

LDS has completed a rewarding year plus engagement with Harvard Real Estate and Harvard Allston Land Company as an RFP Project Coordinator for 65-79 Seattle Street in Allston, MA in January 2024. The property is being sold for \$1 and will include a 40,000 square foot parcel of land. The sale of this property is the result of alignment between Harvard, the City of Boston, and the Community. In the spring of 2022 this parcel was included in a Memorandum of Agreement between the Boston Planning and Development Agency and Harvard as part of the approval of the Planned Development Area for the first phase of the Enterprise Research Campus (“ERC”) to develop as a 100% homeownership project at the highest level of affordability possible.

Over the course of LDS’s engagement, LDS performed due diligence to understand the challenges and benefits related to developing the parcel including meetings with BPDA and MOH. Our research involved an analysis of zoning, title, stormwater, environmental, financial modeling etc. This research resulted in working with Harvard to increase the size of the parcel to allow for more density on the parcel under the Article 80 process. In the summer of 2023, LDS held both in person and online meetings with members of the community prior to issuing the RFP. LDS wrote the RFP with Harvard’s input, and the RFP was issued in September of 2023, followed by a site walk and questions and answers with development teams. Five responses were received, and LDS analyzed them based on the RFP criteria and Harvard narrowed down the teams to three. LDS held an online meeting with the three finalists, the community and representative from Harvard and collected and organized comments from the community. In addition, LDS participated in interviews with the project teams, provided reference checks and followed up with respondents with questions from Harvard. A decision was made in early January and Harvard is working with the winner on due diligence matters prior to making the name of the winner public. We can’t wait to be invited to the ground breaking!