Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

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Executive Office of Environmental Affairs
EOEA No.: 14069
MEPA Analyst: Beiony Angus
Phone: 617-626-1029

ENF Environmental Notification Form

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: **Harvard University – Allston Campus 20-year Master Plan**		
Street: **Western Avenue and Vicinity**		
Municipality: **Boston**	Watershed: **Boston Harbor**	
Universal Tranverse Mercator Coordinates:	Latitude: **42° 21' 46.16" N**	
UTM (Zone 19) 324941, 4692250	Longitude: **71° 7' 33.09" W**	
Estimated commencement date: **4th quarter 2007**	Estimated completion date: **2027**	
Approximate cost: **To be Determined**	Status of project design: **10** % complete	
Proponent: **Harvard University (through the Allston Development Group)**		
Street: **1350 Massachusetts Avenue**		
Municipality: **Cambridge**	State: **MA**	Zip Code: **02138**
Name of Contact Person From Whom Copies of this ENF May Be Obtained: **Corinne Snowdon**		
Firm/Agency: **Epsilon Associates, Inc.**	Street: **3 Clock Tower Place, Suite 250**	
Municipality: **Maynard**	State: **MA**	Zip Code: **01754**
Phone: **978-897-7100**	Fax: **978-897-0099**	E-mail: **csnowdon@epsilonassociates.com**

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)? ☒Yes ☐No

Has this project been filed with MEPA before? ☐Yes (EOEA No. _____) ☒No

Has any project on this site been filed with MEPA before? ☒Yes (EOEA No. 11448 (WGBH); 7743 (WGBH); 8907 (Genzyme); 8572 (Harvard).) ☐No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8))	☐Yes	☒No
a Special Review Procedure? (see 301CMR 11.09)	☐Yes	☒No*
a Waiver of mandatory EIR? (see 301 CMR 11.11)	☐Yes	☒No
a Phase I Waiver? (see 301 CMR 11.11)	☒Yes**	☐No

*** Subject to comments received and the views of the Secretary, Harvard is not seeking but is open to review of the Master Plan proceeding under a Special Review Procedure.**

**** A Waiver is being requested for Harvard's proposed Science Complex, not for Phase 1 (the initial 20 years) of the overall 50-year Master Plan for the Allston campus.**

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): **One or more projects proposed under Harvard's Master Plan may seek tax exempt bond financing**

Are you requesting coordinated review with any other federal, state, regional, or local agency? ☐Yes (Specify* _____) ☒No

List Local or Federal Permits and Approvals: **The 20-year Master Plan is subject to review under Article 80B (Institutional Master Plan Review) of the City of Boston Zoning Code, and the Science Complex is undergoing review under Article 80D of the Zoning Code (Large Project Review). Individual permits for the build-out of the 20-year Master Plan have not yet been identified. A list of permits and approvals anticipated for the Science Complex based upon current design is provided in Section 3.1.5 of the attached Supplemental Narrative.**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03): *Note: Threshold analysis is based on current information. The evolution of the Master Plan is ongoing, and is subject to a comprehensive State, City and community review process. Based upon the present expectation of public funding sources, Harvard assumes at this time that the Master Plan will be subject to broad scope jurisdiction, regardless of which triggers are met.

- ☒ Land
- ☐ Water
- ☐ Energy
- ☐ ACEC
- ☐ Rare Species
- ☐ Wastewater
- ☐ Air
- ☐ Regulations
- ▒ * Wetlands, Waterways, & Tidelands
- ☒ Transportation
- ☐ Solid & Hazardous Waste
- ▒ * Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts[1a, 1b]	Existing	Change	Total
LAND			
Total site acreage	Approximately 215		
New acres of land altered		Unknown at this time [3]	
Acres of impervious area	150	-50[3]	100
Square feet of new bordering vegetated wetlands alteration		None anticipated	
Square feet of new other wetland alteration		None anticipated	
Acres of new non-water dependent use of tidelands or waterways		Unknown at this time	
STRUCTURES			
Gross square footage	approx. 2,500,000	4,000,000-5,000,000	6,500,000-7,500,000
Number of housing units (beds)[4]	1,157 beds[4]	1,343 beds[4]	2,500 beds[4]
Maximum height (in feet)	205 (including mechanicals)	Unknown at this time[5]	Unknown at this time[5]
TRANSPORTATION			
Vehicle trips per day	1,040	+ 4,360	5,400
Parking spaces	4,200	+ 12,400	16,600
WATER/WASTEWATER			
Gallons/day (GPD) of water use	Average - 325,000[6] Peak – 650,000	Average - +38,000 Peak - 1,500,000	Average - 363,000[7] Peak – 2,150,000
GPD water withdrawal	Not Applicable	Not Applicable	Not Applicable
GPD wastewater generation/ treatment	Average - 260,000 Peak – 1,250,000	Average - +3,000 Peak - +29,000	Average - 263,000[8] Peak – 1,279,000
Length of water/sewer mains (in miles)	Water: 5.7[9] Sewer: 2.6	Water: +1.9 Sewer:+0.3	Water: 7.6 Sewer: 2.9

State Permits & Approvals[2]

- ☒ Order of Conditions
- ☐ Superseding Order of Conditions
- ▒ * Chapter 91 License
- ▒ * 401 Water Quality Certification
- ☒ MHD or MDC Access Permit
- ☐ Water Management Act Permit
- ▒ * New Source Approval
- ☒ DEP or MWRA Sewer Connection/ Extension Permit
- ☒ Other Permits (*including Legislative Approvals*) – Specify:

* asterisks and grey boxes indicate permits and thresholds that are not anticipated at the present time, but which may be neeessary based on final design of Master Plan components.

- DEP Div. of Air Quality – Non Major Comprehensive Plan Approval
- Possible state agency consultation/ approval for modifications to roadway infrastructure
- MHC: Chapter 254 Review
- Legislative approval may be required for modifications to the Charles River Reservation (e.g., river crossings)
- Possible Groundwater Discharge Permit for geothermal wells

Footnotes appear on following page

Footnotes to Summary of Project Size & Environmental Impacts:

1a The Master Plan is still preliminary. Impact figures are given where possible, but in many instances cannot be estimated at this time.

1b Please refer to Supplemental Narrative, Table 3-1 for breakdown of project size/environmental impacts associated with the Science Complex, for which a Phase One MEPA Waiver is being requested.

2 Identification of State permits and approvals is based on conceptual plaus for the build-out of the Master Plan. It is fully anticipated that permits indicated by a check mark will be required; those marked by an asterisk may potentially be required, depending upon the outcome of further planning and analysis of Master Plan components, including design of potential river crossings and potential modifications to Soldiers Field Road

3 The majority of the 20-year Master Plan area is currently developed, and consists predominantly of surface parking and underutilized industrial buildings. Current expectation is that impervious area will be reduced overall

4 Number of Harvard-owned beds. Does not include Charlesview Apartments; the University is under discussions with Charlesview Inc. about a possible land exchange that would involve the relocation of Charlesview.

5 The maximum height of the future build-out of all structures within the 20-year Master Plan area is unknown at this time. The maximum height of the Science Complex, for which a Phase One waiver under MEPA is being sought, is approximately 107 feet to the top of occupied space as defined by the Boston Zoning Code.

6 This is existing average day water demand from existing buildings within the 20-year Mater Plan area, which include various commercial and industrial uses.

7 Additional water demand is modest due to displaced demand associated with existing buildings. Further, this figure is conservative in that it assumes traditional water demands for the build-out of the 20-year Master Plan, rather than sustainable water demands. Sustainability measures are expected to result in 20-50% lower wastewater generation volumes due to reuse of grey water where appropriate and practicable. Assumes Distributed Energy Facility ("DEF")-1, DEF-2, and DEF-3 are operating with total average day water demand of 38,000 gpd, and peak demand of 1.5 MGD. DEF water demands will not change as a result of sustainability measures.

8 This is proposed average day wastewater generation from the 20-year Master Plan area. This figure is conservative in that it assumes traditional water demands, rather than sustainable water demands. Sustainability measures are expected to result in 20-50% lower wastewater generation volumes due to reuse of grey water where appropriate and practicable. Assumes DEF1, DEF-2, and DEF-3 are operating with total average day wastewater discharge of 3,000 gpd, and peak discharge of 30,000 gpd. DEF wastewater generation will not change as a result of sustainability measures; however, DEF cooling water will be used for toilet flushing purposes, and will therefore reduce wastewater flows overall

9 This figure is approximate and includes both BWSC and MWRA mains in the project area

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

☒ Yes (Specify_____) ☒ No

*** Applicability of Article 97 will depend upon the final design of river crossings and potential depression of Soldier's Field Road.**

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

☐ Yes (Specify_____) ☒ No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

☐ Yes (Specify_____) ☒ No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Places or the inventory of Historic and Archaeological Assets of the Commonwealth?

☒ Yes (Specify **Harvard Stadium; 1767 Milestone; Charles River Basin Historic District; Newell Boat House; Charles River Reservation – Soldiers Field Road; Harvard Business School Area**) ☐ No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

☐ Yes (Specify_____) ☐ No (**The project may involve demolition of modern buildings within the Harvard Business School Area, as well as alterations to the Larz Anderson Bridge and Weeks Memorial Bridge, which are contributing structures in the Charles River Basin Historic District.**)

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

☐Yes (Specify_____) ☒No

PROJECT DESCRIPTION: The project description should include **(a)** a description of the project site, **(b)** a description of both on-site and off-site alternatives and the impacts associated with each alternative, and **(c)** potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

Allston Campus and Surrounding Area

Harvard's current Allston campus contains approximately 140 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. The growth of Harvard's campus in Allston over the next 20 years is expected to involve an additional approximately 85 acres of land, thereby increasing the size of the Allston campus to approximately 215 acres, as shown in Figure 1. The land to be added to the Allston campus predominantly supports surface parking areas and industrial buildings which are largely incompatible with residential and neighborhood commercial uses to the south and west, and which discourage connectivity between residential areas and the Charles River Reservation to the east. Planning for and implementation of modifications to Harvard's Allston campus are subject to a comprehensive Institutional Master Plan review process under Article 80 of the Boston Zoning Code. Although separated from Harvard's campus in Cambridge by the Charles River, the Allston campus is an integral part of Harvard's overall campus, and is strategically located as an important link to Harvard's campus in the Longwood Medical Area, particularly for academic programming in Life Sciences. A more detailed description of the surrounding area is provided in Appendix A of the attached Supplemental Narrative.

Allston Campus 20-year Master Plan

The 20-year Master Plan to accommodate the growth of Harvard's campus in Allston envisions the redevelopment of currently underutilized, predominantly industrially-zoned land, and creation of a pedestrian-friendly campus environment with large portions open to the general public. This Master Plan reflects goals of a community-led master planning effort known as the North Allston Neighborhood Strategic Framework for Planning, and is being developed in consultation with the Allston neighborhood through regular meetings of the Harvard-Allston Task Force. The construction of four to five million square feet of occupiable building space is anticipated over 20 years, as described in the attached Supplemental Narrative. Notably, with the exception of the Science Complex and related infrastructure described below and a proposed Art Center (the review of which has been sequenced to follow the review of the Science Complex), no specific projects have yet been identified, nor is the timing or sequence of the 20-year Master Plan known at this time. The ENF presents a master planning framework to guide the orderly development of the campus as a whole, seeking to accommodate Harvard's anticipated institutional needs in a manner which is compatible with adjacent uses, neighborhood needs, and with master planning efforts initiated by the BRA in conjunction with the Allston community.

Science Complex

The Science Complex, for which a Phase One Waiver is being requested, will be located on the southerly side of Western Avenue east of the intersection of Western Avenue and North Harvard Street, east of Travis Street, and across the street from the Charlesview Apartments and the "WGBH" buildings. The Science Complex site is approximately 371,365 square feet in size, or approximately 8.5 acres. The site currently contains several industrial buildings and surface parking lots. The Science Complex will include four building components and total approximately 537,000 square feet of above-ground floor area in active program use for Harvard's science initiatives, and also includes approximately 52,000 square feet of shared research support facilities below-grade, an underground distributed energy facility and loading and mechanical facilities, below-grade parking for 350 vehicles, and dedicated use of 150 existing surface parking spaces north of Western Avenue. Finally, the Science Complex

will contain various public amenities, which will include approximately 6,400 sf of retail space, approximately 6,800 sf of atrium, approximately 11,250 sf of day care facilities, periodic access to an approximately 10,100 sf auditorium for lectures and special events, and a cafeteria. The total building footprint will cover approximately 108,000 square feet of the 8.5 acre site. The majority of the site will be landscaped to encourage public access and to allow for natural infiltration of stormwater. The Seience Complex also will include a wide landscaped area supporting a pedestrian/bicycle pathway to the west of the Science Complex called Academic Way, further described in the Supplemental Narrative. Rainfall will be collected on-site for irrigation purposes. The University is seeking to achieve LEED Certification at the Gold level for the Science Complex, as the first project to be constructed as part of Harvard's 20-year Master Plan.

New roadway infrastructure is proposed to support the Science Complex to establish a pattern of local streets and blocks in the vicinity. The two proposed short roadways – the so-called "Stadium Way", which will connect the Rena Street extension to Western Avenue and the so-called 450-foot Rena Street extension extending westerly from Stadium Way and terminating in a cul de sac. This roadway infrastructure anticipates subsequent connections to a network of streets anticipated under the 20-year Master Plan, which will reduce regional traffic demands through the North Harvard Street, Hopedale Street and Windom Street neighborhoods, and will provide a valuable connection between the regional roadway network, the Science Complex, and the subsequent build-out of the 20-year Master Plan. The two short roadways proposed as part of the Science Complex are being advanced prior to construction of the Master Plan to take project-related parking and delivery activities off public roadways, to provide for emergency vehicle access to all sides of the Science Complex, and to co-locate the realignment of an existing drainage structure beneath roadway surfaces to facilitate access to the drainage structure for future maintenance/repair. These short roads will initiate the transformation of the area from an undefined expanse of parking and buildings into streets and blocks that are more eompatible with adjoining commercial and residential portions of North Allston.

Project Alternatives

The 20-year Master Plan and the Science Complex as presented in this ENF are a distillation of an extensive alternatives analysis process. The underlying organization of the 20-year Master Plan refleets goals of the North Allston Strategic Framework for Planning ("NASFP"), and seeks to provide logical and community-friendly transition zones between academic functions and adjoining neighborhoods. In addition, the community and the Harvard-Allston Task Force and the interested public will play an integral part in the development of future projects by reviewing and offering their comments as these subsequent projects go through the BRA's Article 80 review process and, for those projects subject to MEPA review, the MEPA process.

Mitigation Measures

As part of its master planning process, Harvard is developing a set of comprehensive sustainability guidelines, which will substantially reduee, minimize, or mitigate the level of potential impact associated with thc build-out of the 20-year Master Plan. In addition, the 20-year Master Plan proposes significant improvements to the public realm, including landscaped open spacc accessible to the general public, extensive streetscaping, and bicycle and pedestrian infrastructure. These improvements will transform a predominantly industrial area into a pedestrian friendly area with green spaces, pedestrian and bicycle ways, and enlivened streets with retail establishments that are more compatible with the surrounding residential neighborhoods. The implementation of Harvard's sustainability guidelines for the Master Plan area will result in reducd demand for energy and water, improved management of stormwater, and lower greenhouse gas emissions for newly constructed buildings as compared to conventionally-constructed buildings. Further discussion of mitigation measures relatcd to the Science Complex is provided in the Supplemental Narrative, and comprehensive mitigation will be presented in subsequent filings for individual projects undergoing MEPA and City of Boston Article 80 review.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1)

_X_ Yes ___No; if yes, specify each threshold:

301 CMR 11.03(1)(b)(I) – direct alteration of >50 acres of land (redevelopment of previously altered areas); Note: Rather than triggering thresholds related to impervious area, it is projected that build-out of the Master Plan will result in an overall reduction in impervious surfaces within the Master Plan area.

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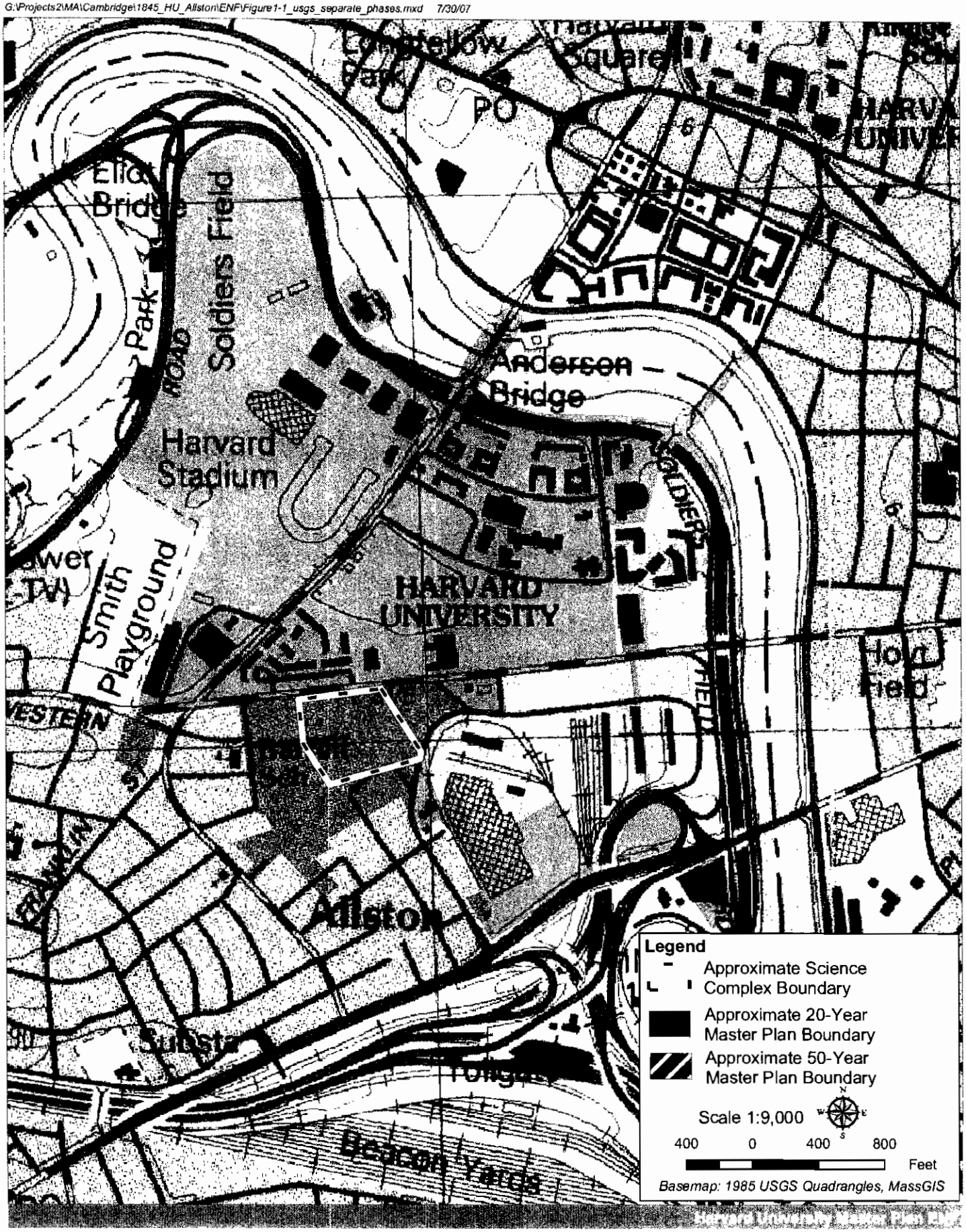

Source:
Epsilon Associates, Inc.

Figure 1-1
20-Year Master Plan Area