



*The Commonwealth of Massachusetts*  
*Executive Office of Energy and Environmental Affairs*  
*100 Cambridge Street, Suite 900*  
*Boston, MA 02114*

Deval L. Patrick  
GOVERNOR

Timothy P. Murray  
LIEUTENANT  
GOVERNOR

Ian A. Bowles  
SECRETARY

Tel: (617) 626-1000  
Fax: (617) 626-1181  
<http://www.mass.gov/envir>

March 23, 2012

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

PROJECT NAME : Strategic Development Framework for University of  
Massachusetts Lowell  
PROJECT MUNICIPALITY : Lowell  
PROJECT WATERSHED : Merrimack River  
EEA NUMBER : TBD  
PROJECT PROPONENTS : University of Massachusetts Lowell  
DATE NOTICED IN MONITOR : N/A

Pursuant to the Massachusetts Environmental Policy Act (G.L. c.30, ss. 61-62I) and Section 11.09 of the MEPA regulations (301 CMR 11.00), as Secretary of Energy and Environmental Affairs, and with the consent of the Proponent, I hereby establish a Special Review Procedure (SRP) to guide the review of a Master Plan for University of Massachusetts Lowell (UMass Lowell).

Project Description

Since 2008, the University of Massachusetts Lowell (UMass Lowell), with the assistance of the University of Massachusetts Building Authority (UMBA) and the Division of Capital Asset Management (DCAM), has been developing a comprehensive, contemporary planning approach that provides a Strategic Development Framework for the emerging Campus. This framework is consistent with Strategic Plan 2020, the University's academic planning document and is based on sequential sector plans for the three areas of the UMass Lowell Campus that will maximize the use of existing facilities, add specialized facilities as needed, and allow for strategic academic reuse and realignment of vacated facilities. The University also recently completed a Campus-wide Transportation Plan and a Campus-wide Climate Action Plan. These planning efforts have resulted in proposals for new facilities and reuse of existing facilities at

UMass Lowell, as outlined in the attached *Capital Projects Update* (March 2012) and reflected on the attached *Emerging Campus Map* (March 2012). Taken together, the projects in the *Capital Projects Update* will carry UMass Lowell from its 2010 student population of about 12,000 to a population of about 16,000 by 2016. It will provide housing for an additional one thousand or more students on campus, with the aim of housing half of all students. It will add about 800,000 gross square feet (gsf) to the existing 3.4 million gsf, allowing for new academic programs and better organization for and service to existing programs.

### Project Background

In August 2011, the University of Massachusetts Lowell (UMass Lowell) filed an Environmental Notification Form (ENF) for the North Campus Garage (EEA# 14777) that did not require the preparation of an Environmental Impact Report (EIR). The project, as described in the ENF, entailed the construction of a 650-space parking garage on UMass Lowell's North Campus. In accordance with the ENF Certificate issued on September 9, 2011, the University was directed to develop a Special Review Procedure (SRP) for any new projects at UMass Lowell prior to the submission of any future ENFs for projects on the campus.

### MEPA Jurisdiction

Development on the UMass Lowell campus 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 will likely 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 campus-wide development, combined with its long-term planning and construction timeframe and multiple phases, will benefit from the establishment of an SRP. 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.

### UMass Lowell Master Plan/ Strategic Development Plan

In accordance with 301 CMR 11.05(7), UMass Lowell will present potential cumulative environmental impacts, analysis of alternatives, and appropriate mitigation measures for projects covered under its Master Plan for the next five years in an Expanded Notice of Project Change (Expanded NPC) described in additional detail below. This analysis will include cumulative

impacts of implementation of the Master Plan/Strategic Development Plan, including an evaluation of: new construction; student housing; transportation; long-term parking needs; infrastructure impacts including stormwater, water, wastewater, energy, utilities, telecommunication, and technology; sustainability; stormwater management; water quality and groundwater; greenhouse gas emissions; construction-period impacts; and potential impacts to wetlands and historical and archeological resources, as applicable.

The Master Plan/Strategic Development Plan will be developed with a respect for a variety of considerations, including: student life, green/sustainable facilities and environmental priorities, integration of space functions, compatibility with natural surroundings, integration with the surrounding community, transportation and parking, and future growth and development.

An SRP is particularly appropriate for the review of the UMass Lowell Master Plan because the Master Plan/Strategic Development Plan involves phased development over a period of time. Both the projects themselves and the public and agency review of their environmental impacts will benefit greatly from flexibility within the review process.

#### Master Planning Area

This Special Review Procedure covers the geographic area as depicted in the attached *Emerging Campus Map* (March 2012). If the geographic area is expanded, the SRP may be amended accordingly.

#### Submission of the Master Plan/Strategic Development Plan

UMass Lowell intends to file a Master Plan/Strategic Development Plan (SDP) as an Expanded NPC, which will be circulated for a 30-day public comment period in accordance with 301 CMR 11.05(7) and 11.06(1).

The Expanded NPC on the Master Plan/SDP will include all the projects outlined in the attached *Strategic Development Plan (SDP) Outline* (February 2012) and the *UMass Lowell Capital Projects Update* (March 2012), which constitute the projected Five-Year Capital Projects Plan for the entire campus. The Master Plan/SDP will discuss and analyze the cumulative environmental effects of all Projects in Construction, with the exception of the previously reviewed North Campus Garage (EEA#14777), and all Projects in Planning, as outlined in the *UMass Lowell Capital Projects Update*. With respect to the Projects in Construction, it is acknowledged that such review of cumulative environmental impacts will be looked at in the context of how they may affect future projects on campus, but will not impose any specific requirements on the projects underway.

Prior to the submission of the Master Plan/SDP, UMass Lowell will submit a detailed ENF for the South Campus Garage, a 760-car parking structure. The South Campus Garage project as well as the Master Plan/SDP will be reviewed pursuant to this Special Review Procedure. Therefore, the Master Plan/SDP will be filed as an Expanded NPC on the South Campus Garage project and will retain the same project number as the South Campus Garage project.

After reviewing the Expanded NPC on the Master Plan/SDP and the public comments received, the Secretary of Energy and Environmental Affairs will determine whether the Master Plan/SDP will require the submission of an Environmental Impact Report (EIR). If the Secretary determines that additional review of the Master Plan/SDP is required, then there shall be a presumption that UMass Lowell shall prepare a Single EIR in accordance with 301 CMR 11.07(5).

#### Subsequent Filings

After the review of the Master Plan/SDP for projects undertaken in connection with the Five-Year Capital Projects Plan, UMass Lowell will submit a Notice of Project Change (NPC) at the end of each five-year development period (beginning in 2016) if any major new capital projects are anticipated in the coming five years. The periodic NPCs should provide, at a minimum, a level of detail consistent with an Environmental Notification Form (ENF) and include an overview of any proposed new development, analyses of project alternatives and potential cumulative impacts, and identification of proposed mitigation measures, as applicable. The periodic NPCs will also include an update on the status of Campus-wide infrastructure improvements, Campus-wide mitigation measures (such as Transportation Demand Management and greenhouse gas emissions management), new development projects within the Capital Project Plan area, and any significant changes to the UMass Lowell's Strategic Development Framework.

Additionally, UMass Lowell must submit an NPC prior to commencement of any project that is not anticipated in the then current Master Plan/SDP, but that is proposed to move forward prior to the submission of the next periodic NPC. For these projects, the submission of a NPC is required regardless of whether the project, on its own, exceeds MEPA review thresholds. However, NPCs will not be required for demolition or rehabilitation of existing space.

Periodic and project-specific NPCs will be noticed in the Environmental Monitor for review by state permitting agencies and the general public. If the effects of any individual project or collective set of projects described in an NPC meet or exceed mandatory EIR thresholds, UMass Lowell may request a Single EIR or a partial or full Waiver from the requirement to submit an EIR provided that the NPC provides a level of detail sufficient to support the request, in accordance with the relevant provisions for Expanded ENFs within the

MEPA regulations. In reviewing any submission by UMass Lowell under this SRP, I retain the discretion as Secretary to require, or not to require, the preparation of an EIR, whether the project exceeds mandatory EIR thresholds or not, consistent with the provisions of the MEPA regulations governing NPCs at 301 CMR 11.10.

The SDP and each periodic or project-specific NPC must be circulated in accordance with the MEPA regulations 301 CMR 11.16 and to all commenters listed on previous Secretary's Certificates. State permitting agencies may take any required Agency Actions for individual or collective projects after a finding either (1) that no further MEPA review is required based on an NPC, or (2) if an EIR is required, that it adequately complies with MEPA.

#### Public Process

Each project-specific filing must be circulated to:

- all commenters on the North Campus Garage project (EEA#14777);
- all commenters on the Phase 1 South Campus Garage project;
- all commenters on the Master Plan/SDP;
- all required parties under Section 11.16 of the MEPA regulations; and
- all commenters on subsequent NPC filings if not included in the above.

A site visit and consultation meeting public meeting will be scheduled and noticed in the Environmental Monitor for each project-specific filing. As part of this SRP, UMass Lowell has agreed that it will continue with its periodic and project-specific public outreach efforts to supplement the circulation and review of documents under this SRP. I commend them for this effort.

#### Conclusion:

The Proponent's signature below indicates consent to the establishment of a Special Review Procedure as outlined in this Certificate.

3-29-2012

Date

  
Richard K. Sullivan Jr.

Secretary of Energy and Environmental Affairs

3-27-12

Date

  
Martin Meehan

Chancellor, UMass Lowell

EEA #14881

Certificate Establishing a Special Review Procedure

03/23/2012

**Attachments:**

*Strategic Development Plan (SDP) Outline*

*UMass Lowell Capital Projects Update*

*Emerging Campus Map*

**UMass Lowell**  
**Strategic Development Plan**  
**Outline**  
February 2012

**EXECUTIVE SUMMARY**

**HISTORY AND CONTEXT**

- Original Schools
  - Lowell Normal School/Lowell State
  - Lowell Textile School/Lowell Tech
- Lowell University/UMass Lowell
  - North Campus
  - South Campus
  - East Campus
- Urban Context
- Environmental Context

**EXISTING CONDITIONS**

- Campus Exterior Space
  - Open Space
  - Building Area
  - Other Impervious Area
- Campus Interior Space
- Pedestrian and Bicycle Circulation
- Vehicular Circulation
  - Trips to the Campus
  - Trips between the Campuses
  - Public Transit
  - UMass Lowell Shuttles
- Parking
- Utilities and Infrastructure
  - Steam
  - Natural Gas
  - Electrical Power
  - Communications
  - Storm water Management
  - Others?

**PLANNING FOR THE FUTURE**

- Planning Assumptions
- Planning Goals and Objectives
- The Planning Process
  - Campus-Wide Planning
  - North Campus Planning
  - South Campus Planning
  - East Campus Planning
- New Space Requirements
- Renovation of Existing Spaces

**UMass Lowell SDP Outline**  
February 2012

Transportation and Parking Requirements  
Infrastructure Requirements

**CAPITAL PROJECTS PLAN**

UMass Lowell in 2016

- Campus Exterior Space
- Campus Interior Space
- Pedestrian and Bicycle Circulation
- Vehicular Circulation
- Parking
- Utilities and Infrastructure

Current Projects

- Emerging Technology and Innovation Center
- Health & Social Sciences Building
- Aiken Street Residential Hall
- North Garage
- Fox Hall Dining Upgrade
- Utilities and Infrastructure

Two- to Five-Year Projects

- University Crossing
- South Garage
- New School of Business Building
- North Campus Science and Engineering Renewal
- Utilities and Infrastructure
- Others?

**ENVIRONMENTAL EFFECTS**

- Water Supply
- Wastewater
- Storm water
- Wetlands
- Solid and Hazardous Waste
- Historical and Archaeological Resources
- Pedestrian and Bicycle Circulation
- Vehicular Circulation
- Parking
- Utilities and Infrastructure
- Energy Use
- Greenhouse Gas Emissions
- Sustainability
- Construction-Period Considerations





## **UMass Lowell Capital Projects Update/March 2012**

### ***Major Themes***

- Respond to enrollment growth and meet goals of expanded research agenda, improved facilities and attention to deferred maintenance, and a better quality campus experience benefitting University, city and region
- Maximize the use of existing facilities, add specialized facilities as needed, and allow for strategic academic reuse and realignment of vacated facilities
- Work toward 50% residential student body

### ***Acquisitions***

- ICC (2009) – renovated 32 hotel rooms, added new 50 Warren Street restaurant, 3,100 sq feet of conference space, separate entrance for students
- Tsongas (2010) – recently renovated to add 9,000 sq. ft. of premium seating and function space; new state-of-the-art scoreboards, sound system and LED display
- St. Joseph's Hospital (2011), now University Crossing, design underway

### ***Projects in Construction***

#### **Emerging Technologies and Innovation Center (ETIC)**

- 85,000 square-foot research building on North Campus
- Will house clean rooms, wet labs, engineering and biopharmaceutical labs
- Supports R&D in nano-manufacturing, nano-medicine, sensors and flexible electronics
- Architect: CUH2A/HDR
- UMBA project; completion anticipated August 2012

#### **Health & Social Sciences Building (HSS)**

- 69,000 square-foot classroom building on South Campus
- Includes classrooms, seminar and conference rooms, faculty offices
- Will house departments of Psychology, Criminal Justice and Nursing
- Architect: Cambridge Seven Associates
- DCAM project; completion anticipated early 2013

### **University Suites Residential Hall on East Campus**

- 472 suite-style beds
- Project in construction
- Architect: ADD, Inc.
- UMBA project; completion anticipated fall 2013

### **North Campus Garage**

- 650 car garage to be built next to Costello Gym
- Project in construction
- Architect: Bertaux-Iwerks
- UMBA project
- Completion anticipated fall 2012

### ***Projects in Planning***

#### **South Campus Garage**

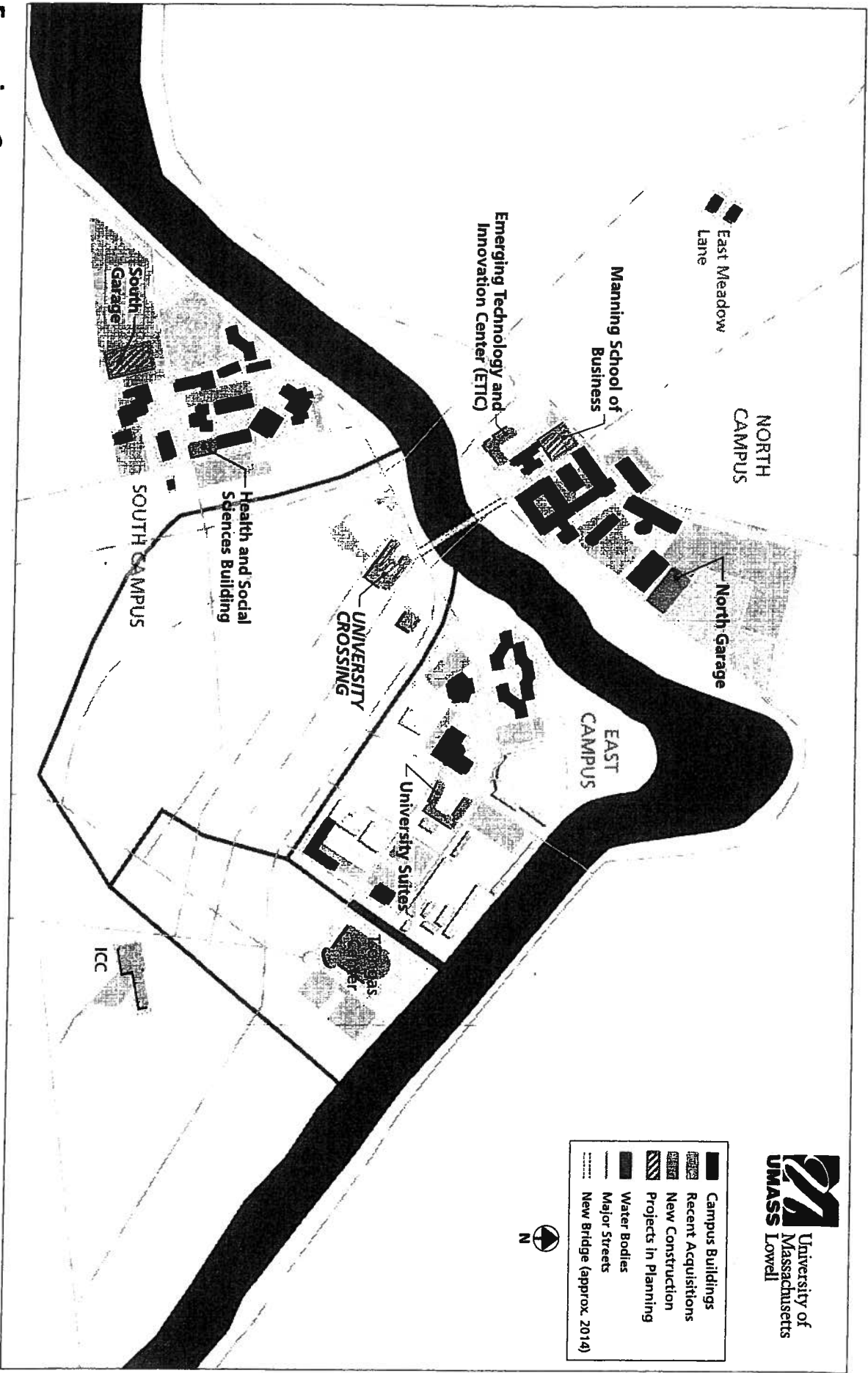
- 760-car structured parking garage
- Construction to begin late Spring 2012
- Architect: Walker Parking & Fennick McCreedy Architects
- UMBA project
- Completion anticipated fall 2013

#### **University Crossing Renewal**

- Renovation and new construction of former St. Joseph's Hospital property to house a mix of uses
- Architect: Perkins & Will
- UMBA project
- Will house new bookstore/dining, student activities, one-stop center for admissions/financial aid/registrār
- First University moves summer 2011: campus police, transportation services, UCAPS
- Anticipated opening Fall 2014

#### **New Manning School of Business**

- Concept design complete; financing plan and fund-raising underway
- Architect for concept study: HMFH Architects
- North Campus site identified
- Approximately 65,000 GSF
- Design to begin Summer 2012



Emerging Campus Map