuing area for trucks waiting to enter the site and will be coordinated with other nearby Harvard projects.

Trucks leaving the site will turn left onto Western Avenue heading east toward Soldiers Field Road. All trucks will then turn right onto Soldiers Field Road and follow the signs for the entrance to the Massachusetts Turnpike.

Site Construction Fencing and Pedestrian Access

For each of the four Project phases, the entire "site" will be enclosed by chain link fencing. The site boundaries will include landscaped areas that immediately surround the

respective building. Construction trailers and materials staging areas will be located with the perimeter fencing for each respective phase. Pedestrian corridors will be preserved or temporarily relocated for each phase to ensure that access and travel corridors are preserved. No impact to public sidewalks is expected as part of the site fencing.

Truck Staging

The University and the construction manager will work to ensure that staging areas will be located on site to minimize impact to pedestrian and vehicular flow in the neighborhood, and that the staging areas are being coordinated with other construction activity in the immediate area.

Contractor Parking

To reduce vehicle trips to and from the construction site, construction workers will be encouraged to use non-auto modes. But recognizing that many workers will choose to drive to the site, the University will ensure that all trade workers have access to campus parking. Parking on neighborhood streets will be prohibited.

Work Hours

Consistent with City of Boston requirements the typical construction hours for the Project will be from 7:00 AM to 6:00 PM, Monday through Friday. No substantial sound generating activity will occur before 7:00 AM. If longer hours, additional shifts or weekend work is required, the construction manager will submit a work permit request to the City's Inspectional Services Department.

Communication and Neighborhood Outreach

In an effort to have clear, open and up-to-date communication with the neighborhood, the Project will participate in Harvard's communication plan for projects in Allston. The construction manager will provide an emergency contact list for 24-hour emergency response for any construction related issues. Project bulletin boards and a Project website with construction activity updates and community related topics will be utilized for information sharing. Emergency contact information will be indicated at both locations.

Police Details

The Project will require the use of police details to support heavy truck traffic and general site logistics. Police detail locations and quantities may vary between phases and certain activities. Depending on the location of the site and the activity, police details will be provided by the Harvard University Police Department, State Police or Boston Police.

Pest Control

A rodent extermination certificate will be filed with each building permit application to the City. Rodent inspection monitoring and treatment will be carried out before, during and at the completion of all construction work in compliance with the City's requirements. Rodent control prior to work startup will consist of documentation of existing conditions, treatment of areas throughout the site and a follow up walkthrough to determine if more treatment is necessary. During the construction process, regular service visits will be made. If there is an increase in rodent activity or if complaints are received, additional treatment and monitoring will be conducted.

Winter Weather and Extreme Weather Conditions

During periods of high winds or large amounts of snow, the construction manager will ensure that the site remains secure. Snow removal may be the construction manager's responsibility or may fall on Harvard's maintenance group depending on the location on the property. The contractor is responsible for clearing the perimeter pathways around the Project. Off hours work may be needed for snow clearing, ice melt and maintenance operations.

Noise, Dust and Vibration

The construction manager will adhere to the City's noise ordinance and the published guidelines for protecting air quality and preventing dust from construction. Repeated violations and/or complaints may result in the immediate temporary suspension of the construction activities that are causing the excessive noise or dust levels. Any activity that will cause excessive noise, dust or vibration will be carefully monitored, documented, and addressed.

3.7 Project Sustainability and Resiliency

The renovations will be implemented using the best practices in sustainable design and construction. Each of the individual renovation phases will seek LEED Gold Certification through the United States Green Building Council's rating system.

A LEED scorecard and narrative describing how the LEED points will be achieved for Building 4/Phase 1 is included as Appendix A. As the design of subsequent phases is completed, LEED scorecards and narrative for each phase will be submitted to the BRA.

The Climate Change Preparedness and Resiliency Checklist for Building 4/Phase 1 is included as Appendix B. As the design of subsequent phases is completed, a Climate Change Preparedness and Resiliency Checklist for each phase will be submitted to the BRA.

3.8 Infrastructure

Wastewater

The proposed Project includes 478 dwelling units with a total of 739 beds under both existing and future conditions. Based upon a sewage generation rate (per 310 CMR 15) of 110 gallons per day per bedroom, the total estimated wastewater generation rate is 81,290 gallons per day ("gpd"). Sanitary sewer services are already provided to the buildings and no changes to the services are proposed. All wastewater discharges to Boston Water and Sewer Commission ("BWSC") facilities.

Water Systems

BWSC provides water service to the Project site. The Project site is currently served by an internal water main loop and will remain so after completion of the proposed Project. Water demand is based upon estimated sewage generation with an added 10 percent for consumption, system losses and other usage. Based upon a total estimated wastewater generation rate of 81,290 gpd, the estimated water demand is 89,420 gpd.

Under existing conditions, some of the buildings within the Project site are not provided with a fire suppression sprinkler system. As part of the Project, fire suppression sprinklers

will be provided using connections to the existing water distribution loop within the Project site. New connections will be presented to Boston Water and Sewer Commission for review and approval

Stormwater

Under existing conditions, roof runoff and site surface runoff is collected and conveyed through a network of piping, all of which ultimately discharge to the Charles River.

Under proposed conditions, the Project will be maintaining the collection and conveyance network. The Project has reviewed the site conditions relative to the ability to retrofit infiltration into the existing storm drainage system. The Project team has concluded that the existing drainage pipes are located at an elevation that is approximately equal to the groundwater elevation. This means there is no vertical separation between the piping and groundwater table in which to introduce the storage of stormwater for infiltration. These challenges have been discussed with BWSC representatives. BWSC has requested that the Project evaluate the use of proprietary treatment equipment to remove sediments and nutrients from site stormwater to the extent practicable given site constraints. The Project is not expected to have any impact on stormwater discharge rates and volumes. At this time, the Project is preparing the required BWSC Site Plan Review package incorporating treatment for BWSC review and approval.

Heating and Cooling

Heating

Soldiers Field Park provides heating throughout the complex by way of high pressure steam that is generated by Harvard's Blackstone Steam Plant. High pressure steam enters the Building 1 central heating plant where it is reduced in pressure and sent to several steam to hot water heat exchangers that distribute heating hot water throughout the four building complex. The heating hot water feeds hydronic fin tube radiators in the residences as well as unit heaters and make up air units that serve corridors and common spaces.

The Project scope will entail renewal of existing systems and a replace-in-kind approach. No significant modifications will be made to the manner in which heating is supplied or distributed to the complex. The heat exchangers and pumps will be replaced in an effort to modernize the complex and to improve operational efficiency. In addition, limited sections of fin tube radiation, the majority of unit heaters, and air handling units will be replaced in kind on an as needed basis.

In addition to the Soldiers Field Park upgrades, Harvard's Blackstone Steam Plant recently underwent a significant upgrade project that is aimed at substantially improving operational efficiency and overall capacity of the plant while increasing electrical power co-generation and reducing the Campus's greenhouse gas generation. The plant supplies the University's central distribution system with 400°F, 100 psig steam. The service area covers a substantial portion of Harvard's campuses extending from Athletics, Soldiers Field Park, and One Western Avenue in Allston, across the river to the Harvard Kennedy School, along the River Houses, through Harvard Yard, reaching the Law School and Divinity School in the North campus. The plant's four boilers operate on natural gas nearly 100% of the time, however the ability to utilize fuel-oil has been retained to ensure reliability and redundancy.

Cooling

The Soldiers Field Park housing complex does not currently provide centrally distributed cooling to the complex. There are several split system D.X. air cooled units that provide cooling to ground floor child care spaces and common laundry rooms. In addition, the complex provides a single D.X. window unit for each residence. The Project scope will include the addition of several additional split system D.X. air cooled units that will provide cooling to new ground floor common spaces. Window units at the residences will be replaced in-kind.

As part of the Project development process, several studies were completed to determine the feasibility of providing centrally distributed air conditioning to the complex. The studies contemplated several approaches, including tying into the University's centrally supplied chilled water or the addition of rooftop chillers to each of the four buildings. These studies led to the conclusion that it is not economically feasible to provide air conditioning to the complex by way of central distribution or building by building chillers. As such, no significant modifications to the manner in which limited cooling is supplied to the complex will be made as part of the Project.

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SOLDIERS FIELD HOUSING COMPLEX RENOVATION

PROJECT NOTIFICATION FORM
MARCH 2016

Appendices

Appendix A: LEED Scorecard

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Anticipated LEED Credits

These are credits listed in the “Yes” or “Maybe” column of the project scorecard, meaning credit achievement is either certain, likely, or possible based on the current design. All prerequisites are met, and the total number of points associated with these credits, 67.

PIf1 – Minimum Program Requirements – YES

This property meets all LEED minimum program requirements. Harvard has committed to sharing utility data. The project complies with all environmental laws and other occupancy and site size requirements listed in this form.

PIf2 – Project Summary Details – YES

PIf3 – Occupant and Usage Data – YES

PIf4 – Schedule and Overview Documents – YES

SSc1 – Site Selection – 1 YES point – 4 MAYBE points

The project anticipates achieving Path 12 Other Quantifiable Environmental Performance given that the clean service that provides custodial services to the building has a green cleaning program that is in compliance with the LEED EBOM Green Cleaning Policy prerequisite.

The project anticipates that Path 2, Path 3, Path 6, and Path 8 maybe achieved. The project scope includes landscape improvements to stormwater management, exterior lightings, and irrigation. Further calculations and development of the drawings is required to understand if these credits are achievable.

SSc2 – Development Density and Community Connectivity – 6 points – YES

The project will show compliance via Path 2. The project is within ½-mile of a residential area with an average density of 39.1 units/acre and has pedestrian access 10 basic services within a 1/2-mile of the building entrance.

SSc3.1 – Alternative Transportation, Public Transportation – 6 points – YES

The project entrances are within 0.25 mile of two bus stops serving more than four bus routes.

SSc3.2 – Alt. Transportation - Bike Storage and Showers – 2 points – YES

The project shares a bike storage facility with three (4) other facilities. The total population of these buildings is 1,104. There are a total of 130 bicycle racks. Thus, the 0.5% requirement is exceeded. The residents are assumed to have access to the shower in their unit.

SSc3.3 – Alternative Transportation, Parking Availability – 2 points – YES

The project complies via the campus approach: parking spaces provided to tenants meets the local zoning regulations and preferred parking for carpools is provided on an as needed basis.

WEp1 – Water Use Reduction, 20% - Prerequisite – YES

WEc1 – Water Use Reduction - 4 points – YES

The plumbing fixture package will consist of low flow fixtures and the resulting water reduction as compared to EPA 1992 will be greater than 45%.

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EAp1 – Fundamental Commissioning – Prerequisite – YES

Northstar has selected Harvard Green Building Services as the third party commissioning agent for the project.

EAp2 – Minimum Energy Performance – Prerequisite – YES

The project complies with all applicable mandatory provisions for ASHRAE 90.1-2007. This was achieved through using all LED lighting in all areas of the project.

EAp3 – Fundamental Refrigerant Management – Prerequisite – YES

Cooling for this space is provided via the Harvard district chilled water network, which is CFC free.

EAc1.1 – Optimize Energy Performance – 3 points – YES

All Harvard projects are required to show at least a 25% reduction in lighting power density as compared to ASHRAE 90.1-2007. Given that the project contains all LED fixtures, it's expected the project will earn more than three (3) points under this credit.

EAc2 – Enhanced Commissioning – 5 points – YES

Northstar has selected Harvard Green Building Services as the third party commissioning agent for the project and will perform Commissioning Services in line with the credit requirements.

EAc4 – Green Power – 5 points – YES

Based on a 51,352 sf space, a total of 8 kWh/sf/year for two years results in a total REC purchase requirement of 822 MWh. To earn the additional point for exemplary performance, that amount is doubled to 1,644 MWh. Harvard is committed to purchasing this energy.

MRp1 – Storage and Collection of Recyclables – Prerequisite – YES

Soldiers Field Park Building 3 and 4 share a recycling room. The volume of this storage vastly exceeds the calculated recycling generation rate that is developed from Harvard annual trash, recycling, and composting rates.

MRC1.1 – Tenant Space, Long Term Commitment – 1 point – YES

The project is owned in perpetuity by the President and Fellows of Harvard College, and entrusted to Harvard University Housing, the operational stewards of the University owned space.

MRC2 – Construction Waste Management – 2 points – YES

The Harvard Green Building Standards require all Harvard project to achieve a 90% diversion rate by weight. This rate exceeds the 75% threshold under this credit for two (2) points.

MRC4 – Recycled Content – 2 points – Maybe

Project specifications will require products to contain recycled content where applicable, and the contractor is required to verify the recycled content of all materials within MasterFormat Divisions 02-10 and 12. It's impossible to know for sure whether these points will be earned until all product purchases are made, but the following specifications contain requirements for recycled content:

- 061000 – Rough Carpentry
- 064020 – Interior Architectural Woodwork

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- 081110 – Hollow Metal Doors and Frames
- 081400 – Flush Wood Doors
- 083110 – Access Doors and Frames
- 087100 – Door Hardware
- 092110 – Gypsum Board Assemblies
- 093000 – Tiling
- 096510 – Resilient Flooring and Accessories
- 102800 – Toilet Accessories
- 123530 – Residential Casework
- 124810 – Entrance Floor Mats

MRc5 – Regional Materials – 2 points – Maybe

Project specifications will require products to contain regional materials where applicable, and the contractor is required to verify the recycled content of all materials within MasterFormat Divisions 02-10 and 12. It's impossible to know for sure whether these points will be earned until all product purchases are made, but the following specifications contain requirements for regional content:

- 061000 – Rough Carpentry
- 064020 – Interior Architectural Woodwork
- 081110 – Hollow Metal Doors and Frames
- 081400 – Flush Wood Doors
- 083110 – Access Doors and Frames
- 087100 – Door Hardware
- 092110 – Gypsum Board Assemblies
- 093000 – Tiling
- 096510 – Resilient Flooring and Accessories
- 102800 – Toilet Accessories
- 123530 – Residential Casework
- 124810 – Entrance Floor Mats

MRc7 – Certified Wood, 50% – 1 point – Maybe

Project specifications will require new wood products to be harvested and manufactured from FSC certified sources. It's impossible to know for sure whether these points will be earned until all product purchases are made, but the following specifications contain requirements for FSC certification of all new wood contained within the product:

- 061000 – Rough Carpentry
- 064020 – Interior Architectural Woodwork
- 081400 – Flush Wood Doors
- 123530 – Residential Casework

EQp1 – Minimum Indoor Air Quality – Prerequisite – YES

The project meets the Natural Ventilation compliance path.

EQp2 – Environmental Smoke Control – Prerequisite – YES

No smoking is permitted in the building or within 25 feet of doors, windows and outdoor air intakes. Appropriate signage will be installed.

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EQc3.1 – Construction IAQ Management Plan, During Construction – 1 point - YES

Project specifications will require the contractor to comply with the appropriate SMACNA standards for managing IAQ during construction.

EQc3.2 – Construction IAQ Management Plan, During Construction – 1 point – YES

The project will conduct air testing at the completion of the project and prior to occupancy.

EQc4.1 – Low-Emitting Materials, Adhesives and Sealants – 1 point – YES

EQc4.2 – Low-Emitting Materials, Paints and Coatings – 1 point – YES

EQc4.3 – Low-Emitting Materials, Flooring Systems – 1 point – YES

Project specifications will require the purchase of low-VOC. Flooring will be either Green Carpet Plus or FloorScore certified.

EQc4.4–Low-Emitting Materials, Composite Wood & Laminate Adhesives–1 point–MAYBE NO

Project specifications will require the purchase of low-VOC or no-added urea formaldehyde products where applicable. However, the project team is currently working with the casework manufacturer to ensure their products don't contain added urea-formaldehyde.

EQc6.1 – Controllability of Systems, Lighting – 1 point – YES

All regularly occupied spaces will have a switch that occupants can use to control their lighting.

EQc6.2 – Controllability of Systems, Thermal Comfort – 1 point – YES

The AC units that are to be installed in each of the spaces allow occupants to adjust the temperature to suit their needs.

EQc8.1 – Daylight and Views - Daylight 75% of Spaces – 1 point – MAYBE NO

Further analysis is required to understand if the AC units can dehumidify the space such that the design conditions meet ASHRAE 55-2004.

EQc8.1 – Daylight and Views - Daylight 75% of Spaces – 1 point – MAYBE NO

Further analysis is required in order to evaluate whether the project meets Option 2. If the project doesn't meet Option 2 Harvard Green Building Services will take light measurements at the end of construction in an attempt to document the credit under Option 3.

EQc8.2 – Daylight and Views, Views for 90% of Spaces – 1 point – YES

All regularly occupied spaces have views to the outdoors.

IDc1.1 – Occupant Education w/ Case Study – 1 point – YES

As part of the Harvard Green Building Standards, all LEED projects are required to complete and publish a comprehensive [case study](#), and either (A) provide regular tours or (B) provide educational signage highlighting the LEED and sustainability features of the project. This project plans to incorporate option B through the use of digital signage in public spaces of the project.

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IDc1.2 – Low Mercury Lighting – 1 point – YES

This is submitted to LEED using the *MRc4, Sustainable Purchasing – Reduced Mercury in Lamps, 80 pg/lum-hr* credit as provided in the LEED-EBOM rating system/LEED Interpretation 5500. The project contains all LED fixtures and therefore

IDc1.3 – Exemplary Performance: Alternative Transportation – 1 point - YES

See *SSc3.1* for compliance information.

IDc1.4 – Exemplary Performance: Water Reduction – 1 point - YES

See *WEc1* for compliance information.

IDc1.5 – Exemplary Performance: Green Power – 1 point - YES

See *EAc4* for compliance information.

IDc2 – LEED Accredited Professional – 1 point - YES

Michael Swenson, LEED ID+C is on the project team and meets the requirements of this credit.

RP1 – RP Credit – WEc1 – 1 point - YES

RP2 – RP Credit – MRc5.1 – 1 point – YES

RP3 – RP Credit – EAc1.1 – 1 point - YES

RP4 – RP Credit – SSc3.2 – 1 point - YES

These credits are designated as a Regional Priority based on the zip code of this project. They are earned automatically as a result of earning *WEc1*, *MRc5.1*, *EAc1.1*, and *SSc3.2*.



February 17, 2016

LEED Online Access Code:	
Demo Begins:	Projected Occupancy Date:
Design Phase Submittal Target Date:	
Construction Phase Submittal Target Date:	
Bldg. Occupancy: 167 Residents	Building GSF: 51,352 sf
Project Occupancy: (see above)	Site GSF: 33,954 sf

"X" in the "N" points column = Credit option is not being attempted, but no negative impact on points.
This is for credits with multiple options to achieve the maximum available points and the project can select which option to pursue.

POINTS				POSSIBLE POINTS	HU GBS*	SUBMITTAL PHASE	CREDIT NUMBER	CREDIT NAME
Y	?+	?-	N					
GENERAL NOTES & INFORMATION REQUESTS								
					Harvard Green Building Standards			
					CFR Free Furniture			
					Incentives			
LEED PROJECT INFORMATION FORMS								
					D	PI1	Minimum Program Requirements	
					D	PI2	Project Summary Details	
					D	PI3	Occupant and Usage Data	
					D	PI4	Schedule and Overview Documents	
17	1	3	0	21 Points	SUSTAINABLE SITES			
				5	D	SSc1	<u>Site Selection</u>	
				up to 5*		Option 1	Select a LEED Certified Building	
				1		Option 2	Credits for building-wide strategies - can attempt max 5 points from Paths 1-12 below)	
				1		Path 1	Brownfield Redevelopment	
				1		Path 2	Stormwater Design, Quantity Control	
				1		Path 3	Stormwater Design, Quality Control	
				1		Path 4	Heat Island Effect, Non-Roof	
				1		Path 5	Heat Island Effect, Roof	
				1		Path 6	Light Pollution Reduction	
				2		Path 7	Water Efficient Landscaping, Reduce by 50%	
				2		Path 8	Water Efficient Landscaping, No Potable Use	
				1		Path 9	Innovative Wastewater Technologies	
				1		Path 10	Water Use Reduction, 30% Reduction	
				2	Path 11	On-Site Renewable Energy		
				1	Path 12	Other Quantifiable Environmental Performance		
6				6	D	SSc2	Dev. Density & Community Connectivity	
6				6	D	SSc3.1	Alt. Transportation, Public Transportation	
2				2	D	SSc3.2	Alt. Transportation, Bicycles (RP)	
2				2	D	SSc3.3	Alt. Transportation, Parking Availability	
11	0	0	0	11 Points	WATER EFFICIENCY			
Y				Required	D	WEp1	Water Use Reduction, 20% Reduction	
				6 to 11	Water Use Reduction, 30%, 35%, 40%			

POINTS				POSSIBLE POINTS	HU GBS*	SUBMITTAL PHASE	CREDIT NUMBER	CREDIT NAME
Y	?+	?-	N					
6						D	WEc1	30% Reduction
2					8			35% Reduction
3								40% Reduction (RP)
13	2	0	0	37 Points		ENERGY & ATMOSPHERE		
Y				Required		C	EA prereq 1	Fundamental Commissioning
Y				Required		D	EA prereq 2	Minimum Energy Performance 10% Reduction in lighting power density from ASHRAE 90.1-2007 AND 50% Energy Star qualified equipment (by rated power)
Y				Required		D	EA prereq 3	Fundamental Refrigerant Management
1				1 to 5		D	EAc1.1	Optimize Energy Performance: Lighting Power
1								Reduce power density to 15% below Standard
1					3			Reduce power density to 20% below Standard
	1							Reduce power density to 25% below Standard (RP)
	1							Reduce power density to 30% below Standard Reduce power density to 35% below Standard
				1 to 3		D	EAc1.2	Optimize Energy Performance: Light Controls Option A - Daylight responsive controls within 15' of windows Option B - Daylight responsive controls for 50% of load Option C - Occupancy controls for 75% of load
				5 to 10		D	EAc1.3	Optimize Energy Performance: HVAC Option A - Equipment Efficiency and Zoning & Controls (RP) - 5 or 10 points Option B - Reduce Design Energy Cost (RP) - 5 or 10 points
				1 to 4		D	EAc1.4	Optimize Energy Performance: Equipment/Appliances 70% of eligible equipment is ENERGY STAR 77% of eligible equipment is ENERGY STAR 84% of eligible equipment is ENERGY STAR 90% of eligible equipment is ENERGY STAR
5				5	5	C	EAc2	Enhanced Commissioning
				2 to 5	5	D	EAc3	Measurement & Verification Case 1 - Install Sub-Metering Equipment (2 pts) Case 1 - Tenant Pays for Energy (3 pts) Case 2 - Continuous Metering (5 pts.)
5				5		C	EAc4	Green Power
5	1	2	6	14 Points		MATERIALS & RESOURCES		
Y				Required		D	MR prereq 1	Storage & Collection of Recyclables
1				1		D	MRC1.1	Tenant Space, Long Term Commitment
			1	1		D	MRC1.2	Building Reuse, Maintain 40% Interior Non-Structural Components
			1	1		D	MRC1.3	Building Reuse, Maintain 60% Interior Non-Structural Components
1				2	2	C	MRC2.1	Construction Waste Management, Divert 50% from Landfill
1				2	2	C	MRC2.2	Construction Waste Management, Divert 75% from Landfill
			2	2		C	MRC3.1	Materials Reuse, 5%, 10%
			1	1		C	MRC3.2	Materials Reuse, Furniture and Furnishings, 30%
1				1		C	MRC4.1	Recycled Content, 10% (post-consumer + 1/2 pre-consumer)
		1		1		C	MRC4.2	Recycled Content, 20% (post-consumer + 1/2 pre-consumer)
1				1		C	MRC5.1	Regional Materials, 20% Manufactured Regionally (RP)

POINTS				POSSIBLE POINTS	HU GBS*	SUBMITTAL PHASE	CREDIT NUMBER	CREDIT NAME
Y	?+	?-	N					
		1		1		C	MRC5.2	Regional Materials, 10% Extracted and Manufactured Regionally
			1	1		C	MRC6	Rapidly Renewable Materials, 5%
	1			1		C	MRC7	Certified Wood, 50%
8	0	3	5	17 Points		INDOOR ENVIRONMENTAL QUALITY		
Y				Required		D	EQ prereq 1	Minimum IAQ Performance
Y				Required		D	EQ prereq 2	Environmental Tobacco Smoke Control
			1	1		D	EQc1	Outside Air Delivery Monitoring
			1	1		D	EQc2	Increased Ventilation
1				1	1	C	EQc3.1	Construction IAQ Management Plan, During Construction
1				1		C	EQc3.2	Construction IAQ Management Plan, Before Occupancy
1				1	4	C	EQc4.1	Low-Emitting Materials, Adhesives and Sealants
1				1		C	EQc4.2	Low-Emitting Materials, Paints and Coatings
1				1		C	EQc4.3	Low-Emitting Materials, Flooring Systems
		1		1		C	EQc4.4	Low-Emitting Materials, Composite Wood & Laminate Adhesives
			1	1		C	EQc4.5	Low-Emitting Materials, Systems Furniture and Seating
			1	1		D	EQc5	Indoor Chemical and Pollutant Source Control
1				1		D	EQc6.1	Controllability of Systems, Lighting
1				1		D	EQc6.2	Controllability of Systems, Thermal Comfort
		1		1		D	EQc7.1	Thermal Comfort, Design
			1	1		D	EQc7.2	Thermal Comfort, Verification
		1		1		D	EQc8.1	Daylight and Views, Daylight
1				up to 2		D	EQc8.2	Daylight and Views, Views for Seated Spaces
6	0	0	0	6 Points		INNOVATION AND DESIGN PROCESS (max 3 Exemplary Performance Points)		
1				1	1	C	IDc1.1	Occupant Education w/ Case Study
1				1	1	D	IDc1.2	Low-Mercury Lighting
1				1		D	IDc1.3	Exemplary Performance - Public Transportation
1				1		D	IDc1.4	Exemplary Performance - Water Reduction
1				1		D	IDc1.5	Exemplary Performance - Green Power
				x		D	IDc1.X	Other Options: ???
1				1		D	IDc2	IDc2 LEED AP
4	0	0	0	4 Points		REGIONAL PRIORITY CREDITS		
1				1		C	RP	Regional Priority Credit: WEc1
1				1		C	RP	Regional Priority Credit: MRC5.1
1				1		C	RP	Regional Priority Credit: EAc1.1
1				1		C	RP	Regional Priority Credit: SS3.2
64	4	8	11			TOTAL (pre-certification estimates)		
68	76	87						

**Appendix B:
Climate Change Preparedness Checklist**

Climate Change Preparedness and Resiliency Checklist for New Construction

In November 2013, in conformance with the Mayor's 2011 Climate Action Leadership Committee's recommendations, the Boston Redevelopment Authority adopted policy for all development projects subject to Boston Zoning Article 80 Small and Large Project Review, including all Institutional Master Plan modifications and updates, are to complete the following checklist and provide any necessary responses regarding project resiliency, preparedness, and to mitigate any identified adverse impacts that might arise under future climate conditions.

For more information about the City of Boston's climate policies and practices, and the 2011 update of the climate action plan, *A Climate of Progress*, please see the City's climate action web pages at <http://www.cityofboston.gov/climate>

In advance we thank you for your time and assistance in advancing best practices in Boston.

Climate Change Analysis and Information Sources:

1. Northeast Climate Impacts Assessment (www.climatechoices.org/ne/)
2. USGCRP 2009 (<http://www.globalchange.gov/publications/reports/scientific-assessments/us-impacts/>)
3. Army Corps of Engineers guidance on sea level rise (<http://planning.usace.army.mil/toolbox/library/ECs/EC11652212Nov2011.pdf>)
4. Proceeding of the National Academy of Science, "Global sea level rise linked to global temperature", Vermeer and Rahmstorf, 2009 (<http://www.pnas.org/content/early/2009/12/04/0907765106.full.pdf>)
5. "Hotspot of accelerated sea-level rise on the Atlantic coast of North America", Asbury H. Sallenger Jr*, Kara S. Doran and Peter A. Howd, 2012 ([http://www.bostonredevelopmentauthority.org/planning/Hotspot of Accelerated Sea-level Rise 2012.pdf](http://www.bostonredevelopmentauthority.org/planning/Hotspot%20of%20Accelerated%20Sea-level%20Rise%202012.pdf))
6. "Building Resilience in Boston": Best Practices for Climate Change Adaptation and Resilience for Existing Buildings, Linnean Solutions, The Built Environment Coalition, The Resilient Design Institute, 2103 (http://www.greenribboncommission.org/downloads/Building_Resilience_in_Boston_SML.pdf)

Checklist

Please respond to all of the checklist questions to the fullest extent possible. For projects that respond "Yes" to any of the D.1 – Sea-Level Rise and Storms, Location Description and Classification questions, please respond to all of the remaining Section D questions.

Checklist responses are due at the time of initial project filing or Notice of Project Change and final filings just prior seeking Final BRA Approval. A PDF of your response to the Checklist should be submitted to the Boston Redevelopment Authority via your project manager.

Please Note: When initiating a new project, please visit the BRA web site for the most current [Climate Change Preparedness & Resiliency Checklist](#).

Climate Change Resiliency and Preparedness Checklist

A.1 - Project Information

Project Name:	Soldier's Field Park - Building 4 Renovations
Project Address Primary:	111 Western Ave, Boston, MA 02163
Project Address Additional:	
Project Contact (name / Title / Company / email / phone):	David Girard / Principal / Northstar Project and Real Estate Services 1050 Mass. Ave, Cambridge, MA 02138 / david.girard@northstar-pres.com 617.692.0618

A.2 - Team Description

Owner / Developer:	Harvard University Housing
Architect:	Elkus Manfredi Architects
Engineer (building systems):	RDK Engineers
Sustainability / LEED:	Harvard Green Building Services
Permitting:	Shawmut Design and Construction
Construction Management:	Northstar Project and Real Estate Services
Climate Change Expert:	Harvard Green Building Services

A.3 - Project Permitting and Phase

At what phase is the project – most recent completed submission at the time of this response?

PNF / Expanded PNF Submission	Draft / Final Project Impact Report Submission	BRA Board Approved	Notice of Project Change
Planned Development Area	BRA Final Design Approved	Under Construction	Construction just completed:

A.4 - Building Classification and Description

List the principal Building Uses:	Residential Housing
List the First Floor Uses:	Residential Apartments

What is the principal Construction Type – select most appropriate type?

Wood Frame	Masonry	Steel Frame	Concrete
------------	---------	-------------	----------

Describe the building?

Site Area:	32,954 SF	Building Area:	51,352 SF
Building Height:	33'-3" Ft.	Number of Stories:	4 Flrs.
First Floor Elevation (reference Boston City Base):	EL:16'-5" Elev.	Are there below grade spaces/levels, if yes how many:	1-level No / Number of Levels

A.5 - Green Building

Which LEED Rating System(s) and version has or will your project use (by area for multiple rating systems)?

Select by Primary Use:	New Construction	Core & Shell	Healthcare	Schools
	Retail	Homes Midrise	Homes	Other
Select LEED Outcome:	Certified	Silver	Gold	Platinum

Will the project be USGBC Registered and / or USGBC Certified?

Registered:	Yes / No	Certified:	Yes / No

A.6 - Building Energy

HGBS/RDK to respond

What are the base and peak operating energy loads for the building?

Electric:	230 (kW)	Heating:	N/A. Heating is existing to remain
What is the planned building Energy Use Intensity:	(kbt/SF or kWh/SF)	Cooling:	Window mounted AC units

What are the peak energy demands of your critical systems in the event of a service interruption?

Electric:	28 (kW)	Heating:	N/A. Heating systems is existing to remain.
		Cooling:	0 (tons/hr)

What is nature and source of your back-up / emergency generators?

Electrical Generation:	(kW)	CAMPUS GENERATOR	Fuel Source:	
System Type and Number of Units:	Combustion Engine	Gas Turbine	Combine Heat and Power	(Units)

B - Extreme Weather and Heat Events

Climate change will result in more extreme weather events including higher year round average temperatures, higher peak temperatures, and more periods of extended peak temperatures. The section explores how a project responds to higher temperatures and heat waves.

B.1 - Analysis

What is the full expected life of the project?

Select most appropriate:	10 Years	25 Years	50 Years	75 Years
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What is the full expected operational life of key building systems (e.g. heating, cooling, ventilation)?

Select most appropriate:	10 Years	25 Years	50 Years	75 Years
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What time span of future Climate Conditions was considered?

Select most appropriate:	10 Years	25 Years	50 Years	75 Years
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Analysis Conditions - What range of temperatures will be used for project planning – Low/High?

7 / 91 Deg.

What Extreme Heat Event characteristics will be used for project planning – Peak High, Duration, and Frequency?

Deg.	Days	Events / yr.
------	------	--------------

What Drought characteristics will be used for project planning – Duration and Frequency?

Days	Events / yr.
------	--------------

What Extreme Rain Event characteristics will be used for project planning – Seasonal Rain Fall, Peak Rain Fall, and Frequency of Events per year?

Inches / yr.	Inches	Events / yr.
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What Extreme Wind Storm Event characteristics will be used for project planning – Peak Wind Speed, Duration of Storm Event, and Frequency of Events per year?

Peak Wind	Hours	Events / yr.
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B.2 - Mitigation Strategies

What will be the overall energy performance, based on use, of the project and how will performance be determined?

Building energy use below code: % **PENDING ON LIGHTING SELECTIONS**

How is performance determined:

What specific measures will the project employ to reduce building energy consumption?

Select all appropriate:

High performance building envelop	High performance lighting & controls	Building day lighting	EnergyStar equip. / appliances
High performance HVAC equipment	Energy recovery ventilation	No active cooling	No active heating

Describe any added measures:

What are the insulation (R) values for building envelop elements?

Roof:	R =	Walls / Curtain Wall Assembly:	R =
Foundation:	R =	Basement / Slab:	R =
Windows:	R = / U =	Doors:	R = / U =

What specific measures will the project employ to reduce building energy demands on the utilities and infrastructure?

On-site clean energy / CHP system(s)	Building-wide power dimming	Thermal energy storage systems	Ground source heat pump
On-site Solar PV	On-site Solar Thermal	Wind power	None

Describe any added measures:

Will the project employ Distributed Energy / Smart Grid Infrastructure and /or Systems?

Select all appropriate:

Connected to local distributed electrical	Building will be Smart Grid ready	Connected to distributed steam, hot, chilled water	Distributed thermal energy ready
---	-----------------------------------	--	----------------------------------

Will the building remain operable without utility power for an extended period?

Yes / No	If yes, for how long:	Days
If Yes, is building "Islandable?"		
If Yes, describe strategies:		

Describe any non-mechanical strategies that will support building functionality and use during an extended interruption(s) of utility services and infrastructure:

Select all appropriate:

Solar oriented – longer south walls	Prevailing winds oriented	External shading devices	Tuned glazing,
Building cool zones	Operable windows	Natural ventilation	Building shading
Potable water for drinking / food preparation	Potable water for sinks / sanitary systems	Waste water storage capacity	High Performance Building Envelop

Describe any added measures:

What measures will the project employ to reduce urban heat-island effect?

Select all appropriate:

High reflective paving materials	Shade trees & shrubs	High reflective roof materials	Vegetated roofs
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Describe other strategies: **existing and new**

What measures will the project employ to accommodate rain events and more rain fall?

Select all appropriate:

On-site retention systems & ponds	Infiltration galleries & areas	vegetated water capture systems	Vegetated roofs
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Describe other strategies:

What measures will the project employ to accommodate extreme storm events and high winds?

Select all appropriate:

Harvard Hardened building structure & elements	Buried utilities & hardened infrastructure	Hazard removal & protective landscapes	Soft & permeable surfaces (water infiltration)
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Describe other strategies:

C - Sea-Level Rise and Storms

Rising Sea-Levels and more frequent Extreme Storms increase the probability of coastal and river flooding and enlarging the extent of the 100 Year Flood Plain. This section explores if a project is or might be subject to Sea-Level Rise and Storm impacts.

C.1 - Location Description and Classification:

Do you believe the building to susceptible to flooding now or during the full expected life of the building?

Yes / No

Describe site conditions?

Site Elevation – Low/High Points: Boston City Base Elev.(Ft.) **High=16.82', Low=12.37'**

Site is outside of the 100 year flood zone based on latest FEMA flood map.
 Approximately 225' from edge of flood zone to edge of building

Building Proximity to Water: Landward of existing shoreline.

Is the site or building located in any of the following?

Coastal Zone: No
 Velocity Zone: No
 Flood Zone: No
 Area Prone to Flooding: No

Will the 2013 Preliminary FEMA Flood Insurance Rate Maps or future floodplain delineation updates due to Climate Change result in a change of the classification of the site or building location?

2013 FEMA Prelim. FIRMs: No
 Future floodplain delineation updates: No

What is the project or building proximity to nearest Coastal, Velocity or Flood Zone or Area Prone to Flooding?

If you answered YES to any of the above Location Description and Classification questions, please complete the following questions. Otherwise you have completed the questionnaire; thank you!

C - Sea-Level Rise and Storms

This section explores how a project responds to Sea-Level Rise and / or increase in storm frequency or severity.

C.2 - Analysis

How were impacts from higher sea levels and more frequent and extreme storm events analyzed:

Sea Level Rise: Ft. Frequency of storms:

C.3 - Building Flood Proofing

Describe any strategies to limit storm and flood damage and to maintain functionality during an extended periods of disruption.

What will be the Building Flood Proof Elevation and First Floor Elevation:

Flood Proof Elevation: First Floor Elevation:

Will the project employ temporary measures to prevent building flooding (e.g. barricades, flood gates):

If Yes, to what elevation
 If Yes, describe:

What measures will be taken to ensure the integrity of critical building systems during a flood or severe storm event:

Systems located above 1 st Floor.	Water tight utility conduits	Waste water back flow prevention	Storm water back flow prevention
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Were the differing effects of fresh water and salt water flooding considered:

Will the project site / building(s) be accessible during periods of inundation or limited access to transportation:

If yes, to what height above 100 Year Floodplain:

Will the project employ hard and / or soft landscape elements as velocity barriers to reduce wind or wave impacts?

Yes / No

If Yes, describe:

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Will the building remain occupiable without utility power during an extended period of inundation:

Yes / No

If Yes, for how long:

days

Describe any additional strategies to addressing sea level rise and or sever storm impacts:

--

C.4 - Building Resilience and Adaptability

Describe any strategies that would support rapid recovery after a weather event and accommodate future building changes that respond to climate change:

Will the building be able to withstand severe storm impacts and endure temporary inundation?

Select appropriate:

Yes / No	Hardened / Resilient Ground Floor Construction	Temporary shutters and or barricades	Resilient site design, materials and construction
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Can the site and building be reasonably modified to increase Building Flood Proof Elevation?

Select appropriate:

Yes / No	Surrounding site elevation can be raised	Building ground floor can be raised	Construction been engineered
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Describe additional strategies:

--

Has the building been planned and designed to accommodate future resiliency enhancements?

Select appropriate:

Yes / No	Solar PV	Solar Thermal	Clean Energy / CHP System(s)
	Potable water storage	Wastewater storage	Back up energy systems & fuel

Describe any specific or additional strategies:

--

Thank you for completing the Boston Climate Change Resilience and Preparedness Checklist!

For questions or comments about this checklist or Climate Change Resiliency and Preparedness best practices, please contact: John.Dalzell.BRA@cityofboston.gov

Appendix C: Accessibility Checklist

Accessibility Checklist

(to be added to the BRA Development Review Guidelines)

In 2009, a nine-member Advisory Board was appointed to the Commission for Persons with Disabilities in an effort to reduce architectural, procedural, attitudinal, and communication barriers affecting persons with disabilities in the City of Boston. These efforts were instituted to work toward creating universal access in the built environment.

In line with these priorities, the Accessibility Checklist aims to support the inclusion of people with disabilities. In order to complete the Checklist, you must provide specific detail, including descriptions, diagrams and data, of the universal access elements that will ensure all individuals have an equal experience that includes full participation in the built environment throughout the proposed buildings and open space.

In conformance with this directive, all development projects subject to Boston Zoning Article 80 Small and Large Project Review, including all Institutional Master Plan modifications and updates, are to complete the following checklist and provide any necessary responses regarding the following:

- improvements for pedestrian and vehicular circulation and access;
- encourage new buildings and public spaces to be designed to enhance and preserve Boston's system of parks, squares, walkways, and active shopping streets;
- ensure that persons with disabilities have full access to buildings open to the public;
- afford such persons the educational, employment, and recreational opportunities available to all citizens; and
- preserve and increase the supply of living space accessible to persons with disabilities.

We would like to thank you in advance for your time and effort in advancing best practices and progressive approaches to expand accessibility throughout Boston's built environment.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
 - a. http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
 - a. <http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Boston Complete Street Guidelines
 - a. <http://bostoncompletestreets.org/>
4. City of Boston Mayors Commission for Persons with Disabilities Advisory Board
 - a. <http://www.cityofboston.gov/Disability>
5. City of Boston – Public Works Sidewalk Reconstruction Policy
 - a. http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
6. Massachusetts Office On Disability Accessible Parking Requirements
 - a. www.mass.gov/anf/docs/mod/hp-parking-regulations-mod.doc
7. MBTA Fixed Route Accessible Transit Stations
 - a. http://www.mbta.com/about_the_mbta/accessibility/

Article 80 | ACCESSIBILITY CHECKLIST

Project Information

Project Name:	Soldiers Field Park Renovation, Phase 1 (Building 4)
Project Address Primary:	111 Western Ave, Boston, MA 02163
Project Address Additional:	
Project Contact (name / Title / Company / email / phone):	David Girard / Principal / Northstar Project and Real Estate Services 1050 Mass. Ave, Cambridge, MA 02138 / david.girard@northstar-pres.com 617.692.0618

Team Description

Owner / Developer:	Harvard University Housing
Architect:	Elkus Manfredi Architects
Engineer (building systems):	RDK Engineers
Sustainability / LEED:	Harvard Green Building Services (GBS)
Permitting:	Shawmut Design and Construction
Construction Management:	Northstar Project and Real Estate Services

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Project Permitting and Phase

At what phase is the project – at time of this questionnaire?

PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BRA Board Approved
BRA Design Approved	Under Construction	Construction just completed:

Building Classification and Description

What are the principal Building Uses - select all appropriate uses?

Residential – One to Three Unit	Residential - Multi-unit, Four +	Institutional	Education
Commercial	Office	Retail	Assembly
Laboratory / Medical	Manufacturing / Industrial	Mercantile	Storage, Utility and Other
First Floor Uses (List) Residential Apartments			

What is the Construction Type – select most appropriate type?

Wood Frame	Masonry	Steel Frame	Concrete
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Describe the building?

Site Area:	32,954 SF	Building Area:	51,352 SF
Building Height:	33'-3" Ft.	Number of Stories:	4 Flrs.
First Floor Elevation:	16'-5" Elev.	Are there below grade spaces:	1- Level/Yes

Article 80 | ACCESSIBILITY CHECKLIST

Assessment of Existing Infrastructure for Accessibility:

This section explores the proximity to accessible transit lines and proximate institutions such as, but not limited to hospitals, elderly and disabled housing, and general neighborhood information. The proponent should identify how the area surrounding the development is accessible for people with mobility impairments and should analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.

Provide a description of the development neighborhood and identifying characteristics.

Soldiers Field Park is an existing Harvard Business School complex of four student apartment buildings adjacent to the Business School in Allston, MA. It is situated to the east of Kresge Way, and to the west of the Charles River. It also lies between the newer residence building at 1 Western Avenue and existing parking garage to the south, and the Chao Center and recently constructed Tata Hall at 117 Western Avenue to the north. It comprises four brick buildings of varying heights built in the mid- 1970's and includes several amenities such as a childcare center, children's play area, laundry facilities, bike storage room, and common rooms. Two bridges adjacent to the site allow accessible pedestrian access to Harvard Square in Cambridge which is less than a mile away, or approximately a 15 minute walk. The neighborhood is a green and well maintained pedestrian friendly academic campus.

List the surrounding ADA compliant MBTA transit lines and the proximity to the development site: Commuter rail, subway, bus, etc.

- Red Line Subway – Harvard Square Station
 - #66 MBTA bus from Harvard Square Station to Western Avenue
 - Green Line Light Rail Stations - Brighton Ave
 - MBTA Commuter Rail – Yawkey Station
 - MBTA Commuter Rail – Porter Square
 - Harvard Shuttle
 - Local ride sharing (Zip Car) and bicycle sharing (Hubway) locations
- The Harvard Shuttle provides a direct route to Harvard Square in Cambridge, and to the Harvard Square Subway station.

List the surrounding institutions: hospitals, public housing and elderly and disabled housing developments, educational facilities, etc.

- Arbour – HRI Hospital – 227 Babcock St
- Brigham Women Hospital – 900 Commonwealth Ave #3
- BU Medical Group – 930 Commonwealth Ave #100
- Charlesview Residences – 123 Antwerp St
- Allston Brighton Community Development Corporation – 20 Linden St, Suite 288, Allston
- Jewish Community Housing for the Elderly – 30 Wallingford Rd, Brighton
- Harvard Business School
- Harvard Ed Portal – 224 Western Ave
- Tenacity Inc. – 38 Everett St, Boston
- Gardner Pilot Academy – 30 Athol St, Allston
- Millwright Apprentice & Training – 90 Braintree St, Allston
- Bright Horizons at Brighton Daycare- 39 Brighton Ave, Allston
- Horace Mann School for the Deaf – 40 Armington St, Allston

Is the proposed development on a priority accessible route to a key public use facility? List the surrounding: government buildings, libraries, community centers and recreational facilities and other related facilities.

- Boston Public Library – Honan-Allston Branch – 300 N Harvard St
- US Post Office - 47 Harvard Ave
- Town of Brookline Building Government Offices – 333 Washington St, Brookline MA
- Family Justice Center – 989 Commonwealth Ave
- Dress for Success – 989 Commonwealth Ave
- Cambridge Public Library – 449 Broadway, Cambridge
- Josephine A. Fiorentino Community Center – 123 Antwerp St
- Zabota Community Center – 20 Linden St
- Veterans Memorial Public Pool – 719 Memorial Dr

Article 80 | ACCESSIBILITY CHECKLIST

• Magazine Beach Park – 668 Memorial Dr

Surrounding Site Conditions – Existing:

This section identifies the current condition of the sidewalks and pedestrian ramps around the development site.

Are there sidewalks and pedestrian ramps existing at the development site?

Yes

If yes above, list the existing sidewalk and pedestrian ramp materials and physical condition at the development site.

All existing sidewalks and pedestrian ramps within the scope of work will be modified or replaced to conform to accessibility requirements

Are the sidewalks and pedestrian ramps existing-to-remain? **If yes**, have the sidewalks and pedestrian ramps been verified as compliant? **If yes**, please provide surveyors report.

No, new paving and landscaping will be provided.

Is the development site within a historic district? **If yes**, please identify.

No

Surrounding Site Conditions – Proposed

This section identifies the proposed condition of the walkways and pedestrian ramps in and around the development site. The width of the sidewalk contributes to the degree of comfort and enjoyment of walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Typically, a five foot wide Pedestrian Zone supports two people walking side by side or two wheelchairs passing each other. An eight foot wide Pedestrian Zone allows two pairs of people to comfortably pass each other, and a ten foot or wider Pedestrian Zone can support high volumes of pedestrians.

Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? See: www.bostoncompletestreets.org

The project scope does not include new sidewalks

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If yes above, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, Boulevard.

N/A

What is the total width of the proposed sidewalk? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone.

N/A

List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?

N/A

If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the City of Boston Public Improvement Commission?

N/A

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way?

N/A

If yes above, what are the proposed dimensions of the sidewalk café or furnishings and what will the right-of-way clearance be?

N/A

Proposed Accessible Parking:

See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability Handicap Parking Regulations.

What is the total number of parking spaces provided at the development site parking lot or garage?

1343

Article 80 | ACCESSIBILTY CHECKLIST

What is the total number of accessible spaces provided at the development site?

17

Will any on street accessible parking spaces be required? **If yes,** has the proponent contacted the Commission for Persons with Disabilities and City of Boston Transportation Department regarding this need?

No

Where is accessible visitor parking located?

Parking is already provided at the existing parking garage at 111 Western Ave, and at the existing adjacent surface parking lot.

Has a drop-off area been identified? **If yes,** will it be accessible?

This is already provided next to the management office on Kresge Way at 111 Western Ave. It is accessible

Include a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations. Please include route distances.

See Appendix A

Circulation and Accessible Routes:

The primary objective in designing smooth and continuous paths of travel is to accommodate persons of all abilities that allow for universal access to entryways, common spaces and the visit-ability* of neighbors.

**Visit-ability – Neighbors ability to access and visit with neighbors without architectural barrier limitations*

Provide a diagram of the accessible route connections through the site.

See Appendix B

Describe accessibility at each entryway: Flush Condition, Stairs, Ramp Elevator.

Access to all building entrances will be provided with an accessible route

Are the accessible entrance and the standard entrance integrated?

Access to all building entrance vestibules will be accessible. MAAB variance will be sought for access to residential units beyond the vestibule inner door.

If no above, what is the reason?

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Will there be a roof deck or outdoor courtyard space? **If yes**, include diagram of the accessible route.

No

Has an accessible routes way-finding and signage package been developed? **If yes**, please describe.

This will be provided as part of signage package

Accessible Units: (If applicable)

In order to facilitate access to housing opportunities this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing choice.

What is the total number of proposed units for the development?

None. This project is Phase 1 of four phases of renovation. Accessible units will be provided in future phases. While access to all building entrance vestibules will be accessible, MAAB variance will be sought for access to residential units beyond the vestibule.

How many units are for sale; how many are for rent? What is the market value vs. affordable breakdown?

There will be 47 rental units.

How many accessible units are being proposed?

None

Please provide plan and diagram of the accessible units.

N/A

How many accessible units will also be affordable? If none, please describe reason.

N/A

Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs at entry or step to balcony. **If yes**, please provide reason.

Yes, see above

Has the proponent reviewed or presented the proposed plan to the City of Boston Mayor’s Commission for Persons with Disabilities Advisory Board?

No

Article 80 | ACCESSIBILITY CHECKLIST

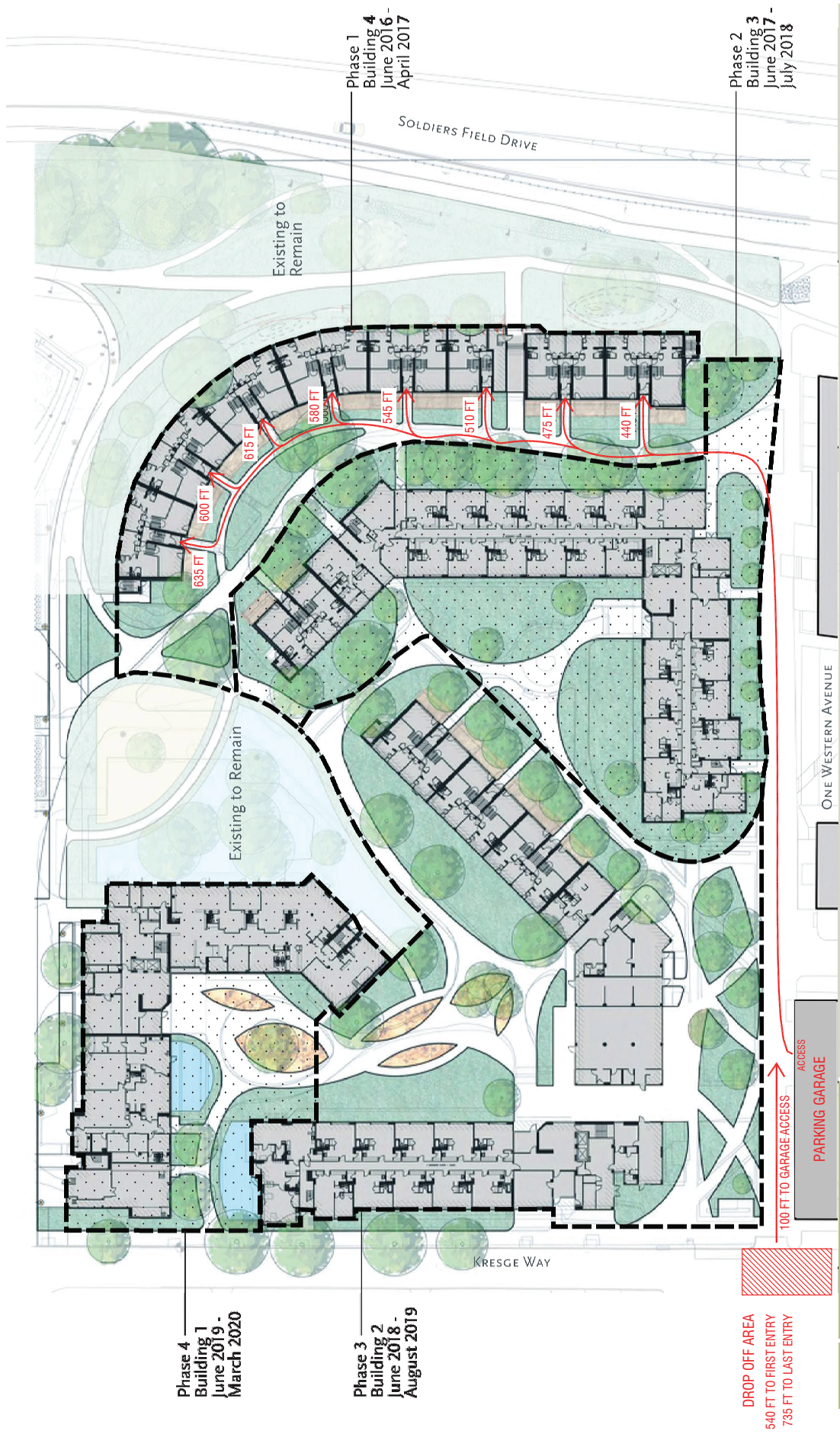
Did the Advisory Board vote to support this project? **If no**, what recommendations did the Advisory Board give to make this project more accessible?

N/A. This is an interior renovation of an existing building

Thank you for completing the Accessibility Checklist!

For questions or comments about this checklist or accessibility practices, please contact:

kathryn.quigley@boston.gov | Mayors Commission for Persons with Disabilities



Phase 4
Building 1
June 2019 -
March 2020

Phase 3
Building 2
June 2018 -
August 2019

Phase 1
Building 4
June 2016 -
April 2017

Phase 2
Building 3
June 2017 -
July 2018

DROP OFF AREA
540 FT TO FIRST ENTRY
735 FT TO LAST ENTRY

100 FT TO GARAGE ACCESS
ACCESS
PARKING GARAGE

SOLDIERS FIELD PARK

Harvard University Housing



ELKUS | MANFREDI
ARCHITECTS

ACCESSIBILITY CHECKLIST
ACCESSIBLE ROUTES
FEBRUARY 12, 2016

APPENDIX A