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April 28, 2025

**CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS  
ESTABLISHING A SPECIAL REVIEW PROCEDURE**

Project Name	:	Harvard University Updated Institutional Master Plan
Project Municipality	:	Boston
Project Watershed	:	Charles River
EEA Number	:	14069
Project Proponent	:	Harvard University
Date Noticed in Monitor	:	February 26, 2025

Pursuant to the Massachusetts Environmental Policy Act (G.L. c. 30, ss. 61-62L) and Section 11.09 of the MEPA regulations (301 CMR 11.00), I hereby establish a Special Review Procedure (“2<sup>nd</sup> Am SRP” or “2025 SRP”) to guide MEPA review of the above-referenced project. This SRP shall supersede the previous SRP, originally issued on September 14, 2007 and amended on November 20, 2013 (“1<sup>st</sup> Am SRP” or “2013 SRP”), established with consent of Harvard University (“Harvard” or “Proponent”). The Proponent’s request to establish this 2<sup>nd</sup> Am SRP was included in a Notice of Project Change (“2025 NPC”) filed by the Proponent and noticed in the Environmental Monitor on February 26, 2025 for a 20-day public review and comment period. The 2025 NPC described updates to Harvard’s Institutional Master Plan (IMP) for its Allston Campus (the “Updated IMP”) to carry over three projects previously identified in Harvard’s Ten-Year IMP (reviewed in 2013-14) but not yet implemented, and extending the time for completion for an additional ten years. Three new projects were also added as further described in the 2025 NPC. In a Certificate issued on March 28, 2025, I determined that the 2025 NPC did not require further MEPA review, and indicated an intent to establish this 2<sup>nd</sup> Am SRP with consent of the Proponent.

#### **Project History**

In July 2007, Harvard filed an Expanded Environmental Notification Form (EENF) outlining a 20-Year Institutional Master Plan (the “20-Year IMP”) for Harvard’s Allston Campus. The EENF indicated that full build-out of this 20-Year IMP would include between four and five million square feet (sf) of institutional development.<sup>1</sup> Specifically, the 20-Year IMP development program was estimated to include 1,343 new beds for students, generate 12,400 average daily vehicle trips (adt),

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<sup>1</sup> In the 20-Year IMP, the size of the campus was proposed to expand from 151 acres to 215 acres.

construction of 4,360 new parking spaces, and increases in water usage and wastewater generation. The EENF also included a request for a Phase 1 Waiver to allow construction of one of the projects (Science and Engineering Complex or SEC) to commence prior to completion of MEPA review of the entire 20-Year IMP. As it was described in the EENF, the SEC included 537,000 sf of above-ground floor area, 52,000 sf of below-ground research support space, a district energy facility (DEF), below-grade parking for 350 vehicles, and use of 150 existing at-grade parking spaces. A Certificate on the EENF was issued on September 14, 2007, outlining both a Scope for a Draft Environmental Impact Report (DEIR).<sup>2</sup> In addition, an SRP was established on September 14, 2007 to guide MEPA review of the 20-Year IMP (the “2007 SRP”). In 2016, an NPC was filed (the “2016 NPC”) which described changes to the SEC including a reduction in building square footage, a reduction in the number of parking spaces, a change in the location of parking spaces, and other changes. A Certificate on the 2016 NPC was issued on October 21, 2016 which found that the changes did not require the filing of an EIR.

In 2013, before a DEIR was submitted for the 20-Year IMP, an NPC was filed (the “2013 NPC”) that significantly reduced the scope of the master plan for the Allston Campus with respect to land area, number of projects, square footage of development, duration and potential environmental impacts. A Certificate on the 2013 NPC was issued on May 10, 2013 and included a Scope for a DEIR. Subsequent to the filing of the 2013 NPC, a revised SRP was established on November 20, 2013 (the “2013 SRP”) which superseded the 2007 SRP and provided a procedure for review of individual projects addressed in the Ten-Year IMP. The DEIR was published in the Environmental Monitor on January 8, 2014. A Certificate on the DEIR was issued on February 14, 2014 which determined that the project adequately and properly complied with MEPA, and included a Scope for additional analysis to be provided in a FEIR. The FEIR was submitted for review in September 2014, and a Certificate on the FEIR was issued on October 17, 2014 which determined that the project adequately and properly complied with MEPA. The FEIR identified 11 potential projects to accommodate the growth of Harvard’s Allston Campus and envisioned redevelopment of underutilized, predominantly industrially zoned land and creation of a pedestrian-friendly campus environment over a ten-year period; accordingly, the master plan was renamed the Ten-Year IMP. Harvard was required to file the Ten-Year IMP with the City of Boston pursuant to Article 80D of the Boston Zoning Code. The Allston Campus was expected to increase in land area by ±27 acres from 151 acres to a total of 178 acres during the Ten-Year IMP (a reduction from the proposed expansion to 215 acres as identified in the 20-year IMP). The FEIR described the Ten-Year IMP as proposing over one million sf of new building space in addition to ±500,000 sf of renovated space. In addition to the aforementioned reduction in the overall development program, the Ten-Year IMP was expected to generate 5,420 fewer adt, for a project total of 6,980 adt, and add a total of 178 new parking spaces rather than the 4,360 new parking spaces proposed in the 20-Year IMP. The analyses of the impacts of the Ten-Year IMP provided in the FEIR incorporated, as background conditions, non-IMP projects that Harvard had commenced or planned to undertake in Allston as well as projects located on Harvard-owned land, but which were either reviewed separately (Barry’s Corner project, EEA# 15036) or were below review thresholds. The projects reviewed in the FEIR, and their status of completion, are listed in Table 1 below.

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<sup>2</sup> A Final Record of Decision (FROD) granting the Phase 1 Waiver was issued on October 16, 2007.

Table 1. Status of projects identified in the FEIR (Table 1-1 in the 2025 NPC)

Project	Status
<b>New Construction Projects in FEIR</b>	
Harvard Business School (“HBS”) Chao Center	Complete
HBS Burden Hall Replacement	Complete (as Klarman Hall/Schwartz)
HBS Faculty & Admin Office Building	In planning
Harvard Stadium Addition & Renovation	In planning
Mixed Use Facility/Basketball Venue	Revised project, reviewed as 175 North Harvard St
Gateway Project	In planning
Hotel and Conference Center	Reviewed as part of the ERC
<b>Renovation Projects</b>	
HBS Baker Hall	Complete (as Esteves Hall)
Soldiers Field Park Housing	Complete
<b>Non-IMP Projects included in the FEIR</b>	
Science and Engineering Complex/District Energy Facility/114 Western Avenue	Complete
Barry’s Corner Residential (Continuum)	Complete
224 Western Avenue	Complete
28 Travis Street	Complete
Tata Hall	Complete
Bright Hockey/Gordon Track	Complete
i-lab	Complete
<b>Smaller Institutional Projects</b>	
Life Lab	Complete (as Pagliuca Harvard Life Lab)
ArtLab	Complete

In accordance with the 2013 SRP, the FEIR identified nine (out of the 11 projects identified in the Ten-Year IMP) projects for which Project Commencement Notices (PCNs) were potentially required, excluding the Chao Center project and Esteves Hall (formerly known as Baker Hall) projects, which were fully described in the FEIR. The nine projects for which PCNs were potentially required to be filed were the following: HBS Burden Hall Replacement (renamed Klarman Hall/G2 Pavilion), HBS Faculty & Administration Office Building, Harvard Stadium & Renovation, Mixed Use Facility/Basketball Venue, Gateway Project, Hotel and Conference Center, Soldiers Field Park Housing, Newell Boathouse, and Batting Cage. As shown in Table 1 above, three of these projects were not completed and remain outstanding: (i) HBS Faculty & Administration Office Building; (ii) Harvard Stadium Addition & Renovation; and (iii) Gateway Project. The Certificate on the FEIR included guidance on the content of future PCNs anticipated for the projects identified in the Ten-Year IMP, consistent with the review framework established by the 2013 SRP. As detailed below, PCNs have been submitted for three of the projects; two of the projects did not require the filing of a PCN based on the 2013 SRP filing requirements; one project (the Hotel and Conference Center) was removed from the Ten-Year IMP and studied as part of the Enterprise Research Campus Project (EEA #16320); and three projects, as noted, are still in the planning stages and will be subject to future SRP requirements as further described below.

A PCN was submitted in November 2015 for the Klarman Hall/G2 Pavilion project, for which a MEPA Certificate was issued on January 8, 2016 with the finding that no further MEPA review was required. A PCN was submitted in July 2021 for renovations to the Newell Boathouse. A Certificate on the Newell Boathouse PCN was issued on August 23, 2021, which determined that the filing of an EIR was not required. A PCN/NPC was filed in November 2023 for the 175 North Harvard Street project.

Consistent with the 2013 SRP, the 175 North Harvard Street project filing was submitted as a PCN to describe the impacts of proposed development of a site within the 2013 SRP planning area. However, because portions of the development plan for the identified parcel differed from what was originally proposed in the FEIR, the filing was also reviewed as an NPC. In the FEIR, development of the site was proposed to include 270,000 sf to 340,000 sf of mixed uses, including approximately 200,000 sf to 250,000 sf of residential space, 10,000 sf to 30,000 sf of retail space, and a 60,000-sf basketball venue with 3,000 seats, locker rooms, athletics offices, and concession areas. As described in the PCN/NPC, the modified development plan proposed construction of two buildings with a combined gross square footage of 345,000 sf, including an approximately 70,000-sf, 49-ft high building to be occupied by the American Repertory Theater (A.R.T.) and a 144-ft high, 275,000 sf residential building with 275 units for Harvard affiliates (students, faculty, staff, and their families), amenity space for building residents, and a below-grade parking garage with 75 parking spaces for cars and 242 spaces for bicycles. A Certificate on the PCN/NPC was issued on December 8, 2023, which determined that the filing of an EIR was not required.

In 2021, an ENF was submitted for the Enterprise Research Campus (ERC; EEA #16320), which is partially located in an area identified in the Ten-Year IMP. As noted, the Hotel and Conference project was removed from the IMP and was studied as part of the ERC filings. MEPA review of the ERC concluded with the issuance of a Certificate on the FEIR on September 16, 2022 (the “ERC FEIR”), which determined that the project adequately and properly complied with MEPA. Also issued on September 16, 2022 was a separate SRP (the “ERC SRP”, EEA #16584) to guide future non-institutional development on other undeveloped portions of the ERC. The ERC SRP acknowledged that the portion of the ERC previously proposed for institutional use (as the Hotel and Conference Center) would no longer be subject to the review procedures specified in the 2013 SRP. Accordingly, the 2025 SRP will redefine the planning area subject to the Updated IMP to exclude the portion containing the ERC.

The 2013 SRP required the filing of an Interim Update on the five-year anniversary of the issuance of the Certificate on the FEIR. The Interim Update was intended to provide an update on the development of projects identified in the FEIR and implementation of mitigation measures, and to identify any changes. The Interim Update was submitted in January 2020 and a Certificate on the Interim Update was issued on February 7, 2020 which determined that the filing adequately and properly complied with MEPA. The Interim Update disclosed that the Batting Cages project was constructed in 2018 without the prior filing of a PCN because the project fell below ENF thresholds. The Interim Update also noted that two athletics projects identified in the FEIR (wrestling program facility and a baseball field) were no longer being pursued. Because the SEC had not been completed when the Interim Update was submitted, the Certificate on the Interim Update required that Harvard prepare a memo to document the impacts of the SEC; this memo was provided to the MEPA Office in December 2023 and is included in Attachment C of the 2025 NPC. Table 2 shows the cumulative impacts of projects included in the Ten-Year IMP based on estimates provided in past PCNs and the Interim Update.

Table 2. Cumulative impacts of Ten-Year IMP projects

Project	Acreage	New impervious area (acres)	New building (sf)	Renovated building (sf)	ADT	Parking Spaces	New water use (gpd)	New wastewater generation (gpd)
Chao Center	1.0	-	75,000	-	24	-	26,092	23,720
Esteves	0.7	-	-	78,000	-	-	-	-
Klarman Hall/G2	3.7	(0.2)	105,100	-	12	(90)	6,083	5,530
Soldiers Field Park Housing	4.7	-	-	423,000	-	-	-	-
Newell Boathouse	1.99	0.25	Net reduction 700	21,257	-	-	-	-
175 North Harvard Street	2.7	0.02	345,000	-	734	(77)	64,317	62,461
Life Lab	2.2	-	14,750	-	10	(30)	1,900	1,900
ArtLab	0.6	-	9,000	-	6	10	250	250
<i>Total</i>	<i>17.59</i>	<i>0.07</i>	<i>548,150</i>	<i>522,257</i>	<i>786</i>	<i>(187)</i>	<i>98,642</i>	<i>93,861</i>
<i>Reported in 2014 FEIR</i>	<i>178 (IMP area)</i>	<i>(12)</i>	<i>1,400,000</i>	<i>501,000</i>	<i>6,900</i>	<i>178</i>	<i>146,908</i>	<i>133,553</i>

As noted above, the impacts reported in the FEIR differ from the cumulative impacts of the projects listed in Table 2 because two of the projects described in the FEIR did not require the filing of a PCN based on the 2013 SRP filing requirements; one project (the Hotel and Conference Center) was removed from the Ten-Year IMP and studied as part of the ERC filings (EEA #16320); and three projects are still in the planning stages and may be subject to MEPA review in accordance with the 2025 SRP (which is proposed to amend and supersede the 2013 SRP), as detailed below. In addition, the projects as actually implemented and listed in Table 2 were generally smaller and have lesser impacts than those anticipated in the FEIR. As noted below, Harvard will continue to report on cumulative impacts of all projects in the Ten-Year IMP and Updated IMP as part of future filings.

### Project Change Description

The 2025 NPC updated the Ten-Year IMP by adding three new projects (the “New Projects”) not previously reviewed in connection with the 2013 SRP. In addition, three projects reviewed in the FEIR for which PCNs were to be filed—namely, the Harvard Business School (HBS) Faculty and Administration Office Building (HBS Building C), Harvard Stadium Addition and Renovation, and the Gateway Project (referred to as “Carryover Projects” in the Draft SRP included as Attachment B to the 2025 NPC)—will continue to be components of the Updated IMP. As noted, references to the Updated IMP shall mean the IMP approved by the Boston Planning and Redevelopment Agency (BPDA) Board on March 13, 2025 and the Boston Zoning Commission on April 16, 2025. In addition, the 2025 NPC included a request that an amended SRP (2025 SRP) be issued.

The 2025 NPC described the following three New Projects which are included in the Updated IMP. According to the NPC, the New Projects, even when considered cumulatively, do not meet or exceed any MEPA review threshold. Therefore, the projects are described generally in the 2025 NPC with a request that no further review be required.

*Tennis and Squash Racquet Center*

This project includes construction of a 200,000-sf facility containing indoor squash and tennis courts, locker rooms, athletic staff offices, team meeting rooms, and a pro shop for racquet equipment. The building will be constructed at the site of the Beren Tennis Center in the Soldiers Field Athletic Area adjacent to Soldiers Field Road, and the existing 4,250-sf building will be demolished. As part of a related maintenance and improvement project, the existing outdoor tennis courts at the Beren Center site will be reconstructed. The new facility will consolidate the squash and tennis programs that are currently split between the Beren Center and the Murr Center, which is located on North Harvard Street. The Murr Center will be reused to enhance existing athletics programs.

*Mignone Field Support Building*

This project involves the construction of a 20,000- to 30,000-sf building with locker rooms, coaching offices, a training room, sports medicine, equipment storage, to support women's rugby and field hockey programs. The facility will also include visitor amenities such as restrooms and concessions. The building will be constructed south of Mignone Field, which is located on the north side of the Soldiers Field Athletic Area.

*Crimson Catering*

A vacant commercial kitchen in a 9,500-sf portion of an existing Harvard-owned building at 168 Western Avenue in Allston will be renovated to support Harvard's catering operations, which currently operate from a building in Cambridge that is planned to be converted to residential use. An existing café in the front of the building along Western Avenue will remain in use. The existing landscaping and patio with outdoor tables and chairs, bike racks, trash receptacles, and other public amenities will remain. The building will not be expanded and no changes to site parking or loading are proposed.

**Request for an Amended SRP**

As noted, the 2025 NPC includes a request that an amended SRP for the Updated IMP be established and supersede the 2013 SRP, in order to establish rules for review of the six Updated IMP projects and to update filing requirements. For the reasons stated in this Certificate, no further review will be required for the three New Projects included in the Updated IMP, as cumulative impacts of the three projects do not exceed MEPA review thresholds and are described generally in the 2025 NPC; however, an update on commitments related to greenhouse gas (GHG) emissions impacts of the new buildings will be provided as part of future PCN filings. Harvard has agreed that the three "Carryover Projects" previously identified in the 2013 SRP but not yet implemented will be further described in future PCN filings pursuant to the 2025 SRP. In addition, future filings will continue to provide a cumulative inventory of impacts and mitigation measures applicable to the entire Ten-Year IMP and Updated IMP, supplemented with project-specific disclosures and mitigation developed for individual projects.

## SPECIAL REVIEW PROCEDURE

The Proponent has filed the 2025 NPC to update the Ten-Year IMP for Harvard University's campus in Allston which was initially reviewed in 2013-2014. As discussed, the intent of the update is to continue to carry forward three projects from the Ten-Year IMP that are not yet completed—the Harvard Business School (HBS) Faculty and Administration Office Building (HBS Building C), Harvard Stadium Addition and Renovation, and the Gateway Project—and to extend the time for implementation by another ten years. In addition, the New Projects disclosed in the 2025 NPC that collectively do not exceed MEPA review thresholds were added. The scope and scale of potential development over the next ten years are much reduced from the Ten-Year IMP, and Harvard filed the Updated IMP with the City of Boston, which has been approved. Mitigation commitments previously established for the Ten-Year IMP will continue to apply to those projects described in the Updated IMP. Accordingly, to achieve consistency with prior master plan reviews of Harvard's Allston campus development and to continue to provide a framework for review of cumulative impacts and mitigation, I find that the Allston Campus Updated IMP continues to warrant the establishment of this SRP to govern the rules for future reviews. This 2<sup>nd</sup> Am SRP will benefit the environment and serve the purposes of MEPA by providing meaningful opportunities for public review, analysis of alternatives, and consideration of cumulative environmental impacts.

As stated in the 2025 NPC Certificate, the Updated IMP area is identified as located on 184 acres of land<sup>3</sup>, predominantly bounded by Soldiers Field Road and Western Avenue. Because a portion of the Ten-Year IMP area was later converted to non-institutional use and reviewed in EEA #16320, this portion has been removed and incorporated into the separate SRP for EEA #16320. The Updated IMP planning area governed by this 2<sup>nd</sup> Am SRP is shown in Attachment 1.

### *Master Plan*

The 2013 NPC and subsequent Draft and Final EIR provided disclosures of the Ten-Year IMP and cumulative impacts of the 11 projects proposed at that time. Subsequent PCN filings have disclosed additional details of individual projects, and a table showing the status of comprehensive mitigation measures applicable to the entire IMP area was submitted with the 2020 Interim Update. Future PCNs should continue to provide an updated inventory of cumulative impacts and mitigation associated with the project described in that PCN, together with a reporting on all projects previously included in the Ten-Year IMP.

The 2025 NPC provided a conceptual overview of projects remaining to be implemented under the Updated IMP, which, as noted above, includes three new projects disclosed in the 2025 NPC and the Carryover Projects. Table 3 below shows the cumulative impacts of these remaining projects. The 2025 NPC Certificate determined that no further MEPA review was required for the Updated IMP or the three new projects disclosed therein. However, an update on GHG commitments for the three projects should be provided with the next PCN filing as indicated below.

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<sup>3</sup> The 2025 NPC provided an updated IMP area of 184 acres, compared to 178 acres identified in the FEIR that analyzed the 2013 IMP. The updated IMP area reflects changes in the IMP boundary and revised calculations of the area.

Table 3. Impacts of the six projects in the Updated IMP

<b>Campus</b>	
Acreage	184
Impervious Area Acreage	62
Parking Spaces	3,444
<b>Six Ten-Year Projects</b>	
New Building Square Footage	720,000
Renovation Square Footage	140,000
Adjusted Vehicle Trips per Day	2,710
Water Use (gpd)	35,750
Wastewater Generation (gpd)	32,500

### *Public Process*

The IMP planning process itself involved robust and structured community participation, including an intensive and ongoing process with the City-convened Harvard-Allston Task Force. In consideration of public process already conducted, and consistent with the 2013 SRP, I will not require the Proponent to form a Citizens Advisory Committee (“CAC”). Recognizing that there are several organizations reliant upon timely information and whose input is important to the ongoing process, Harvard has committed to the following additional public process for projects proposed under the Updated IMP:

- Provide notification of all required City and State Agency permit-related public meetings through a broad range of media such as email listserv, project website, flyers/mailings, and published notice in local newspapers to alert stakeholders to scheduled meetings. Notification through social media and non-English and/or community-specific media outlets should also be considered.
- In addition to the required City and State Agency permit-related public meetings, Harvard will meet with City and State Agencies and other stakeholder organizations and community groups as appropriate in conjunction with SRP project filings. Language interpretation shall be offered for meetings open to the public and all meeting notifications shall be translated into languages spoken by 5 percent or more of residents who identify as not speaking English “very well” (i.e., have limited English proficiency).
- Maintain and update a Harvard Allston website or linked websites which includes the Updated IMP and provide updates on individual project schedules. Provide e-mail addresses for interested parties to use for submitting input and feedback.
- Continue to meet with public officials (e.g. state legislators and administrative leaders, local elected officials) at least once a year to provide updates and to inform those officials of future plans.

### *Environmental Justice*

- At this time, the Updated IMP area is located within four EJ populations, including two designated as Minority and two designated as Minority and Income, and is within one mile (the Designated Geographic Area [“DGA”]) of EJ populations meeting the following criteria: Minority; Minority and Income; Minority and English Isolation; Income and Minority Isolation; and Minority, Income and English Isolation. In connection with review

of future projects under this SRP, Harvard shall comply in all respects with the requirements of MEPA's regulations and protocols relating to public involvement and analysis of impacts to Environmental Justice Populations, or any successor or amended regulations or protocols in place at the time of any future MEPA filing.

- In addition to the above, Harvard shall establish a written Public Involvement Plan (PIP), with input from the MEPA Office and EEA Office of EJ and Equity and shall conduct public outreach activities under such PIP in advance of filing future PCNs. The PIP shall be informed by other review processes to which the projects included the Updated IMP are subject, such as BPDA review, and Harvard may combine public meetings and other public involvement procedures as appropriate. The PIP shall include provisions for providing adequate advance notice of public meetings; the manner of holding meetings such as day of week, time and format; language translation of meeting notices and other key project materials; oral interpretation services at public meetings; and a mechanism for responding to public input received through meetings, among other items. A copy of the written PIP shall be submitted as an Attachment with the first PCN filed under this SRP.

### *Subsequent Filings*

- Each of the three Carryover Projects identified above will require the preparation and filing of a PCN. Each such PCN will include a level of information consistent with an ENF, unless the project exceeds mandatory EIR thresholds or the Secretary otherwise requires the preparation of an EIR pursuant to the MEPA regulations, in which case such PCN will include a level of information consistent with an EIR. There will be a presumption that a Single EIR will satisfy the requirement to prepare an EIR. The PCN shall comply with all applicable MEPA regulations, policies and protocols in place at the time of filing.
- Impacts of the three new projects described in the 2025 NPC do not exceed MEPA thresholds, and as such, no further review is required as stated in the 2025 NPC Certificate. However, an update on GHG commitments for the new buildings should be provided with the next PCN filing; if commitments have changed from those stated in the 2025 NPC Certificate, further analysis should be provided in consultation with the Department of Energy Resources (DOER) and the MEPA Office.
- No PCN will be required for tenant relocations, building demolition, interior renovations or supporting infrastructure.
- Subject to the other requirements of this SRP, no MEPA review will be required for temporary replacement facilities (i.e., facilities to be used for the same purpose with no material increase in intensity and for a period not to exceed 42 months) that do not result in any net new impacts that exceed ENF thresholds. Should Harvard require clarity regarding the review of a proposed temporary replacement facility, they may file a Request for Advisory Opinion (301 CMR 11.01(6)) with the MEPA Office.
- PCNs will be noticed in the Environmental Monitor for public review with comment and review periods consistent with an NPC.

*PCN Content*

Each PCN shall provide the following content (as applicable):

- Describe the project programming and relationship to the Updated IMP.
- Tabulate project-related impacts consistent with an ENF, including traffic generation, water demand, wastewater generation, vehicle and bicycle parking, and impervious area. Each PCN should compare impacts of the project to those estimated in the Updated IMP and provide a cumulative inventory of all impacts of the Ten-Year IMP as modified through subsequent filings.
- Provide project site plans that clearly identify access roadways and internal driveways (and associated widths, lane configurations, etc.), transit connections (public and Harvard shuttle), pedestrian and bicycle accommodations, accessible public open space, surface and structured parking, and stormwater, wastewater, and water supply infrastructure.
- Include sufficiently detailed conceptual plans (preferably 80-scale) for any proposed roadway improvements (MassDOT, DCR, City of Cambridge or BTD) in order to verify the feasibility of constructing such improvements. The conceptual plans should show proposed lane widths and offsets, layout lines and jurisdictions, and the land uses (including access drives and loading areas) adjacent to areas where improvements are proposed. These conceptual plans should demonstrate that improvements are consistent with a Complete Streets design approach.
- Provide information about potential water and wastewater infrastructure extensions or relocation needs, identify infiltration/inflow (“I/I”) mitigation projects and estimated removal volumes to demonstrate compliance with MassDEP and BWSC requirements, and describe selected water conservation measures and project-site level rainwater harvesting and storage opportunities for the proposed project.
- Provide detailed drainage studies/calculations to ensure compliance with applicable stormwater management standards and TMDLs. The PCNs should identify stormwater best management practices (“BMPs”), including the incorporation of green infrastructure elements, and construction-related dewatering requirements.
- Meet with MEPA and DOER staff to determine the information to be provided as a GHG analysis, as well as provide the following information:
  - Evaluate renewable energy sources (i.e., PV, SHW, ground source heat pumps, etc.) on a case-by-case basis for the project, including sizing and estimated GHG reduction.
  - Provide an update on the University’s energy supply, to the extent it is revised.
  - As part of the first PCN filing submitted under this SRP, provide an update on GHG commitments related to the three new projects disclosed in the 2025 NPC, and if commitments have changed, provide further analysis in consultation with DOER and MEPA
- PCNs for those components of the Updated IMP with potential impacts to historic resources should provide a discussion of proposed mitigation measures to mitigate historic impacts (if identified by MHC per 950 CMR 71.00).
- Include an analysis of impacts to EJ populations within the DGA of the Updated IMP planning area and mitigation measures, in accordance with MEPA EJ protocols and other applicable policies or protocols in place at the time of review.

- Discuss the findings of the climate change vulnerability assessment as they pertain to the proposed project and describe the applicable climate change preparedness measures to be implemented as part of building/site design and operations. Specifically, each PCN should provide supporting data justifying the selection of proposed critical infrastructure elevations and describe how the design of building entry and exit points, roadways, public and private on-site utilities, and first floor uses and materials selection have considered potential climate change impacts. The PCNs should identify site elements designed to reduce the impact of extreme heat events and limit the potential impact of more frequent and intense storm precipitation. The PCN shall comply with any MEPA climate change adaptation and resiliency protocols in effect at the time of filing, and should specifically consider and compare any future flood elevations, precipitation depths, and other climate parameters or numeric values provided by the MA Resilience Design Standards Tool or other similar tool required by MEPA climate protocols when discussing the design of the project under review. The PCN should disclose the extent of any urban tree removal associated with future projects and discuss how tree removal near and within EJ populations will be mitigated.
- Discuss how the project will be constructed consistent with project-specific construction management plans (“CMPs”).
- Demonstrate the maintenance of sufficient pedestrian and bicycle routes within and through the project area and neighborhood pedestrian and bicycle routes during the construction period.
- Provide a status report on the planning, funding or implementation of area-wide infrastructure improvements identified in the FEIR or proposed in conjunction with the allocation of funds from the Public Realm Flexible Fund established by the 2014 Cooperation Agreement for the IMP.
- Identify which mitigation measures proposed as part of the FEIR or subsequent filings will be implemented in conjunction with the project under review in the PCN.
- Provide a comprehensive update on the status of mitigation commitments as set forth in the FEIR and updated in the 2020 Interim Update as applicable to the entire IMP area, including supplemental measures agreed to as part of individual project reviews or as part of community benefits agreements reached with the City of Boston. In particular, community benefits intended to mitigate the impacts of increased air emissions and the potential for climate effects (extreme heat, flooding, tree removal) on surrounding EJ populations should be discussed. In addition to Draft Section 61 Findings specific to any Participating Agency, the PCN should provide status of mitigation in a table/matrix format by subject matter (traffic, water/wastewater, GHG, environmental justice, etc.) and, for each measure, identify the parties responsible for implementation and a schedule for implementation. The table format utilized to prepare the 2020 Interim Update may be used for future PCNs.

### *Master Plan Changes*

The Proponent will file a new NPC for each materially different or new project within the Updated IMP area as defined in this 2<sup>nd</sup> Am SRP proposed by Harvard that by itself, or in combination with other projects that individually did not exceed any ENF thresholds, cumulatively exceeds any ENF thresholds. Any such projects, which are identified in a PCN as individually or cumulatively

exceeding an ENF threshold and which have completed any required MEPA review hereunder, shall not be included for purposes of determining whether any subsequent project or projects exceed thresholds and require the submission of a PCN. The Proponent should track the cumulative impacts associated with new work beyond that disclosed in the NPC, such that the Proponent can stay apprised of when new projects or temporary replacement facilities cumulatively exceed ENF thresholds.

- NPCs will be noticed in the Environmental Monitor for public review.
- If the impacts of the individual project described in the NPC are below mandatory EIR thresholds, there will be a presumption that no further MEPA review will be required for the project. The Secretary maintains the discretion to require further review if appropriate. This may include the preparation of a PCN, consistent with the submission requirements outlined in this SRP, for projects (or portions thereof) presented in an NPC. NPCs shall contain the same content referenced in “PCN Content” above (as applicable), and shall conduct EJ outreach consistent with the “Environmental Justice” section above and the PIP developed thereunder.

Project changes described in subsequent NPCs shall not require any amendments to this 2<sup>nd</sup> Am SRP.

#### *Interim Update*

Harvard shall prepare an Interim Update upon the five-year anniversary of this 2<sup>nd</sup> Am SRP Certificate, and each five years thereafter; in either event, no Interim Update is required if PCN or NPC filings have been submitted under this SRP during those time frames. Each Interim Update shall be published in the Environmental Monitor for a 30-day public review and comment period, unless extended with consent of Harvard. The update shall include a comparison of the cumulative impacts of projects approved and/or constructed as compared to the Updated IMP, review of mitigation completed and outstanding, and any additional mitigation required.

Each Interim Update will include an update on the status of individual development projects within the Updated IMP area and a description of any material changes to the Master Plan from that described in the FEIR and subsequent NPCs. It shall include a description of any plans for development of the Carryover Projects anticipated within the next five-year period.

Upon review of each Interim Update and public comments received, the Secretary shall issue a certificate determining whether such Interim Update complies with the requirements of this 2<sup>nd</sup> Am SRP, and identifying any specific information that may be required in future updates. If the Interim Update is deemed inadequate, the Secretary may require one or more Supplemental Interim Updates.

#### *Circulation Requirements*

Each project-specific filing must be circulated to all commenters on the 2025 NPC and any subsequent filing made under this 2<sup>nd</sup> Am SRP, as well as all Agencies and reviewers listed in 301 CMR 11.16(2)(b) and to any other Agency or Person identified by the Secretary in a Certificate on any filing made under this 2<sup>nd</sup> Am SRP. Each PCN shall be circulated to the EJ Reference List as updated in coordination with the MEPA and EEA EJ Offices. State permitting agencies may take any required

Agency Actions for any project or projects after a finding either that 1) the PCN or NPC for that project or projects does not require further MEPA review or 2) that the EIR for that project or projects adequately complies with MEPA. There will be no NPC required for lapse of time (301 CMR 11.10(2)) for ten years.

*Term and Modification*

This SRP is effective for ten years from the date of this 2<sup>nd</sup> Am Certificate, or completion of the building program therein, whichever comes later.

If Harvard wishes to make a material change to any provision in this 2<sup>nd</sup> Am SRP, it may file a request for modification of the SRP in the form of an NPC filing. The Secretary will then review the request and issue another Amended SRP if appropriate. Other non-material changes may be made upon written agreement of the parties.

*Conclusion*

The Proponent's signature below indicates consent to the establishment of the above Special Review Procedure and the specific provisions outlined in this Certificate.

Date: April 28, 2025



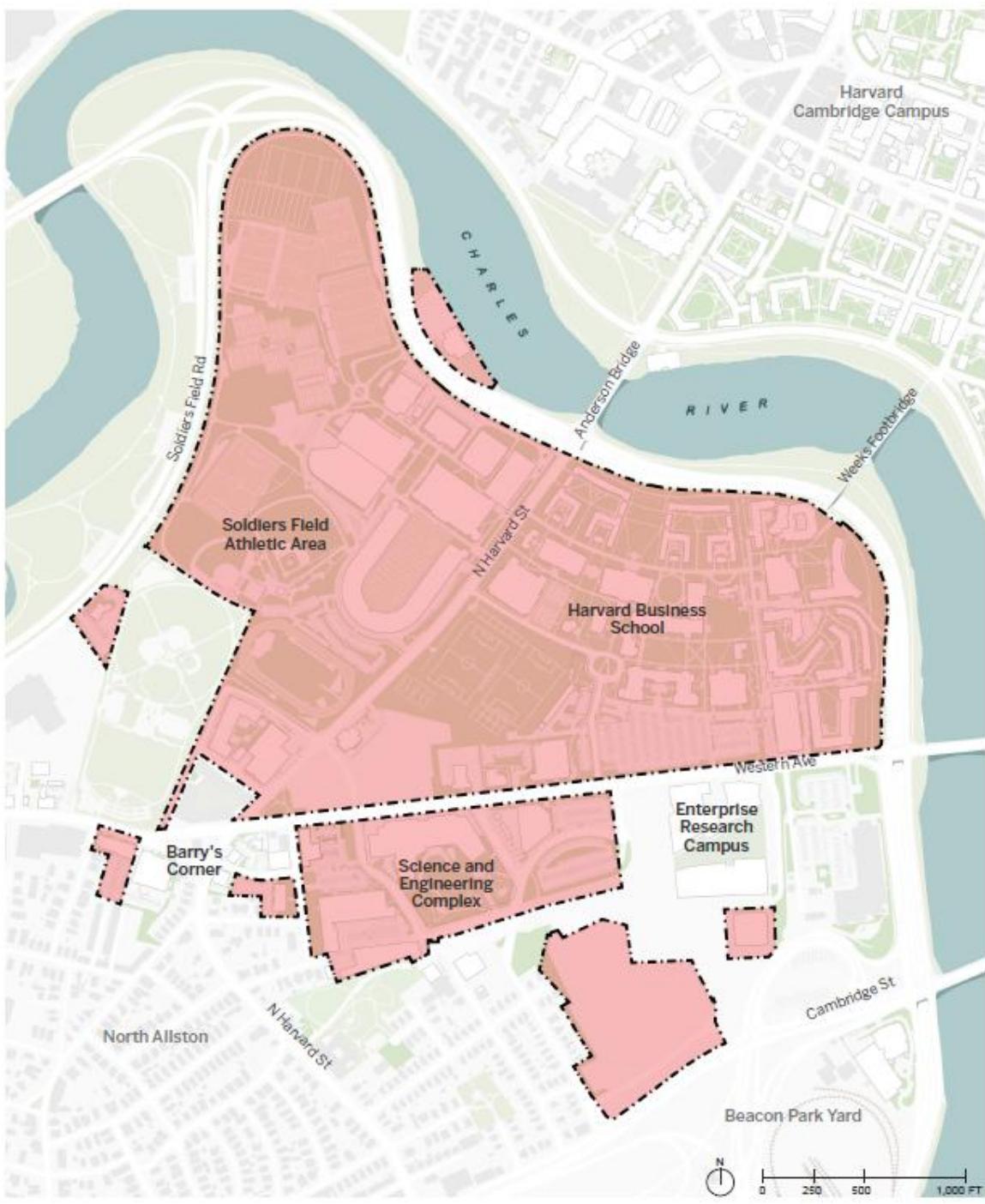
Rebecca Tepper, Secretary  
Executive Office of Energy and Environmental Affairs

Date: April 28, 2025



Meredith Weenick  
Executive Vice President Harvard University

**Attachment 1:** The Updated IMP planning area governed by 2<sup>nd</sup> Am SRP (Figure 1-2 of 2025 NPC)



■ Master Plan Area

Source: Sasaki Design

Harvard University - Allston Campus Boston, MA

**Figure 1-2**  
*Master Plan Area*