

Institutional Master Plan Notification Form

For Renewal of the

Harvard University Longwood Campus Institutional Master Plan



Submitted to:

The Boston Planning & Development Agency

Submitted By:

Harvard University

June 20, 2018

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I. INTRODUCTION

This Institutional Master Plan Notification Form (“IMP NF”) is submitted to the Boston Planning & Development Agency (“BPDA”) in compliance with Section 80D-8 of the Boston Zoning Code (the “Zoning Code”), for purposes of renewing with no changes the current Institutional Master Plan for the Harvard University Longwood Campus (the “Harvard Longwood IMP” or the “IMP”).

At this time, Harvard has no Proposed Institutional Projects planned for the Longwood Campus beyond those described in the current IMP as approved in 2003 and amended in 2004 and 2010.

II. CONTEXT

The Harvard Longwood Campus is located within Boston’s Longwood Medical and Academic Area (LMA) and consists of five parcels of land containing approximately 21 acres and 26 buildings. A map of the Harvard Longwood Campus is included as “Figure A.”

Three of Harvard’s graduate and professional schools are based at the Harvard Longwood Campus: the Harvard Medical School (HMS), the Harvard School of Dental Medicine (HSDM), and the Harvard T. H. Chan School of Public Health (HCSPH). Information on the mission and objectives of each of these schools is included in Section 1.4 of the original IMP.

III. IMP BACKGROUND and STATUS

2003 IMP: The Harvard Longwood IMP was approved by the Boston Redevelopment Authority (“BRA”) on February 27, 2003 and by the Boston Zoning Commission on March 26, 2003. Consistent with the requirements of Article 80D of the Zoning Code, the IMP described the existing uses, structures, and activities on the Harvard Longwood Campus, along with future needs, master planning objectives, and proposed construction projects over the five-year term of the IMP. The IMP described five proposed IMP projects (one new building and four additions to existing Harvard Medical School buildings) and ten campus improvement projects. The status of each of these projects is indicated in Table 1, attached.

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

IMP Amendment #2: The Second Amendment to the Harvard Longwood IMP (the “Second IMP Amendment”) was approved by the BRA on January 12, 2010. The Second IMP Amendment described Harvard’s proposed lease and use, for office purposes, of approximately 38,852 square feet of space at 90 Smith Street in Mission Hill, along with 40 adjacent surface parking spaces.

IMP Renewal Status: The most-recent renewal of the Harvard Longwood IMP, a five-year renewal with no changes, was approved by the BRA Board on June 13, 2013.

IV. COMPLETED AND UPCOMING PROJECTS DESCRIBED FOR INFORMATIONAL PURPOSES

A. Activities Completed or Underway: The following projects include activities undertaken since the previous (2013) IMP renewal. While these activities do not constitute “Proposed Institutional Projects” that meet IMP review thresholds under the provisions of the Zoning Code, they are included here for informational purposes.

Exterior Envelope Repairs to Existing Buildings: Harvard has undertaken exterior envelope repairs to a number of campus buildings since the most-recent IMP renewal, including:

- Gordon Hall, Seeley G. Mudd Building, and the Laboratory for Human Reproduction and Reproductive Biology (LHRRB) at HMS (completed)
- Kresge Building and Shattuck International House at HCSPH (projects are ongoing and are expected to be completed within the next year)
- HSDM Main Building – Repairs and repointing on the entry stairway at 188 Longwood Avenue (completed)

Accessibility Improvements: As described more fully in the “Upcoming Projects” section below, Harvard Medical School is undertaking a series of path-of-travel upgrades to improve ADA accessibility on the campus. The first of these improvements—a ramp providing access from the north side of Gordon Hall to the HMS Quadrangle—is currently under construction and is expected to be completed later this year.

Sustainability Improvements: Harvard continues to pursue opportunities to reduce greenhouse gas emissions across its campuses and facilities, consistent with the goals of the Harvard University Sustainability Plan. Examples of recent investments at the Longwood Campus include new LED lighting, building automated controls renewal, automated real-time utility metering, and ongoing and retro-commissioning. At the HCSPH, additional improvements have included low-flow fume hoods, demand-control ventilation for offices and laboratories, and displacement ventilation of office spaces.

Also, in cooperation with the Harvard Office for Sustainability, a Green Lab Certification Program has been introduced at the Longwood Campus to encourage students, faculty, staff, and building managers to adopt sustainable practices and technologies within laboratory settings. As labs are among the most energy-intensive spaces on campus, the successful implementation of resource conservation and energy efficiency measures within these spaces can play an important role in reducing overall greenhouse gas emissions.

Longwood Medical Energy Collaborative Planning: HMS, HCSPH, and HSDM are all participants in the Longwood Medical Energy (LME) Collaborative, a consortium of Longwood-area institutions engaged in strategic energy planning. Harvard’s earlier IMP renewals and updates reported on the LME Collaborative’s exploration of the possible use

of a sub-surface area below the Shattuck Street parking lot for an underground chiller vault, in the event that energy contract-extension negotiations with MATEP proved unsuccessful. As the LME members have successfully negotiated an extension of the MATEP contract through 2051, no further exploration of the underground chiller option is planned at this time.

See **Table 1** for summary information on key projects included in the original IMP and/or discussed in later IMP renewals and updates. Locations of those projects included in the original 2003 IMP are noted in IMP Figures 4-1 and 4-3, attached.

B. Upcoming Activities: The following projects include activities that are currently expected to commence within the upcoming three-year renewal term of the IMP. While these activities do not constitute “Proposed Institutional Projects” that meet IMP review thresholds under the definitions of the Zoning Code, they are included here for informational purposes.

Sale and Leaseback of Harvard Ownership Component of 4 Blackfan Circle: Harvard intends to sell its approximately 192,140 square foot condominium unit in the Harvard Institutes of Medicine (HIM) Building at 4 Blackfan Circle. Upon sale, the unit will be leased back to Harvard, Brigham and Women’s Hospital (“BWH”) and the Dana-Farber Cancer Institute. Harvard plans to lease 119,529 SF and occupy between 60-80k SF. The remainder of the Harvard lease space will be subleased to strategic third party tenants engaged in similar life science related activities. The sale transaction will be structured as a 99-year leasehold interest in the Harvard unit. BWH will retain its interest in the other condominium unit of 78,141 SF.

Ongoing Accessibility Improvements: ADA access at the Harvard Longwood Campus is limited by a six-foot grade change between the Shattuck Street and Longwood Avenue campus edges. In order to improve accessibility to and through the campus, HMS has developed plans for the construction of four new accessible ramps in the vicinity of Gordon Hall, Countway Library, and LHRRB. Design plans for the four ramps were presented to and approved by the Boston Landmarks Commission in 2017. The first ramp is currently under construction and is expected to be complete later this spring. The remaining three ramps will be constructed over the next two years, with completion expected by the fall of 2020.

Campus Signage: Harvard is in the process of finalizing a Longwood Campus wayfinding signage plan with the assistance from Roll Barresi & Associates. The comprehensive sign plan aims to provide a unifying element throughout the campus, strengthen the connections between buildings and schools, provide a strong and cohesive campus identity, and ultimately improve visitor wayfinding. This plan will be presented to the BPDA within the upcoming calendar year.

At the HCSPH, high-quality temporary signage incorporating the new T.H. Chan name has been installed over the preexisting signage. Permanent signage, consistent with the campus-wide signage plan described above, is expected to replace the temporary signage over the next three-to-five year period.

Ongoing Exterior Envelope Repairs to Existing Buildings: Over the course of the renewed IMP, Harvard will continue to undertake building-envelope maintenance, repair, and renewal activities on its Longwood Campus buildings. At this time, exterior projects are anticipated to occur at the following buildings over the next three years:

- **Tosteson Medical Education Center at HMS:** masonry repair, cast iron repair, and window replacement. The proposed work was reviewed and approved by the Boston Landmarks Commission in December 2017. Work is expected to commence in 2018.
- **Building C and Goldenson at HMS:** masonry repair, cast iron repair, and window replacement. The proposed projects will be reviewed with the Boston Landmarks Commission once a detailed scope of work is developed. Work is currently expected to begin in mid-2019 and be completed in 2020.
- **Francois Xavier-Bagnoud (FXB) Building at HCSPH:** roof replacement. Work is currently scheduled for fiscal year 2021.

Work may be performed on other buildings as necessary, depending on maintenance needs.

Update on Leased Space: Harvard regularly evaluates its ongoing need for leased space and makes adjustments based on current and projected demands, program adjacency needs, and other factors. Although no new leases are contemplated at this time, future building renovations or program changes may result in the need for temporary swing space, which could potentially be met through leased properties.

As described in the 2003 IMP, HCSPH leases a number of small spaces on Tremont Street, Wigglesworth Street, and Huntington Avenue in the immediate vicinity of the Harvard Longwood Campus. Options for consolidating some of these uses together into existing properties are currently being explored. If HCSPH is able to identify suitable locations for these programs within its other properties, some of the current leased spaces may be vacated. A change as early as January 2019 is possible.

With regard to the HCSPH lease at 90 Smith Street in Mission Hill (as described in the Second IMP Amendment of 2010), the lease for this space was recently extended through September 2025.

V. POTENTIAL FUTURE PROJECTS

All three Harvard Longwood schools face ongoing challenges for how best to accommodate their changing programmatic needs and provide state-of-the-art teaching and research facilities within the confines of their aging buildings. Evolving pedagogy dictates continued review of classroom facilities, laboratories, collaborative spaces, and support areas to ensure that they meet contemporary needs.

HMS, HSDM, and HCSPH have each undertaken facilities studies in recent years in order to better understand the opportunities and constraints of their existing buildings and the range of options that may be available to meet future demands.

At the HCSPH, the school's primary teaching spaces are located in the ca. 1970 Kresge Building (also known as "SPH Building 3") at 677 Huntington Avenue. While functional, the Kresge classrooms and associated student spaces lag modern standards. Additionally, the building's design and inefficient floor plates no longer meet faculty and administrative needs. The cost to address these needs will be significant and ongoing analysis raises questions as to the long term viability of the current Kresge building.

Harvard will be studying how Kresge might be improved, redeveloped, or replaced to accommodate current and future demands. Any large scale changes to Kresge would require specialized swing space (e.g. classrooms, lecture halls, food service, etc.) that is not readily available or easily replicated in the immediate area. These practical challenges, combined with the fundraising necessary to support an undertaking of this magnitude, make the Kresge building the subject of programmatic needs assessment. There is the possibility that redevelopment of the building may emerge as a project proposal at a later date. Exploration of both programmatic and facilities needs will proceed over the next few years, and we look forward to providing further updates to the BPDA as part of the next IMP renewal in 2023, if not sooner.

VI. RATIONALE FOR RENEWAL WITH NO CHANGES

This IMPNF for the renewal of the Harvard Longwood IMP meets the requirements of Section 80D-5.2(e) of the Zoning Code ("Waiver of Further Review of Unchanged Plans") in that: (i) no new Proposed Institutional Projects are planned; (ii) no changes in the Institutional Master Plan are proposed that would constitute a change in the use, dimensional, parking, or loading elements of the Institutional Master Plan (other than de minimis dimensional changes); and (iii) no significantly greater impacts would result from continued implementation of the approved Institutional Master Plan than were originally projected.

Accordingly, Harvard requests the BPDA to waive additional review of this renewal application and to approve this IMPNF, along with the existing 2003 IMP, as amended, together as the renewed Harvard Longwood Campus Institutional Master Plan.

VII. REQUESTED RENEWAL PERIOD

Harvard requests that the BPDA approve a five-year renewal period (2018-2023) for the Harvard Longwood IMP, consistent with our previous IMP renewal and the original five-year term.

ATTACHMENTS

Figure A: Map of the Harvard Longwood Campus

Table 1: Summary of Projects Since 2003

IMP Figure 4-1: Site Plan with Proposed Projects from the 2003 IMP

IMP Figure 4-3: Campus Improvement Projects from the 2003 IMP

Figure A



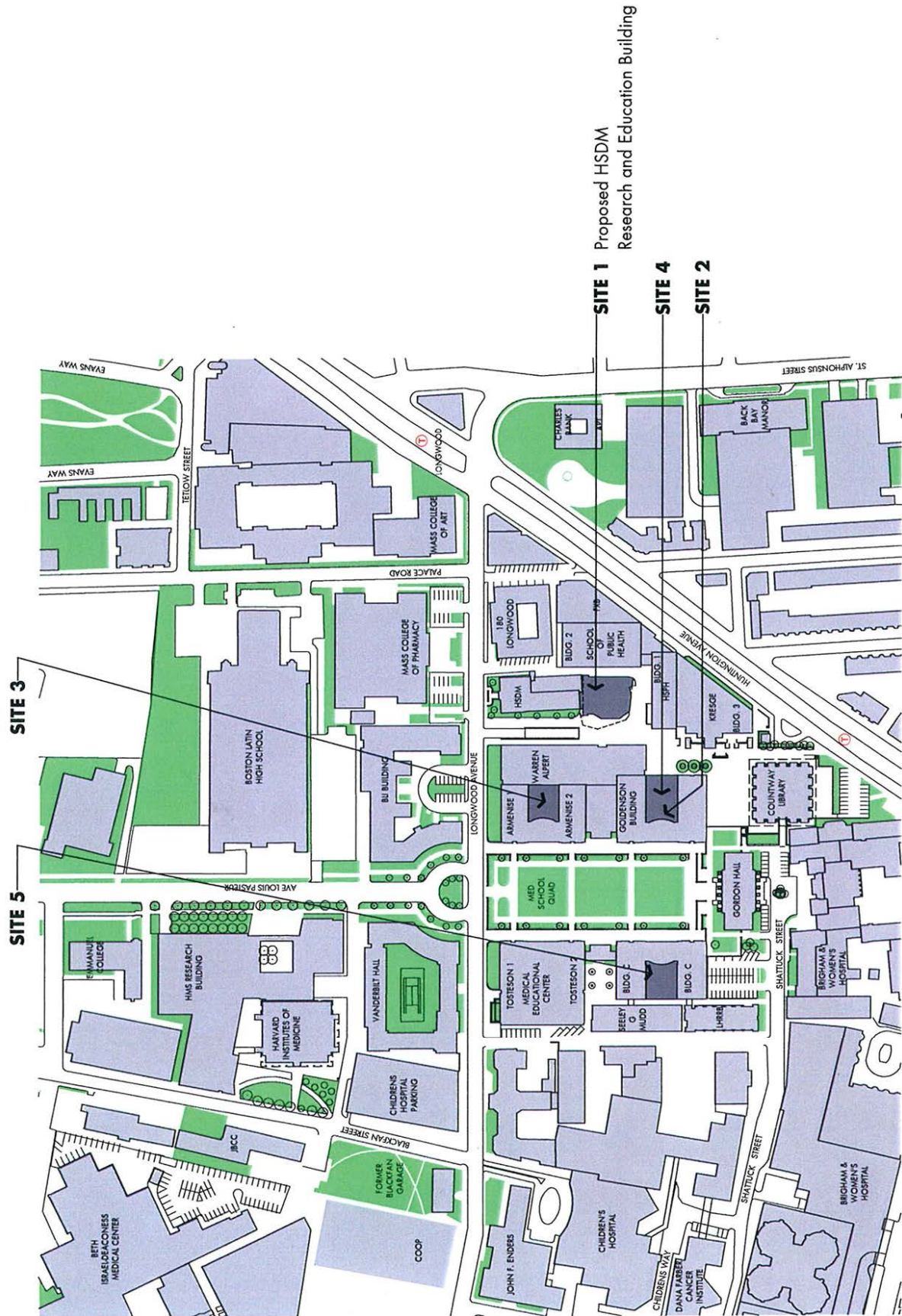
Harvard Longwood Campus Parcels

Map courtesy of: Harvard Planning Office

June 2018

Table 1
Summary of Selected Projects Proposed Since 2003 on the Harvard University Longwood Campus

Name of Project	Proposed Square Footage and Use				Completed?			Status, if not completed
	Existing SF	New SF	Total SF	Predominant Use	Yes/No	Date Completed	Completed Gross Floor Area	
2003 IMP: New Building Project								
IMP Site 1: HSDM Research and Education Building	-	53,000	53,000	Research/ Education	YES	12-2004	52,243	-
2003 IMP: Building Additions								
IMP Site 2: Goldenson Magnet Unit Addition	-	3,500 -4,500	3,500-4,500	Research	NO			Currently Not Scheduled
IMP Site 3: Armenise Addition	-	8,000-10,000	8,000-10,000	Research	YES	11-2007	5,900	-
IMP Site 4: Goldenson Addition	-	8,000-10,000	8,000-10,000	Research	NO			Currently Not Scheduled
IMP Site 5: Building C Addition	-	8,000-10,000	8,000-10,000	Research	NO			Currently Not Scheduled
SPH Building 2 Rooftop Storage	-	1,504	1,504	Storage	YES	12-2011	1,504	-
2003 IMP: Campus Improvements								
Expand pedestrian pathways from Huntington to Longwood.	-	-	-	N/A	YES	11-2005	-	-
Relocate parking and create new pedestrian plaza.	-	-	-	N/A	YES	11-2005	-	-
Extend ped. pathway up to existing HSDM parking area.	-	-	-	N/A	YES	11-2005	-	-
Improve north-south pedestrian connection.	-	-	-	N/A	YES	11-2005	-	-
Realign steps at Countway Library.	-	-	-	N/A	YES	11-2005	-	-
Improve E-W ped. connection through Countway plaza.	-	-	-	N/A	YES	11-2005	-	-
Reconfigure steps from plaza to Gordon Hall.	-	-	-	N/A	YES	11-2005	-	-
Create pedestrian plaza at east entrance, HMS New Research Bldg.	-	-	-	N/A	YES	12-2004	-	-
Create internal E-W ped. connection, HMS New Research Building.	-	-	-	N/A	YES	12-2004	-	-
Create new green space at W entrance, HMS New Research Bldg.	-	-	-	N/A	YES	12-2004	-	-
IMP Amendment Projects								
IMP Amendment #1: Harvard Residential Uses at Fenway Triangle Trilogy Development, 170 Brookline Ave.	140,000	-	140,000	Residential	YES	9-2006	140,000	-
IMP Amendment #2: Harvard Office Uses in Leased Space at Former Mission School, 90 Smith Street	38,852	-	38,852	Office	YES	6-2011	38,852	-
IMP-Exempt Projects								
641-643 Huntington Avenue Renovation	23,000	120	23,120	Research/ Administration	YES	9-2009	120 s.f. (new) 23,000 (renovated)	-
Renovation of Leased Space at Landmark Center, 401 Park Drive	4,000	-	4,000	Office	YES	12-2011	4,000 (renovated)	-
Projects Described for Informational Purposes								
Gordon Hall Window Project	-	-	-	-	YES	12-2012	-	-
Wyss Institute, Additional Leased Space at CLSB	88,000	7,000 (new lease of existing space)	95,000	Research	NO	12-2012	7,000	-
Exterior Envelope Repairs, Various Buildings	-	-	-	-	NO	-	-	Ongoing
HMS Campus Accessibility Improvements (4 ramps)	-	-	-	N/A	NO			Ongoing
Campus Wayfinding – Signage Plan	-	-	-	-	NO			Upcoming



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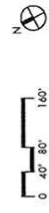
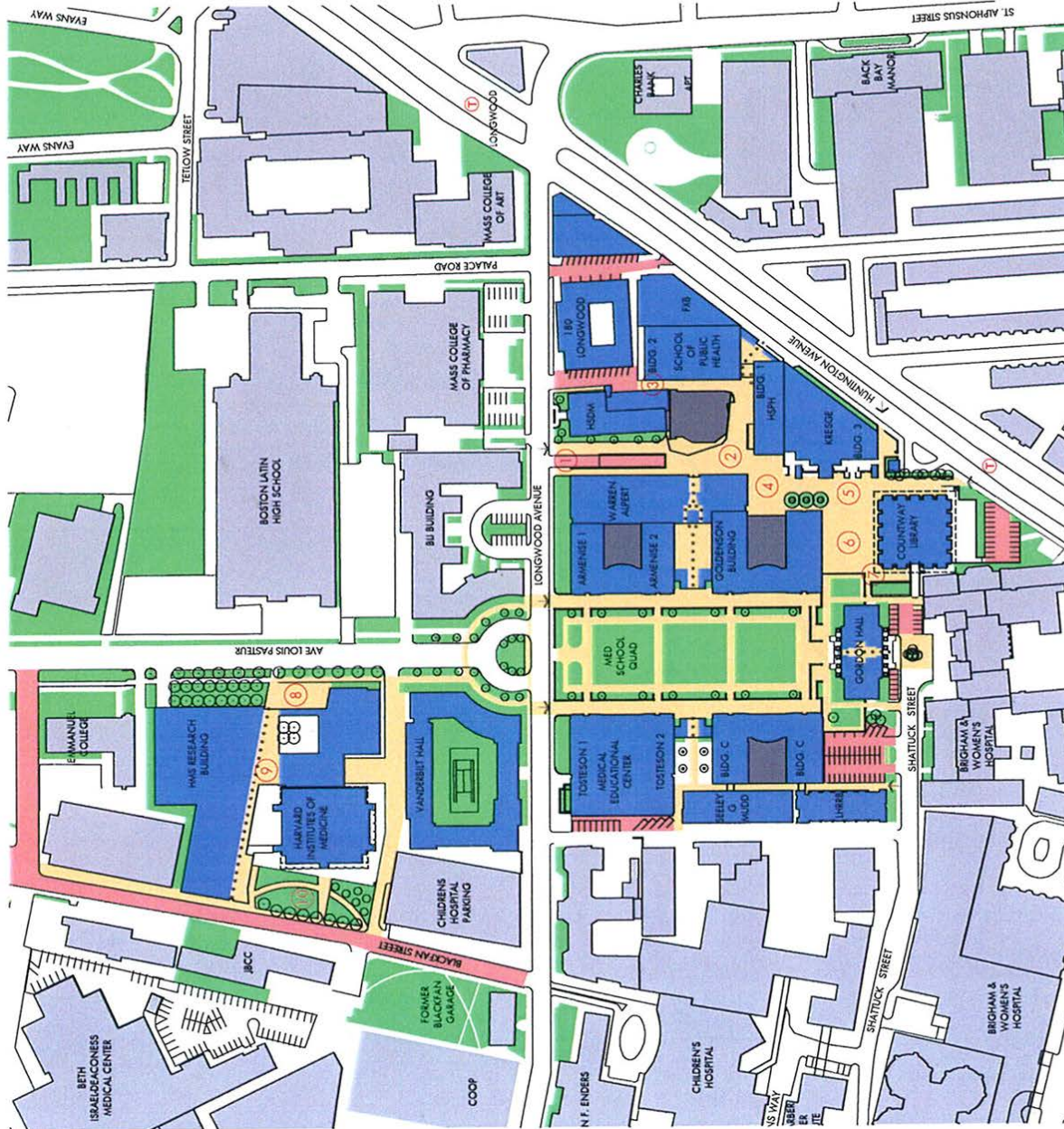
Figure 4-1: Site Plan with Proposed Projects

Harvard Longwood Campus IMP Boston MA

- Legend**
- Pedestrian Circulation
 - Internal Pedestrian Circulation (Controlled Access)
 - Vehicular Circulation /Parking
 - Open/Green Space
 - Existing Buildings
 - Existing Harvard Buildings
 - New Construction
 - Entry to Campus
 - Areas of Intervention

CAMPUS IMPROVEMENTS

1. Expand paved pedestrian pathways up to Longwood Avenue. Redirect vehicular traffic for direct access to underground parking.
2. Relocate parking. Create new pedestrian plaza. Introduce site lighting as a theme through the project.
3. Extend paved pedestrian pathway up to existing HSDM parking area.
4. Improve north-south pedestrian connection.
5. Realign steps at Countway Plaza.
6. Improve east-west pedestrian connection, through Countway plaza. Introduce lighting elements.
7. Reconfigure steps to Gordon Hall.
8. Create new pedestrian plaza at east entrance of the new HMS New Research Building.
9. Create internal east-west pedestrian connection through HMS New Research Building.
10. Create new pedestrian green space at west entrance to HMS New Research Building. (2 Phases)



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Figure 4-3: Campus Improvement Projects

Harvard Longwood Campus IMP Boston MA