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March 21, 2008

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CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
ON THE
NOTICE OF PROJECT CHANGE

PROJECT NAME : Joslin Diabetes Center Expansion/Longwood Center
PROJECT MUNICIPALITY : Brookline and Longwood Avenues – Boston
PROJECT WATERSHED : Charles River
EOEA NUMBER : 12636
PROJECT PROPONENT : ARE/ND/CR Longwood, LLC
DATE NOTICED IN MONITOR : February 20, 2008

Pursuant to the Massachusetts Environmental Policy Act (G.L. c.30, ss. 61-62H) and Section 11.10 of the MEPA regulations (301 CMR 11.00), I have reviewed the Notice of Project Change (NPC) submitted on this project and determine that it **does not require** further MEPA review.

The project originally consisted of the construction of 490,000 square feet (sf) of laboratory, office, clinical, residential, and retail space as well as a below-grade parking garage with about 350 parking spaces. The project was comprised of two buildings. On June 13, 2003, the Secretary determined that the FEIR submitted on the project was adequate.

This NPC was submitted for MEPA review on February 14, 2008. The proponent is proposing to reduce the size of the project to a 350,000 sf life science building by eliminating the residential tower containing 150 units and 29 stories on the 1.02 acre parcel. It has increased the life science space by approximately 85,000 sf. The project will include approximately 341,600 sf of research space and about 8,400 sf of ground floor retail/restaurant space. The proposed parking garage has been reduced from five levels to three levels below the ground and from 350 to 290 spaces. The building will be approximately 175.6 feet in height and contains 9 floors of usable space.

The proposed project will reduce the amount of impervious area by about 0.83 acres. Using the Institute of Traffic Engineers land use codes 760, 720, and 820, the proponent has estimated that approximately 287 vehicle trips per day would be reduced from the original

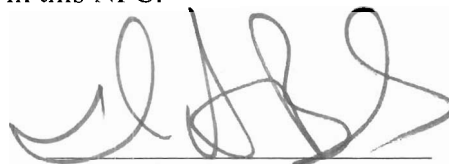
project. The proponent has estimated a total of 3,515 unadjusted vehicle trips for the project. The project will reduce the amount of potable water consumed by an estimated 52,650 gallons per day (gpd) and wastewater generated by 54,480 gpd. There are no wetland resource area impacts.

The proponent has committed to seek the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver rating. By removing the tower portion of the project, the proponent has reduced pedestrian wind and shadow impacts. The proponent will provide canopies at the project entrances to reduce wind impacts further. It has reduced impacts to groundwater by reducing the amount of excavation for the parking garage. The proponent will increase the width of sidewalks along Longwood and Brookline Avenues and Pilgrim Road and improve the corner radii at four locations. It will also increase the width of Longwood Avenue by two to four feet between Brookline Avenue and Pilgrim Road and widen Pilgrim Road by two feet between Longwood Avenue and Crossover Street to allow for two-way traffic. The proponent will modify traffic LED signal head indications and restripe the existing pedestrian crosswalks at Longwood/Brookline Avenues. It has also committed to provide a monetary contribution of \$450,000 to the Boston Transportation Department (BTD) to support system-wide transportation improvements in the Longwood Medical Area. The proponent will offer a 50 percent transit subsidy to employees and tenants. It will investigate the provision of a shared-car service. The project meets the BTD's parking ratio for this area of the city at 0.75 spaces per 1,000 sf of space.

Based upon a review of the information provided by the proponent and after consultation with the state and local permitting agencies, I find that the potential impacts of this project change do not warrant preparation of a Supplemental EIR and can be addressed through the local and state permitting processes. The proponent's mitigation commitments should satisfy the permitting agencies. No further MEPA review is required for the completion of the Longwood Center development, as presented in this NPC.

March 21, 2008

DATE



Ian A. Bowles

Comments received:

BWSC, 3/10/08

MassDEP/NERO, 3/11/08

EEA #12636

NPC Certificate

March 21, 2008

Charles River Watershed Association, 3/11/08

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IAB/WTG/wg