

Harvard Allston Task Force
Meeting Minutes
Monday, December 11, 2006
Honan-Allston Library
6:30 p.m.

I. Attendance:

Harvard Allston Task Force

John Bruno
Cathi Campbell
John Cusack
Rita DiGesse
Brian Gibbons
Mike Hanlon
Millie Hollum McLaughlin
Bruce Houghton
Harry Mattison
Ray Mellone
Brent Whelan

Harvard University

Luann Abrahams, Harvard University Art Museums
Nathalie Beauvais
Tom Lentz, Harvard University Art Museums
Kevin McCluskey
Alison Reinhardt
Kathy Spiegelman
Maile Takahashi

CBT Architects

Rob Brown

City of Boston

Gerald Autler, Boston Redevelopment Authority
Linda Kowalcky, Boston Redevelopment Authority
Representative Kevin Honan

The meeting started at 6:35 p.m.

Gerald Autler, Boston Redevelopment Authority (BRA), asked attendees to put their names on the sign-in sheet. He said that if you have not been receiving his emails then you are not on his email distribution list and you should include your email address on the sign-in sheet. Gerald said the agenda items for tonight's meeting are: presentation from Harvard on their proposed museum project in Allston, an update on Harvard's interim-use plan, an update from the Task Force on community benefits and establishing agenda items for the next year.

Gerald introduced Kathy Spiegelman, Harvard University's Chief Planner for the Allston Development Group. Kathy said that tonight Harvard would present preliminary design concepts for its proposed art museum in Allston. The art museum is one of three projects that Harvard included in its Institutional Master Plan Notification Form (IMPNF) that it filed in April 2006 to

Harvard Allston Task Force

Monday, December, 11 2006

amend its current Allston campus Institutional Master Plan (IMP). Kathy said that Harvard was hoping to file the Project Notification Form (PNF) for the art museum project and the IMP amendment with the BRA at the end of this week. In January Harvard will file a new IMP to include development plans for the next 20 years.

Kathy said the art museum project site has changed since Harvard filed the IMPNF for the amendment in April. In the IMPNF Harvard proposed three projects: 1). Science complex on Western Avenue, 2). Harvard University Art Museums (HUAM) arts center at 1360/1380 Soldier's Field Road (former Citizen's Bank and Kinkos buildings), and 3). Interim arts facilities at 224 Western Avenue (former Verizon building). Since filing the IMPNF, Harvard has determined that 224 Western Avenue is a better site location for the HUAM arts center project. Originally 1360/1380 was going to be a temporary location for the Fogg art museum while its Cambridge facility is renovated however, it was determined that to renovate 1360/1380 as an interim site was going to be a very complicated project. An alternative was to look for a permanent space for the museum project. Less than six weeks ago Daly Genick, the architect firm for the HUAM project, conducted a feasibility study to renovate 224 Western Avenue for the HUAM arts center. Kathy said that the North Allston Neighborhood Strategic Plan (NANSP) proposed a project of similar use and size at the Verizon site.

Kathy introduced Tom Lentz, Director of the HUAM. Tom said that HUAM would like to develop a 2 site operating model and a permanent facility at the Verizon site would be a step toward accomplishing this. HUAM is excited about the prospects of the proposed museum site because it would serve as both a community resource and a resource for the University to carry out its mission of teaching and research. While the Fogg is being renovated the proposed building would house all of HUAM's operations. When the Fogg's Cambridge facility is completed some of the operations will move back to Cambridge however, the Verizon site would remain a permanent location for the HUAM arts center for exhibition space and public programs. The HUAM arts center is different from other museums in that its operation is not driven by attendance but rather has a different mission of providing teaching and research opportunities. One-third of the facility would be public space, 1/3 would be office/research space, and 1/3 would be collections space. The facility will not be an art storage warehouse and instead will function as a public art museum. Tom anticipates that the facility will be a state-of-the art exhibition space for modern and contemporary art. One distinction from other museums around the country is that this facility would have a study center which will provide a physical arena for people to intimately view collections and pieces of art work. The facility would also hold the Strauss Center, which is a center for the technical study of modern art and preservation and creation of modern art. The new facility will provide a public education opportunity that HUAM is not able to provide now. Tom introduced Rob Brown, an architect from the firm CBT which is working with Daly Genick, to design the building.

Rob said that the architect team is very excited about the new site because of its location at the intersection of Western Ave. and North Harvard Street. The design ideas for the building are at a very early stage and not completed design schemes. Rob presented several slides that detailed the programming for the building. He also presented three design schemes. The first two design schemes proposed a building with massing in alignment with Teele Hall (a Harvard owned building, adjacent to the proposed site). In the first two design schemes none of the programming is below ground. The third proposal is the proposal that the architects are leaning toward and it

Harvard Allston Task Force

Monday, December, 11 2006

proposes putting significant program below ground. The massing of the building would be lower on the side that is adjacent to residential properties. That side of the building would have a terrace roof top garden that would connect inside to the gallery space. On the ground level on that side of the building there would be landscaping with sculptures and skylights to filter light into the lower levels of the building. The loading for the building would be between Teele Hall and the museum and there would be a pull-in wide enough to allow for trucks to turn around so as not to stop on the street. In front of the building there would be space for a Harvard shuttle stop and visiting buses could be parked on site rather than on the street. The front portion of the building facing Western Avenue would have multi-purpose public functions at the street level such as a café, museum shop and function rooms. The collections space would be in the back anterior of the building. Part of the back site edge touches Franklin Street and the architects are proposing a green parkway connecting through from Western Avenue to Franklin Street. The roof terrace would allow for sustainable features such as water retention and the architects hope the building will achieve LEED Gold status.

Gerald asked for the Task Force and community members' comments and reminded attendees that when Harvard files a Project Notification Form (PNF) for the project they will have further opportunity to provide comments, feedback and questions that they would like Harvard to take into consideration in developing its impact analysis.

Ray Mellone: Will the proposed shuttle stop be on public property?

Kathy Spiegelman: The shuttle stop would be located in the lobby of the museum to provide a secure and weather protected place to wait for the shuttle.

John Cusack: What is the approximate square footage of the project?

Kathy: 125,000-130,000 square feet. In the IMPNF Harvard proposed 90,000 square feet for this project because it was initially going to be a temporary building. Now that it is a proposed permanent location for a museum the square footage has been adjusted.

Brent Whelan: What is the number of employees that the building will house and what is the rate of visitors? Where will they park?

Kathy Spiegelman: While the Fogg is being renovated there will initially be approximately 200 employees. Once the Fogg is completed there will be approximately 80 employees. The PNF will have more specific information. The plan proposes pooled parking options at Teele Hall and the proposed science complex. We will be working with the business school to provide visitor parking at Teele Hall.

Ray Mellone: Is this project definite?

Kathy Spiegelman: Yes, Harvard is committed and will be filing the appropriate documents to get the project started.

Audience Member: Would this be a demolition and rebuild?

Harvard Allston Task Force

Monday, December, 11 2006

Kathy Spiegelman: Yes, the current building is a warehouse so we would have to do a demolition and rebuild.

Mike Hanlon: When would the project start?

Kathy Spiegelman: We have to go through the appropriate permitting steps but we're hopefully that it would start by the end of this summer and be completed in 18 months to two years.

Mike Hanlon: So Harvard will have two sites under construction at the same time?

Kathy Spiegelman: Yes. Both projects will have to go through extensive construction mitigation plans under article 80. We understand that this will be a big issue for the neighborhood so we are working on developing those mitigation plans and will share them with the neighborhood

John Cusack: Is the Citizen's Bank building a lost cause or will it still be used for interim arts facilities?

Kathy Spiegelman: After further study, Harvard concluded that the Citizen's building works great as an office building.

Mike Hanlon: Would the proposed café in the building serve alcohol?

Kathy Spiegelman: That's something we can discuss further once the plans progress but right now it proposes a typical café.

Harry Mattison: How much of the building will be gallery space?

Tom Lentz: 9,000-12,000 square feet.

Harry Mattison: How does the amount of office space in the building serve the purpose of providing retail opportunities at Barry's Corner? If you think about retail options at Barry's Corner in comparison to Harvard Square I don't think this meets the criteria. I'm concerned that we may be running out of available spaces in Barry's Corner for retail.

Kathy Spiegelman: The proposed café and museum shop for the building are in alignment with the expectations in the NANSP.

Tom Lentz: The public functions in the building on the streetscape will operate independently from the museum so they can remain open when the museum is not.

Harry Mattison: At this site the NANSP proposed buildings with a height limit of 35 feet.

Rob Brown: The architects took this into consideration which is why the design proposes lowering the height of the building on the side adjacent to residential properties.

Harvard Allston Task Force

Monday, December, 11 2006

Kathy Spiegelman: Harvard's Master Plan and the NANSP will have some differences in proposed heights. At times there is a tradeoff for more open space if building heights are greater. In the proposed design scheme most of the building will go underground.

Rob Brown: We saw this as a great opportunity to provide a green roof and put about 40,000 square feet below ground.

Mike Hanlon: What kind of impositions will the roof garden have on the abutting residents?

Kathy Spiegelman: Harvard will need to work closely with the adjacent residents. We are having a meeting with them tomorrow night to go over the design plans. As you know Task Force member Mary Helen Black lives in one of the adjacent properties and we have been working with her to get her comments and feedback.

Ray Mellone: I thought at one time this site was a diesel truck fuelling spot.

Kathy Spiegelman: Based on what we know it is a safe property. A lot of Harvard's properties in Allston have former occupants that used oil. The law requires us to do a thorough inspection.

Brent Whelan: Besides the Charlesview relocation what is Harvard's build out for its holdings west of North Harvard Street? From my understanding Cooper, Robertson and Partners was charged with studying the land east of North Harvard Street for Harvard's Master Plan. Is someone else studying Harvard's land west of North Harvard Street? When will the public see a plan for west of North Harvard Street? I thought the BRA didn't want to see one by one development of Harvard's major holdings.

Gerald Autler: The NANSP has special study areas such as the Holten Street corridor and Western Avenue that need to be restarted again. This will be a hot topic next year and we'll have to start a simultaneous process for looking at Harvard's proposed projects plus the land that Harvard doesn't own.

Brent Whelan: Who is the coordinator for that? Is it the BRA and Harvard is a participant? Will the museum project go ahead without the neighborhood seeing a plan for west of Western Avenue?

Gerald Autler: Yes, it is the BRA. We will have to see how Harvard's museum plans evolve.

Kathy Spiegelman: The NANSP set guidelines for all of North Harvard. Harvard's institutional development is only as far as Barry's Corner. The institutional master plan is a beginning to the planning process and by no means an end. Barry's Corner will be the location of the town/gown meeting point.

Brent Whelan: I consider Harvard's campus everything the University owns, including west of North Harvard Street. To me Western Avenue is another corridor of Harvard's campus.

John Bruno: Harvard's defined campus as we know it is the land Harvard owns. The proposed new Charlesview buildings are a good example of height. We need to set a cautious precedent for height otherwise other projects will just follow suit. I'm afraid of the example that will be set with higher buildings and I don't want to be backed into a corner. I'm worried about height, parking, density and the whole picture.

Harry Mattison: If the museum is going toward a two site operating model why can't the Verizon project be smaller and have some of the other functions of the building at another site on Western Avenue? The museums in Cambridge are in three different buildings.

Harvard Allston Task Force
Monday, December, 11 2006

Luann Abrahams: We have a lot of difficulty running the three buildings operationally in Cambridge which is what we're trying to avoid in Allston. If you think of it like a library, you can't have the books in one location and the librarians in another location. We're hoping our Allston facility will allow for us to use the space efficiently to help us fulfill our mission.

Harry Mattison: Does Harvard plans to use the space behind Teele Hall as anything more than parking? Would Harvard ever consider putting a building behind Teele?

Kathy Spiegelman: No.

Harry Mattison: What will the hours of the museum be? I don't picture the museum creating an energetic, exciting Barry's Corner.

Tom Lentz: It will most likely be 10:00 a.m.- 5:00 p.m. 7 days a week.

Harry Mattison: Is there a Barry's Corner Master Plan?

Brent Whelan: What else is Harvard thinking for uses in Barry's corner?

Kathy Spiegelman: We don't have plans for the 7-Eleven and gas station because we don't own those properties. Harvard's Master Plan does include plans for the 175/219 North Harvard Street and the current Charlesview site.

John Cusack: I think the museum does provide a good public activity because it's a place the public can go and use and never have to buy anything. There's another community very close to us that shot itself in the foot over a museum and I wouldn't want to see that here. A building can help to enliven the area and be open to the public and not sell anything. I didn't like the Citizen's bank site. I think the residential area could utilize the museum but this is not to dismiss any arguments against it. I think it could be a permanent asset to the community and fits the retail description.

Harry Mattison: For years Barry's corner has had limited public functions. It's hard to understand the planning behind this.

Cathi Campbell: The museum project is focused on what Harvard needs to fulfill its mission. As a result it is going to create parking problems on our residential streets. Harvard needs to come up with a smaller building to fit its needs that will allow for it to provide its own parking resources. We have to look out for our neighborhood because people who are visiting the museum are going to park on our streets. I think it's a fine use for the location but the proposal uses the whole space to meet the needs of Harvard without taking into consideration the needs of the community.

Kevin McCluskey: The filing of the PNF for the art museum project will allow us to continue to explore these issues more thoroughly and work through the scoping process. In response to Harry's comments about retail, I don't ever recall the neighborhood wanting Barry's corner to feel like Harvard Square. I feel like the museum could be a terrific catalyst to bring more retail opportunities along Western Avenue.

Harry Mattison: We also don't want something like Kendall Square that basically shuts down at 5:00 p.m.

Kevin McCluskey: I wouldn't want the breaks to be put on this opportunity like the opportunity that was lost across the river just because we haven't yet answered the question of retail on Western Avenue.

Harvard Allston Task Force

Monday, December, 11 2006

Brent Whelan: Harvard has this huge expansion project going on but there aren't any developments for the Western half of the project. All we see is this big stretch of the main street sitting underdeveloped.

Harry Mattison: From my understanding Harvard is filing the PNF form at the end of this week. How can we work this out in the scoping process if the building already has design concepts? We need to have a better relationship than that.

Kevin McCluskey: The scoping process is required by law. There is no other process.

Brian Gibbons: There are going to be 200 people working in this building and there isn't parking for employees? This is going to bring cars right into our neighborhood. This is a problem- plus you are going to have visitors' cars. In terms of retail- I want retail in the neighborhood that I will use. A café? A museum store? I don't know if I'm going to necessarily use these. We're looking for places we shop. We want residential retail that will go all the way down Western Avenue.

Kevin McCluskey: You're assuming that we are going to have 200 people driving. We're not pretending we're going to solve all the retail problems with this one building.

Audience Member: I'm concerned about the residents whose homes are located right next to the proposed project. What kind of lighting will be on the 3rd floor garden? Will people be able to see into the residents' homes? It is going to be a contemporary art museum so I'm also concerned about the look of the exterior of the building and whether it will blend in with the neighborhood.

Tom Lantz: We're only 5 weeks into the planning process so we're still a long ways a way to all of those kinds of decisions. We still just don't know. If the 3rd floor garden has lighting it would be soft, subdued selective lighting.

Kathy Spiegelman: As the design moves ahead we will be working very closely with the abutters.

Gerald Autler: When the PNF is filed the project will be in the pre-schematic stage of the design. All of these kinds of questions are good questions to come out in the scoping session.

Audience Member: Why is Harvard overtaking all of Allston? Why don't you locate the museum at the site of the Pepsi/Sears building? Harvard bought up all these properties under fake names. Why can't it just keep development in Cambridge? Is the plan to do underground parking just going to become another big dig?

Kathy Spiegelman: There are visual/aesthetic reasons to choose to do underground parking. Harvard acquired land in Allston as an opportunity to extend its campus with shared uses, retail opportunities and physical improvements for the community.

Gerald Autler: When Harvard files its complete Master Plan we'll be able to look at it in a comprehensive way to try and understand Harvard's logic.

Audience Member: I live and work on Franklin Street and I think it's a great project. I think it can be a great academic and interactive place for both adults and students to experience art. I hope the very serious conflicts and problems can be resolved. I don't want to see the quality of life in the neighborhood go down. What kind of art is going into the museum and what will go back when the Fogg is renovated?

Harvard Allston Task Force

Monday, December, 11 2006

Tom Lentz: We still need to determine what parts work best in Allston and in Cambridge under this two site operating model. The collections will be accessible and it will have galleries and study centers. It will be a major space for modern and contemporary art.

Kathy Spiegelman: Harvard and the architects will come back at future meetings to work with the community as the project evolves. It is helpful to have so many residents in the room to hear their feedback. I also want to thank Representative Honan and Will Luzier for attending these meetings and participating in this process.

Gerald turned the meeting over to Maile Takahashi, Harvard University, to give an update on Harvard's interim-use land plan.

Maile said that at a Task Force meeting in September she presented some interim-use plans for Harvard's properties west of Barry's Corner. The plan included two main components: 1). physical improvements to some of the properties and 2). Actively leasing some of the properties which Harvard determined it did not need for its Institutional Master Plan. In terms of physical improvements, Harvard has cleaned out gutters and taken down outdated signs. Harvard can share a detailed list of these physical improvements if anyone is interested. Also as part of the physical improvements, Harvard identified any fencing that needed repair or could be removed and is developing an interim-landscape plan. Harvard is committed to replacing the fencing for certain properties in the spring. Harvard recognizes that a lot of these changes are minor but hopes the community will be able to see the improvements by the spring. In terms of leasing activities, the 1360/1380 Soldier's Field Road property (former Citizen's bank and Kinkos buildings) are some of Harvard's best office buildings in its commercial portfolio in Allston and hopefully there will be some new tenants by February. Harvard also would like to extend Mahoney's lease. In November Harvard met with the BRA's economic development staff and reviewed all of its commercial properties available to lease in Allston to discuss leasing strategies. Gerald could have the BRA economic development staff come in and talk about it further.

John Cusack: Does that mean VW might stay?

Maile Takahashi: They could stay for a little while longer until we need the site for an academic building.

Mille Hollum McLaughlin: I understand why Harvard can't begin the landscaping projects until the spring when the weather is nicer but why can't it start the fencing removal?

Maile Takahashi: We have been slowed down a little because we need attorneys to look at the property to determine it is safe to remove the fencing. I agree that we can be moving a little faster.

Ray Mellone: What is the billboard zoning? Is there a provision that Harvard can take the billboard down?

Harry Mattison: What is the status of 170 Lincoln Street? Does Harvard own this?

Kathy Spiegleman: Harvard is in negotiations with the owner's of that site. It is likely that the sale will be completed but we don't have any use in mind for that site.

Audience member: I thought it was the former owner's responsibility to finish that? I thought they couldn't negotiate the billboard because it was a long-term lease?

Ray Mellone: I thought it didn't happen because Cabot, Cabot and Forbes didn't have a tenant.

Gerald Autler: I will look up the commitment in the cooperation agreement.

Harvard Allston Task Force
Monday, December, 11 2006

Mille Hollum McLaughlin: The maintenance of the Forbes building was let go. The building has been an eye sore for a long time and it's a shame. The community had high hopes for that building and the surrounding area.

Harry Mattison: How many new tenants has Harvard signed to the vacant properties in the last two months? Can Harvard bring a report on the money it spent on property maintenance?

John Cusack: Is there a possibility of giving the interim-land use presentation again at a future Task Force meeting?

Maile Takahashi: Yes, if the Task Force has an interest we can give the presentation again.

Audience Member: I know that the landscaping will be done in the spring but I was under the impression that we were going to see plans for the landscaping on Western Avenue and Everett Street.

Maile Takahashi: Yes, it will be the whole area but the improvements will be interim because eventually there will be new uses for the building sites.

Harry Mattison: If the Master Plan is not going west of North Harvard Street then it seems like we could do permanent landscaping on the properties.

Kathy Spiegelman: We anticipate that the uses of the properties might change therefore the landscaping might change. We are on track to provide landscaping improvements in the spring.

Audience Member: Just to clarify, the new Institutional Master Plan (IMP) submitted in January 2007 will not include Harvard properties west of North Harvard Street? What about the new Charlesview site?

Kathy Spiegelman: Except for the Verizon and Teele Hall buildings, the land Harvard is looking at for its campus is south and east of Barry's corner. The IMP only identifies buildings and land for institutional uses. If Charlesview moves it is not a Harvard's project.

Brent Whelan: What about 175 North Harvard Street?

Kathy Spiegelman: That property has been in the IMP since 2005. The new IMP proposes moving some of the athletics buildings to that site as well as adding residential and retail uses next to Smith Field but there are no specific building proposals as of this time.

Audience Member: Harvard starts the design of its buildings without enough parking spots. Parking is a major problem in the neighborhood. Why doesn't Harvard build some of its parking lots in its athletic fields?

Kathy Spiegelman: The IMP proposed putting an underground parking garage in the athletic fields. You're absolutely right that parking is a major issue in the neighborhood.

Audience Member: Is Harvard going to provide use of its shuttle for local residents? Harvard students use all the parking available. Harvard is just another college that has never done anything for me.

Kathy Spiegelman: The use of Harvard shuttles is still to be discussed but I would presume that since it is a Harvard shuttle run on public streets in should be available for people to use.

Harvard Allston Task Force
Monday, December, 11 2006

Audience Member: Is it Harvard's intention to have all of its property contiguous? Why not put the museum in the Brighton Mills shopping center?

Kathy Spiegelman: It's Harvard's intention to allow the shopping center and the pet store to stay. Barry's corner is a good location for the museum to merge town/gown relationships.

Audience Member: Why does Harvard keep buying property all the way down Western Avenue? There's got to be another Master Plan that we're not aware of.

Audience Member: What will Harvard's expansion do to the tax payers? Are all of these new properties going to be tax-exempt? Harvard should donate money to a trust to make up for the loss of tax revenue.

Gerald Autler: This will be an ongoing community benefits discussion. The BRA requires specific commitments from the institution. Ray will give an update on the status of the Task Force's ideas for community benefits.

Audience Member: I've lived in a house on Holten Street for 61 years and for the first time the other day I saw a rat in my yard. There is a big rat hole right next to McDonalds. What is Harvard going to do for mitigation?

Maile Takahashi: I will make the Harvard property managers aware of this situation.

Audience Member: How are there going to be more shuttle services if it's going to cost more for the MBTA. Harvard should subsidize public bus transportation.

Gerald Autler: These are all issues we will be discussing in more detail in January after Harvard submits its new Institutional Master Plan.

Ray Mellone: Community benefits are an all encompassing questions. Many people in the neighborhood submitted wish lists, emails and shared ideas at the last Task Force meeting. Coming up with a concrete proposal is an ongoing work in progress. Primarily I think educational benefits should be negotiated with Harvard. The character of our neighborhood is a mid-income, residential, walking neighborhood. We should take advantage of Harvard's resources and develop a program that will last as long as Harvard's expansion. Harvard will continue to grow and therefore the benefits should continue to grow. Ideas for housing, private schools, and accessibility to programs are all great ideas. Our first priority should be to preserve the character of our community and what are needs are. We don't have all the particulars worked out yet. I don't agree on a establishing a foundation with money. We would have to establish a board to entertain all of the requests and its specific agenda may not be aligned with the Community's needs. The problem with having a pile of money is that who determines who's qualified or justified to receive it? We shouldn't put a price tag on it and limit ourselves. Harvard says it wants to share resources with us so we should come up with a good plan. The Task Force is meeting together outside of these bi-monthly meetings so if you have any good ideas please send them to us.

Audience Member: The impact advisory group will measure the impact of Harvard's development? What about Harvard's property purchased west of North Harvard Street? I try to understand the article 80 process as well as possible to ensure an open and honest conversation between Harvard and the community. Harvard is planning 50 years of development up to Barry's corner? What about the other half of Western Avenue that Harvard owns?

Harvard Allston Task Force
Monday, December, 11 2006

Gerald Autler: That is a different kind of development that isn't institutional. By the January 8th Task Force meeting, Harvard will have filed its Institutional Master Plan amendment and that will be an appropriate time to start talking about all these things.

Audience Member: Harvard needs to mitigate its impact on Western Avenue especially with the Charlesview relocation. How can that not be a part of the process?

Gerald Autler: I'm not suggesting that this isn't the right forum to talk about the Charlesview relocation. Up until now the negotiations have been ongoing between Harvard and Charlesview. Now that the negotiations are looking probable, I agree that it should be a single process.

Audience Member: I disagree that a community foundation would be a bad thing and that you couldn't trust the agenda of the board members. Any one of the Task Force members could have their own agenda too in negotiating the community benefits. I don't understand your logic. A community board could be democratically elected.

Audience member: Proposed high-rises are drastically out of scale with the neighborhood and don't make sense. I thought the Harvard planning process would be required to stay within the zoning codes. The NANSP calls for parks and green space and it's almost like a dream that we'll never be able to achieve. It's clear that the neighborhood doesn't want density and high-rises. Is the neighborhood going to be swept under the rug like Charlesview? We have to stand up and come together as a neighborhood with our Representatives backing us.

Gerald Autler: Part of the process is that Harvard proposes its plans and the City and the neighborhood react. In January all of Harvard's plans will be on the table. I agree that the City hasn't fully followed through on the NANSP but we are committed to following through. Just because Harvard proposes a project doesn't mean it has to happen.

Audience Member: Who's benefiting from Harvard's expansion? Harvard? Star Market? Construction companies? Who's going to lose? Me. All of the parking in the neighborhood is going to go and it's going to impact the whole community. The neighborhood is not being represented.

Gerald adjourned the meeting at 8:30 p.m.