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| For Office Use Only Executive Office of Environmental Affairs MEPA Analyst: <i>Anne Canaday</i> Phone: 617-626- <i>1035</i> |
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NPC

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

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|--|---|-----------------------------------|
| Project Name: UMass Medical School/UMass Memorial Health Care System Campus Modernization Program | | EOEA #: 13098 |
| Street: | | |
| Municipality: Worcester | Watershed: Blackstone | |
| Universal Transverse Mercator Coordinates: 46 84 093 N, 2 71 211 E | Latitude: 42° 16' 40" Longitude: 71° 45' 45" | |
| Status of project construction: 50 %complete | | |
| Proponent: Worcester City Campus Corporation (WCCC) | | |
| Street: 100 Century Drive | | |
| Municipality: Worcester | State: MA | Zip Code: 01606 |
| Name of Contact Person From Whom Copies of this NPC May Be Obtained: Lauren Gallagher, LEED AP | | |
| Firm/Agency: VHB, Inc. | Street: 101 Walnut Street | |
| Municipality: Watertown | State: MA | Zip Code: 02471 |
| Phone: 617-924-1770 | Fax: 617-924-2286 | E-mail: lgallagher@vhb.com |

In 25 words or less, what is the project change? **The project change entails a 28,000 sf expansion of the "unoccupied shell" of the Advanced Education and Clinical Practice Center (AECPC). Completion and occupancy of the AECPC is now being sought. See full project change description beginning on page 3.**

Date of ENF filing or publication in the Environmental Monitor: **August 9, 2003**

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date:) No
 was a Final EIR filed? Yes (Date:) No
 was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s): **01/15/04; 05/31/06**) No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to **"ATTACHMENTS & SIGNATURES"** on page 4.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: **State Permits:** Order of Conditions from the Worcester Conservation Commission (already issued with no appeal taken); Building Permit from the Department of Safety, Division of Inspection. **Financial Assistance:** Bond financing from the Massachusetts Health and Educational Facilities Authority.

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6)) Yes No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded? Yes No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? Yes No; if yes, attach Certificate and describe the change you are requesting:

| Summary of Project Size & Environmental Impacts | Previously reviewed ¹ | Net Change | Currently Proposed |
|--|----------------------------------|-----------------------------------|-----------------------------------|
| LAND | | | |
| Total site acreage | 76.3 ac. ² | - 0 - | 76.3 ac. |
| Acres of land altered | ±1.5 ac. | ±0.2 ac. ³ | 1.7 ac. |
| Acres of impervious area | ±1.0 ac. | ±0.12 ac. | 1.12 ac. |
| Square feet of bordering vegetated wetlands alteration | - 0 - | ±2,425 sf ³ | ±2,425 sf |
| Square feet of other wetland alteration | - 0 - | 100 lf of Bank ³ | 100 lf of Bank |
| Acres of non-water dependent use of tidelands or waterways | NA | NA | NA |
| STRUCTURES | | | |
| Gross square footage of Project Change | 230,000 SF | ±28,000 SF | 258,000 SF |
| Number of housing units | - 0 - | - 0 - | - 0 - |
| Maximum height (in feet) | 136 ft. | - 0 - | 136 ft. |
| TRANSPORTATION | | | |
| Vehicle trips per day | NA | ±2,400 | ±2,400 |
| Parking spaces ⁴ | ±5,273 | (±20) | ±5,253 |
| WATER/WASTEWATER | | | |
| Gallons/day (GPD) of water use | NA | ±16,800 gpd | ±16,800 gpd |
| GPD water withdrawal | NA | NA | NA |
| GPD wastewater generation/ treatment | NA | ±14,800 gpd | ±14,800 gpd |
| Length of water/sewer mains (in miles) | NA | 0.08 mi. water / -0- mi. sewer | 0.08 mi. water / -0- mi. sewer |

Notes:

- The "Previously Reviewed" refers to the net changes most recently reviewed and approved under the May 2006 NPC.
- As consistent with previous filings, this represents the total acreage of the UMass Medical Campus.
- Changes associated with the proposed wetland filling and replication areas. A local Order of Conditions has been issued for this work with no appeal taken (Attachment D).
- Parking spaces include Campus-wide parking facilities, however due to proximity the of the AECPC to the existing 1,600-space parking garage, majority of the parking will be supplied in the existing garage. As part of the Project Change, approximately 20 valet spaces will be displaced to a nearby underutilized surface parking to accommodate for associated pedestrian connections, which is not expected to disrupt operations of the AECPC. See Attachment C for parking analysis.

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No

3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No

4. impact on any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No

5. impact upon an Area of Critical Environmental Concern? Yes No
If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

(a) a brief description of the project as most recently reviewed

(b) a description of material changes to the project as previously reviewed,

(c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and

(d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

This Notice of Project Change (NPC) pertains to the proposed expansion and occupancy of a previously approved "core and shell" Advanced Education and Clinical Practice Center (AECPC) building on the University of Massachusetts (UMass) Medical School campus in Worcester, Massachusetts. In accordance with the most recent Certificate of the Secretary of Environmental Affairs (dated July 7, 2006 and enclosed as Attachment B), this NPC is also intended to be the vehicle by which information on the campus-wide master plan is provided in order for the AECPC building to now be occupied.

(a) Summary of the Previously Proposed Project

The 76-acre campus is generally bounded by North Road to the north, Lake Avenue North to the east, Belmont Street (Route 9) to the south, and Plantation Street to the west (the "Project Site"). Figure 1 identifies the location of the UMass Medical School Campus. As previously proposed in May 2006, due to a reassessment of the hospital's educational needs, the Proponent proposed to increase the size of the shell ACEPC building by 90,000 sf (for a total of 230,000 sf) without any changes to the building footprint by increasing the building height by two (2) stories. No new alterations to the driveways and/or access to the parking garage were considered beyond those proposed under the 2004 NPC. Figure 2 shows the most recently previously proposed AECPC building.

(b) Currently Proposed Project Change

Currently, the Proponent proposes an additional 28,000 sf to the approved 230,000 sf AECPC building (for mostly mechanical space) as well as a new access drive and loading dock area as described and fully analyzed herein. As proposed under previous MEPA-related submissions for this building, the AECPC will be attached to the existing 1,600-space parking garage in the southernmost section of the campus between South Road and Belmont Street (Route 9). Generally, the Project will include both educational facilities and

health services. Specific uses include:

- Laboratory space;
- Faculty office space;
- Educational space, including simulators;
- Outpatient treatment;
- Doctors offices;
- Hospital-related/employee-support uses; and
- Other hospital/university support services (i.e., coffee shop, drop-off/pick-up dry cleaning services, credit union, etc.)

Many of these uses are currently occurring within overcrowded areas of existing Campus. The Project will serve to reduce the demands on those overcrowded classroom spaces and will modernize many of the clinical practice areas within the Campus.

(c) Significance of Project Change

As demonstrated by the assessment of Project-related impacts provided herein, the Project does not impose any significant impacts on the environment where no Mandatory EIR thresholds are triggered. The following assess the significance of the Project Change with respect to criteria included in the MEPA regulations at 301 CMR 11.10(6):

- **Expansion of Project.** Although the additional 28,000 sf of AECPC space represents a 12% increase over the previously-reviewed development program for the building, it only represents a 1.1% increase in overall campus square footage.
- **Generation of Further Impacts.** As proposed previously, the AECPC building is sited within previously paved and/or developed areas of the Campus, thereby minimizing additional impacts to land. Additionally, the Project sited on its current location has adequate existing infrastructure to support it. While the construction and occupancy of the AECPC facility does not trigger any Mandatory EIR thresholds, it is expected to result in some environmental impacts beyond what was previously reviewed, including wetlands and traffic generation. See attached pages for further details on Project-related environmental impacts and proposed mitigation not previously reviewed.
- **Change in Project Schedule.** The Project Change will not result in a significant change to the overall Campus Modernization Program schedule and is expected to move forward shortly after receiving all necessary permits and funding.
- **Change in Project Site.** There is no change in the Project Site beyond what has been previously reviewed in the May 2006 NPC.
- **New Permits, Land Transfers and/or Financial Assistance.** The Project does not require any additional state permits beyond those disclosed in previous filings.
- **Prevention or Delay in Benefits.** The Project will result in net benefits to the public in the form of improved/expanded public health educational facilities and new health care options accessible to the surrounding region. An expeditious MEPA review would be extremely beneficial in meeting the vital hospital and medical school space needs.
- **Changes in Ambient Environment.** The Project Change does not represent a lapse in time since the most recent NPC filing in May 2006; therefore, changes in ambient environment are not applicable.

(d) Proposed Measure to Avoid, Minimize and Mitigate Environmental Impacts

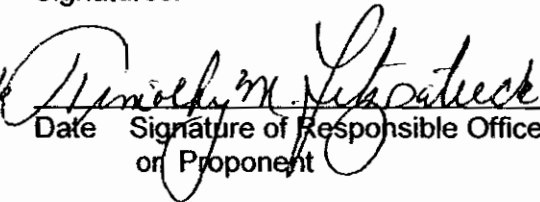
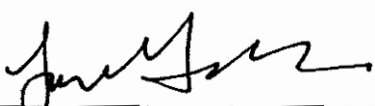
Minor modifications are proposed to the existing stormwater management system to accommodate Project-related runoff. Additionally, a replication area equaling over 6,000 sf (a ~2.5:1 ratio) is proposed in order to mitigate for the 2,425 sf of wetland fill associated with a new access drive and loading dock area. A local Order of Conditions has been obtained from the Worcester Conservation Commission for this work for which no appeal was taken (Attachment D). Additionally, the Project-related traffic generation will be mitigated and is expected to address existing deficiencies as well as Project-induced traffic. See Attachment C for the full traffic and parking study for the Project. See attached pages for further details on Project-related environmental impacts and proposed mitigation not previously reviewed.

ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

Signatures:

| | | | |
|----------|---|----------|--|
| 11/29/06 |  | 11/29/06 |  |
| Date | Signature of Responsible Officer or Proponent | Date | Signature of person preparing NPC (if different from above) |

| | |
|----------------------------|----------------------------------|
| <u>Timothy Fitzpatrick</u> | <u>Lauren Gallagher, LEED AP</u> |
| Name (print or type) | Name (print or type) |

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|--|--------------------------------------|
| <u>Worcester City Campus Corporation</u> | <u>Vanasse Hangen Brustlin, Inc.</u> |
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|--------------------|--------------------|
| <u>Firm/Agency</u> | <u>Firm/Agency</u> |
|--------------------|--------------------|

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|--------------------------|--------------------------|
| <u>100 Century Drive</u> | <u>101 Walnut Street</u> |
| Street | Street |

| | |
|----------------------------|----------------------------|
| <u>Worcester, MA 01606</u> | <u>Watertown, MA 02472</u> |
| Municipality/State/Zip | Municipality/State/Zip |

| | |
|-----------------------|-----------------------|
| <u>(508) 856-5606</u> | <u>(617) 924-1770</u> |
| Phone | Phone |