



## KLARMAN HALL/ G2 PAVILION AT HARVARD BUSINESS SCHOOL



BOSTON CIVIC DESIGN COMMISSION **BRIEFING PACKAGE**

SEPTEMBER 30, 2015

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## **PART I.** PROJECT INFORMATION

<b>PROJECT NAME:</b>	Klarman Hall at Harvard Business School
<b>CURRENT PROPERTY OWNER:</b>	Harvard University
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## **INTRODUCTION & PROJECT BACKGROUND**

As described in the Ten Year Institutional Master Plan (IMP) for Harvard's campus in Allston approved in 2013, the Project involves the construction of two new academic buildings more suitable for HBS's current needs to replace HBS's Burden Hall, a building not listed in the State and National Registers of Historic Places and/or included in the Inventory of Historic and Archaeological Assets of the Commonwealth. Built in 1971, Burden Hall, although too small for many of HBS's current gatherings and lacking certain characteristics that limit HBS's ability to host global events and create a first-class learning environment, is used for class capstone events, student run conferences, faculty and guest lectures, and academic and alumni gatherings.

The Project, consistent with Harvard's IMP, will replace Burden Hall with up to approximately 105,100 square feet of new construction (up to approximately 76,100 net new square feet) to meet HBS's current needs, to be constructed in two phases. The first phase will consist of approximately 81,100 square feet of new construction immediately south of the existing Burden Hall. This two-story structure with one below-grade concourse level, will house a modern, media-equipped auditorium seating approximately 1,000 (the size of one MBA class), and foyer, reception, meeting and service space to support world-class convening. The second phase of the Project includes the demolition of Burden Hall and replacement with an approximately 18,000 to 24,000 square foot one to two-story facility with one below-grade level (known herein as the G2 Pavilion), containing meeting and classroom space to be closely integrated with the new auditorium in Klarman Hall. The Project will be smaller than what was proposed in the IMP. Improvements to outdoor space will also be included in the Project, including new pathways and green spaces along Kresge Way, between Klarman Hall and Spangler Center, and an extension of the HBS Central Green. There will be no new parking associated with the Project.

A more detailed description of the Project is included in Part V, Klarman Hall Project.

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

**PUBLIC PARTICIPATION**

To date, the Project has been discussed informally at meetings of the Harvard-Allston Task Force and with the Boston Redevelopment Authority.

The formal public review process for the project will begin with the filing of the PNF with the BRA, anticipated in early October 2015. Over the course of the coming months this public dialogue will continue at the regular meetings of the Harvard Allston Task Force, as well as formal scoping meetings with the City agencies and the Harvard Allston Task Force.

## [A] PROJECT SUMMARY

### EXISTING PROJECT SITE

The site of the Project is located in the southeast corner of the HBS campus immediately east of Spangler Center and west of Kresge Way. The site includes a surface parking lot and, to the north of the lot, Burden Hall. Burden Hall is an approximately 29,000 square foot academic building that includes a 766-seat auditorium that is used for class capstone events, student run conferences, faculty and guest lectures, and academic and alumni gatherings. Burden's auditorium is too small for many of HBS's current gatherings, and the Hall's lack of foyer and meeting space, support facilities, and accessibility, limit HBS's ability to host global events and create a first-class learning environment. Burden Hall was not built as part of the McKim, Mead and White campus, and is a windowless building lacking a positive relationship with campus open spaces, pedestrian paths, and buildings. It is disconnected from other campus academic and student buildings, and does not contribute to a positive participant experience, or campus life. It constricts views and pedestrian connections between the HBS Central Green, the focus of the academic campus, and Kresge Way, an important pedestrian route. Built in 1971, Burden Hall is not listed in the State and National Registers of Historic Places and/or included in the Inventory of Historic and Archaeological Assets of the Commonwealth.

Refer to the end of this section for an existing site plan and images of the existing conditions around the site.

### BUILDING PROGRAM

The Project includes construction of two new buildings, Klarman Hall and G2 Pavilion, to replace the existing Burden Hall which will be demolished.

Klarman Hall will include approximately 81,100 square feet, with two above-grade levels and one below-grade level. The building will include a mezzanine balcony level in the hall, and a catwalk area above the occupied floors. The below-grade level will include a tunnel connection to Spangler Center. The primary program element will be an approximately 1,000-seat auditorium for large campus events, speakers, conferences and cultural shows. In addition, the building will include a lobby within a glass Winter Garden on the north side facing the central HBS campus, overflow lobby spaces to the west and south of the hall, basement shell and support spaces (including mechanical spaces, dressing rooms, a Green Room, storage and a small office for building staff) and technical support spaces.

Refer to the end of this section for a proposed site plan, floor plans, sections, elevations and a circulation plan. Klarman Hall will be built prior to the demolition of Burden Hall so that HBS will have a large auditorium available at all times.

The G2 Pavilion is proposed to include a one to two story structure with one below-grade level totaling approximately 18,000 sf to 24,000 sf. The Pavilion may include meeting or classroom space, and will connect to Klarman Hall. The design is still being determined, but when it is available, the G2 Pavilion will go through design review.

The Project is smaller than the proposed project described in the IMP—approximately to 34,900 sf to 40,900 sf smaller.

Separate from the Project, but related to improvements that will be required to the parking lot, Kresge Way will be redesigned to simplify and clarify this busy campus gateway. Improvements include: a new bicycle terrace, relocation of the guard shack, relocated taxi area, and new landscaping.

## [B] Project Dimensions

<b>NUMBER OF SEATS:</b>	approx. 1,000
<b>GROSS QUARE FOOTAGE:</b>	approx. 81,000 sf
<b>ZONING HEIGHT:</b>	approx. 66'

## [C] Architectural & Urban Design Goals

### PROJECT CONTEXT

The Project will be a central element of campus life for HBS, and will serve an important function as the large gathering space for major on-campus events. Located within the HBS campus, the Project's northern face will be towards the HBS Central Green. The eastern edge of the Project site abuts Kresge Way, one of two major vehicular entrances into the HBS campus; its southern edge abuts the main surface parking lot for campus and the south face of the building will be visible from Western Avenue across the parking lot.

### 1. RESPONSE TO CAMPUS ARCHITECTURE

The Project will be clad in brick, with a level of pattern and detail consistent with many of the core campus buildings. While it is not immediately adjacent to the historic McKim, Mead & White campus buildings, it is responsive to the Georgian character of the founding campus and subsequent buildings that are located nearby—namely Spangler Center (to the west) and Aldrich Hall (to the north). The windows will be large to reflect the open and public character of the Project, but will utilize traditional materials and detailing consistent with the core HBS campus.

The building will have a significant area of flat roof to take advantage of the opportunity for photovoltaic arrays (a key sustainable design goal). Above the hall, a curved roof element will feature a slate roof to match the adjacent roof at Spangler Center. A lobby on the north side of the building, known as the Winter Garden, will be clad in steel windows that provide a unique architectural character to the building while still retaining a Georgian sensibility in the detailing and scale of elements.

The design of the G2 Pavilion building has not yet been determined.

### 2. BUILDING SCALE

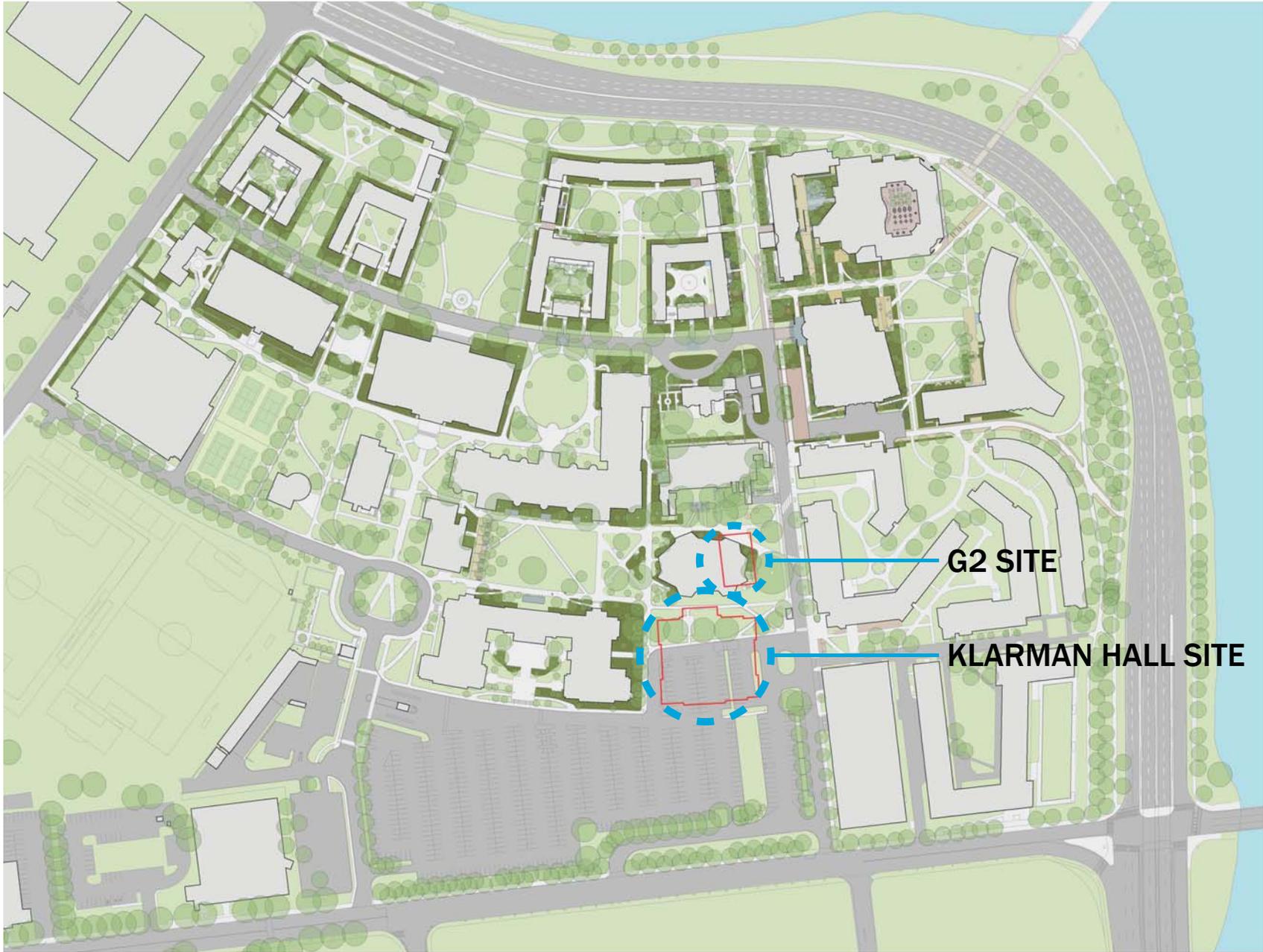
The Project will house a 1,000 seat gathering space—a significant volume on a campus comprising buildings that typically contain smaller spaces. With a sensitivity to campus scale in mind, the building features several design elements that help to situate the Project within the scale of the campus:

- The support spaces and lobbies for the building will be two stories high, approximately matching the belt course line of Spangler Center (its closest neighbor on campus) between its first and second floors;
- The volume of the hall itself will project another fifteen feet, slightly above the eave line of Spangler Center, giving the building a sense of verticality and visual prominence. The projecting volume will be clad in windows on three sides, providing a sense of visual transparency and lightness while also bringing abundant daylight into the hall itself;
- Above the hall will be a curved form with a slate roof that will be smaller than the footprint of the hall itself; this element will rise to a height just above the roof level of Spangler Center.

The three datum lines of the Project provide a volumetric consistency with Spangler Center, while also generating a visual focus at the hall—the signature element of the Project and its primary program. The careful treatment of the architecture and architectural lighting (interior and exterior) will identify the Project as a special place on the HBS campus while retaining a strong sense of architectural connection to the campus.

### **3. WELCOMING CHARACTER**

The north face of the Project has two entrances along the Central Green and a large all-glass gathering space (the Winter Garden). The transparency of the entrances and the Winter Garden will serve to provide a direct visual connection between the interior of the building and the Central Green, and a clear visual indication of the character of the building as a shared space for the use of HBS. By aligning the north face of the Project with the north face of Spangler Center, the building will also reinforce a strong southern edge to the Central Green. The south face of the Project will have two entrances along Spangler Way, looking across the parking lot to Western Avenue, and ultimately to future development across Western Avenue.



G2 SITE

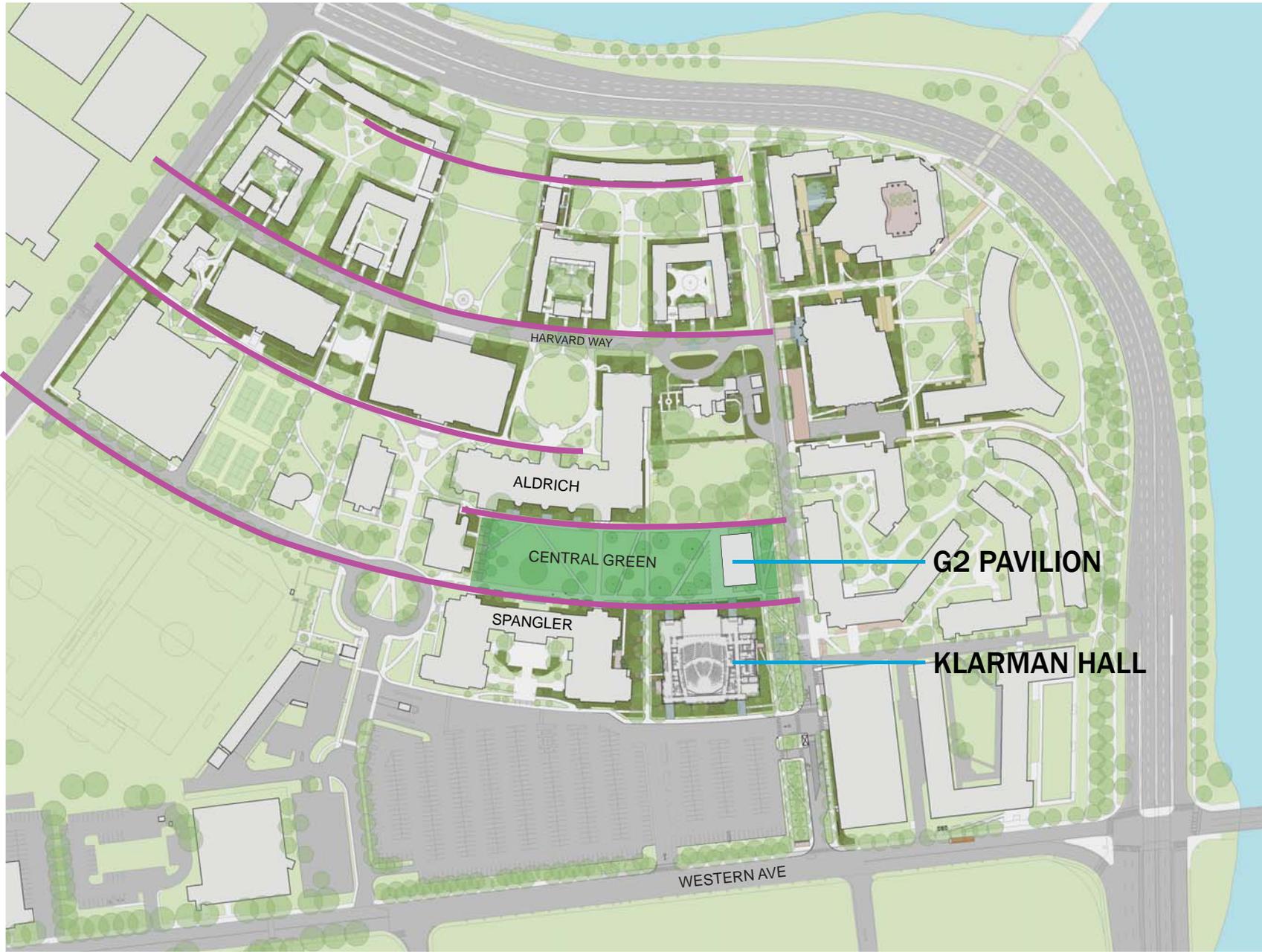
KLARMAN HALL SITE



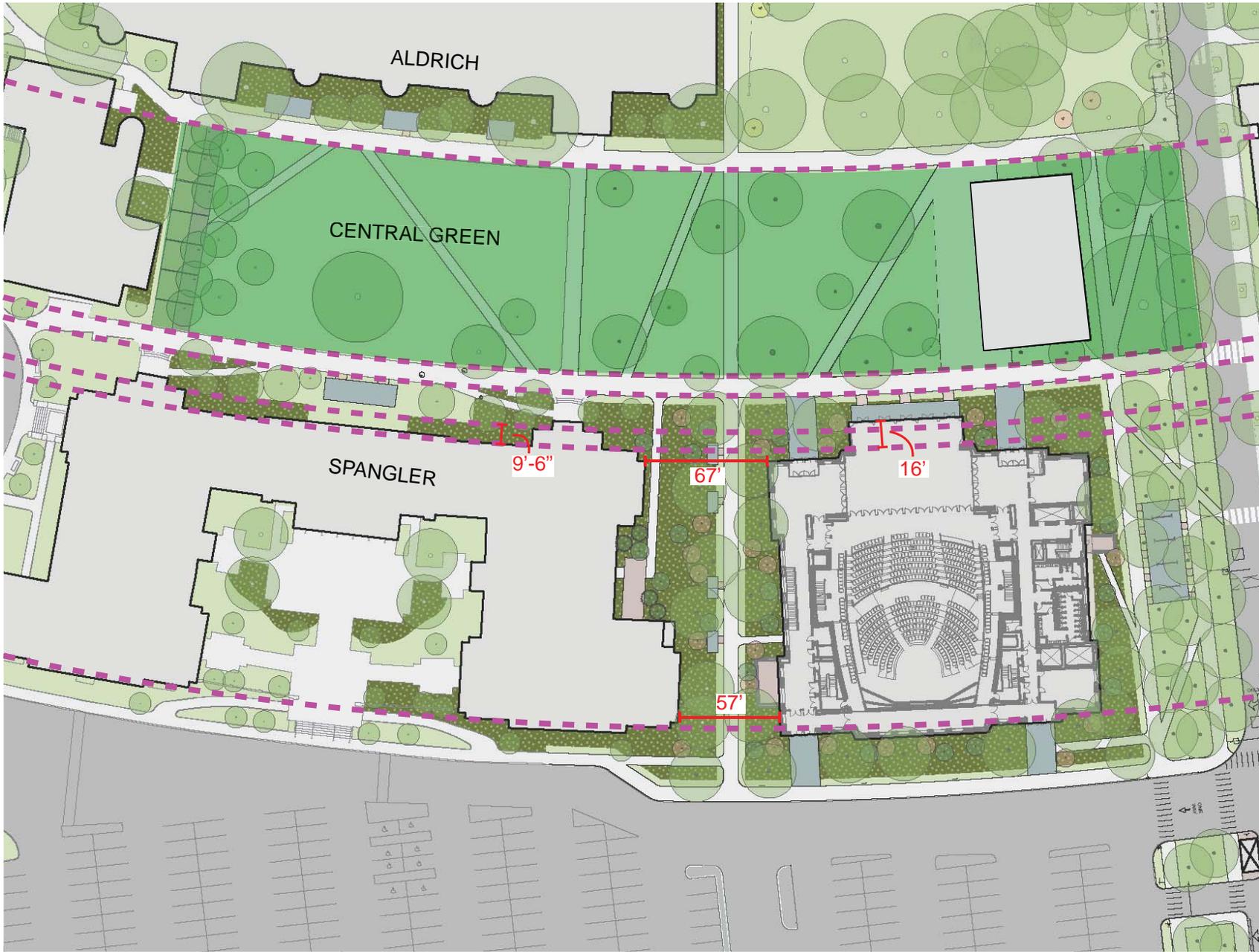
**HARVARD BUSINESS SCHOOL CAMPUS PLAN - SITE LOCATIONS**



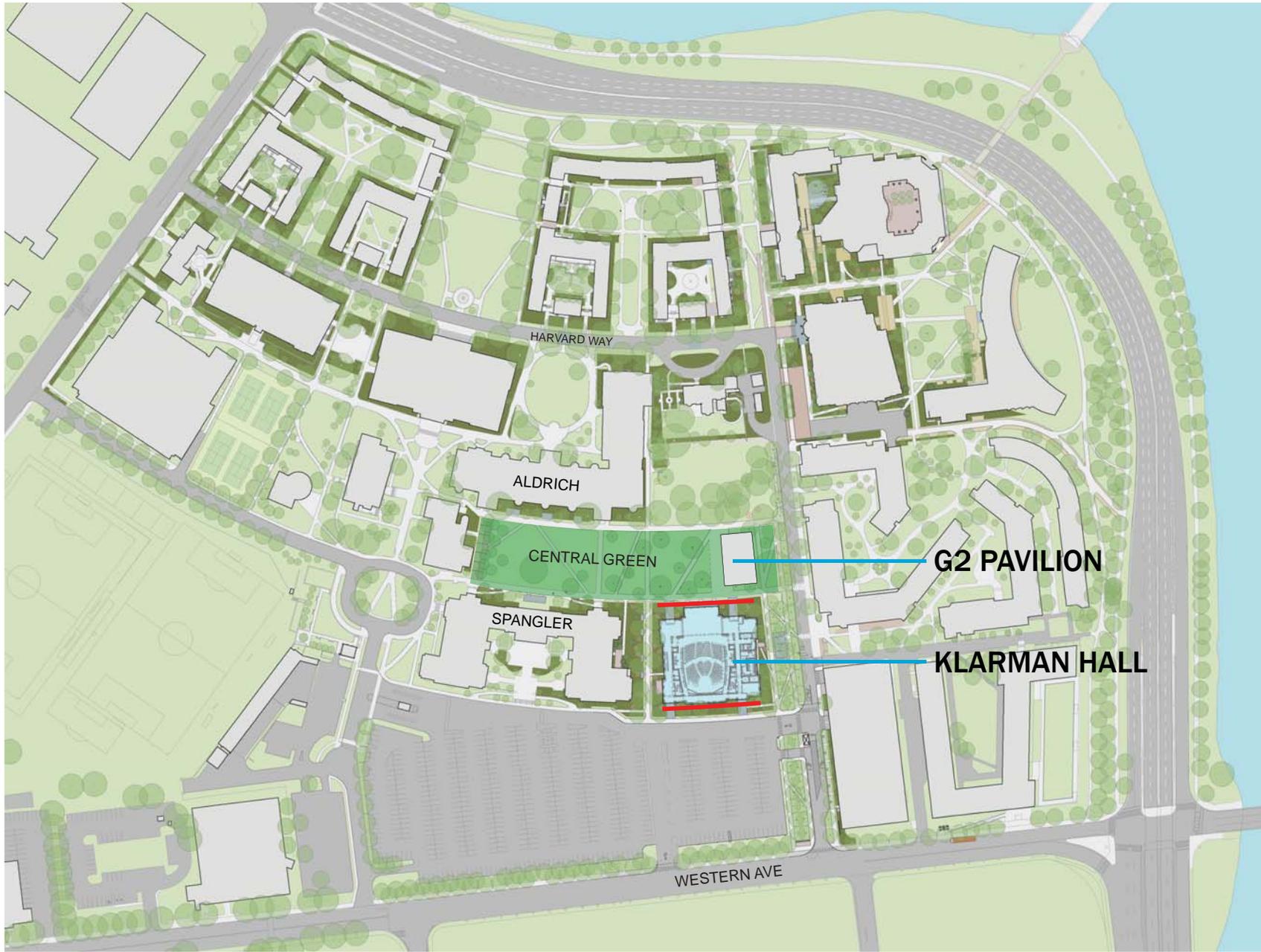
**HARVARD BUSINESS SCHOOL PROPOSED CAMPUS PLAN**



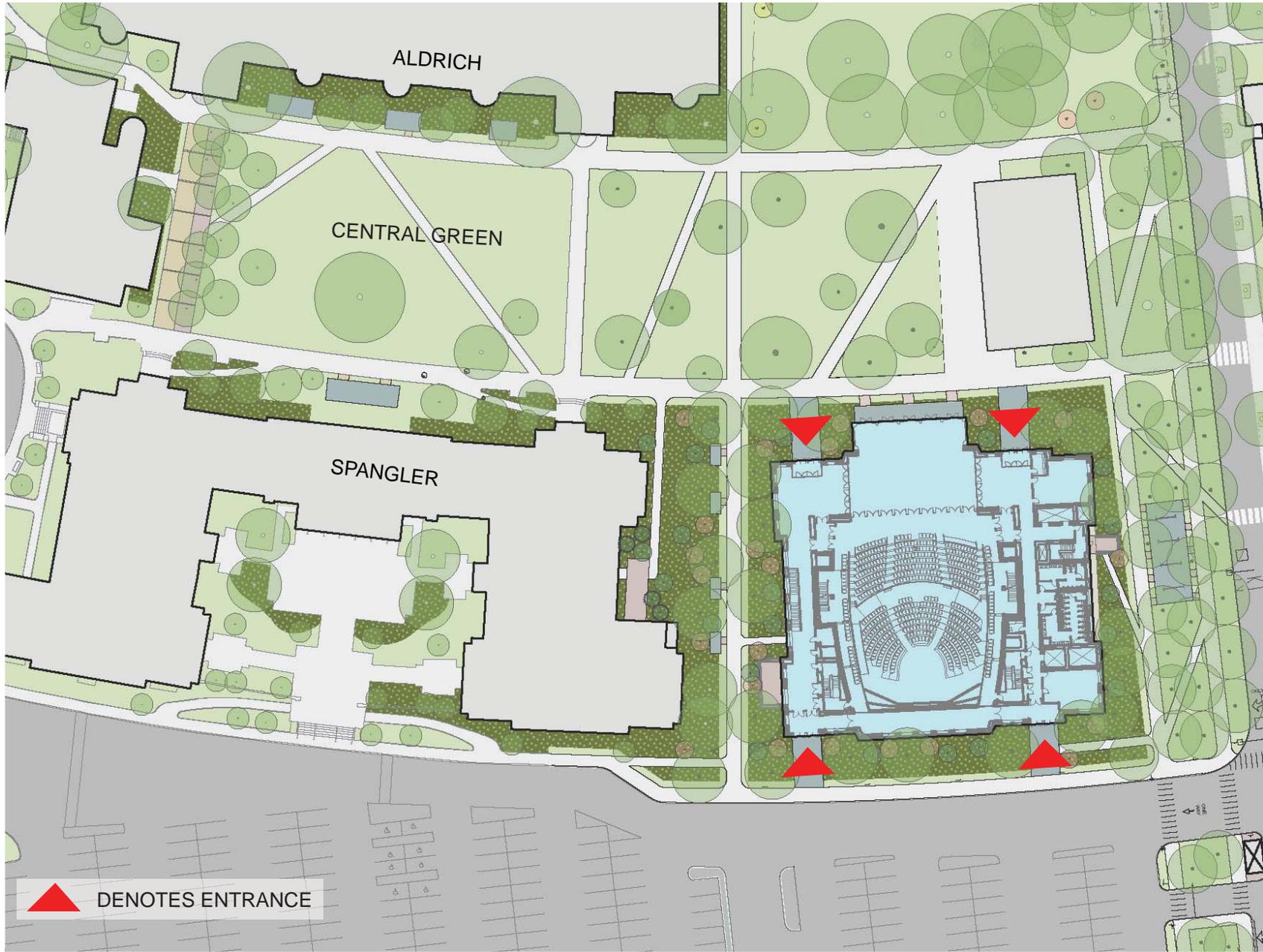
**URBAN CONCEPT: Klarman Hall Layout Follows Radial Campus Organization**



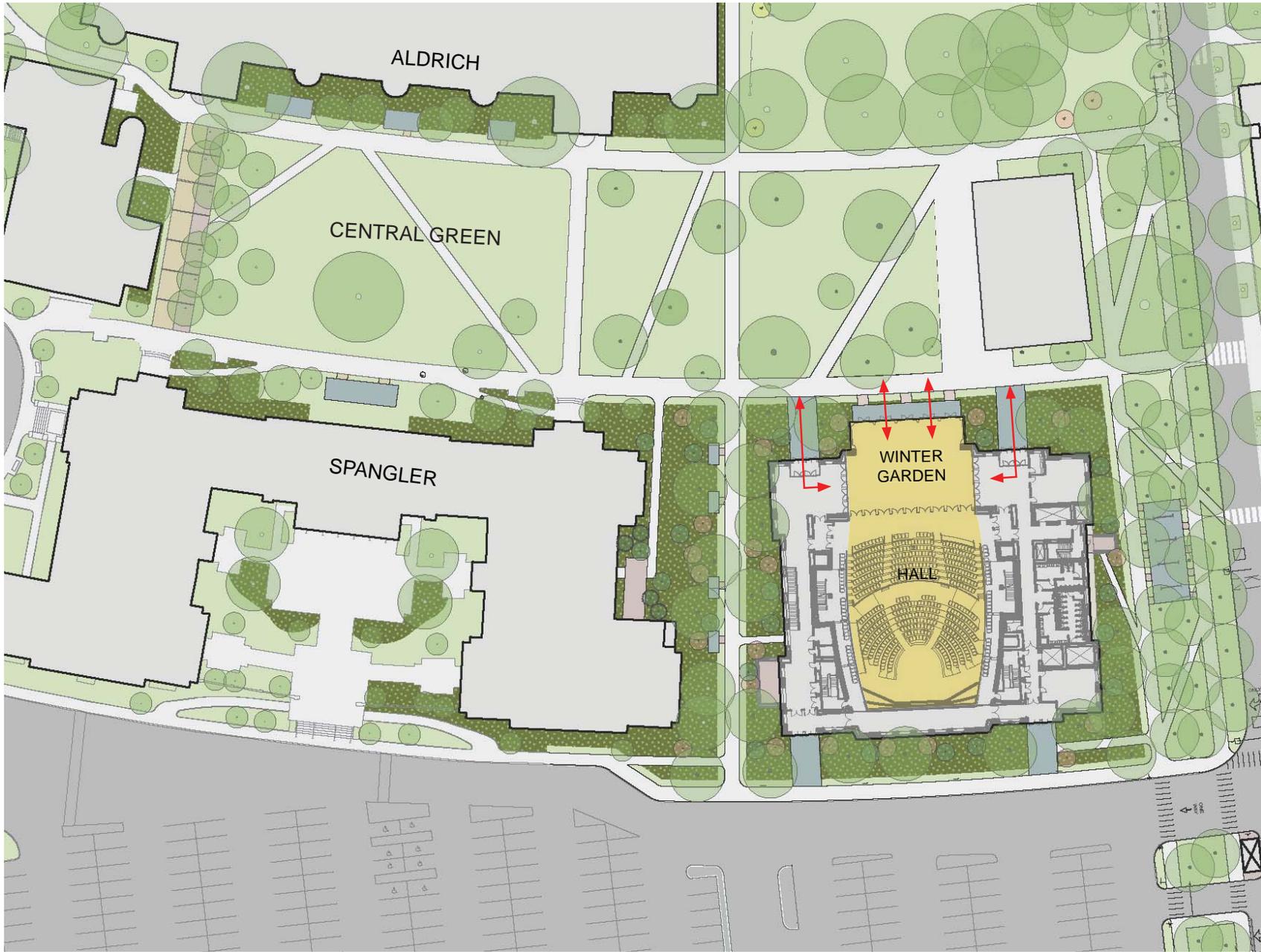
**URBAN CONCEPT: Klarman Hall Layout Follows Radial Campus Organization**



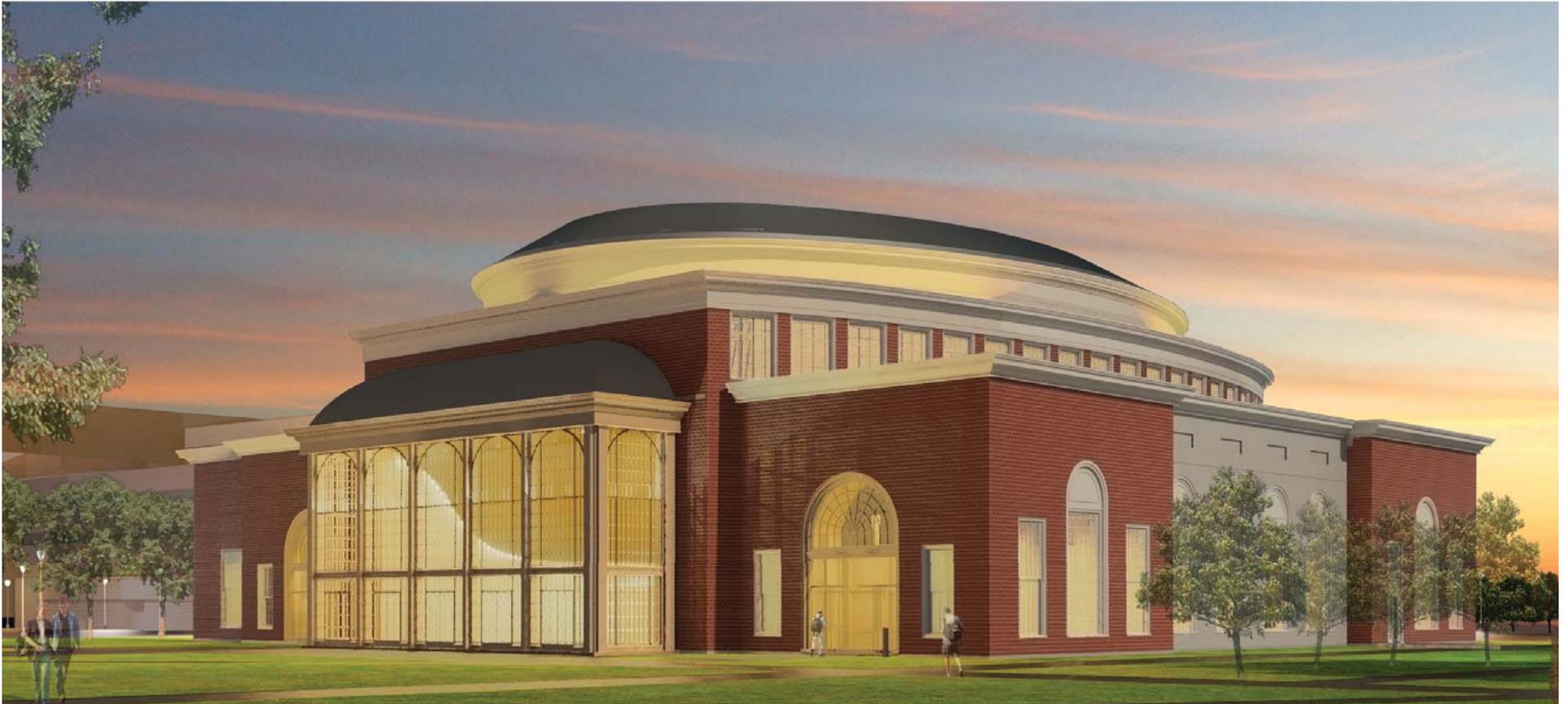
**URBAN CONCEPT: North and South facing entrances fronting on central green and future development along Western Avenue**



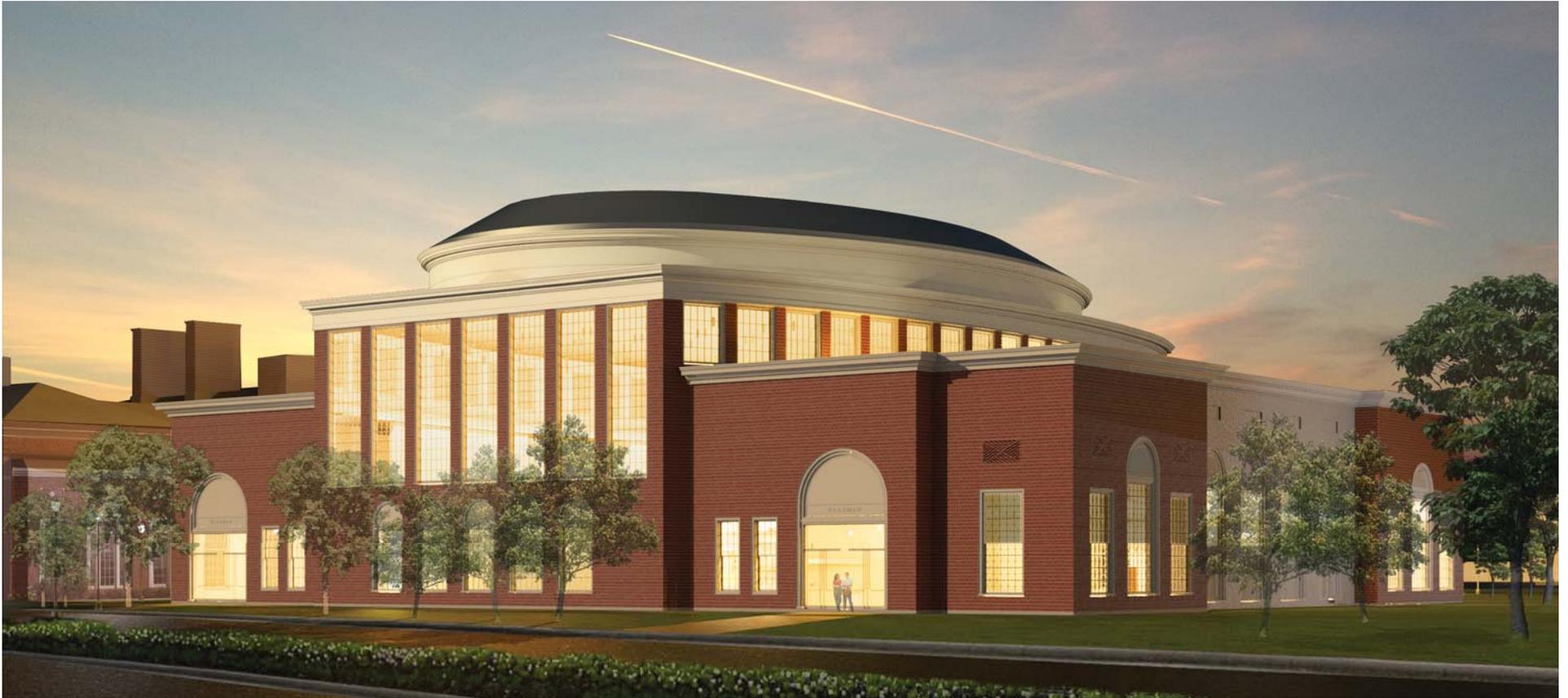
**URBAN CONCEPT: Main building entrances on North and South facing facades**



**DESIGN CONCEPT: Hall and Winter Garden have the ability to become single unified space fronting on the Central Green**



**VIEW FROM NORTHWEST ACROSS CENTRAL GREEN**



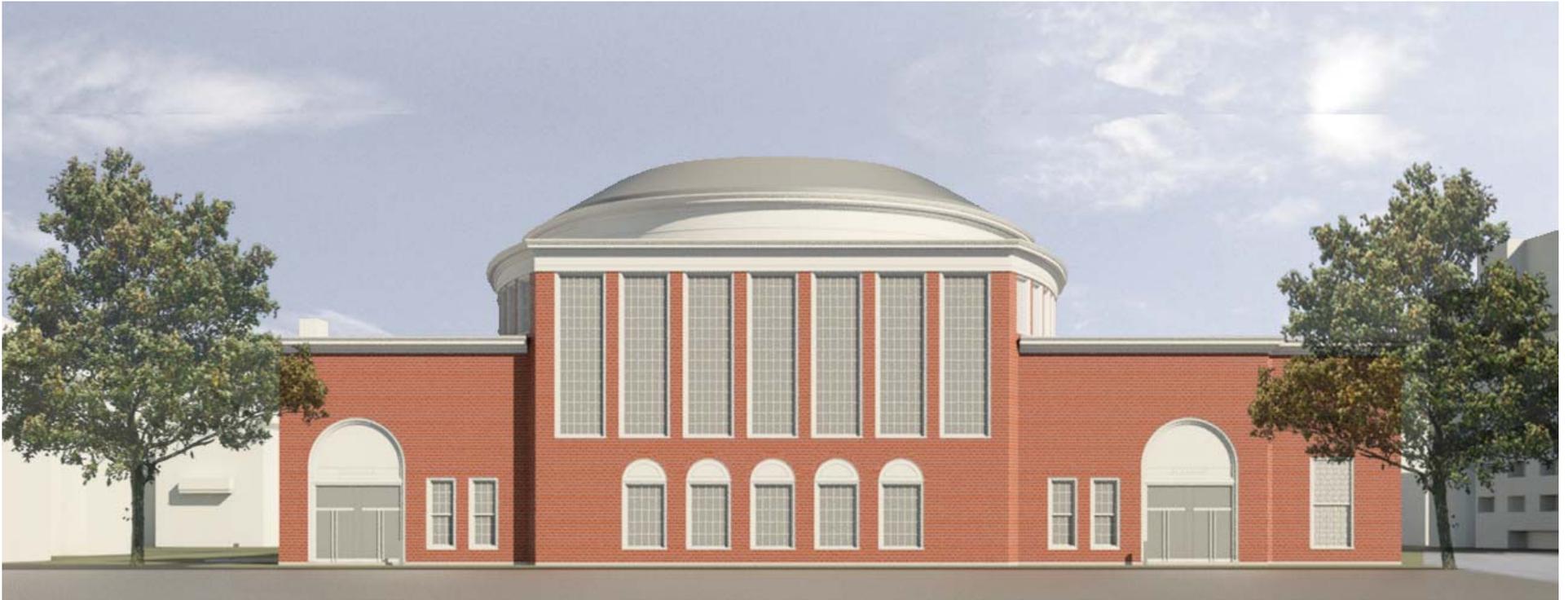
**VIEW FROM THE SOUTHEAST ALONG KRESGE WAY**



**VIEW FROM NORTH ACROSS CENTRAL GREEN**



**VIEW FROM NORTHWEST ACROSS CENTRAL GREEN**



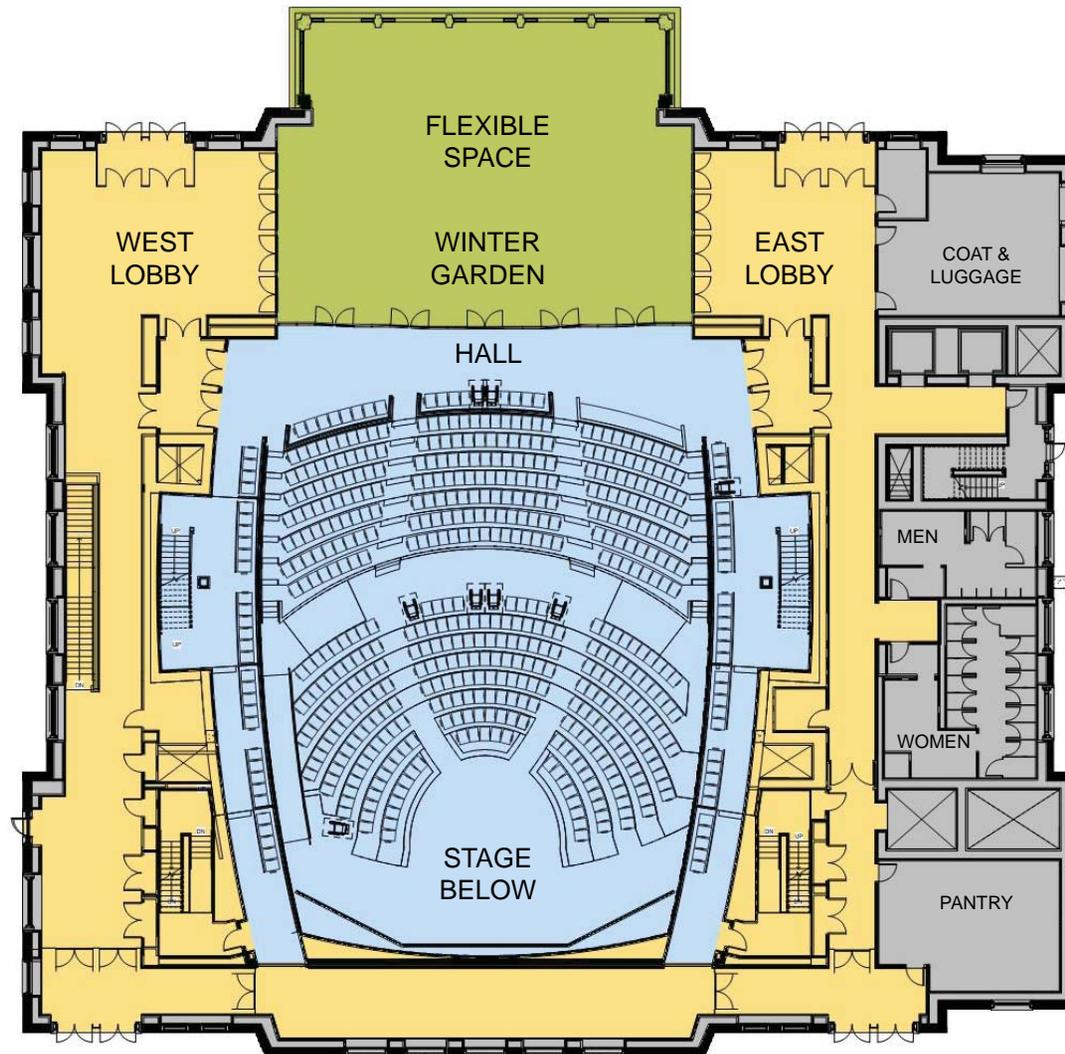
**VIEW FROM SOUTH ALONG WESTERN AVENUE**



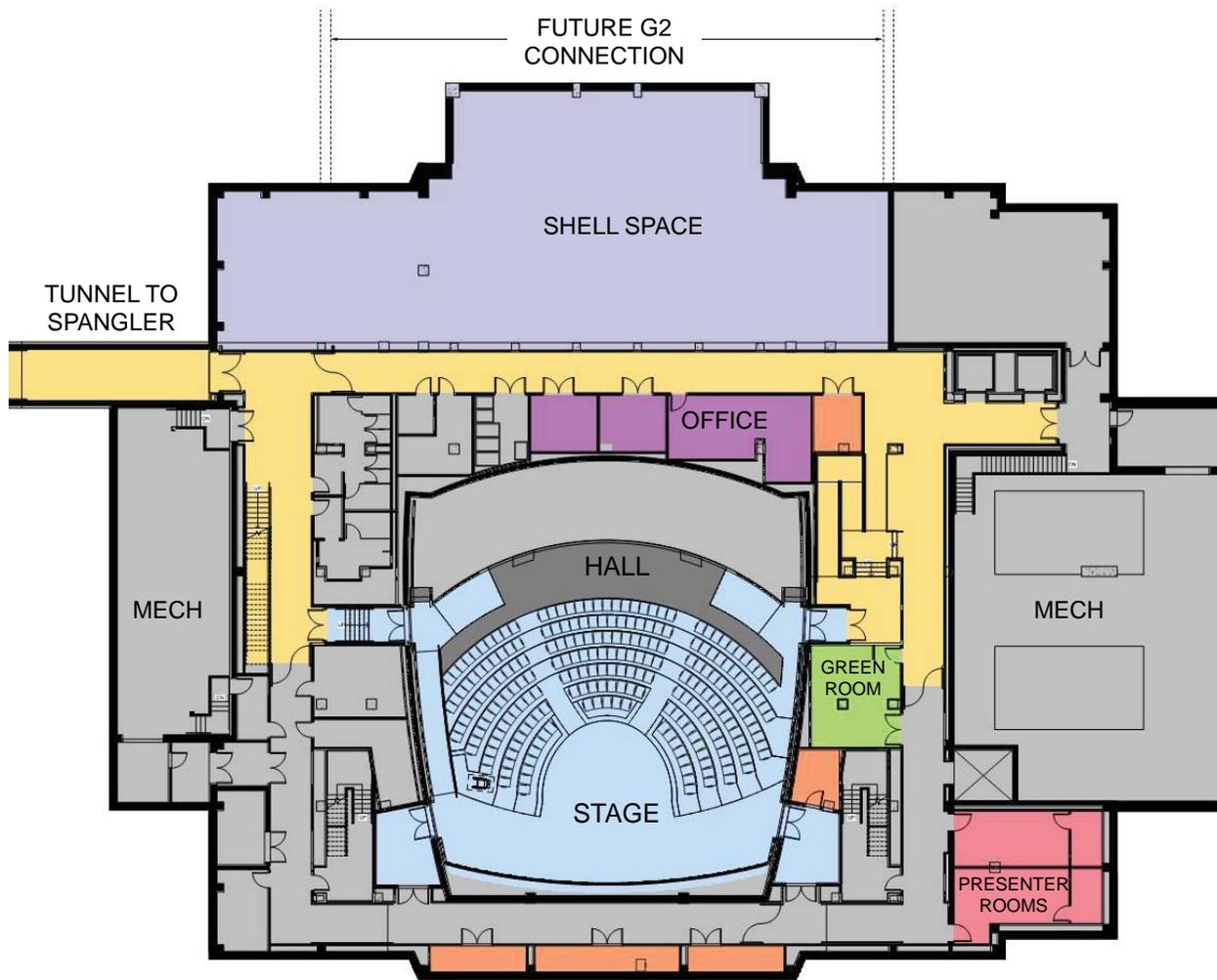
**VIEW FROM SOUTHEAST ALONG WESTERN AVENUE**



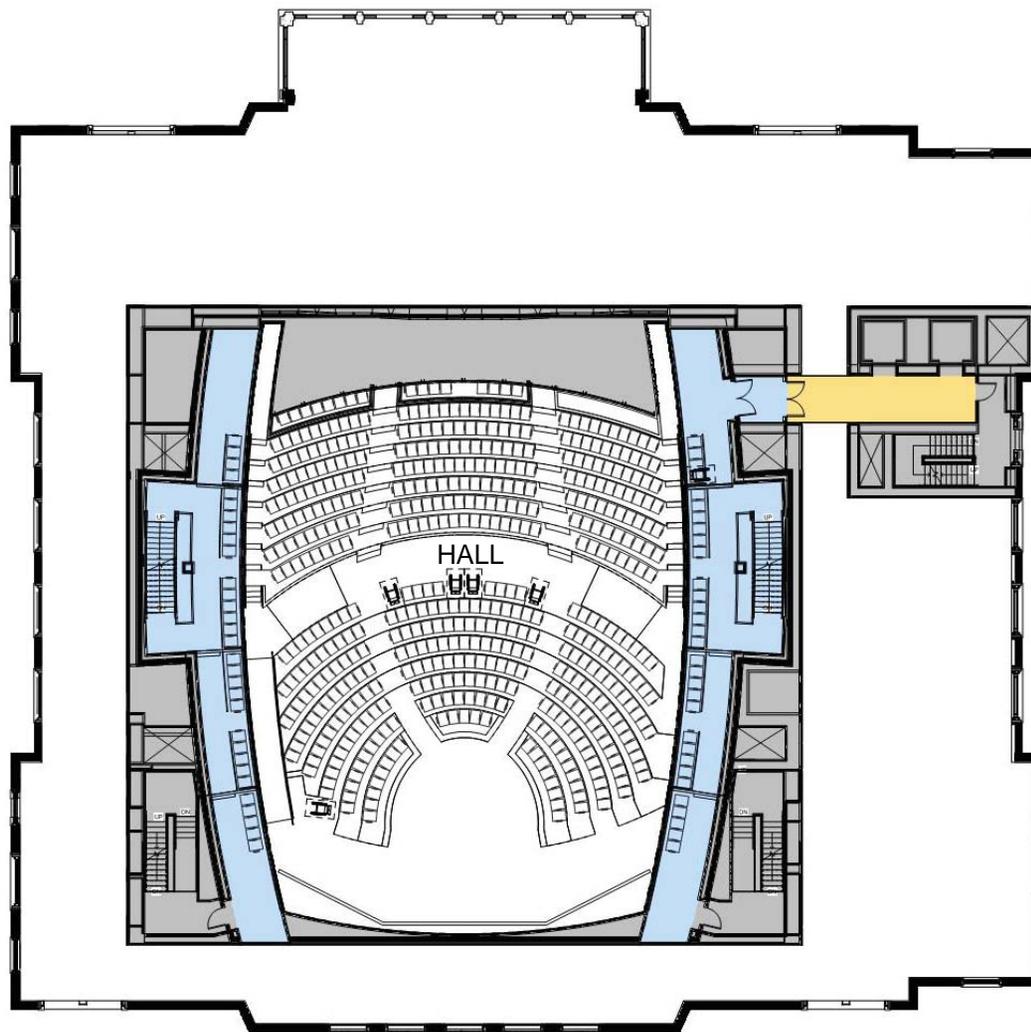
**VIEW FROM NORTHWEST DOWN CENTRAL GREEN**



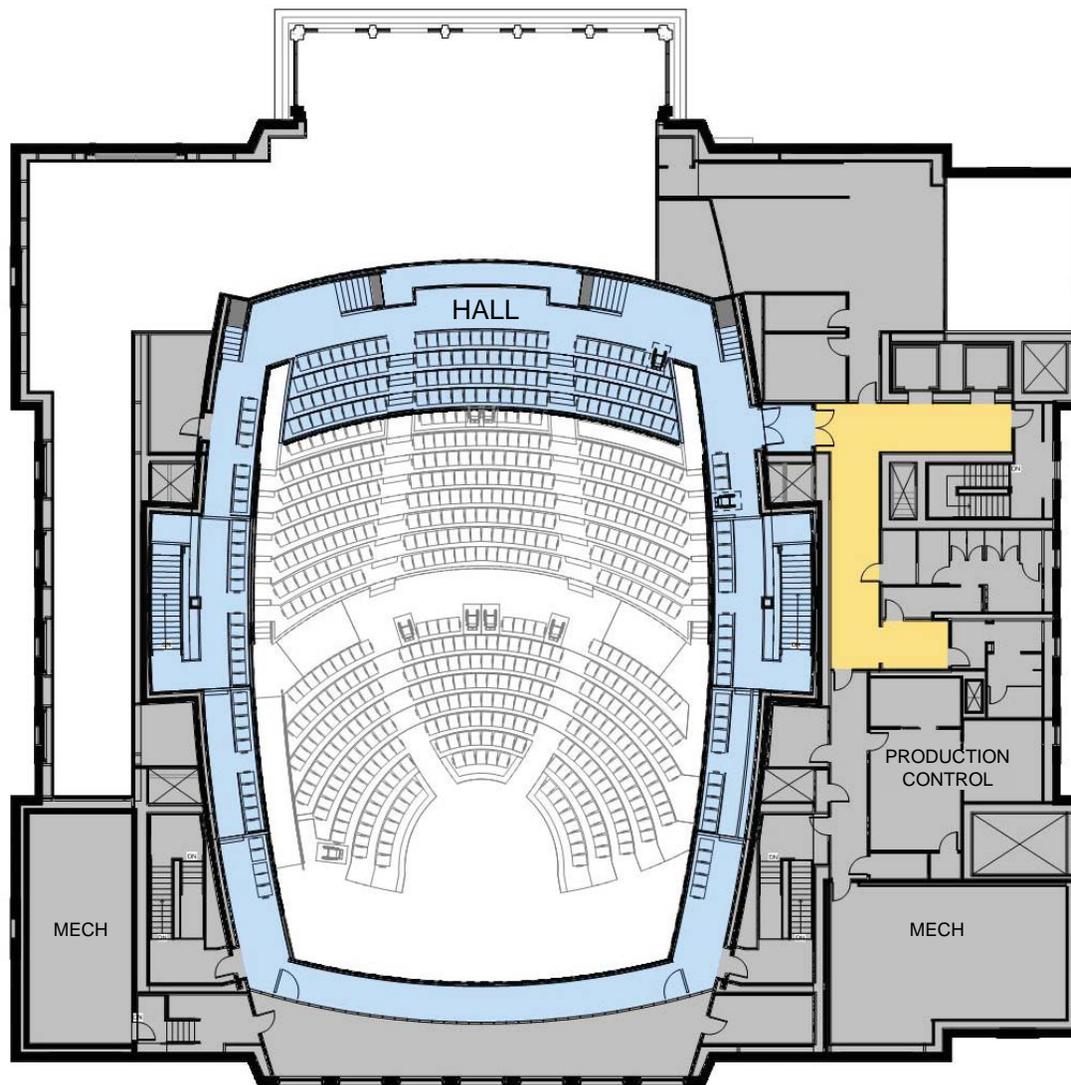
**LEVEL 1 PLAN**



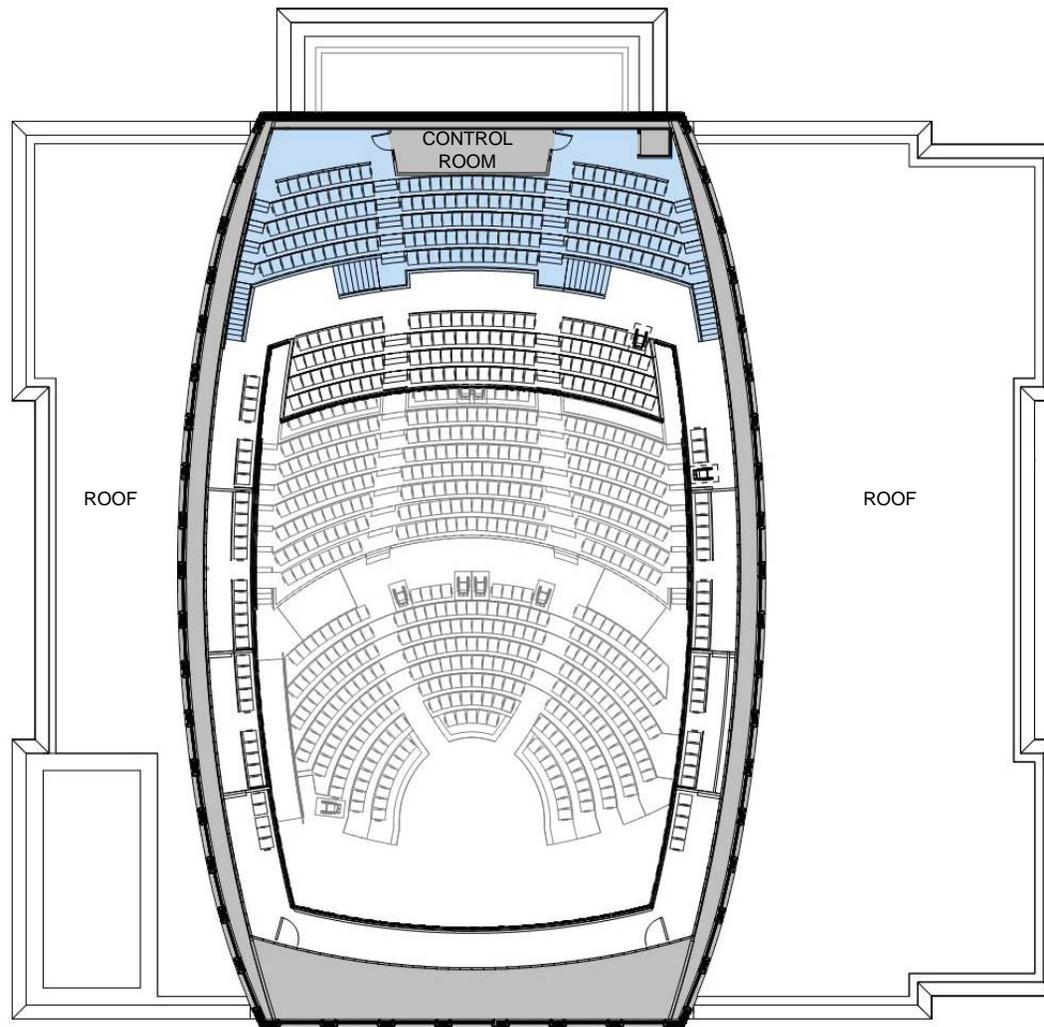
**LEVEL B1 PLAN**



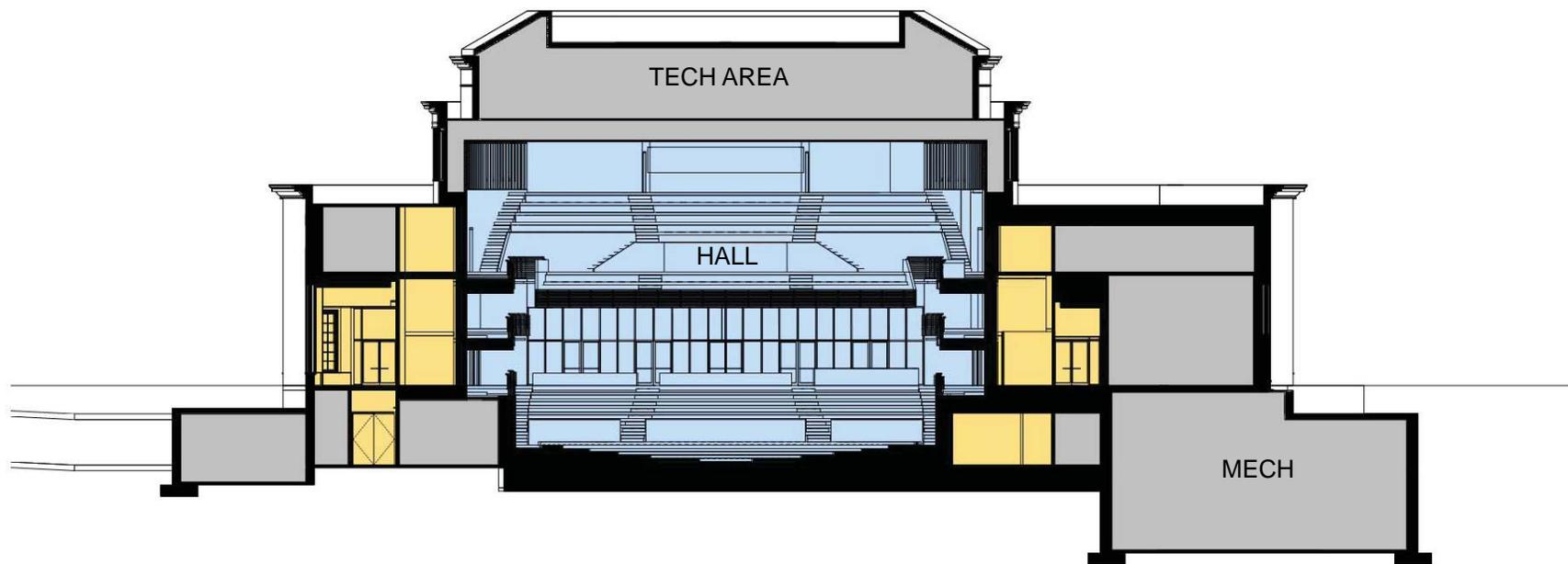
**LEVEL 1M PLAN**



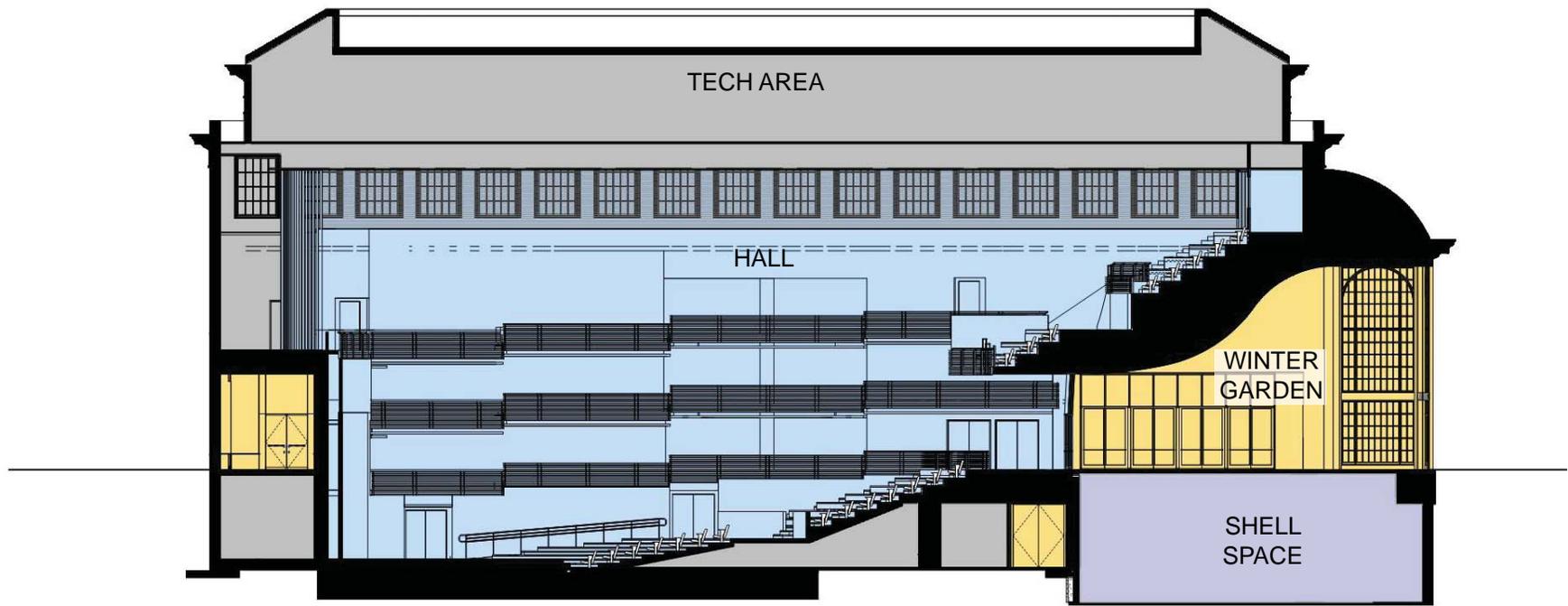
**LEVEL 2 PLAN**



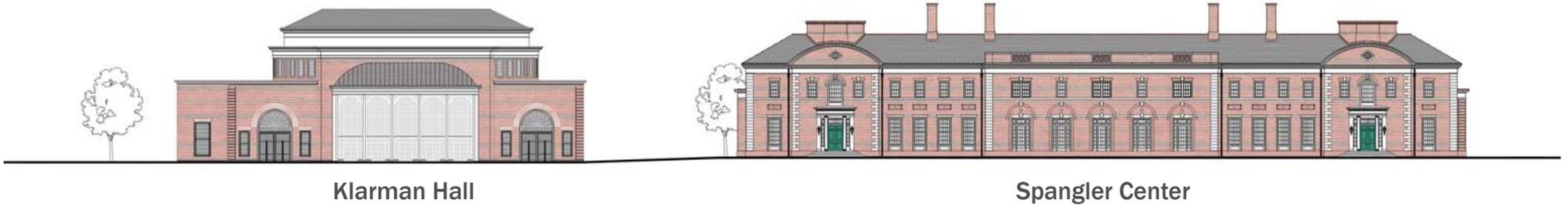
**UPPER BALCONY PLAN**



**TRANSVERSE SECTION - EAST/WEST**



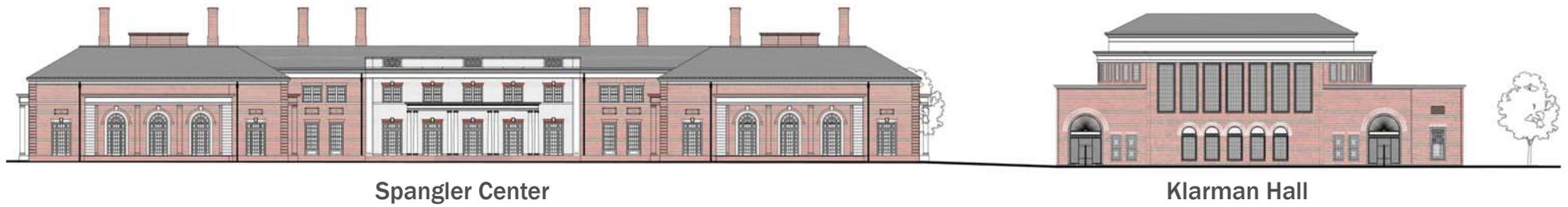
**LONGITUDINAL SECTION - NORTH/SOUTH**



Klarman Hall

Spangler Center

**NORTH ELEVATION - VIEW FROM CENTRAL GREEN**



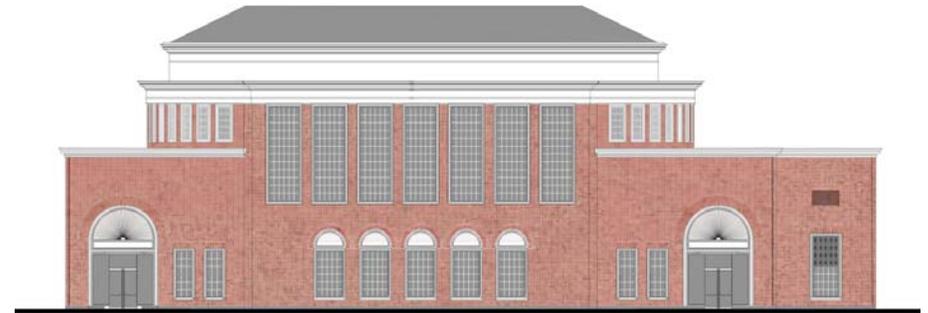
Spangler Center

Klarman Hall

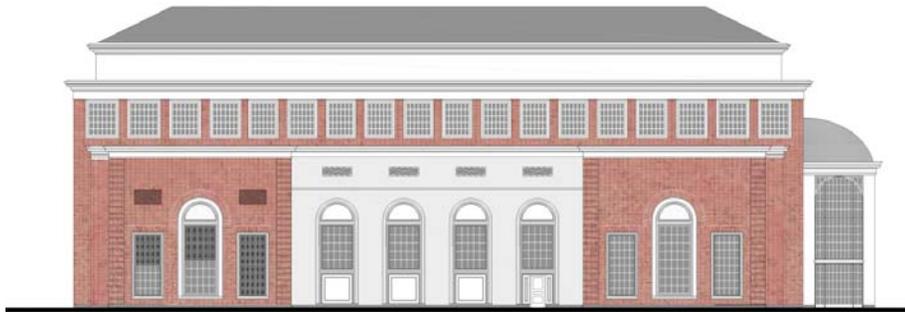
**SOUTH ELEVATION - VIEW FROM WESTERN AVENUE**



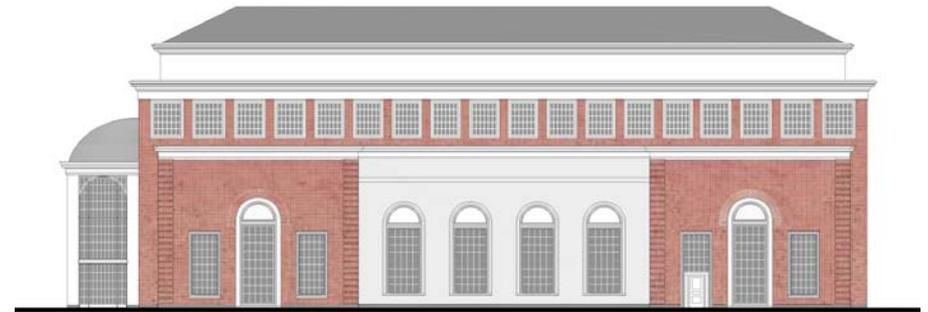
North Elevation - View from Central Green



South Elevation - View from Western Aven



East Elevation - View from Kresge Way



West Elevation - View from Spangler Center

**BUILDING ELEVATIONS**