



*The Commonwealth of Massachusetts*  
*Executive Office of Energy and Environmental Affairs*  
*100 Cambridge Street, Suite 900*  
*Boston, MA 02114*

Deval L. Patrick  
GOVERNOR

Richard K. Sullivan, Jr.  
SECRETARY

Tel: (617) 626-1000  
Fax: (617) 626-1181  
<http://www.mass.gov/eea>

November 20, 2013

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

PROJECT NAME:	Harvard University's Campus in Allston (f/k/a Allston Campus 20-Year Master Plan)
PROJECT MUNICIPALITY:	Boston
PROJECT WATERSHED:	Boston Harbor
EEA NUMBER:	14069
PROJECT PROPONENT:	Harvard University
DATE NOTICED IN MONITOR:	November 20, 2013

Pursuant to the Massachusetts Environmental Policy Act (G.L. c. 30, ss. 61-62I) and Section 11.09 of the MEPA regulations (301 CMR 11.00), I hereby establish a revised Special Review Procedure (SRP) to guide the MEPA review of this project. This SRP shall supersede the previous SRP, issued on September 14, 2007, as established by Secretary Bowles of the Executive Office of Energy and Environmental Affairs (EEA) and the Allston Development Group on behalf of Harvard University. In a Certificate issued on May 10, 2013, I determined that based on the Notice of Project Change (NPC) filed by the Proponent and noticed in the Monitor on April 10, 2013, the project requires the preparation of a Draft and Final Environmental Impact Report.

Project History

In July 2007, Harvard filed an Expanded Environmental Notification Form (EENF) outlining a 20-Year Master Plan for Harvard's campus in Allston. The EENF indicated that full build-out of this 20-Year Master Plan would include between four and five million square feet (sf) of institutional development on a total of 215 acres of land. Harvard's current Allston campus contains approximately 151 acres and is located predominantly on land bounded by Soldiers Field Road and Western Avenue, with North Harvard Street separating two distinct

areas of the existing campus, the Harvard Business School and the athletic area. Specifically, the 20-Year Master Plan development program was estimated to include 1,343 new beds for undergraduate or graduate students, 12,400 average daily vehicle trips (adt), 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 for the construction of a 589,000-sf Science Complex on an 8.5-acre site located on the southerly side of Western Avenue east of Travis Street. As presented in the Request for Phase 1 Waiver, the Science Complex includes 537,000 sf of above-ground floor area; approximately 52,000 sf of research support facilities below-grade; an underground distributed energy facility (DEF) and loading and mechanical facilities; below-grade parking for 350 vehicles; and dedicated use of 150 existing surface parking spaces north of Western Avenue.

A certificate on the EENF was issued on September 14, 2007 outlining both a scope for an Environmental Impact Report (EIR) and proposing a Phase 1 waiver to allow construction of the Science Complex in advance of completion of MEPA review of the Master Plan. Secretary Bowles issued a Final Record of Decision (FROD) granting this Phase 1 Waiver on October 16, 2007. This FROD remains valid, subject to the conditions outlined in the May 10, 2013 Certificate on the NPC.

### Project Description

The NPC indentified a significantly reduced scope in geography, number of projects, square footage, duration and potential environmental impacts when compared with the Allston Campus 20-Year Master Plan presented in the EENF. The NPC indentified 11 potential specific projects to accommodate the growth of Harvard's campus in Allston and envisions over the next 10 years the redevelopment of currently underutilized, predominantly industrially-zoned land, and creation of a pedestrian-friendly campus environment (Allston Campus 10-Year Master Plan). The growth of Harvard's campus in Allston over the next 10 years is expected to involve approximately 27 additional acres of land, increasing the size of the Allston campus to approximately 178 acres as described in the Institutional Master Plan (IMP) Notification Form filed with the City of Boston pursuant to Article 80D of the Boston Zoning Code. The revised project proposes approximately one million sf of new space in addition of approximately 500,000 sf of renovated space. In addition to the aforementioned reduction in the overall project area and development program, the project will 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 EENF.

### **SPECIAL REVIEW PROCEDURE**

The Proponent has filed an NPC for Harvard University's campus in Allston. While the size, complexity and potential impacts of the projects indentified in the NPC are significantly reduced compared to the previously proposed Master Plan, the number of specific facilities and the duration of the Allston Campus 10-Year Master Plan continue to warrant the establishment of a (modified) SRP. An SRP for this project 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. The SRP applies to land located within the

proposed area identified in the 2013 IMP submitted to the Boston Redevelopment Authority (see attachment).

As outlined below and in the Certificate on the NPC, the Proponent will file a DEIR and FEIR for the Allston Campus 10-Year Master Plan. The DEIR will include: an overview of the site development proposed; an analysis of background conditions and existing resources on the site; an analysis of potential cumulative impacts from site development; and, identification of any potential conflicts or incompatibilities among proposed uses. A finding of adequacy for the FEIR shall indicate that sufficient information exists on cumulative impacts, background conditions, and master planning issues to allow individual projects identified in the DEIR or FEIR, to proceed, provided, 1) that the certificate on the FEIR may specifically require a Project Commencement Notice (PCN) for any of the eleven projects identified in the FEIR prior to issuance of any state permits for such project, if MEPA determines that the FEIR does not contain adequate information to analyze environmental impacts of the specific project and 2) that the Proponent shall be required to submit to MEPA a GHG analysis for each individual project for approval by MEPA prior to the issuance of any state permits for such project unless this requirement is specifically waived by MEPA in the Certificate on the FEIR or elsewhere, as the Secretary deems appropriate. These analyses will be subject to a comment and review period consistent with an NPC whereby MEPA shall determine the adequacy of the GHG analysis within 30 days of notice of the submission of the GHG analysis in the Environmental Monitor.

#### Master Plan

In a separate Certificate issued May 10, 2013, I have issued a Scope for the DEIR. I reserve all rights granted to me by Section 11.08(i) of the MEPA regulations regarding determination of adequacy of the DEIR/FEIR. Subject to the GHG and PCN requirements above, a finding of adequacy for the FEIR shall indicate that sufficient information exists, on cumulative impacts, background conditions, and master planning issues to allow the individual project elements identified in the DEIR/FEIR to proceed to State permitting.

#### Public Process

Because the Master Planning process itself involves robust and structured community participation, including an intensive and ongoing process with the City-convened Harvard-Allston Task Force, I will not require the Proponent to retain the 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:

- Provide notification of all required City and State Agency permit-related public meetings through a broad range of media such as email listserve, project website, flyers/mailings, published notice in local newspapers, necessary to alert stakeholders to scheduled meetings.
- In addition to the required City and State Agency permit-related public meetings, Harvard will meet at least once with the Department of Conservation and Recreation (DCR), Charles River Watershed Association (CRWA), Metropolitan

Area Planning Council (MAPC), the Massachusetts Water Resources Authority (MWRA), and the City of Cambridge prior to filing the DEIR and FEIR to discuss the content of each filing, potential environmental impacts and proposed mitigation measures. These meetings may be held on an individual basis with each entity, or simultaneously with several groups that share mutual interests;

- Maintain and update a Harvard Allston website or linked websites which includes the IMP and provide updates on individual project schedules. Provide e-mail addresses for interested parties to use for submitting input and feedback; and
- 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;

#### Subsequent Filings

- For projects identified in the Certificate on the FEIR that require the preparation of a PCN, the PCN will include a level of information consistent with an Environmental Notification Form (ENF).
- If the impacts of the individual project described in the PCN exceed mandatory EIR thresholds, there will be a presumption that a Single EIR will satisfy the requirement to prepare an EIR.
- No PCN will be required for tenant relocations, building demolition, interior renovations or supporting infrastructure, if consistent with the approved FEIR.
- 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.

Once the FEIR is determined adequate, the Proponent will file an NPC for each materially different or new project within the project area as defined in this SRP (see attachment) by Harvard or a third-party developer that by itself, or in combination with other projects that individually did not exceed any ENF thresholds, cumulatively exceed 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. This approach is predicated on the assumption that another master plan would be filed prior to, or in, 2023 to address campus growth associated with the

subsequent ten-year period. The Proponent should track the cumulative impacts associated with new work beyond that disclosed in the FEIR, 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.

The Proponent will provide an Interim Update to MEPA proximate to the five-year anniversary of the Certificate of Adequacy on the FEIR. The document will include an update on the status of area-wide infrastructure improvements and individual development projects within the Allston Campus area and a description of any significant changes to the Allston Campus 10-Year Master Plan from that described in the FEIR. The Interim Update will provide an assessment of cumulative impacts associated with projects completed to date and compare impacts to those disclosed in the FEIR. It will also update the status of all mitigation commitments identified in the Section 61 Findings for the Allston Campus and all individual projects to date and provide information in response to the requirement that the Proponent monitor the effectiveness of TDM measures applied to achieve a 50% mode share for single occupancy vehicles for the Science Complex. If the results of the monitoring indicate that the 50% mode share target has not been achieved, the Proponent must commit to additional mitigation measures in the Interim Update.

The Interim Update will be noticed in the Environmental Monitor for public comment with a comment and review period consistent with an NPC. MEPA will issue a Certificate on the Interim Update and the Proponent may be required to provide a Response to Comments.

Each project-specific filing must be circulated to all commenters on the 2013 NPC and any previous filing on the specific project (for an EIR) or under Section 11.16 of the MEPA regulations for a PCN. 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 10 years.

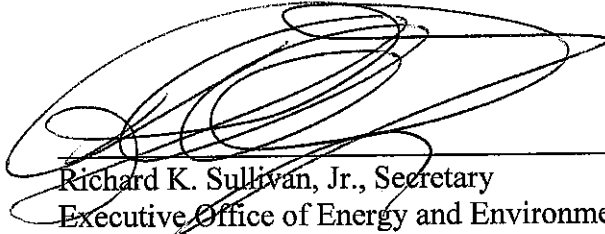
Harvard shall notify the MEPA Office if any project is proposed prior to the issuance of a certificate of adequacy for the FEIR which requires State Permits, is located within the Allston Campus area, and such project does not exceed thresholds, either individually or in combination with other projects within the Allston Campus area previously reviewed by MEPA subsequent to the Record of Decision on a Phase I Waiver for the construction of the Science Complex Project (issued on October 16, 2007). The MEPA office shall determine within 30 days whether any MEPA review of such project will be required.

This SRP is effective for 10 years from the date of the FEIR Certificate, or completion of the building program therein, whichever comes later.

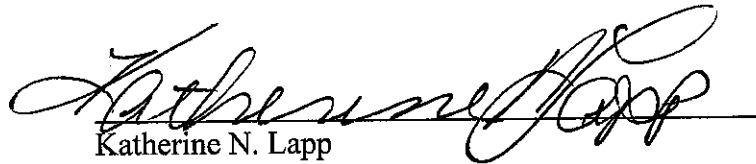
Conclusion

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

11-20-13  
Date

  
Richard K. Sullivan, Jr., Secretary  
Executive Office of Energy and Environmental Affairs

11-20-13  
Date

  
Katherine N. Lapp  
Executive Vice President  
Harvard University