

**Harvard Allston Task Force  
Meeting Minutes  
Wednesday, March 12<sup>th</sup>, 2008  
Allston-Brighton Resource Center  
6:30 p.m.**

**I. Attendance**

**Harvard Allston Task Force**

Paul Berkeley  
John Bruno  
Cathi Campbell  
John Cusack  
Rita DiGesse  
Millie Hollum McLaughlin  
Bruce Houghton  
Harry Mattison  
Ray Mellone  
Brent Whelan

**Harvard University**

Monika Bankowski  
Mary-Helen Black  
Will Donham  
Kevin McCluskey  
Joshua Poupore  
Dan Rabinovitz  
Alison Rainhardt  
David Raszmann  
Dennis Swinford  
Maile Takahashi

**City of Boston**

Michael Glavin, Boston Redevelopment Authority  
Linda Kowalcky, Boston Redevelopment Authority  
Kairos Shen, Chief Planner, City of Boston  
Carlos Montanez, Senior Planner, BRA (Allston/Brighton Community Planner)  
Linda Kowalcky, Deputy Director, Economic Development & Mayor's Liaison to Higher Education, Boston Redevelopment Authority  
Paul Holloway, Mayor's Office of Neighborhood Services  
Tad Reed., Boston Redevelopment Authority  
Mary Kanases, Boston Redevelopment Authority  
Bob Kroin, Boston Redevelopment Authority

Prataap Patrose, Boston Redevelopment Authority  
 Tyler Noran, Boston Redevelopment Authority

Michael Glavin, Senior Project Manager, Institutional Development, BRA began the meeting at 6:40pm.

John Cusack gave a brief update from the Construction Mitigation Sub-committee meeting.

Kairos Shen, Chief Planner, BRA introduced his planning team:

- Prataap Patrose, Deputy Director for Urban Design, BRA
- Bob Kroin, Chief Architect, BRA
- Mary Knasas, Senior Planner, BRA (Community Planning Department)
- Tad Read, Senior Planner, BRA
- Carlos Montanez, Senior Planner & Community Planner for Allston/Brighton, BRA
- Tyler Noran

**Overview & Timetable - Carlos Montanez, Allston/Brighton Neighborhood Planner**

- Presentation outline
  - Purpose
  - Coordination of parallel process
  - Substantive planning topics
- Purpose
  - Reassess & refine NASP vision
  - Changed context
    - land ownership
    - recent proposals
    - clearer IMP intentions
  - Require connectivity: IMP & neighborhood plan
  - Community input on work scope to inform parallel process
  - Produce series of tangible outcomes
    - e.g. regulations & design guidelines
    - memoranda of understanding & agreement
    - development controls
- Coordinate & inform – timetable

	<b>BRA Community-wide Planning Process</b>	<b>Charlesview</b>	<b>Harvard/Task Force IMP</b>
February	27 <sup>th</sup> Process Approach		
March	12 <sup>th</sup> – drafting scope of work process & content approach - BRA team comments	10 <sup>th</sup> Community 24 <sup>th</sup> Community 31 <sup>st</sup> Comment Period	26 <sup>th</sup> : MEPA, IMPNF, Community Benefits
April	9 <sup>th</sup> Community Scope Feedback 12 <sup>th</sup> Community Scope Feedback - supplemental RFP scope with	<a href="#">BRA Scoping Determination</a>	23 <sup>rd</sup> BRA discuss community-wide scope & IMP scope within the context

	community input		26 <sup>th</sup> IMPNF comment period
May	<a href="#">BRA finalized scope</a>		<a href="#">BRA IMP Scoping</a>
June	Process continues with consultant and BRA team and community refining goals		

- Substantive topics :
  - Urban design
  - Sustainability & development
  - Transportation
  - Real Estate economics
  - Economic development

**Urban Design – Bob Kroin, Chief Architect**

- Interconnected open space
  - Between neighborhood and campus
- Multiple river connections
  - Cambridge Street
  - Allston Landing North
- Streetscape (tie the neighborhoods together with better streets and parks)
- Bring residential & campus neighborhoods together (suggested retail & cultural activity nodes on Western Ave. @ McDonalds/Petco, Barry’s Corner, and just past 1<sup>st</sup> Science)
- Sustainability

**Transportation – Tad Reed, Senior Planner**

- Pedestrian & bicycle safety
- Transit service (including tying into Harvard’s shuttle service, Urban Ring)
- Vehicular alternative modes (smoother flow of traffic)
- Parking solutions (for Harvard & the community)

**Real Estate Economics – Mary Kansas, Senior Planner**

- Community housing needs
  - Land uses
  - Density
  - Affordable & market rate
- Inform Charlesview

**Retail Market Demand – Michael Glavin, standing in for Dana Whiteside**

- Retail type and scale (find out what neighborhood is interested in)

**Economic Development – Linda Kowalcky, Deputy Director**

- Jobs
- Beacon Yards
- Workforce Development

Kairos Shen opened the discussion to questions from the community members.

Brent Whalen asked a question about process, schedule and timing.

Kairos Shen answered that he felt the processes can be parallel but at the same time scoping and the questions require more study. He said that scoping is a part of the process about clarifying what we would ask both the Harvard team as well as the Charlesview team which questions need to be studied further. He said that the questions for Charlesview are not going to be defined, but would cover the topics of the density, height, how much open space is needed, what kinds of connections should be there, is there enough space for the project, etc. He said that he has made it very clear that the questions are not going to be submitted to the Community Builders until there will be a chance to discuss what that area of Charlesview would be. Scoping would be an exam for the Charlesview project and the same would go for the scoping of Harvard's IMP. He said that Harvard will be asked questions and will be given enough time to answer.

He said that what the BRA has intended to do at tonight's meeting was to get feedback from the community and at the next meeting (3/26) begin to frame the feedback into questions for Harvard. He said that the BRA will be more interactive with the community when forming more specific questions for Harvard. He said that as a result of the meetings there will be a document generated that would be circulated among the Task Force which will be the scoping for Charlesview and Harvard. He said that there will be four other meetings to get more clarification and more details before the questions be put into writing and given to each of the proponents. The questions that will be developed will be the basis of determining what type of consultants will be needed in the process. He said that some of the consultants will be hired by May and the BRA will be meeting with the community on regular basis to get feedback whether the BRA is on the right track. He said that the Charlesview project will not be successful unless it is supported by the community. He said that what was submitted has been the Community Builders first cut on the problem of moving Charlesview. He said that as this process continues, there will not be a unilateral advancement on this project without the input of this process, there will be coordination. He said that he will ask for a delay the scoping determination for Charlesview until there will be a satisfactory first draft of the community wide scope of work. He said that there will be another Charlesview meeting with BRA staff attending.

Ray Mellone asked that if considering the fact that current conditions change, how valid the strategic planning is going to be?

Kairos Shen said in this process there has to be a clear distinction regarding the areas that need to be explicitly followed and other areas that need flexibility in terms of interpretation, variation and flexibility. He suspects that there will be elements of strategic framework that will survive all the way until the new plan is put in place and there will be other elements that will need to be adjusted as new opportunities arise and priorities change. There has to be a level of responsiveness to change. There should be a set of principles agreed upon as a guide to evaluate new proposals.

Community members expressed their concern with Charlesview.

John Bruno said that 20% of 2000 affordable units will be in Charlesview. He suggested that Charlesview should be slowed down so the community can decide what gets to be built.

Kairos Shen said that at the next Task Force meeting there should be a discussion about the ideas bigger than Charlesview. The Community Builders are strongly committed to creating affordable housing in the City. The Charlesview project may have to be confronted in terms of economics and whether or not the goal (in the North Allston Strategy Framework) of creating 2400-2800 affordable units is realistic.

Audience member (John) suggested adding an additional topic area concerning the quality of life to be discussed in the future.

Audience member (Shirley Kessel) asked whether or not Charlesview will be going for the 121A.

Kairos Shen said that it has not been considered as of yet. He said that 121A is a scheduled tax payment that is related to specific economics of the project. He further explained the 121A agreement.

Audience member (Shirley Kressel) asked about the Urban Ring and how it would connect to Longwood Medical and Harvard Square.

Kairos Shen presented an overview of the Urban Ring concept and the potential it has for the neighborhood. He discussed the different rail stop options. He indicated a problem with the thinking that the Urban Ring connects institutions. He wants it to connect neighborhoods and at the same time the connections can serve the institutions. He expressed interest in pursuing the Market Street stop.

Tim McHale talked about permeability and connectivity with the campus. Proposed community housing inside Harvard's campus. Connection of South Allston and North Allston.

Kairos Shen said that at the next Task Force meeting there will be a discussion of Harvard's Master Plan. The comments from tonight's meeting will be introduced in the form of questions for Harvard. He suggested to split the meetings into smaller groups in order to discuss various subjects in a more efficient way.

The meeting adjourned at 8:23pm.

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