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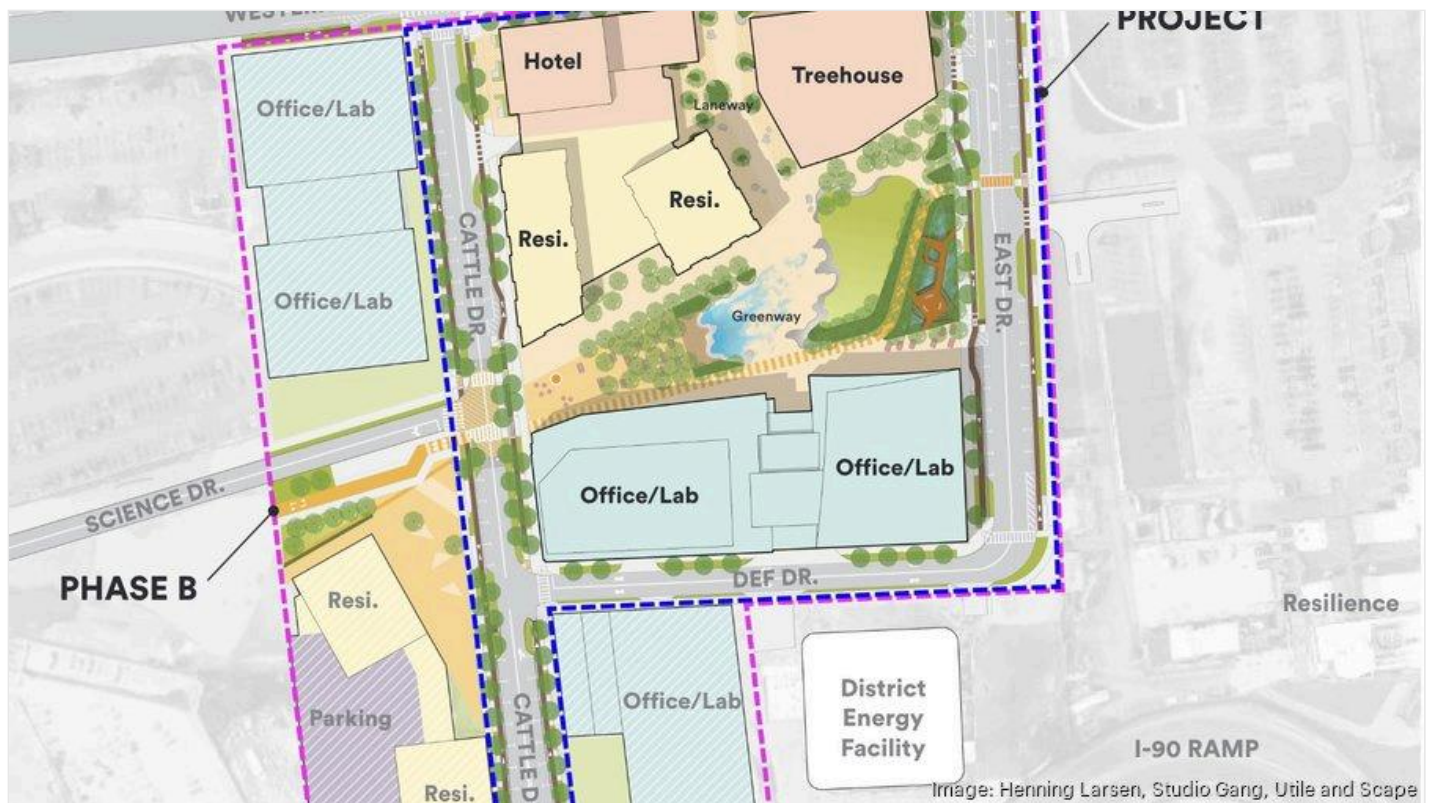
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Harvard, Tishman Speyer team up on another major Allston development



A breakdown of Phase A (titled "project") and Phase B of Harvard's Allston enterprise research campus, as pictured in a 2021 filing.

HENNING LARSEN, STUDIO GANG, UTILE AND SCAPE



By **Greg Ryan** – Senior Reporter, Boston Business Journal
Apr 17, 2024



Harvard University and Tishman Speyer are moving forward with a proposal for an Allston mixed-use development that's even bigger than the one they are now building in the neighborhood.

Tishman Speyer filed a letter of intent with the Boston Planning and Development Agency on Tuesday for the next phase of Harvard's enterprise research campus, located across Western Avenue from Harvard Business School. The university and the real estate firm **broke ground last year on the 900,000-square-foot first phase**, which will include a lab complex, an apartment building, a hotel and a conference center.

The next phase – called Phase B – would feature more development on fewer acres. It would include 720,000 square feet of lab-and-office space and 320,000 square feet of residential space, according to the letter of intent. It would also have ground-level retail and community space.

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Harvard and Tishman had previously disclosed the broad outlines of Phase B, but the letter of intent shows confidence about moving forward with the project despite a tough financing environment and a drop in demand for lab space. The duo's next filing to the BPDA, which Tishman said would come "shortly," will formally kick off the BPDA review process.

"We will continue to engage with residents, neighborhood organizations, the Harvard-Allston Task Force, local elected officials, as well as the BPDA, as we work collectively toward the start of the next phase," Tishman Speyer's Boston regional director, Jessica Hughes, said in a statement.

The school and the developer won BPDA approval for the first phase only after protracted negotiations with public officials and neighborhood leaders. They were able to move forward after **agreeing to make 25% of the apartments income-restricted**, the

largest-ever percentage from a private developer for a single market-rate project in Boston, the city said at the time.

That agreement applied only to the first phase, and the groundbreaking ceremony for Phase A last fall was peppered with references about the negotiations to come in Phase B. Hughes wrote in the letter of intent that Phase B “will build on many of the successful urban design, public realm and programming concepts established in the Phase A project.”

An earlier transportation impact study included Phase B, according to the BPDA filing.

Construction of the first phase of the campus is being financed with \$750 million from a group led by a Quebec pension fund. That phase includes 440,000 square feet of lab space, 263,500 square feet of residential space, in addition to the hotel and conference center.

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