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September 16, 2022

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

PROJECT NAME: Enterprise Research Campus
PROJECT MUNICIPALITY: Boston
PROJECT WATERSHED: Boston Harbor
EEA NUMBER: 16584
PROJECT PROPONENT: Harvard University
DATE NOTICED IN MONITOR: August 10, 2022

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 (“SRP”) to guide the MEPA review of the future build-out of the Enterprise Research Campus (“ERC”) on land currently owned by Harvard University (“Harvard”). This SRP will govern property that is separate from the mixed use project proposed by Tishman Speyer ERC Developer, LLC, which is currently undergoing MEPA review (EEA #16320). Notice of the issuance of this SRP was published in the Environmental Monitor on August 10, 2022 for a 30-day public review and comment period. I received one comment on the draft SRP, which urged further consideration of open space planning as part of future filings under the SRP. The final SRP shall be published in the next Environmental Monitor. As noted below, this SRP shall have the effect of amending certain elements of a prior SRP dated November 20, 2013 for the Allston Campus 10-Year Institutional Master Plan (“IMP”), which set forth procedures for the review of institutional projects proposed by Harvard in Allston.

Purpose of the SRP

Harvard has commenced planning and development of its approximately 36-acre ERC area in the Allston-Brighton area of Boston (the “ERC Area”). Development of an approximately 14-acre site within the ERC is being undertaken by Tishman Speyer ERC Developer, LLC (“Tishman Speyer”) under MEPA review (EEA#16320) (the “Tishman Speyer Project”). The Tishman Speyer project is following standard MEPA review procedures on its own. In light of the absence of any specific development proposals for the remainder of the site, the SRP will guide MEPA review of future non-institutional development projects that may be proposed on

the other approximately 22 acres within the ERC (the “SRP Area”), which area is shown generally on Figure 1 of the SRP Request.¹ I find that an SRP would serve the purposes of MEPA by allowing for conceptual review of cumulative impacts, while permitting the future development program to proceed in phases, with individualized project reviews to be undertaken as specific development projects are proposed in the future. As further described below, the SRP will require each future non-institutional development project in the SRP Area to review its impacts cumulatively with the Tishman Speyer Project, so that comprehensive and complementary mitigation measures can be identified and implemented in conjunction with that future non-institutional development. This SRP also provides for enhanced public participation by surrounding communities during future reviews. In addition, while Harvard has not yet commenced detailed development planning for its land holdings south of Cambridge Street, known as Beacon Park Yard, Harvard has consented at this time to MEPA’s jurisdiction over Beacon Park Yard with respect to traffic, GHG, resiliency, and stormwater/wastewater, and related environmental justice and public health impacts. Harvard has agreed to work with the MEPA Office to establish procedures for MEPA review over future projects if and when a development program is identified for Beacon Park Yard, although the timing of any such Harvard planning process will be controlled by the timing of design and permitting of the I-90 Interchange Project proposed by the Massachusetts Department of Transportation (MassDOT) (EEA#15278).

Project Description

The ERC abuts Western Avenue to the north, Cambridge Street to the south, the Science and Engineering Complex and the existing residential neighborhood to the west, and 500 Soldiers Field Road to the east (leased by Resilience Boston). The ERC also abuts Harvard’s District Energy Facility and the Massachusetts Turnpike/Interstate-90 (MassPike/I-90) loop ramps to the southeast. Prior to Harvard’s acquisition of the area from the Massachusetts Turnpike Authority in 2000, the area had served as a multi-modal freight transport facility, and prior to that was primarily comprised of commercial and industrial uses. In 2015, CSX relinquished its rail easements in the area, which had previously precluded any development.

In 2018, Harvard submitted a Planned Development Area (“PDA”) Master Plan to the Boston Planning and Development Agency (“BPDA”), which described a 900,000-sf mixed-use development on the approximately 14-acre parcel now known as the Tishman Speyer Project site. In connection with the 2018 PDA Master Plan submittal, Harvard prepared a Framework Plan at the request of the BPDA. The Framework Plan is a non-regulatory document which provides planning-level context for potential development of other Harvard property in the ERC. A draft updated Framework Plan was submitted to the BPDA in March 2021 and circulated more broadly in June 2021 coincident with BPDA review of the Tishman Speyer Project. The draft updated Framework Plan describes the high-level and principles-based rationale for a district approach to circulation, public realm, infrastructure, and other systems, but it does not include details regarding future development as they are not yet known and are dependent on a number of variables that will not be known for some time. The draft updated Framework Plan refines

¹ The Figure 1 plan depicts an SRP Area of approximately 27 acres, which includes areas north of the potential new layout of Cambridge Street contemplated as part of the I-90 Interchange Project. The boundaries of the SRP Area may be adjusted from time to time during the course of Harvard’s planning and development of the area, as a result of the I-90 Interchange Project. In such event, the SRP Area may be adjusted through Harvard’s written notice to the MEPA Office of any such adjustments. For other adjustments, Harvard shall consult with the MEPA Office about appropriate procedures.

aspects of the planned open spaces and other public realm improvements as they were presented in the 2018 Framework Plan, with greater detail of those components addressed by the Tishman Speyer Project. It presents potential development parcels, a street grid, and open space, including an east-west Greenway through the ERC. The draft updated Framework Plan envisions a mix of commercial office, lab, research and retail uses, and includes a commitment to include upwards of 1,000 residential units in the ERC. The role that the Framework Plan will play in ongoing planning efforts is part of ongoing discussions between the BPDA and Harvard regarding the process for community engagement in Harvard's future planning efforts.

As currently proposed, the Tishman Speyer Project includes construction of approximately 1.9 million sf of mixed uses in two phases, which includes the approximately 900,000 sf proposed in the 2018 PDA filing as well as the development of a Phase B project component comprising an additional approximately 1,000,000 sf. The Tishman Speyer Project is currently undergoing MEPA review through Draft and Final Environmental EIRs because it exceeds mandatory EIR thresholds related to trip generation. As noted, this SRP acknowledges the separate review of the Tishman Speyer Project and addresses any subsequent non-institutional development in the ERC Area. However, as described below, the impacts and mitigation measures associated with the Tishman Speyer Project will be included within the baseline ERC conditions in the evaluation of the impacts and mitigation measures for each future development project in the SRP Area.

Related Planning Areas

Institutional Master Plan SRP

The ERC Area is generally south of the area designated for Harvard's Allston Campus 10-Year IMP (EEA# 14069) (the "IMP Area"). A Certificate on the Final Environmental Impact Report (FEIR) submitted for the IMP was issued on October 17, 2014. The FEIR Certificate did not require further review of the IMP; however, certain projects within the IMP Area are subject to MEPA review pursuant to an SRP established on November 20, 2013 (the "IMP SRP"). Approximately half of the Tishman Speyer Project site is located within the area subject to the IMP SRP. As the Tishman Speyer Project does not propose institutional uses, this SRP shall have the effect of amending the IMP SRP to exclude the portions of the Tishman Speyer Project site that were previously designated for institutional uses.² To the extent these areas are later proposed for institutional uses, such areas and projects shall be deemed subject to the IMP SRP and removed from the Tishman Speyer Project's MEPA review process, and any review of the environmental impacts of such institutional use shall be subject to review through the IMP SRP. Certain other areas within the ERC Area, as shown in the attached Figure 1, are also currently located within the IMP Area, but no future institutional development is proposed or under review under the IMP SRP in these areas. Future filings under the IMP SRP shall note this change in the IMP Area. To the extent that such areas are proposed for non-institutional uses, as expected, the

² Harvard has indicated that a conference center that was previously identified in the 2014 IMP and further described as part of a "hotel and conference center" in Harvard's 5-year Interim Update (Certificate issued on February 7, 2020) will be built on behalf of Harvard by Tishman Speyer. Because the conference center is not identified as an exclusively institutional use, it has been included in Tishman Speyer's MEPA filings for the Tishman Speyer Project, and the impacts of the conference center component of the Tishman Speyer Project will be included in the future cumulative impacts analyses required by this SRP. Future filings under the IMP SRP shall note the change in the IMP Area and treatment of the conference center as described in this SRP.

IMP SRP shall be deemed to be amended to exclude such areas, and such areas and projects shall be subject to this SRP.

Future Activities South of Cambridge Street

New roadways proposed to be constructed in the SRP Area will provide connections to Harvard's land holdings south of Cambridge Street known as Beacon Park Yard, for which development is anticipated after MassDOT's I-90 Interchange Project (EEA# 15278) is completed. For traffic and other impact analyses, the DEIR filed for the I-90 Interchange Project assumed over eight million sf of development (including air rights parcels) that could occur in Beacon Park Yard upon completion of the highway project. As noted, Harvard has consented to MEPA jurisdiction over its development activities in Beacon Park Yard with respect to traffic, GHG, resiliency, and stormwater/wastewater, and related environmental justice and public health impacts. When or if a framework plan or a master plan, or plans for the development of specific sites, for Beacon Park Yard advance beyond conceptual planning, Harvard has agreed to consult with the MEPA Office to determine whether this SRP should be amended or a new SRP established to determine procedures for MEPA review over such future projects.

SPECIAL REVIEW PROCEDURE

Harvard has requested an SRP for the buildout of the ERC Area. An SRP is warranted due to the connected infrastructure, open space and urban design between the Tishman Speyer Project and future non-institutional development projects in the ERC Area, and as a means of assessing cumulative impacts of the projects and developing a cohesive set of mitigation measures. An 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. The procedures set forth in this SRP shall apply to the remaining approximately 22 acres of land located within the ERC Area and available for development outside the 14-acre Tishman Speyer Project site. However, as described below, the impacts and mitigation measures associated with the Tishman Speyer Project will be included within the baseline ERC conditions in the evaluation of the impacts and mitigation measures for each future development project in the SRP Area. The area subject to this SRP is shown generally in the map attached to Harvard's request.

Public Process

The development of Harvard's property in Allston for institutional and non-institutional uses has been guided for many years by a comprehensive public review process convened by the BPDA. With respect to the development of the SRP Area, Harvard will continue to engage with the Harvard Allston Task Force and other stakeholders and community members, and conduct its public outreach consistent with the BPDA's procedures for the review of large projects. Among other measures, Harvard has committed to the following public process for each future filing:

- Provide notification of all required City and State Agency permit-related public meetings through a broad range of media such as a project website and email listserve, all as necessary to alert stakeholders to scheduled meetings;
- 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;

- Maintain and update a Harvard Allston website or linked websites which includes a description and status report on ERC projects and 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.

Environmental Justice

- At this time, the ERC is located within an Environmental Justice (EJ) population (census block) meeting the criteria of Minority and Income and is within one mile of EJ populations meeting the following criteria: Minority; Minority and Income; Minority and English Isolation; and Minority, Income and English Isolation. In connection with the development of the SRP Area, Harvard shall comply in all respects with the requirements of MEPA's regulations and protocols relating to public outreach to and involvement of Environmental Justice Populations.
- In particular, Harvard shall establish a public outreach and engagement plan (POEP) relative to the filing of the ERC Master Plan described below, and shall conduct public outreach activities under such PIP in advance of filing. In addition to the measures identified in the Public Process section above, Harvard shall consult with the MEPA Office and EEA EJ Director to discuss specific outreach and public involvement strategies to include in the POEP. The POEP shall be informed by other review processes to which the projects described in the ERC Master Plan are subject, such as BPDA review, and Harvard may combine public meetings and other public involvement procedures as appropriate.

Conceptual Buildout Analysis/Cumulative Impact Assessment

As noted above, while Harvard has prepared a draft updated Framework Plan which describes the high-level and principles-based rationale for a district approach to circulation, public realm, infrastructure, and other systems within the SRP Area, Harvard has not yet engaged in development planning for this area beyond the Framework Plan, and is currently discussing with the BPDA possible planning and permitting processes for the SRP Area (including the role of the Framework Plan going forward).

Harvard and the BPDA have not yet determined the form that the planning process for the SRP Area will take; such planning initiative will depend in large part on the nature and scope of the BPDA review process that Harvard and the BPDA agree to. However, it is anticipated that BPDA will require a filing that describes at a "master plan" level the development plan for the approximately 22 acres remaining to be developed in the ERC. In the event that Harvard undergoes BPDA review in the form of a PDA Master Plan submission or similar filing, Harvard shall file a master plan pursuant to this SRP that sets forth a conceptual-level development plan for the remaining approximately 22 acres of the ERC (referred to herein as the "ERC Master Plan"). Such ERC Master Plan filing shall include detail as appropriate and practicable given the conceptual level of planning that has been completed at the time of filing, and include the elements listed below, to the extent such information has been developed at the time of filing:

- an analysis of background conditions and existing resources in the ERC, with and without the Tishman Speyer project;
- long-range conceptual goals for the non-institutional development of the SRP Area;
- an alternatives analysis;
- identification of infrastructure needs identified for the long-term buildout, including a conceptual level infrastructure and roadway network plan for the ERC;
- conceptual description of cumulative environmental impacts and proposed mitigation associated with the long-term non-institutional buildout, including the impacts and mitigation associated with the Tishman Speyer Project;
- ERC design guidelines to promote development goals and mitigate environmental impacts, including ERC-wide energy and climate change goals and open space planning;
- conceptual description of potential environmental and public health impacts to surrounding EJ populations from the development plan, and anticipated mitigation and other planned public benefits for such EJ populations
- Connection with or dependencies on regional projects (such as the I-90 project), including a review of assumed roadways and other infrastructure conditions in the surrounding area to which ERC roadways and infrastructure will be connected; if available, a preliminary traffic study or a scope for such study shall be included; and
- identification of any potential conflicts or incompatibilities among proposed uses.

If and when Harvard files the ERC Master Plan, such filing will be subject to a 45-day comment period. A certificate will be issued 10 days after the close of the comment period or by the next scheduled certificate issuance date, whichever is later. Because the ERC Master Plan is intended to provide a conceptual level overview of cumulative impacts and does not review a specific project, it shall not be considered to independently exceed mandatory EIR thresholds or otherwise require mandatory EIR review. Instead, project specific reviews shall be conducted as described in the Subsequent Filings section below, and no future projects shall proceed until review of the ERC Master Plan and of any subsequent filing(s) specific to each such project are completed. In the event that the ERC Master Plan does not adequately address the components required by this SRP, the Secretary shall retain discretion to require further review of the ERC Master Plan in the form of an EIR; provided however that the scope of any such required EIR shall be consistent with the conceptual nature of the ERC Master Plan.

Harvard shall continue to consult with the MEPA Office as the BPDA planning process unfolds, and shall propose appropriate amendments to this SRP in the event that the filings and disclosures required under any BPDA review process are inconsistent with the anticipated ERC Master Plan described in this SRP.

Subsequent Filings

Except for the Tishman Speyer project, all future non-institutional development projects, and all major infrastructure projects in the SRP Area, whether or not an Agency Action is required, will be subject to MEPA review in accordance with the following.

1. As plans for the construction of non-institutional projects within the SRP Area are developed, the project proponent (Harvard or its designated developer(s)) will prepare and submit filings to the MEPA Office that describe the design, uses, and environmental impacts of each such project. For individual projects that themselves

- exceed MEPA thresholds – or that exceed MEPA thresholds when combined with the impacts of other projects within the SRP Area that have not yet been the subject of an ENF – the project proponent shall file an ENF, and an EIR if mandatory EIR thresholds are exceeded or an EIR is otherwise required by the Secretary pursuant to the MEPA regulations.
2. Projects that do not exceed MEPA thresholds will file a Project Commencement Notice (“PCN”), which shall include detail commensurate with the information required in an ENF.
 3. No PCN shall be required for projects that involve the erection or extension of one or more buildings that results in the addition of an aggregate gross floor area of less than 20,000 square feet, or that involve the change of use of less than 50,000 square feet of floor area. The filing of a PCN shall also not be required for tenant relocations, building demolition, interior renovation, and infrastructure projects that support development projects that themselves are required to file an ENF, EIR or PCN.
 4. Each project filing (PCN, ENF, or EIR) shall describe the environmental and public health impacts of such project as required by the MEPA regulations, including enabling infrastructure, in relation to the impacts of projects within the SRP Area that have previously undergone MEPA review. Each project filing shall comply fully with this SRP and all other applicable MEPA regulations, including requirements for projects located near EJ populations, and shall comply in all respects with the requirements of MEPA’s regulations and protocols relating to public outreach to and involvement of EJ Populations and analysis of impacts on EJ Populations.

The Tishman Speyer Project will separately follow project change procedures at 301 CMR 11.10.

Circulation Requirements

Each review document submitted under this SRP must be circulated in accordance with 301 CMR 11.16 and to all commenters on any of the Tishman Speyer Project filings or any subsequent MEPA filings for any development projects in the ERC. The document shall also be circulated to each local, federal, and state agency from which the Harvard will seek permits or approvals.

Modification of the Special Review Procedure

If Harvard wishes to make a material change to any provision in this 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 an Amended SRP if appropriate. Other non-material changes may be made upon written agreement of the parties.

Term of SRP

This SRP shall expire in ten years from the date of this SRP. However, if the development program is not completed within ten years, the parties shall confer as to the need to amend or terminate this SRP. This term is subject to the lapse of time provisions under 301 CMR 11.10.

Conclusion

Harvard's signature below indicates consent to the establishment of a Special Review Procedure and the specific provisions outlined in this Certificate. Harvard shall ensure compliance with this SRP by any third party developer or other entity contracted by Harvard to carry out the projects that are subject to the procedures set forth in this SRP.

09/16/2022

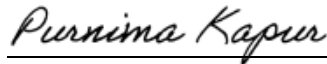
Date



Bethany Card, Secretary
Executive Office of Energy and Environmental Affairs

09/20/2022

Date



Purnima Kapur, Chief of University Planning and Design
Harvard University

Comments received:

09/09/2022 City of Boston Parks and Recreation Department (BPRD)