

Enterprise Research Campus

Boston Civic Design Commission (BCDC) Subcommittee

January 23, 2018



Agenda

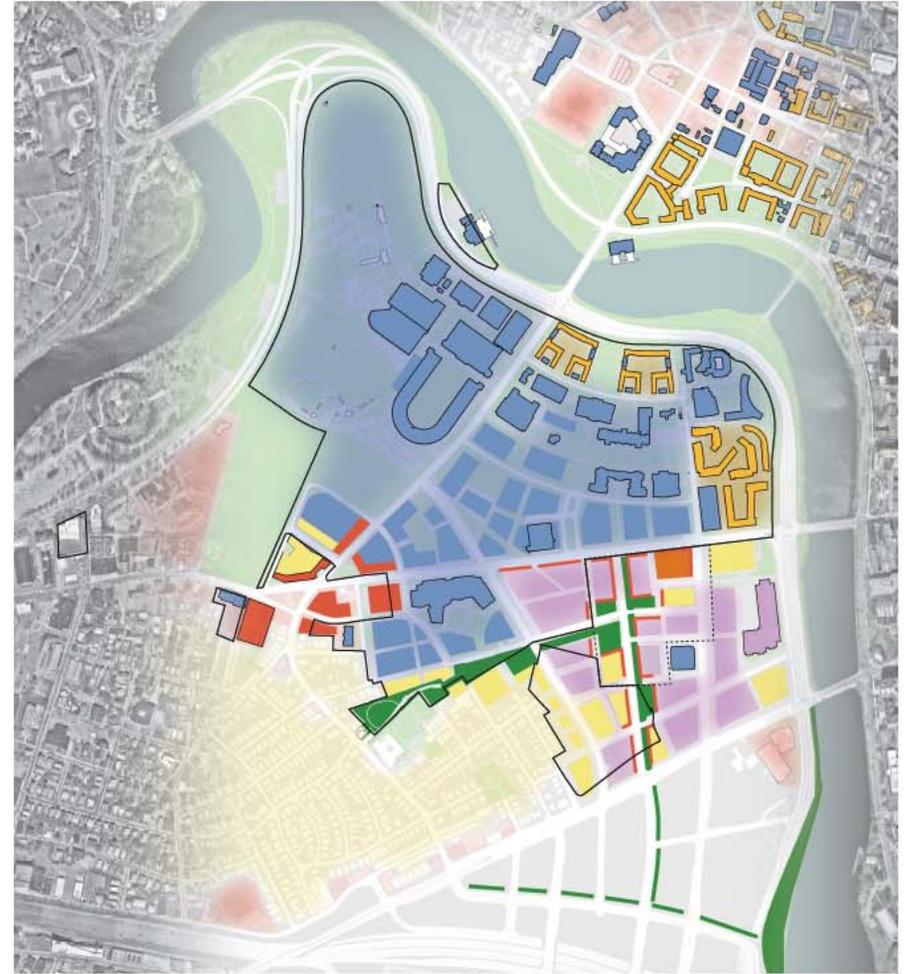
1. Relationship to IMP
2. Framework Plan
3. PDA Master Plan

IMP LONG-TERM PLAN



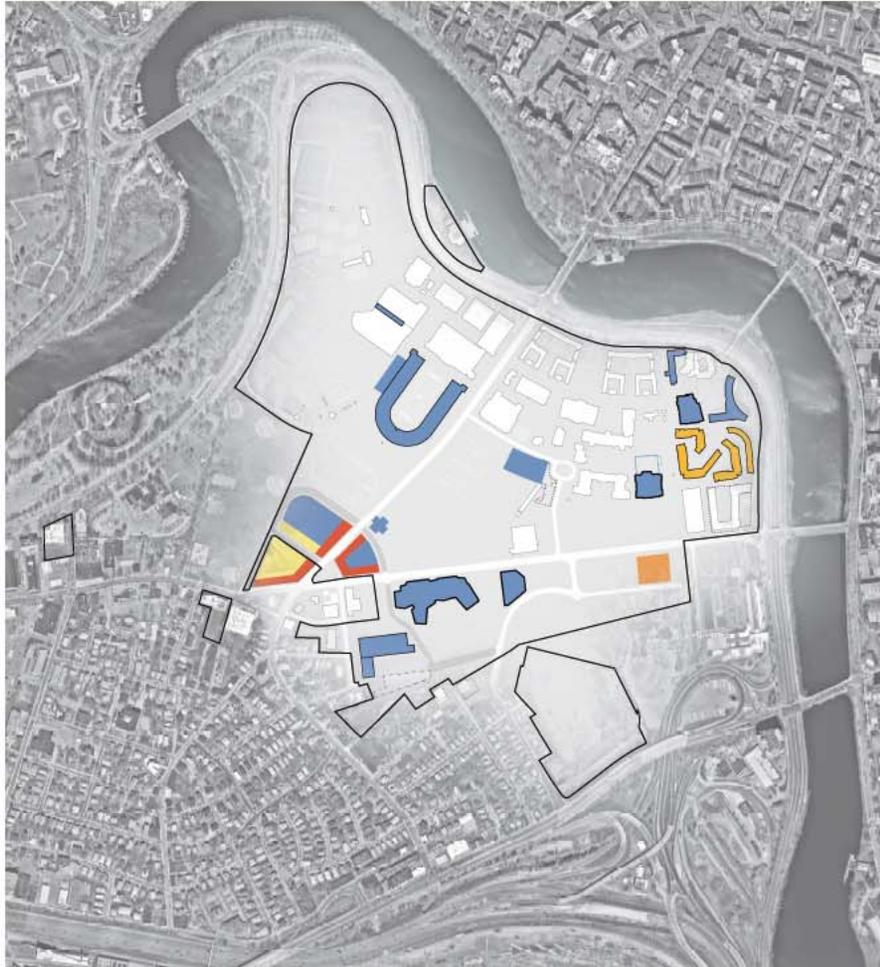
- IMP AREA
- ACTIVE GROUND FLOOR FOCUS
- RESIDENTIAL
- HARVARD INSTITUTIONAL
- HARVARD RESIDENTIAL
- HOTEL & CONFERENCE CENTER
- OPEN SPACE
- ENTERPRISE RESEARCH CAMPUS

ERC FRAMEWORK PLAN



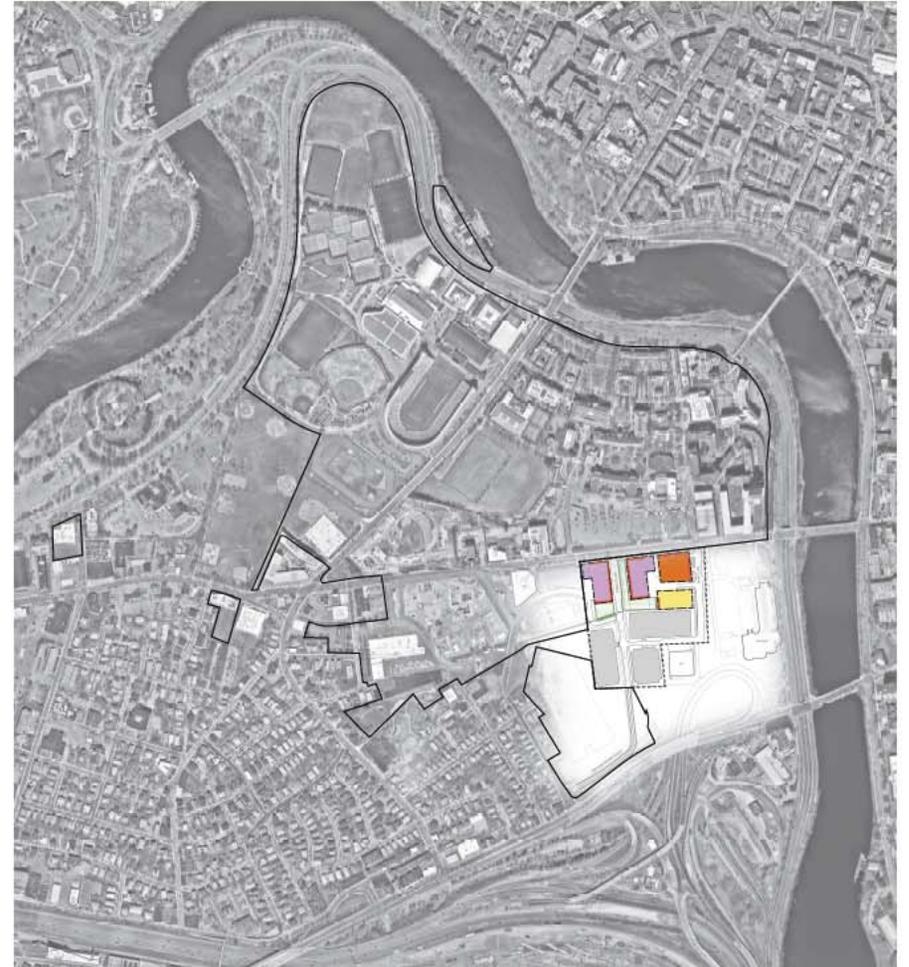
- IMP AREA
- - - PDA AREA

IMP 10 YEAR PLAN PROJECTS



- IMP AREA
- ACTIVE GROUND FLOOR FOCUS
- RESIDENTIAL
- HARVARD INSTITUTIONAL
- HARVARD RESIDENTIAL
- HOTEL & CONFERENCE CENTER

ERC PDA MASTER PLAN



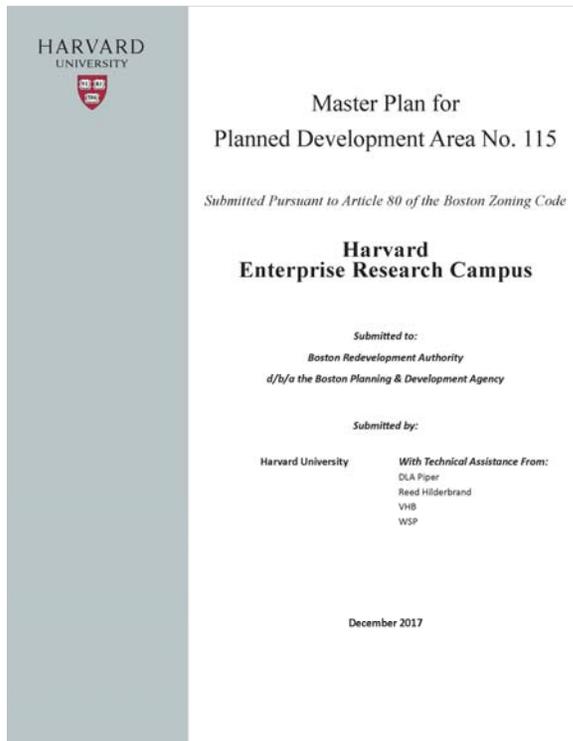
- IMP AREA
- - - PDA AREA (~14 ACRES)
- - - DEVELOPMENT PADS
- ACTIVE GROUND FLOOR/RETAIL
- RESIDENTIAL
- HOTEL & CONFERENCE CENTER
- OFFICE/LAB
- INTERIM SURFACE PARKING

ERC Planned Development Area (PDA) Master Plan

Zoning Overlay for 14 Acres

Floor Area Ratio (FAR) increase in Allston Landing North EDA

Does not give right to build a specific building



Future Steps

Planned Development Area (PDA) Development Plan

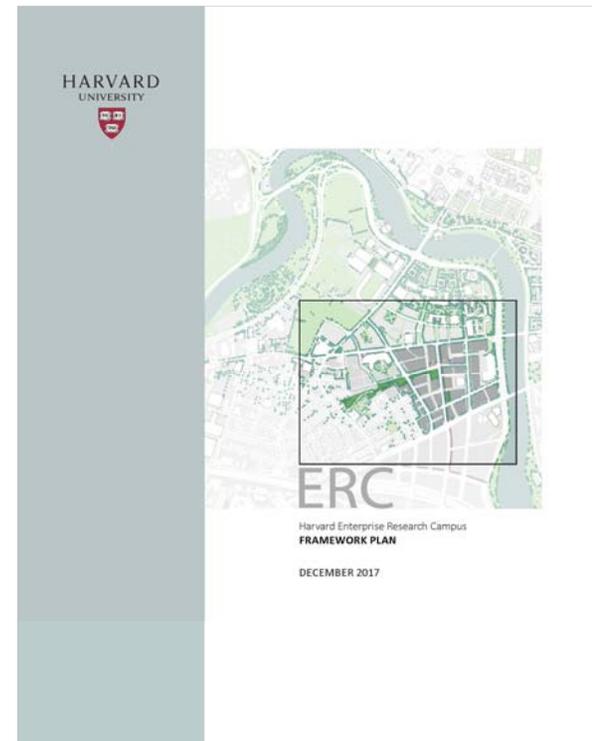
Large Project Review

ERC Framework Plan

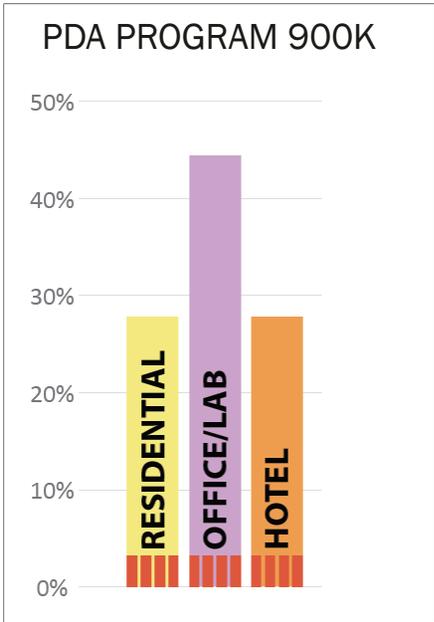
Supporting district context

Living document that will be updated over time

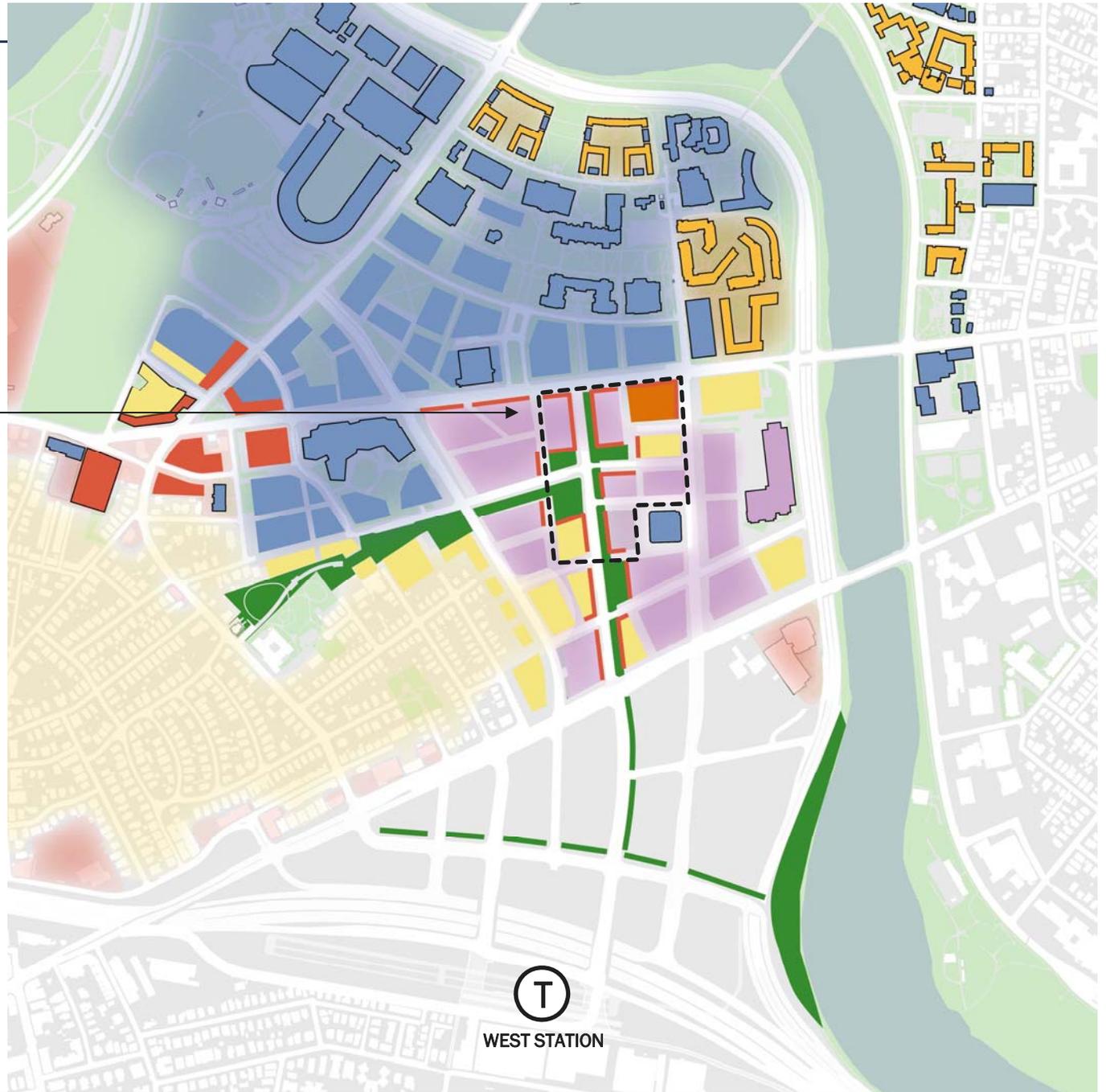
Beyond geography and time frame for which the University is seeking formal approval



PDA Program Mix



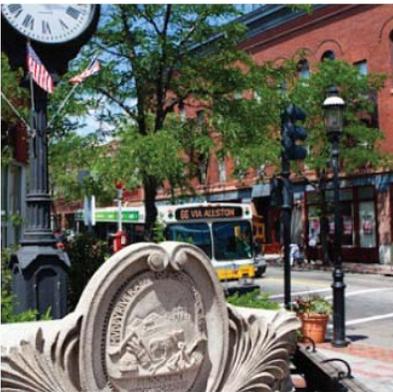
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- HARVARD RESIDENTIAL
- ENTERPRISE RESEARCH CAMPUS
- HOTEL
- OPEN SPACE



Vitality Threshold

Residential density...

- Makes a vibrant place
- Mitigate traffic and supports transit
- Satisfy housing demand of growing population



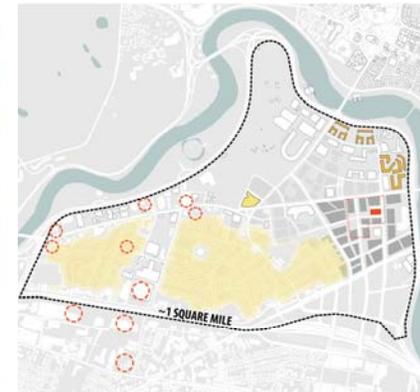
Brookline Village, Brookline



Kendall Square, Cambridge



Union Square, Somerville



North Allston, Boston

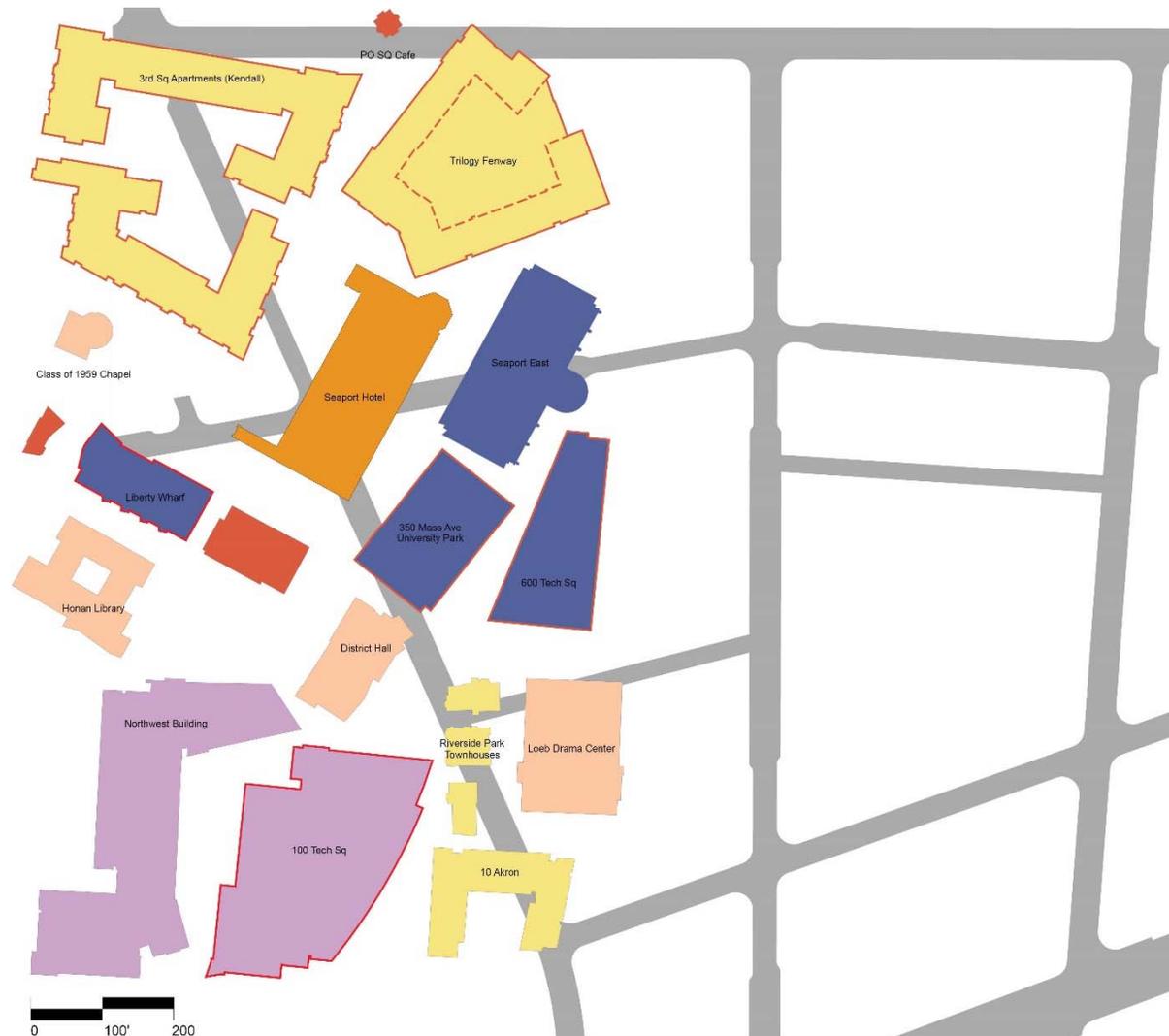
Mix Use to Achieve Physical Variety

Integrate building typologies to achieve a diverse physical outcome.

Allow for varied scales and materials.

Integrate cultural, civic and special commercial spaces that will make the environment thrive.

- OFFICE
- LAB
- CULTURAL/CIVIC
- RESIDENTIAL
- HOTEL
- COMMERCIAL
- COMMERCIAL PODIUM



Scale Down for & Human Comfort

- Privilege pedestrians, control/direct vehicular and service activity. →
- Reduce perceived block size - break down massing, provide multiple entry points.
- Add mid-block connections. →
- Network civic space - hard and soft. →



Winthrop St, Harvard Sq



Harvard Kennedy School

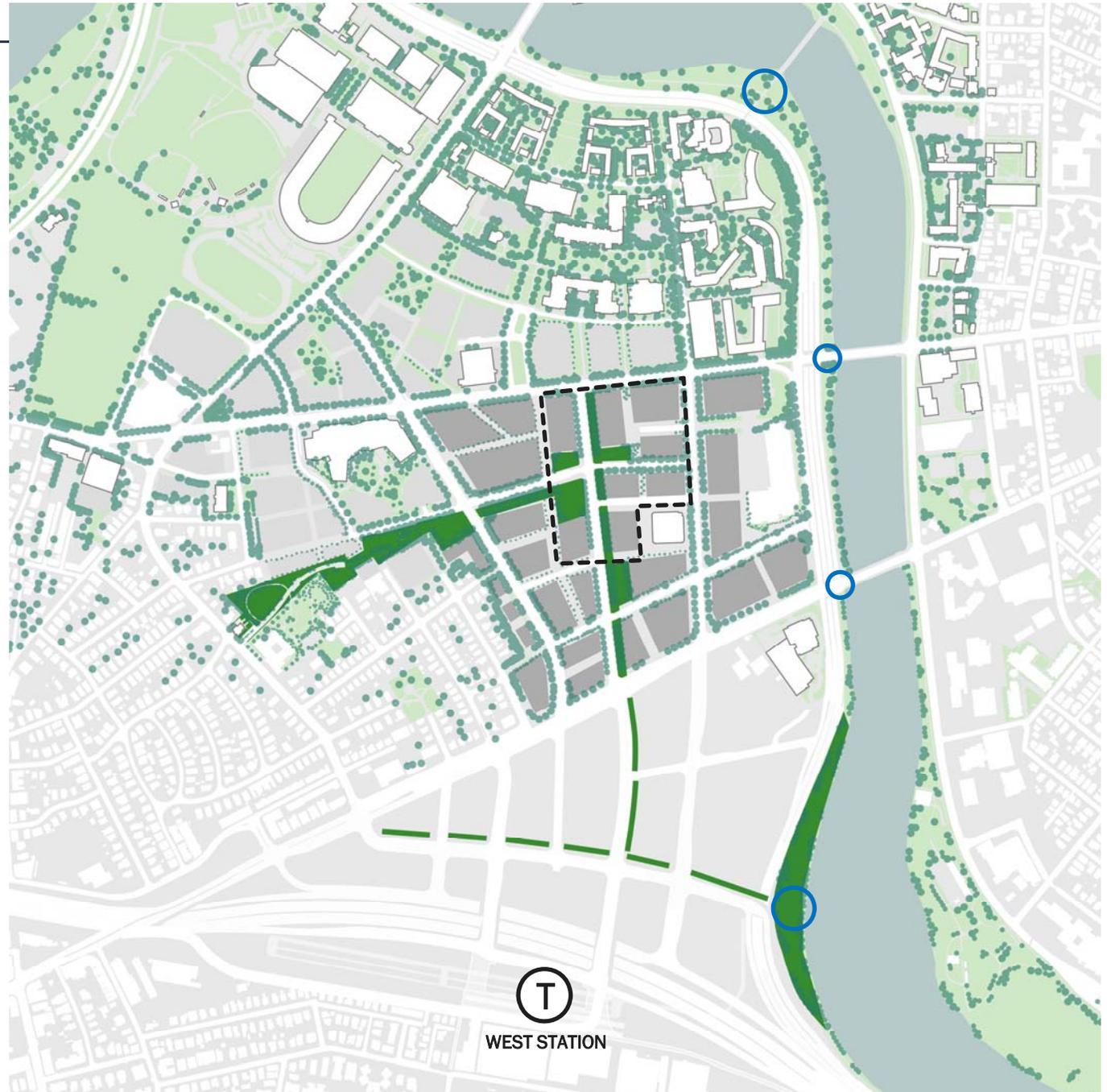
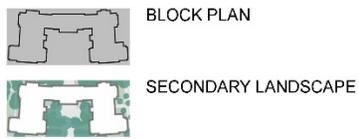


Rena Park, Allston



Open Space

Multiple access points to Charles River and safe attractive routes to these points.



Greenway Plan Development – Changes Since IMP

- Science & Engineering Complex designed, allowing for significant interim landscape.
- Thermal utilities moved to street right-of-way to protect plantings
- Connection points along Cambridge Street understood for three through streets (per DOT).
- Major open space along the riverfront planned (per DOT).
- Building program for first phase of the ERC is formulated by the University.



I-90 DEIR Rendering - Charles River Parkland



INSERT 5-1: Existing aerial of Soldiers Field Road, Charles River and Project Area

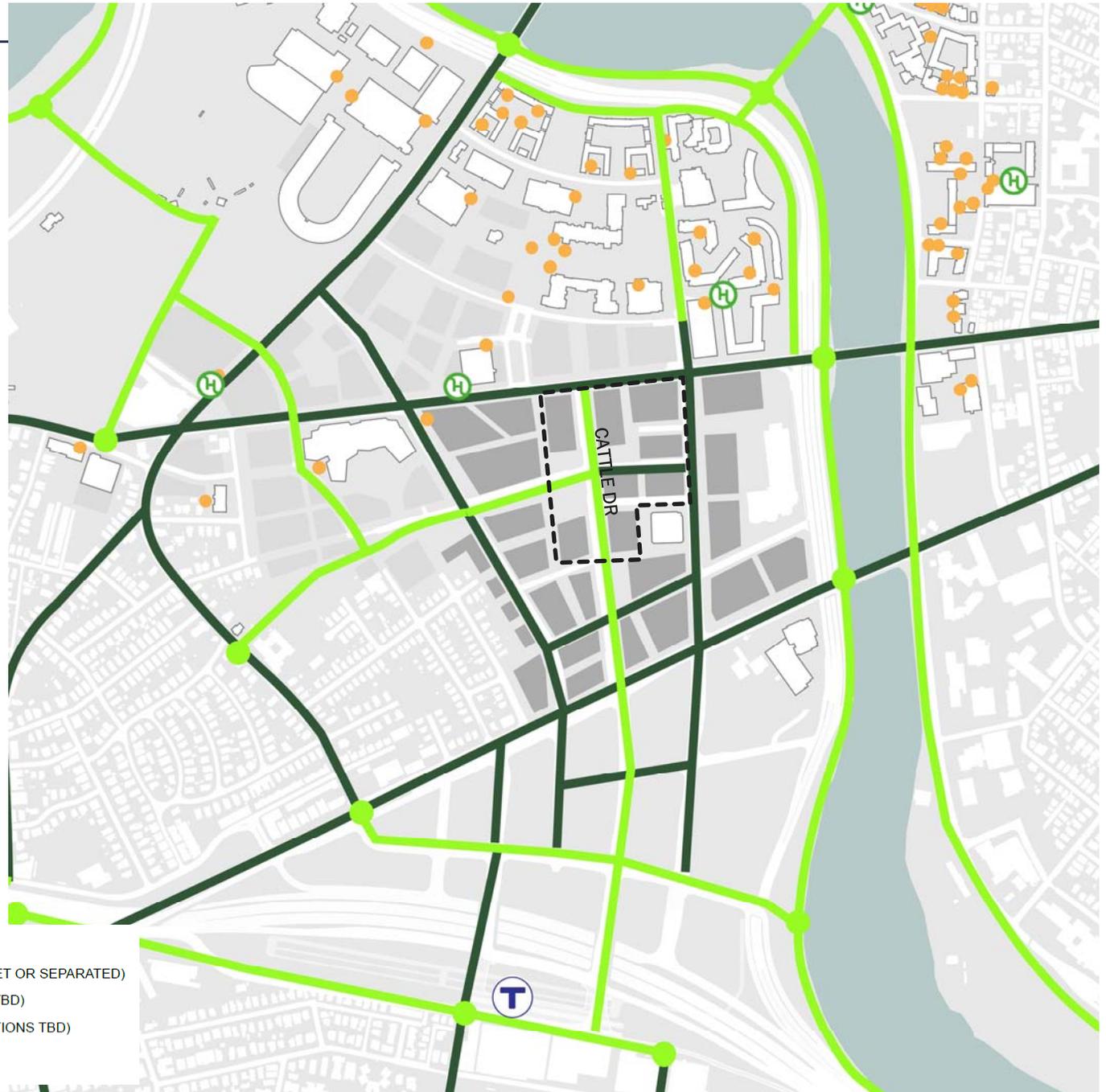


INSERT 5-2: Proposed view of Soldiers Field Road, the Charles River and the Project Area

Bicycle Framework

Separated facilities wherever possible.

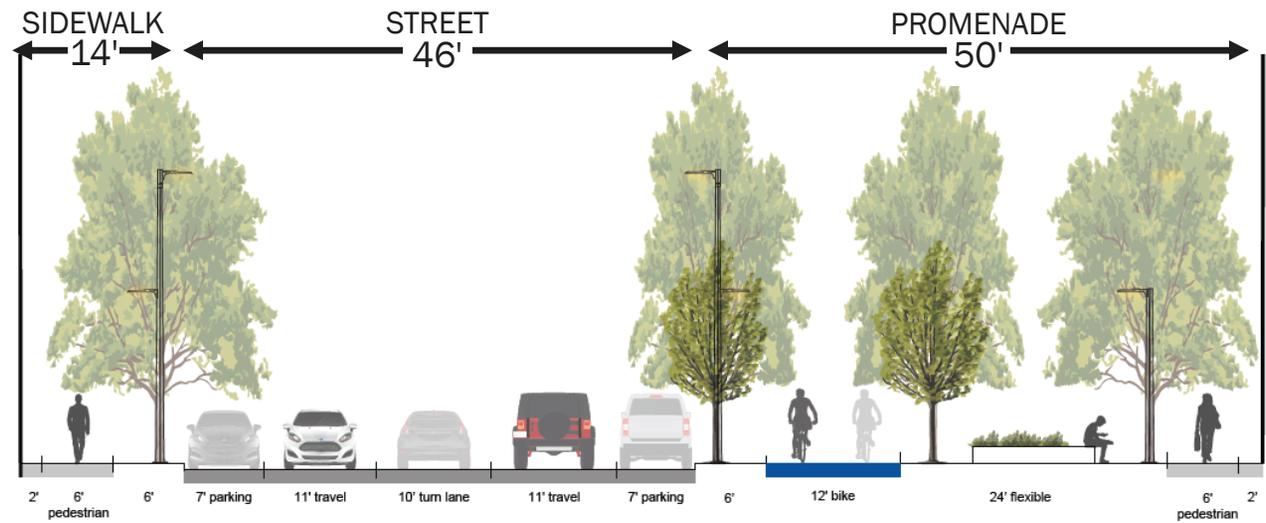
Two-way path network connecting to river comfortable for the majority of bikers.



- BIKE PATH (TWO WAY, OFF-STREET)
- BIKE LANE / SHARROW / CYCLE TRACK (OFF-STREET OR SEPARATED)
- EXISTING HUBWAY STATION (FUTURE LOCATIONS TBD)
- EXISTING HARVARD BIKE PARKING (FUTURE LOCATIONS TBD)
- PATH GATEWAYS

Cattle Drive Promenade

Looking North



Extension of Design Guidelines- Public Realm

FURNISHING ZONE

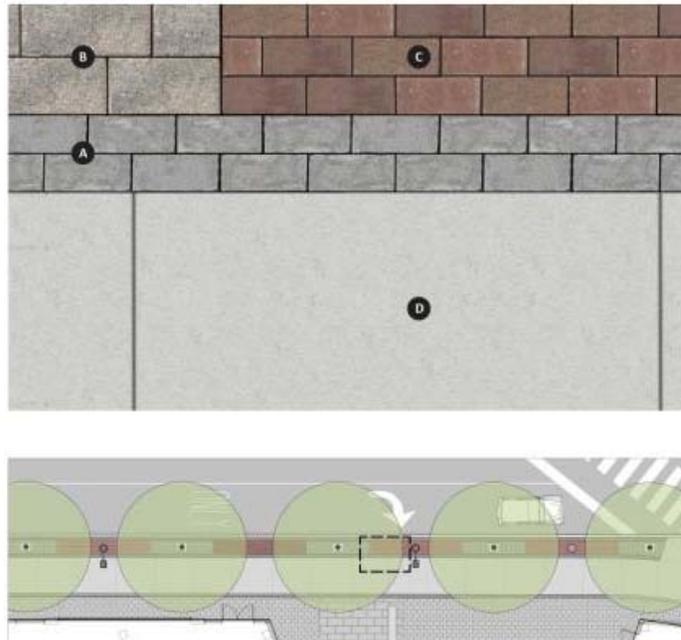
A 4'x 8' Traditional Square
Edge Concrete Prest Brick,
Color: Natural
Finish: Natural

B 6'x 12" Traditional Style
Concrete Prest Brick,
Matrix: 92649
Finish: Tumbled

C 4'x 8' Traditional Square
Edge Concrete Prest Brick,
Color: mix of Russett
Blend (40%), Terracotta
(20%) and Quarry Red
(40%) Finish: Natural

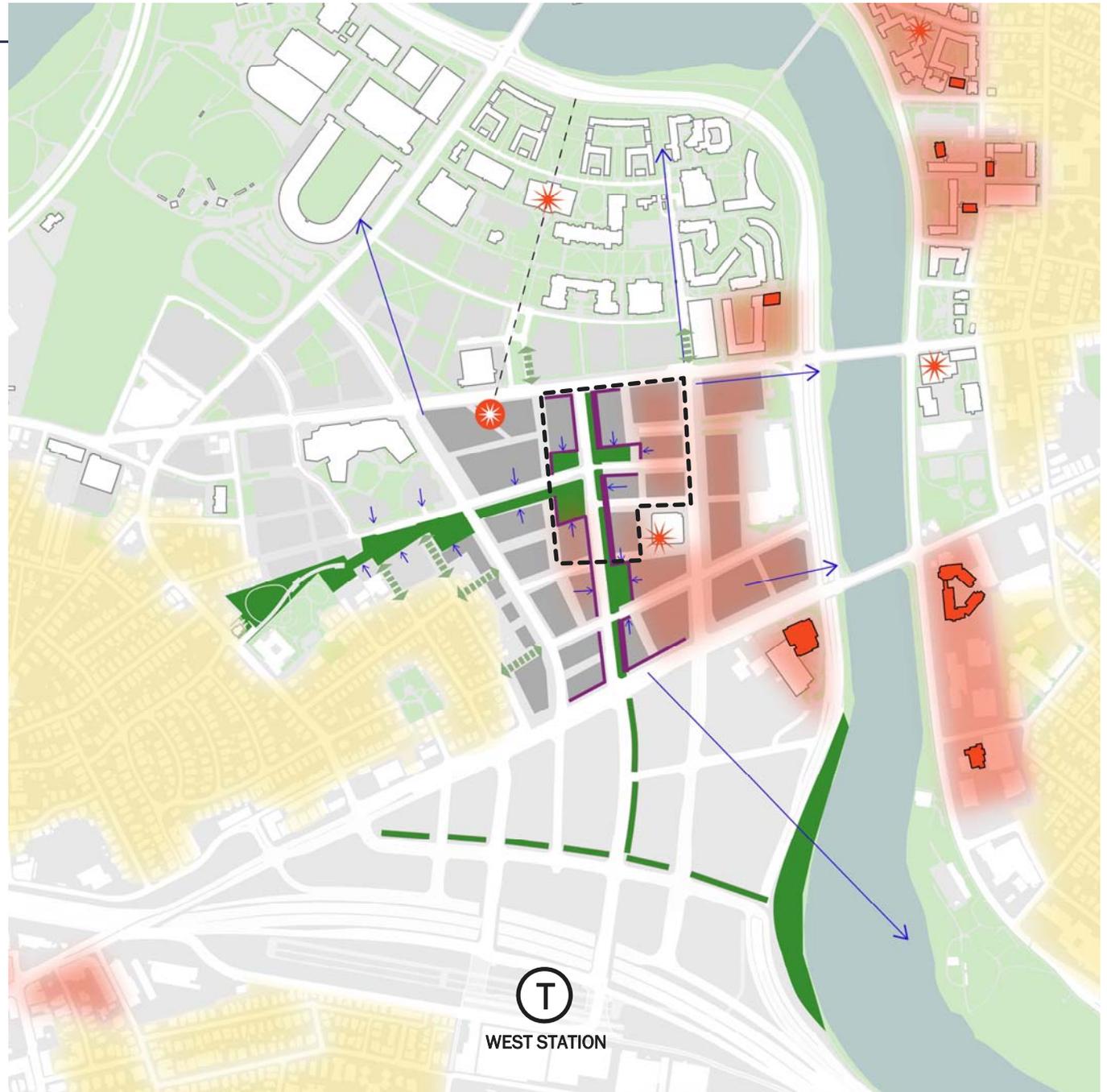
PEDESTRIAN ZONE

D CIP Concrete Sidewalk



Urban Design Framework

-  PRIMARY OPEN SPACE NETWORK
-  EXISTING BUILDINGS OVER 10 STORIES
-  VERTICAL ELEMENTS/LANDMARKS
-  GREATER HEIGHT
-  LOW RISE RESIDENTIAL
-  PEDESTRIAN CONNECTIONS
-  VIEWS
-  MAIN STREET

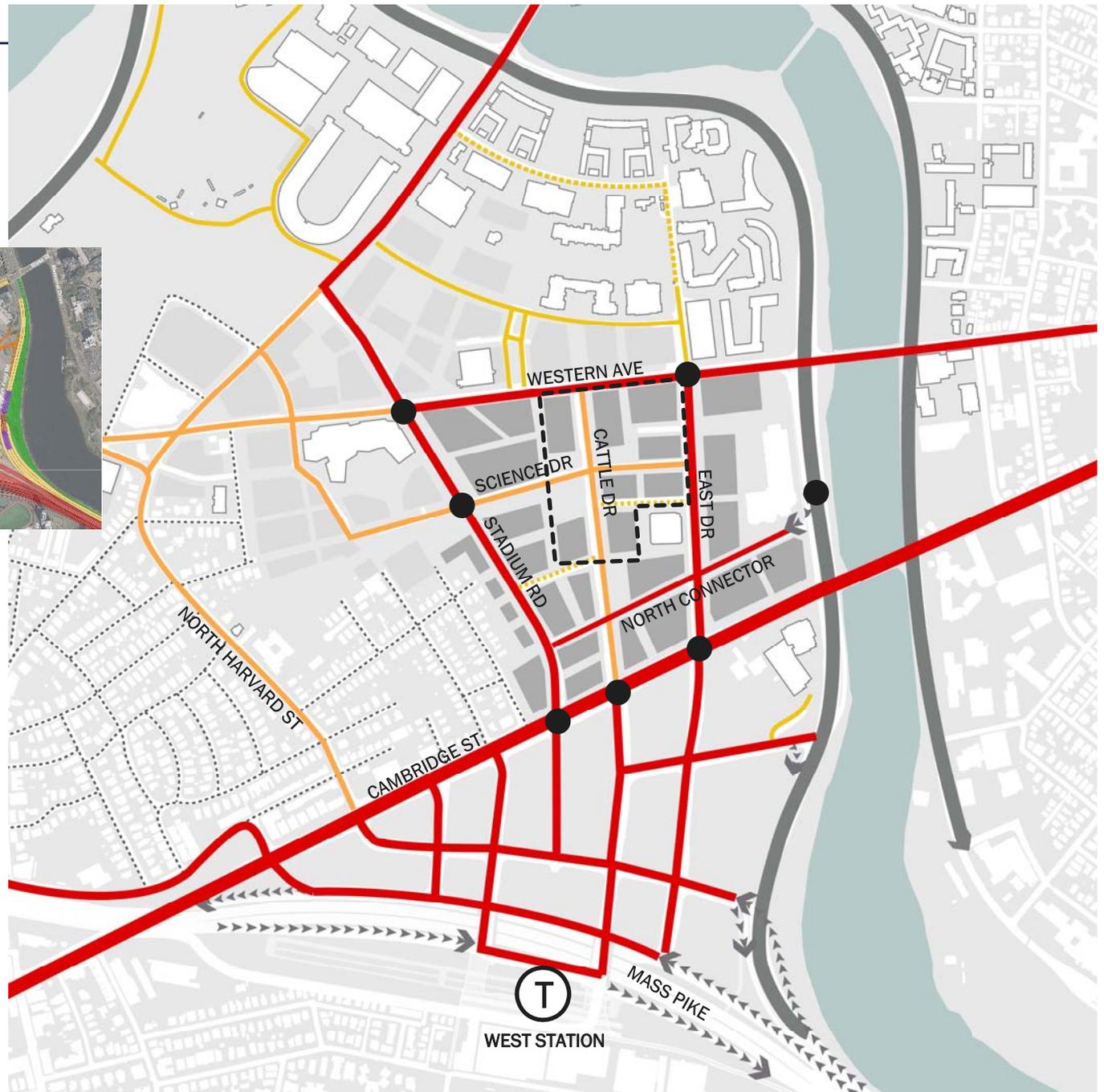


Streets Framework



DOT Interchange Concept

- FIXED INTERSECTIONS
- PARKWAYS
- NEIGHBORHOOD CONNECTOR
- NEIGHBORHOOD MAIN
- CAMPUS DRIVE
- CAMPUS DRIVE/LIMITED VEHICULAR ACCESS
- ➔ MASSACHUSETTS TURNPIKE RAMP



Parking Framework

Minimize impacts of parking.

Establish a balanced parking program.

- ← LONG-TERM VEHICULAR GATEWAYS
- PROTECT CORE PUBLIC REALM
- CONTINUE SINGLE TRAYS OF PARKING BELOW EACH BUILDING



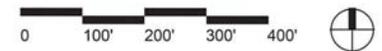
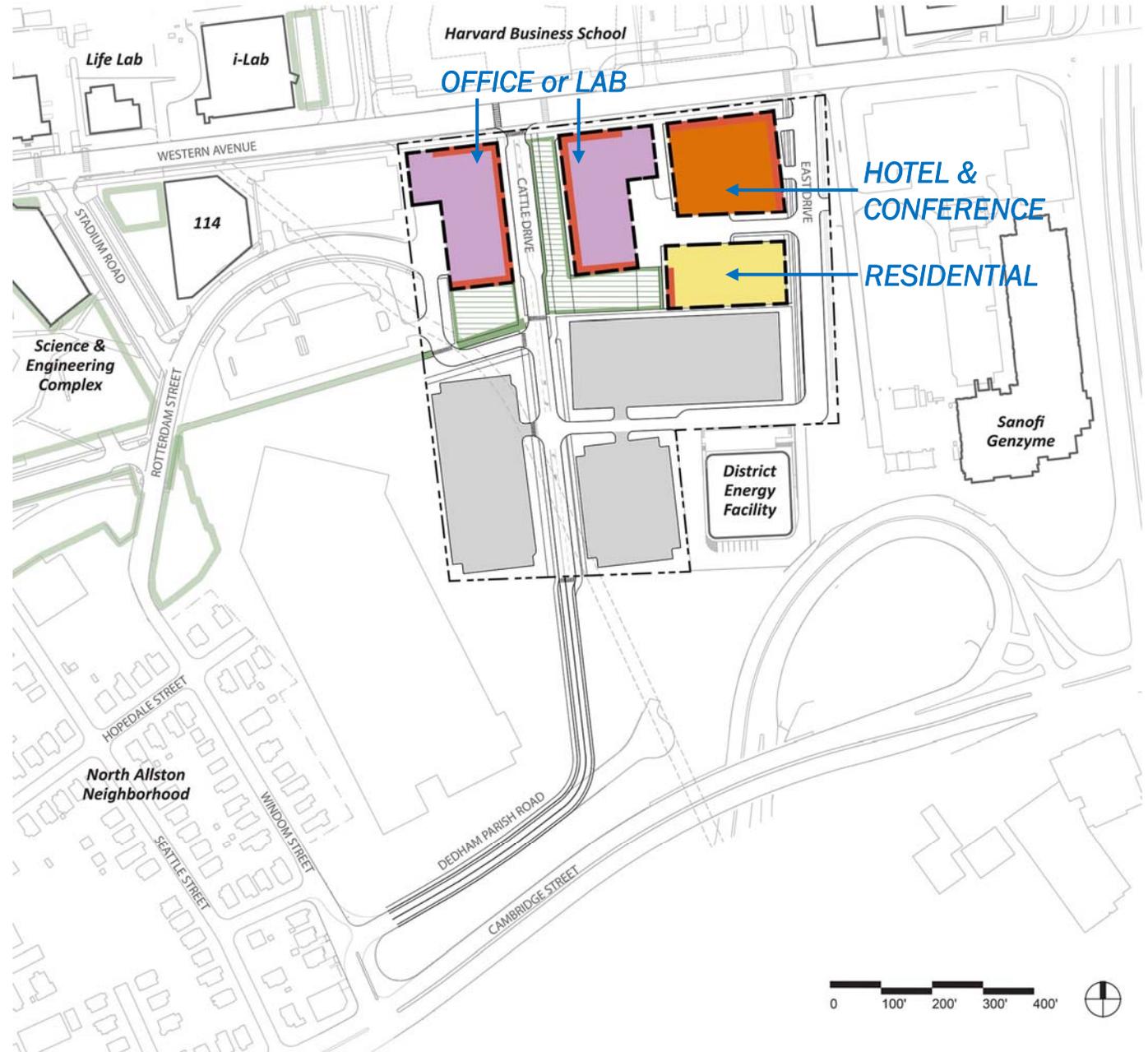
Mix of Uses

PROGRAM SUMMARY	
Office/Lab	400,000 GSF
Residential	250,000 GSF
Hotel & Conference Center	250,000 GSF
Total GSF*	900,000 GSF

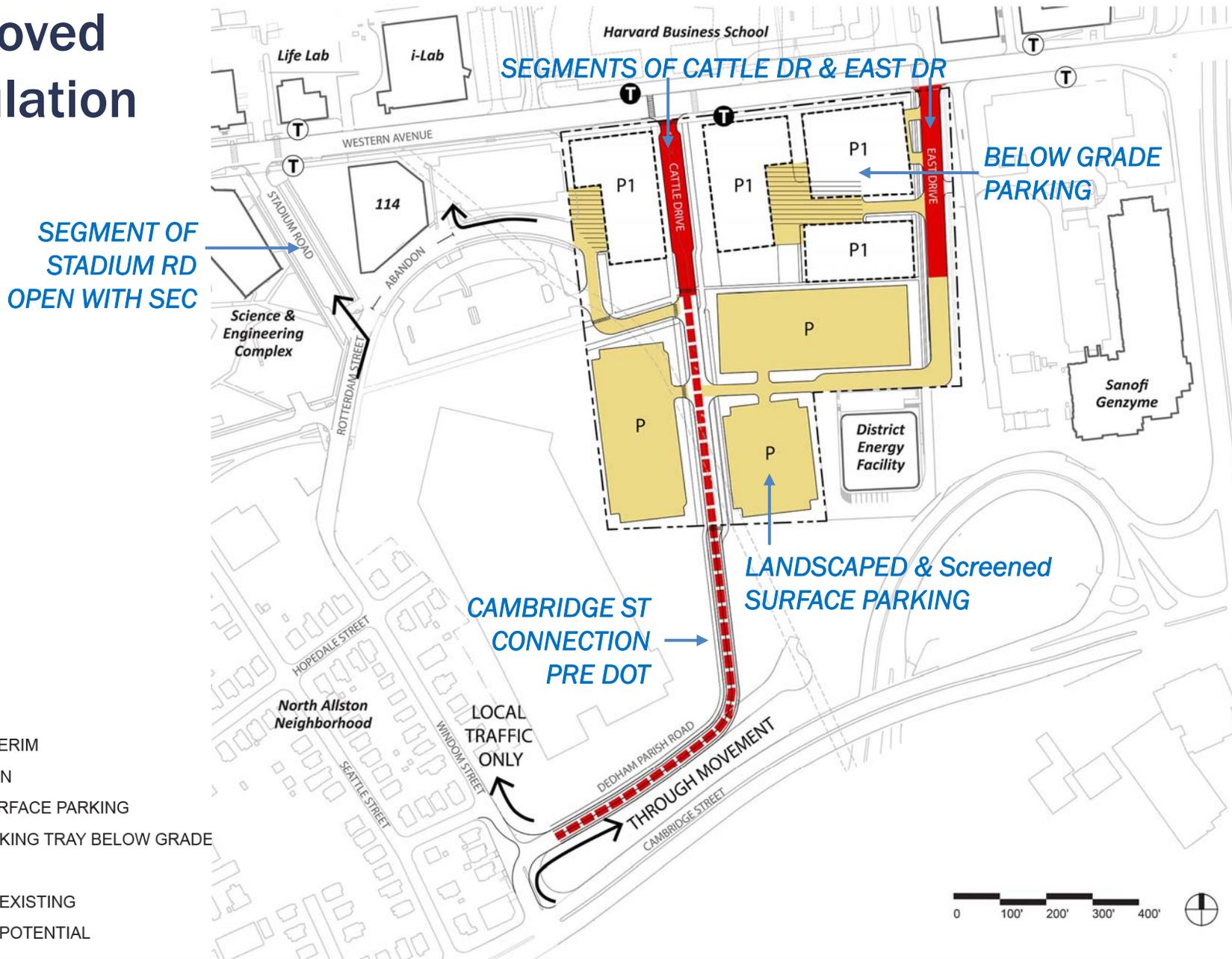
*Inclusive of active ground floor/retail

Parking Spaces (permanent & interim)	800-900
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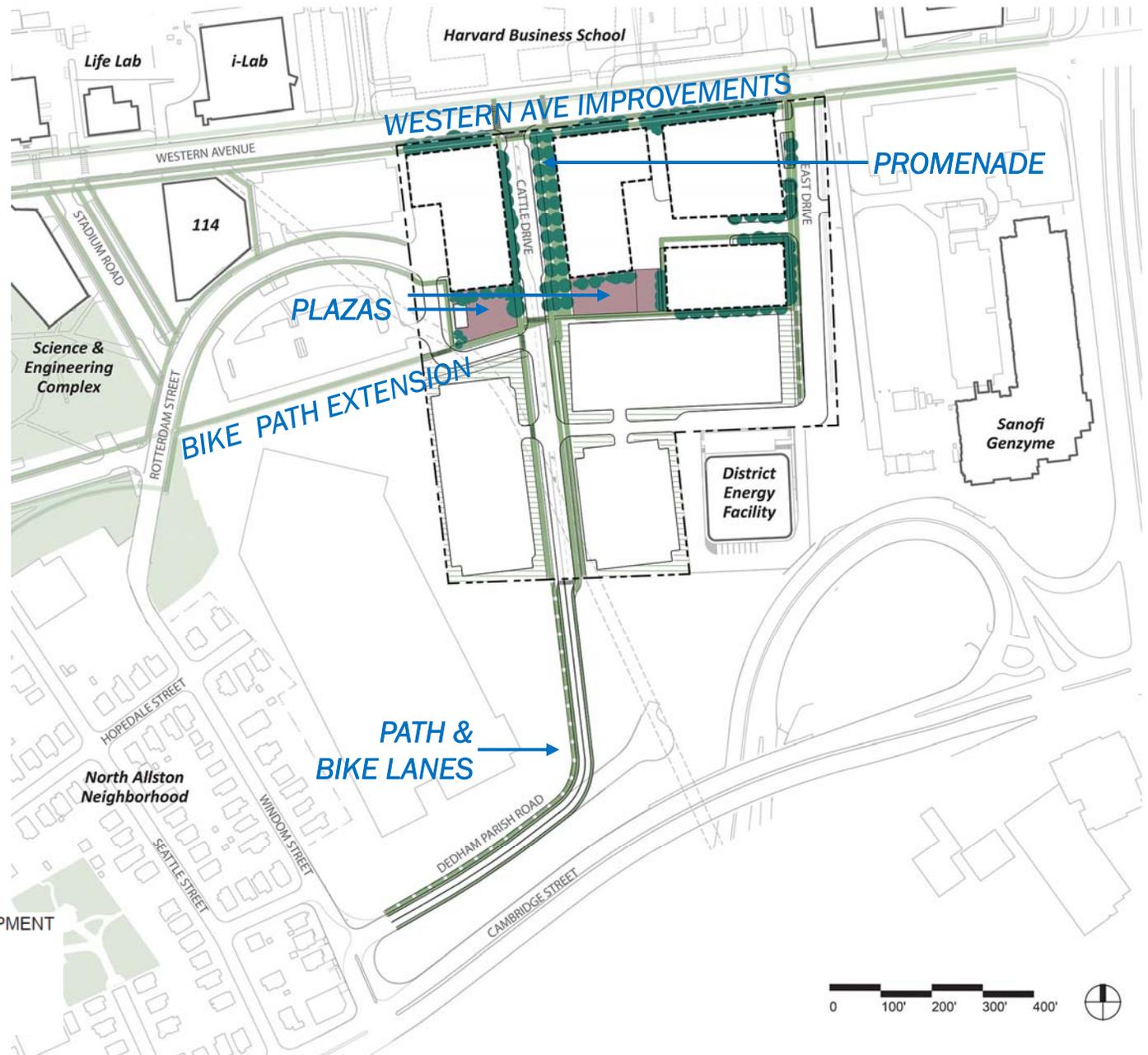
- PDA AREA (~14 ACRES)
- DEVELOPMENT PADS
- Office/Lab
- Residential
- Hotel & Conference Center
- Active Ground Floor
- PUBLIC SPACE
- SURFACE PARKING



Improved Circulation



New Public Spaces & Streetscapes



PDA Context



PDA Illustrative Plan

