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January 21, 2022

2<sup>nd</sup> AMENDED CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL  
AFFAIRS  
ESTABLISHING A SPECIAL REVIEW PROCEDURE

PROJECT NAME	: 25-Year Master Plan for University of Massachusetts Boston
PROJECT MUNICIPALITY	: Boston
PROJECT WATERSHED	: Boston Harbor
EEA NUMBER	: 14623
PROJECT PROPONENTS	: Commonwealth's Division of Capital Asset Management and Maintenance and University of Massachusetts Building Authority on behalf of the University of Massachusetts Boston
DATE NOTICED IN MONITOR	: N/A

Pursuant to the Massachusetts Environmental Policy Act (G.L. c.30, §§ 61-62I) and Section 11.09 of the MEPA regulations (301 CMR 11.00), as Secretary of Energy and Environmental Affairs (EEA), and with the assent of the Proponents, I hereby issue this second amendment of the Special Review Procedure (the "SRP") established by the Certificate issued on June 30, 2010 and Amended SRP Certificate issued on October 8, 2014 to guide the MEPA review of the 25-Year Master Plan for University of Massachusetts Boston (UMass Boston).

Project Description

In 2009 a 25-year Master Plan was completed for UMass Boston in coordination with the Division of Capital Asset Management and Maintenance (DCAMM) and the University of Massachusetts Building Authority (UMBA) after an extensive public planning process. The Master Plan identified a broad range of improvements to the campus at Columbia Point, including the creation of a new campus quad, construction of new facilities and extensive infrastructure upgrades. These

improvements to the physical environment will allow the University to meet its mission of academic excellence, distinguished research and service while particularly responding to the academic and economic needs of the Commonwealth's urban areas and diverse populations. In addition, enhanced open space connections and renovation of a portion of the Harborwalk on UMass Boston's property will provide improved public access to the waterfront and other pedestrian amenities.

The Master Plan was developed with a respect for a variety of considerations, including: student life, green/sustainable facilities and environmental priorities, integration of space functions, efficient utilization of ground-level space, compatibility with natural surroundings, integration with the surrounding community, transportation and parking, and future growth and development.

### Project Background

In September 2006, the University of Massachusetts Boston (UMass Boston) filed an Environmental Notification Form (ENF) requesting a waiver from the requirement to prepare an Environmental Impact Report (EIR) for temporary replacement parking to alleviate shortages due to the closure of the existing underground parking garage. The ENF described the project as creating approximately 850 temporary replacement parking spaces on 7.48 acres in four locations within the campus. As a campus comprised of all commuters, the replacement parking was necessary due to the loss of approximately 1,500 spaces when the campus substructure closed to vehicle and general pedestrian access in July 2006.

In accordance with the Final Record of Decision (FROD) for Replacement Parking at UMass Boston (EEA #13880), issued on November 9, 2006, the University was granted a waiver of the requirement to prepare an EIR. A condition of the waiver was that the University file a Notice of Project Change (NPC) describing UMass Boston's Master Planning process, examining cumulative environmental impacts of the Plan, and proposing mitigation measures. The planning process was a collaborative effort resulting in a 25-year Master Plan that assesses existing and future proposed campus facilities and infrastructure including utilities, telecommunication, transportation, long-term parking, open spaces and pedestrian access; the Master Plan was completed in December 2009.

The initial SRP was issued on June 30, 2010 to establish the MEPA process for the Master Plan (EEA #14623). It covered a geographic area comprising the full 99-acre campus of UMass Boston at Columbia Point as shown on the attached Figure 1, and also provided that if the geographic area were expanded, the initial SRP may be amended accordingly. In 2009, UMBA had acquired the Bayside Expo (Bayside) site and its approximately 20-acre parcel located near the UMass Boston campus on Mt. Vernon Street, Dorchester, to expand the geographic area available for UMass Boston. The Certificate issued on October 15, 2010 on the Expanded Environmental Notification Form (EENF) (EEA #14623) noted the Bayside acquisition and reiterated that the initial SRP could be amended to include a geographic expansion. An Amended SRP Certificate was issued on October 8, 2014 which expanded the Master Plan Area to include the Bayside site, increasing the area subject to the SRP from 99 acres to 119 acres. An NPC was submitted on April 22, 2015 proposing improvements to the Bayside site including the demolition of the Bayside Expo Center and improvements to facilitate temporary parking, shuttle bus services and pedestrian improvements. While the proponents initially contemplated redevelopment and use of the site for university purposes, UMBA subsequently decided to issue an RFP for a long term lease by a third party to develop the site for private uses, which would, in turn, provide a revenue stream

for the university. The private development is undergoing separate MEPA review (EEA# 16277). An NPC filed on October 22, 2021, proposed providing temporary surface parking on campus., and requested that the Bayside site be removed from the SRP area as it is no longer considered part of the 25-year Master Plan for the UMass Boston campus.

While the Bayside site is part of UMBA's land holdings that are contiguous to the site, I acknowledge that the development goals of the Bayside site are distinct from those of UMass Boston, and that this site no longer fits within the framework of the 25-year Master Plan for the university. The private development is also undergoing separate EIR review, so the impacts of that project will be adequately disclosed and mitigated as part of that review process. Accordingly, I hereby amend the SRP to exclude the Bayside site from the area that is subject to the UMass Boston 25-year Master Plan. The project site will be reduced to the 99-acre area which was originally envisioned in the 25-year Master Plan filed in 2009.

The SRP established under this Certificate shall amend and supersede the SRP issued under the Certificate issued on October 8, 2014.

#### MEPA Jurisdiction

Development on the UMass Boston campus (including any future development and/or use of the Bayside site) is subject to review under MEPA because it will be undertaken and financed by a state Agency and, either on an individual or collective basis, projects are expected to exceed MEPA review thresholds at 301 CMR 11.03. Therefore, MEPA jurisdiction is broad and extends to all aspects of any project that are likely, directly or indirectly, to cause Damage to the Environment, as defined in the MEPA regulations.

### **SPECIAL REVIEW PROCEDURE**

The size and complexity of this project combined with its long-term planning and construction timeframe and multiple phases warrant the establishment of an SRP. I believe that this 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, while recognizing the uncertain nature of future phases.

#### UMass Boston Master Plan

In accordance with 301 CMR 11.05(7), UMass Boston presented potential cumulative environmental impacts, analysis of alternatives, and appropriate mitigation measures for the 25-Year Master Plan and proposed early action elements in an EENF (described further below). This analysis included cumulative impacts of the Master Plan, including an evaluation of: transportation, long-term parking needs, infrastructure impacts including stormwater, water, wastewater, energy, utilities, telecommunication, and technology, sustainability, wetlands, water quality and groundwater, historical and archeological resources, greenhouse gas emissions, and construction-period impacts.

An SRP is particularly appropriate for the review of the UMass Boston Master Plan because the master planning process involves approximately 99 acres of land that are proposed for phased development over a period of 25 years.<sup>1</sup> Both the project itself and the public and agency review of its environmental impacts will benefit greatly from flexibility within the review process. This SRP will also allow UMass Boston the opportunity to seek authorization for early implementation of certain elements of the Master Plan that have minimal impacts and that could be accomplished in the first phase of the project.

### Master Planning Area

This Special Review Procedure covers the geographic areas depicted in Figure 1 appended to this Certificate. If the geographic area is modified again, the SRP may be amended accordingly.

### Expanded Environmental Notification Form

UMass Boston filed an EENF (EEA #14623) to initiate the review of the Master Plan in lieu of an NPC as directed in the FROD for the Replacement Parking at UMass Boston project (EEA #13880). The EENF was circulated for public comment and reviewed for 37 days in accordance with 301 CMR 11.05(7) and 11.06(1).

In the Master Plan EENF, UMass Boston detailed Phase 1 elements of the Master Plan which included construction of a new Science Complex, roadway realignments, and renovation of a new Harborwalk segment all at the Columbia Point campus. These Phase 1 projects as well as the Master Plan were reviewed pursuant to the initial SRP. On October 5, 2010 a Certificate was issued on the EENF, which indicated that Master Plan and Phase 1 projects did not require the preparation of an EIR.

This finding of adequacy for the Master Plan indicated that sufficient information exists, at a level appropriate for a Master Plan, on cumulative impacts, background conditions, and master planning issues to allow the individual project elements to proceed to more detailed MEPA review (as applicable pursuant to this SRP). This finding of adequacy for the Master Plan did not mean that sufficient information existed on individual elements of the Master Plan, other than the Phase 1 projects, for state permitting agencies to take any required Agency Actions on the project or its individual elements.

### Subsequent Filings

UMass Boston will prepare more detailed information on future projects proposed under the Master Plan in the form of Project Commencement Notices (PCN's) and Notices of Project Changes (NPC's). PCN's and NPC's will be submitted to MEPA for state agency and public review. State Agencies will not be able to take required agency actions for individual projects within the Master Planning Area until MEPA review on the applicable PCN or NPC is complete.

The Proponent will file a PCN for each individual project that is proposed to be undertaken consistent with the approved Master Plan. PCN's will include a detailed project narrative, a quantification of project-related impacts with a comparison to impacts anticipated under the Master

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<sup>1</sup> The 2009 Master Plan and its EENF addressed the 99 acres of the Columbia Point campus. The addition of the Bayside parcel to the master planning process brought the geographic area to a total of 119 acres. This Certificate reduces the size of the planning area to the originally envisioned 99 acres.



Plan, as well as an update containing information on any additional planning efforts within the Master Planning Area.

- PCN's will be noticed in the Environmental Monitor for public review and circulated in accordance with the provisions of this SRP.
- Upon review of any PCN and the comments received thereon, I retain the discretion as Secretary to require, or not to require, the preparation of an EIR, irrespective of whether the project exceeds mandatory EIR thresholds, consistent with this SRP. However, EIR thresholds shall remain informative in this regard. If an EIR is required, there will be a presumption that a Single EIR will be required for the project, provided the Secretary shall retain discretion to require in the Scope an analysis of project impacts on environmental justice populations within 1 mile of the project site. PCNs shall not be subject to the EIR requirement set forth in 301 CMR 11.06(7)(b).
- Each PCN would include an analysis of greenhouse gas emissions conducted in accordance with the MEPA Greenhouse Gas Emissions Policy and Protocol for any new building or parking structure.
- Each PCN shall attach the output report generated from the RMA Climate Resilience Design Standards Tool, and comply with any MEPA policies and protocols related to climate resiliency in place at the time of filing of the PCN. No PCN's will be required for classroom relocations, building demolition or infrastructure, utility or telecommunication replacement or relocation, internal roadway improvements, building renovations and landscape improvements, if consistent with the approved Master Plan.

UMass Boston will file an NPC for projects that are materially different from the approved Master Plan (including any projects at the Bayside property), or for a project proposed outside of the Master Planning Area as follows:

- NPCs will be noticed in the Environmental Monitor for public review and circulated in accordance with the provisions of this SRP.
- Upon review of any NPC and the comments received thereon, I retain the discretion as Secretary to require, or not to require, the preparation of an EIR, irrespective of whether the project exceeds mandatory EIR thresholds, consistent with this SRP. However, EIR thresholds shall remain informative in this regard.
- Each NPC shall include an analysis of greenhouse gas emissions conducted in accordance with the MEPA Greenhouse Gas Emissions Policy and Protocol for any new building or parking structure.
- Upon submission of an NPC that proposes project elements that are materially different from the approved Master Plan, or that would constitute a material expansion of the Master Planning Area, I shall make an express finding as to whether any amendment to this SRP is warranted to address the expanded projects or areas.

State permitting agencies may take any required Agency Action for a project element(s) after a finding by the Secretary that the PCN or NPC for that element(s) of the project adequately complies with MEPA. There will be no NPC required for lapse of time (301 CMR 11.10(2)) for twenty-five years from the date of the initial SRP.

Coordinated Review under Chapter 898 of the Acts of 1969 and Mass. Gen. Laws c. 91

A Consolidated Written Determination (CWD) (#W11-3467N) was issued by the Massachusetts Department of Environmental Protection Waterways Regulation Program (MassDEP) on May 15, 2014 pursuant to M.G.L. Chapter 91, the Public Waterfront Act, Chapter 898 of the Acts of 1969, and 310 CMR 9.00, the Waterways Regulations. Finding #7 of the CWD specifically references the applicability of the Secretary's SRP for the 25-year Master Plan to the ongoing CWD public review process. I hereby incorporate by reference the findings of the CWD, as they will continue to apply to the portions of the UMass Boston Campus encumbered by Chapter 898 of the Acts of 1969.

Public Process

Each project-specific filing must be circulated to:

- all commenters on the Master Plan;
- all required parties under Section 11.16 of the MEPA regulations; and
- all commenters on subsequent NPC or PCN filings if not included in the above.

A public meeting will be held and noticed in the Environmental Monitor for each project-specific filing.

Because the Master Planning process itself involved robust and structured community participation I will not require the establishment of a Citizens Advisory Committee. In place of this, UMass has committed to the following community process:

- Hold an annual public meeting to provide an update on progress of the Master Plan and to engage in a dialogue with constituents and stakeholders (i.e. local community and neighborhood groups, elected officials, environmental organizations, etc.) on changes to the physical campus;
- Provide notification of all meetings through a broad-reaching manner including, but not limited to, via email listserve, project website, flyers/mailings, public notice in local paper, etc.
- Maintain and update the UMass Boston Campus Master Plan website that includes progress and schedule milestones on individual projects. Provide an e-mail address for interested parties to use for submitting input and feedback;
- Continue to meet with public officials at least once a year to provide updates and to inform of future plans (e.g. state legislators and administrative leaders, local elected officials);
- Continue to regularly meet with local neighborhood associations and institutional neighbors (e.g. JFK Library, BC High, Harbor Point Apartments, local schools and organizations) to provide project updates and discussion;
- Continue to engage in discussion with the Boston Redevelopment Authority on their master planning efforts for all of Columbia Point. UMass will continue to include the BRA on its general distribution list and will also add the Columbia Point Task Force to the distribution list for the future;

- Continue to conduct regular internal workshops and briefings with campus members that allows for dialogue and discussion on Master Plan projects and issues; and
- Undertake measures to meaningfully engage environmental justice populations within 1 mile of the project site for individual projects, in consultation with the MEPA Office and EEA Environmental Justice Director.

### Conclusion

The signature below from the Chancellor of UMass Boston indicates the Proponents' consent to the establishment of a Special Review Procedure as outlined in this Certificate.



January 21, 2022

Date

Kathleen A. Theoharides

Secretary of Energy and Environmental Affairs

January 21, 2022

Date



Chancellor Marcelo Suárez-Orozco

Chancellor, UMass Boston

Attachments: Figure 1

