



# The Commonwealth of Massachusetts

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January 3, 2007

## CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE NOTICE OF PROJECT CHANGE

PROJECT NAME	: UMass Medical School Campus Modernization Program
PROJECT MUNICIPALITY	: Worcester
PROJECT WATERSHED	: Blackstone
EOEA NUMBER	: 13098
PROJECT PROPONENT	: UMass Medical School
DATE NOTICED IN MONITOR	: December 6, 2006

Pursuant to the Massachusetts Environmental Policy Act (M.G.L. c.30, ss.61-62H) and Section 11.17 of the MEPA regulations (301 CMR 11.00), I have reviewed the Notice of Project Change (NPC) submitted for this project and hereby determine that it **does not require** further MEPA review.

This project was the subject of an Environmental Notification Form (ENF) that was originally reviewed in 2003, at which time the Secretary of Environmental Affairs issued a Certificate stating that an Environmental Impact Report was not required for the project. At that time, the project involved a 225,000-square foot expansion of the hospital building, the construction of a new parking garage, and the replacement of the granite façade on the existing school and hospital buildings, resulting in 20,000 square feet of ancillary school office space.

In 2004, the proponent submitted an NPC that described the construction of a new 140,000-square foot building, an unoccupied shell only, and associated site access improvements. The shell would be attached to the 1,600-space parking garage previously reviewed in the ENF. The project change also involved the construction of new internal access driveways south and east of the proposed garage. A portion of the driveway east of the garage would run across property owned by the Massachusetts Highway Department (MHD). MHD has agreed in principle to grant the proponent easement of approximately 0.5 acre to allow for the construction and use of this driveway. As part of the agreement, the proponent has agreed to reconfigure the existing MHD District Office parking lot.

In July 2006, the proponent submitted a second NPC that described the construction of an addition of 90,000 square feet of building space over and above the previously reviewed 140,000 square feet described in the first NPC. The footprint of the previously reviewed building shell would not be modified. The proposed change increased the floor area of the new building to a total 230,000 square feet. The proponent committed to not occupy the building until a campus-wide Master Plan was submitted to and reviewed by MEPA.

The current NPC presently entails a 28,000 square foot expansion of the unoccupied shell for a total of 258,000 sf of floor area. The project change also includes a new driveway and loading dock area. It is proposed that the unoccupied shell would contain both educational facilities and health services. The building would serve to reduce the demands on presently overcrowded areas of the existing campus and will modernize many of the clinical practice areas within the campus.

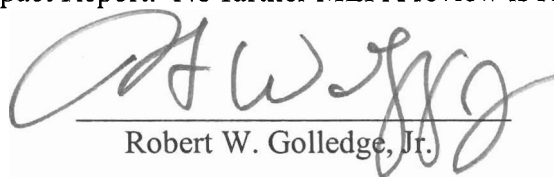
In addition, the proponent proposes minor modifications to the existing stormwater management system to accommodate the project related runoff. A replication area equaling over 6,000 sf (a ratio of 2.5:1) is proposed in order to mitigate for the 2,425 sf of wetland fill associated with the new driveway and loading dock area. A local Order of Conditions has been obtained from the Worcester Conservation Commission for this work.

In order to occupy the proposed building, the proponent had agreed to submit a campus wide Master Plan to MEPA. In conjunction with the present NPC, the proponent has submitted the Master Plan, which was initiated in 2004 by the Department of Capital Asset Management (DCAM) to establish a long-term vision for the campus. After a consultation meeting with MEPA, the proponent is aware that future impact analysis as it relates to the build-out of the overall campus Master Plan may be required. The proponent should consult with the MEPA office prior to initiating any proposed development on the campus indicated in the Master Plan to determine the appropriate filing strategy and whether a Special Review Procedure should be established.

Based on a review of the information provided by the proponent and consultation with relevant public agencies, I find that the potential impacts of the project are not significant enough to warrant preparation of an Environmental Impact Report. No further MEPA review is required.

January 3, 2006

Date

  
Robert W. Golledge, Jr.

Comments received:  
No comments received.

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