

APPENDIX 2
COMMENTS FROM ELECTED OFFICIALS



COMMONWEALTH OF MASSACHUSETTS
THE GENERAL COURT
STATE HOUSE, BOSTON 02133-1053

April 25, 2008

Gerald Autler, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Autler,

As the entire delegation of local elected officials that live in Allston-Brighton, we feel that it is our responsibility to provide you with our opinion on the Harvard University Allston Campus Institutional Master Plan Notification Form (IMPNF) that is dated January 11, 2007 of which the first phase of comments from the community ends April 25, 2008. These, and past comments, that have been submitted to the Boston Redevelopment Authority (BRA) are important measures for the BRA to have an understanding of how the Allston-Brighton community feels about Harvard University and their expansion into our neighborhood.

The first part of this letter will address the significant issues and challenges that we believe should have been included in this IMPNF. The second part of this letter will take certain sections from the Table of Contents established in the IMPNF and use it as a guideline for our comments and concerns.

SIGNIFICANT ISSUES AND CHALLENGES

Harvard University Art Museum Art Center Project (HUAM)

In December of 2006, Harvard University submitted an Institutional Master Plan Amendment (IMPA) to the BRA proposing to build the HUAM Art Center. This was to be a 125,000 square foot facility located at the old Verizon site in Barry's Corner. On February 16, 2007, we sent a letter to the BRA objecting to this project and asked that the BRA explain to Harvard that "the community, the Task Force, and elected officials should be given an opportunity to comment on the Art Center at its current location at the Institutional Master Plan level, not just through the 'Large Project Review' process." The BRA agreed that this was a reasonable request and asked that Harvard postpone the Art Center until we reach the New Master Plan stage of the development of Harvard University's Allston Campus.

The current Master Plan does not include any in-depth details regarding this facility. Should Harvard decide to build the HUAM, we request that it be included in the Master Plan process, so that the community may have ample opportunity to comment.

Charlesview/Future Land Acquisitions

The Charlesview Apartments, located in Barry's Corner, has 213 affordable residential housing units on 6.5 acres of land, and has been an integral part of our community since 1971. As it happens, Charlesview is currently located in the middle of Harvard's Allston campus. In order for Harvard to develop the Charlesview land for their own purposes, they have proposed moving Charlesview to an alternative Harvard-owned site at the corner of Western Avenue and Everett Street, known as Brighton Mills.

The proposed new location would have 400 units on 6.9 acres of land, which would double the number on units on an increase of half an acre of land. The project, as it is currently proposed, is too dense for such a small area and would not fit the character of the neighborhood. In order to ensure that the needs of the Charlesview community are met, Harvard University needs to include the proposed relocation of the development in its IMP and accounts for its intended purpose as well.

Harvard's insatiable need to own and acquire more and more land is problematic, but understandable, given that they are landlocked in Cambridge and the University is growing. However, these types of land deals and all future land acquisitions need to be part of the Master Plan process. The BRA must require that Harvard University inform the Task Force and the community of all newly acquire property. Each time Harvard acquires land, it must amend the Master Plan to account for the purchase and intended use of that property by the University. This is the only way real planning for the Harvard Allston Campus can occur.

River Access

We have grave concerns over Harvard University's Master Plan and its failure to provide any access to the Charles River for the great number of neighbors abutting the proposed Allston Campus. Harvard's land acquisitions have created a barrier between the residents of North Allston and North Brighton and the Charles River.

This Master Plan offers virtually nothing to the families and individuals who live in Allston and North Brighton who want to enjoy the benefits of the Charles River. Their right to access the river has been severally affected by years of land acquisitions that Harvard University has made. Harvard University must adjust the Master Plan to provide its neighbors greater access to the Charles River because this is what state law requires.

The public use of the Charles River and its tidelands are governed by a concept in property law known as the Public Trust Doctrine, which dates back to the Colonial Ordinances of 1641-1647. This Doctrine preserves the public's ancient rights of fishing, fowling, and navigation along our state's waterways. Public access to our state's vast shorelines is imperative for the Public Trust Doctrine to have any validity.

Recently, the Legislature expanded the public's right to our waterways by passing historic environmental protection legislation. Pursuant to Chapter 168 of the Acts of 2007, there must be a public benefit determination for all development on any filled tideland. This would include a portion of Harvard University's Allston Campus. Among the factors constituting a public benefit are: 1) the impact on abutters and the surrounding community and 2) benefits

to the public trust rights in tidelands or other associated rights, including, but not limited to, benefits provided through previously obtained municipal permits.

As Harvard University seeks local permits from the BRA, a revised plan with enhanced large walkways going through their campus and new bridges permitting public access will subsequently assist the University during the Chapter 91 MEPA public benefit determinations.

Ambiguous Language / Insufficient Detail

There is no clear or detailed explanation as to what Harvard's plans are for the land included in the IMP. The language is ambiguous with almost no details about any of the specific buildings in the plan.

Harvard breaks the plan down to Phase 1 (20 years) and Phase 2 (30 years) then further breaks the plan down to eight sections: three locations for housing, a science area, a science/academic area, professional schools, HBS (Harvard Business School), athletics, cultural performing arts, and a conference center. Finally, Harvard says that during these 2 phases and in these eight sections they are going to build anywhere from 9-10 million square feet of buildings. However, at one of the recent Harvard Task Force meetings we were told that number is most likely 14 million square feet.

Overall, the plan needs to be more specific with details and exact language. The task force, the BRA, the neighbors, and the elected officials cannot give useful and productive comments and input into the future Allston Harvard Campus unless this happens.

Union Jobs / Local Jobs

Currently the Master Plan does not state that all jobs that are generated from the construction of the 9-10 million square feet of development will be union jobs. We ask that Harvard state specifically that all jobs generated from this construction will be performed by union labor, and that preference will be given to union workers residing in Allston-Brighton. We feel that such language will demonstrate Harvard's commitment to ensuring that this community truly benefits from their growth in the Allston and Brighton neighborhoods.

Additionally, when the projects are complete, Allston and Brighton residents should have every opportunity to the permanent jobs created. We request that Harvard work with all of the neighborhood groups and associations in our community to make residents aware of employment opportunities at Harvard University.

North Allston Strategic Framework for Planning (NASFP)

We do not see the influence and spirit of the NASFP in the Harvard University Master Plan. Many residents of Allston and Brighton, The BRA, and Harvard University, labored over four years to develop the North Allston Strategic Framework for Planning (NASFP). This document is very clear on what this neighborhood's vision is for the future, with respect to

development, transportation, design, open space, and the numerous other issues that occur when trying to accomplish urban planning.

It is our belief that all of the guidelines, directives, and evaluations in this document should be seen as the most important principles when Harvard considers any development of their Allston Campus. We request that the BRA emphasize the importance of the NASFP to Harvard and we ask that Harvard use it as a guideline for their Allston Campus.

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3.0 Transportation

The Master Plan has 22 pages dedicated to the issues around transportation in the affected areas of Allston and North Brighton; yet we were unable to find one word about Harvard's involvement in the Urban Ring. We know that Harvard University has hired a consulting firm to represent them at Urban Ring meetings and we know that they have developed an entire plan that is as comprehensive as this Master Plan, concerning their transportation needs in the future, as it relates to the Urban Ring.

We know that Harvard, in its Urban Ring Plan, connects their Cambridge Campus to their Longwood Campus and uses parts of Allston and Brookline to do it. We are not sure why the Commonwealth would use taxpayer's dollars to help Harvard with this effort but that is a discussion for a later date.

Harvard must incorporate all of its future needs with regard to transportation in this Master Plan; they need to bring the same consultants that represent them at Urban Ring meetings to Harvard Task Force meetings. These consultants should be briefing the Task Force regularly about any and all issues surrounding Harvard's involvement in the Urban Ring planning.

4.0 Community Benefits

We request that there be a more in-depth approach to Community Benefits. The current description of benefits in the Master Plan is brief and focuses mostly on benefits that apply to all of Boston. There needs to be a more detailed focus on benefits that will be given to enhance the quality of life for the residents of Allston-Brighton since they will be most directly affected the expansion planned in the IMP.

In future documents that will be produced as part of Harvard's developing of the Allston Campus, the University needs to make a clear distinction between benefits that will go to the City of Boston as a whole, and the benefits that will be going to Allston and Brighton.

Below are areas that we would like to see Harvard invest community benefit dollars.

- **Housing** - Affordable housing remains an urgent need in the city of Boston. The Harvard Master Plan presents an opportunity to construct new housing for Boston's residents. We recommend the development of 60 new units of

housing to be located in Allston/Brighton. Such housing shall be mixed-income and for-sale housing and affordable to residents of Allston/Brighton for no less than 30 households. At a minimum goal, such for-sale housing shall be affordable to the following household incomes based on Boston's median income as of 2008: 10 units at 0-60% median income; 10 units at 60-100% median income; and 10 units at 100-150% median income. Residents of Boston shall have a priority for occupancy of no less than 70% of all housing constructed.

The affordable units shall be deed restricted in perpetuity as evidenced by a mortgage covenant and a use restriction filed with the registry of deeds. Such affordable housing may be developed or managed in partnership with a qualified non-profit whose primary purpose is to provide affordable housing in accordance with the terms provided above.

- **Health Care** – Currently we have a Community health center in Allston and North Brighton that is on Harvard property and is in need of more space. We need to include a newer facility that is perhaps at a different location in the matrix of community benefits.
- **Public Safety** – With the influx of people and permanent residents that will result from Harvard University's growth, we must make certain that this community will receive more police and fire protection and increased Emergency Medical Services.
- **Gardner School** – This is the only public grammar school in Allston and North Brighton, the school recently received their designation as a pilot school. Harvard University needs to take guardianship of this school and the children attending it, as they do with the students in their University, to ensure that these children are better prepared for high school and college.
- **Community Fund** – Harvard has set up a community fund of \$500,000 as a public benefit related to the construction of the Science Complex. This fund needs to be expanded and the awarding authority must rest with Allston-Brighton residents

5.0 Economic Development

Earlier in this letter, we spoke about jobs and particularly about jobs for residents of Allston and Brighton. Harvard does a very good job of talking about employing Allston and Brighton residents. At Task Force meetings, the community gets very excited to hear that their neighbors will potentially have a chance to find employment at this esteemed institution, but up until this point, Harvard has not done a very good job at putting in place systems to ensure that Allston and Brighton residents have access to receiving a job. The BRA needs to make Harvard set up a permanent process where Allston and Brighton residents can receive employment at this University.

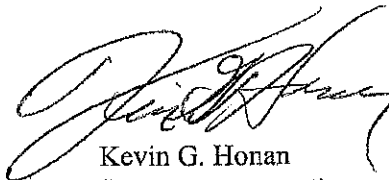
In conclusion, we understand the costs and the benefits of having a neighbor like Harvard University in our community and we believe that, in the end, the benefits will outweigh the costs, but this Master Plan falls short on many levels. To say it plainly, Harvard needs to resubmit a Master Plan that takes into consideration the comments in this letter, the comments that have been submitted by our constituents, and the comments from all city agencies and return with a much-improved Master Plan for the Harvard University Allston Campus.

Thank you for your attention on this matter and the opportunity to comment on the Harvard Institutional Master Plan Notification Form. As always, if you have any questions regarding our concerns, please feel free to contact us. We look forward to hearing from you. Thank you again.

Sincerely,



Steven A. Tolman
State Senator
2nd Suffolk and Middlesex District



Kevin G. Honan
State Representative
17th Suffolk District



Michael J. Moran
State Representative
18th Suffolk District



Mark S. Ciommo
Boston City Councilor
District 9

CC'ed: Harvard University Allston Development Group
Harvard University President Drew Gilpin Faust
Harvard-Allston Task Force
The Honorable Thomas M. Menino, Mayor, City of Boston
Boston Redevelopment Authority, Director John F. Palmieri

CITY OF BOSTON
JOHN R. CONNOLLY
BOSTON CITY COUNCILLOR AT-LARGE



April 25, 2008

Mr. Gerald Autler, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Autler:

I am writing to formally submit my comments relating to the Harvard Twenty Year Institutional Master Plan (IMP). After speaking with numerous members of the community and closely following the progress of the Allston Harvard Community Task Force, I believe that there are some very important issues that need to be taken into consideration.

In reviewing the IMP, I am concerned with the level of vagueness and lack of specifics. It is impossible to foresee all of the challenges that we will face two decades from now and thus, it should be acknowledged that Harvard cannot be expected to provide a complete, fully detailed plan at this time. It is important to recognize the shortcomings in specificity, and in return, establish a commitment to a fully open and transparent process which emphasizes the fluidity of the Master Plan, leaving open the ability for the community and the BRA to address the IMP for what it is, a work in progress subject to community review and revisions as necessary as plans become specific.

Paramount to the success of the IMP is Harvard's commitment to *equally* balancing the needs of the neighborhood with their development goals. As I stated in a past letter to the BRA addressing the Charlesview Development at Brighton Mills, I do not believe that this process can work if Harvard does not fully and openly interact with and listen to the voice of the community throughout every step of the process.

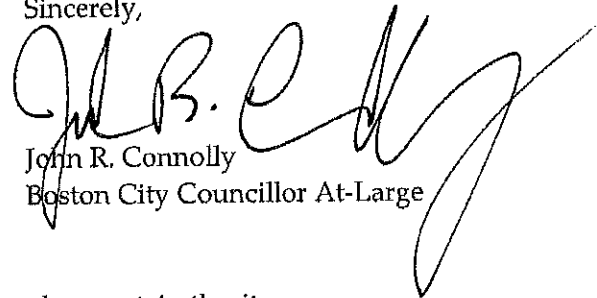
I stand united with and committed to the views and positions set forth by the Task Force, Allston-Brighton residents, and the Allston-Brighton legislative delegation as expressed to the BRA in prior comments submitted this past January. It is imperative that we continually look to increase the presence of green and open space, expand community access to the Charles River, and ensure that pathways are established for

neighborhood residents to benefit from Harvard's expansion educationally, economically, and infrastructurally. Ensuring Harvard's commitment to continually guarantee community benefits not just in the foreseeable future but going forward for all future development is a necessity.

Harvard's development in Allston will forever change Allston-Brighton, the City of Boston, and Harvard itself. Therefore, a cooperative effort to ensure that Allston-Brighton residents will be able to afford to buy a home, rent housing, and reside in their community over the long term is crucial to the balance that must define the relationship between Harvard and the neighborhood. The implementation of any IMP must *improve* and *enhance* the life of Allston-Brighton's current residents as well as those who will choose to call these neighborhoods home in the future.

I hope that you will consider these comments which go hand and hand with those of the Allston Harvard Community Task Force and community members. The people of Allston-Brighton have my full support in this endeavor and my commitment to ensuring their interests are protected and preserved today and into the future. Thank you for your time and attention to this matter and please do not hesitate to contact me with any questions you might have.

Sincerely,

A handwritten signature in black ink, appearing to read 'J.R. Connolly', with a long, sweeping flourish extending to the right.

John R. Connolly
Boston City Councillor At-Large

cc: Honorable Thomas M. Menino
Mr. John F. Palmieri, Director, Boston Redevelopment Authority
Allston Harvard Community Task Force
Honorable Mark Ciommo
Honorable Steven A. Tolman
Honorable Kevin Honan
Honorable Mike Moran