

*For Office Use Only  
Executive Office of Environmental  
Affairs*

MEPA Analyst:  
Phone: 617-626-

# Notice of Project Change

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

EEA # <b>14881</b>		
Project Name: <b>UMass Lowell Strategic Development Plan 2022-2027</b>		
Street Address: <b>One University Avenue</b>		
Municipality: <b>Lowell</b>	Watershed: <b>Merrimack</b>	
Universal Transverse Mercator Coordinates: <b>309359.3, 4724904.7 Zone 19</b>	Latitude: <b>42° 39' 10.80" N</b>	Longitude: <b>71° 19' 32.92" W</b>
Estimated commencement date: <b>2016</b>	Estimated completion date: <b>2021</b>	
Project Type: <b>University Capital Plan</b>	Status of project design: <b>N/A complete</b>	
Proponent: <b>University of Massachusetts Lowell</b>		
Street Address: <b>One University Avenue</b>		
Municipality: <b>Lowell</b>	State: <b>MA</b>	Zip Code: <b>01854</b>
Name of Contact Person: <b>Adam Baacke</b>		
Firm/Agency: <b>UMass Lowell</b>	Street Address: <b>600 Suffolk Street</b>	
Municipality: <b>Lowell</b>	State: <b>MA</b>	Zip Code: <b>01854</b>
Phone: <b>978-934-5996</b>	Fax: <b>978-934-4042</b>	E-mail: <b>Adam_Baacke@uml.edu</b>
<p>With this Notice of Project Change, are you requesting:</p> <p>a Single EIR? (see 301 CMR 11.06(8))      <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Special Review Procedure? (see 301CMR 11.09)      <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Waiver of mandatory EIR? (see 301 CMR 11.11)      <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Phase I Waiver? (see 301 CMR 11.11)      <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?</p> <p><b>The project does not meet or exceed any MEPA review threshold.</b></p>		
<p>Which State Agency Permits will the project require?</p> <p><b>None.</b></p>		
<p>Identify any financial assistance or land transfer from an Agency of the Commonwealth, including the Agency name and the amount of funding or land area in acres:</p> <p><b>Each project in the 2022-2027 Strategic Development Plan Update will be funded by one or more Commonwealth education funding sources. With the exception of the East Campus Redevelopment that will be permitted separately and the acquisition of LeLacheur Park from the City of Lowell, both of which are discussed further in the document, no land transfers are expected during this period.</b></p>		

**PROJECT INFORMATION**

In 25 words or less, what is the project change? The project change involves . . . **presenting UMass Lowell’s Strategic Development Plan for the period from 2022 to 2027, assessing progress since 2016, estimating cumulative effects on the environment, and detailing mitigation commitments.**  
See full project change description beginning on page 3.

Date of publication of availability of the ENF in the Environmental Monitor: (Date: **January 11, 2023**)

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): **09/05/2012**)  No  
**12/21/2016**

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

**PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER**

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed:

**The East Campus Redevelopment will likely involve both land transfers, state permitting, and infrastructure or other state funding. Those elements will be incorporated into the subsequent permitting in support of that public-private partnership project as it is developed. This notice of project change acknowledges that project as related to but not included in the activities described herein.**

Are you requesting a finding that this project change is insignificant? A change in a Project is ordinarily insignificant if it results solely in an increase in square footage, linear footage, height, depth or other relevant measures of the physical dimensions of the Project of less than 10% over estimates previously reviewed, provided the increase does not meet or exceed any review thresholds. A change in a Project is also ordinarily insignificant if it results solely in an increase in impacts of less than 25% of the level specified in any review threshold, provided that cumulative impacts of the Project do not meet or exceed any review thresholds that were not previously met or exceeded. (see 301 CMR 11.10(6))  Yes  No; if yes, provide an explanation of this request in the Project Change Description below.

**FOR PROJECTS SUBJECT TO AN EIR**

If the project requires the submission of an EIR, are you requesting that a Scope in a previously issued Certificate be rescinded?

Yes  No; if yes, provide an explanation of this request \_\_\_\_\_.

If the project requires the submission of an EIR, are you requesting a change to a Scope in a previously issued Certificate?

Yes  No; if yes, provide an explanation of this request \_\_\_\_\_.

## SUMMARY OF PROJECT CHANGE PARAMETERS AND IMPACTS

Summary of Project Size & Environmental Impacts	Previously Reviewed 2021	Net Change 2022 Projected – 2027	Currently Proposed 2027
<b>LAND</b>			
Total site acreage	Projected: 139.39 Actual: 140.09	4.74	144.83
Acres of land altered	Projected: 0 Actual: 0	0	0
Acres of impervious area	Projected: 80.41 Actual: 82.06	1.63	83.69
Square feet of bordering vegetated wetlands alteration	Projected: 0 Actual: 0	0	0
Square feet of other wetland alteration	Projected: 0 Actual: 0	0	0
Acres of non-water dependent use of tidelands or waterways	Projected: 0 Actual: 0	0	0
<b>STRUCTURES</b>			
Gross square footage	Projected: 4.42M Actual: 4.44M	0.02 million	4.46 million
Number of housing units <sup>(1)</sup>	Projected: 4,876 Actual: 4,570	0	4,570
Maximum height (in feet) <sup>(2)</sup>	Projected: 226 Actual: 226	0	226
<b>TRANSPORTATION</b>			
Vehicle trips per day	Projected: 18,965 Actual: 15,217 <sup>(3)</sup>	632 <sup>(4)</sup>	15,850
Parking spaces	Projected: 6,651 Actual: 6,716	0	6,716
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use <b>Average/Peak</b> <sup>(5)</sup>	Projected: 220k/440k Actual: 283k/566k	-19,000/ -38,000	264,000/ 528,000
GPD water withdrawal	Projected: 0 Actual: 0	0	0
GPD wastewater generation/ treatment <b>Average/Peak</b> <sup>(5)</sup>	Projected: 198k/396k Actual: 254k/508k	-17,000/ 34,000	237,000/ 474,000
Length of water/sewer mains (in miles)	Projected: 0 Actual: 0	0	0

(1) Numbers used are Student Beds, dormitory housing is difficult to quantify in “units”; 2022 Actual includes 786 beds in leased properties; 2027 Proposed includes the same beds in leased properties.

(2) UMass Lowell did not add any new tall building/structures between 2016 to 2022. The tallest University building is the Fox Hall at 226’ tall.

(3) Estimated based on ITE LUC 550 method and the number of employees, including both faculty and staff members.

(4) Estimated based on ITE LUC 550 method and the growth in number of employees and staff between 2022 and 2027

(5) Average based on water meter readings and projected use for 2019. Peak estimated as twice the average.

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 Rare Species?  Yes  No
4. demolition of all or part of 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
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

***As most recently reviewed, the 2016-2021 Strategic Development Plan Update (SDP Update) provided a description of the conditions at UMass Lowell in 2016, the projects planned for the five years ending in 2021, the conditions in 2021, the environmental effects of the planned projects and the University as a whole, and the suite of mitigation measures that UMass Lowell planned to employ to reduce traffic volumes, conserve water, manage stormwater, reduce solid and hazardous wastes, reduce greenhouse gas emission, and limit construction period effects.***

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

***This 2022-2027 Strategic Development Plan Update provides a description of actual conditions in 2022, a comparison to the conditions expected when the SDP was prepared, a description of the projects planned for the next five years (through 2027), the environmental effects of those projects (and the cumulative effects with earlier projects and the University as a whole), progress on the SDP proposals to reduce traffic volumes, conserve water, manage stormwater, reduce solid and hazardous waste, reduce greenhouse gas emissions, and limit construction period effects, and new mitigation initiatives for the next five years in each of these areas.***

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

***Individually or collectively, the projects included in the 2022-2027 Strategic Development Plan Update do not appear to meet any threshold for the filing of an Environmental Notification Form or for a Mandatory Environmental Impact Report.***

- (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 draft of the modified Section 61 Finding (or it will be required in a Supplemental EIR).

***Chapter 5 of the attached 2022-2027 Strategic Development Plan Update provides a complete description of the initiatives completed, underway, and proposed to reduce the environmental effects of UMass Lowell as it grows from a student body of about 17,330 in 2022 to about 18,000 in 2027. In every category of effect, the per-student measures of effect are reduced, and in most, the absolute measures of effect also are reduced.***

**ATTACHMENTS & SIGNATURES**

**Attachments:**

1. Secretary's most recent Certificate on this project.  
**Attached as Appendix A to the 2022-2027 SDP Update.**
2. Plan showing most recent previously-reviewed proposed build condition  
**See Figure 10 through Figure 13 in the 2022-2027 SDP Update.**
3. Plan showing currently proposed build condition  
**See Figure 4 in the 2022-2027 SDP Update.**
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  
**See Figure 1 and Figure 2 in the 2022-2027 SDP Update.**
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)  
**See the Circulation List attached to the back of the 2022-2027 SDP Update.**

**Signatures:**

12/17/22



Date Signature of Responsible Officer or Proponent

**Adam Baacke – Assistant Vice  
Chancellor for Campus Development**

Name (print or type)

**UMass Lowell**

Firm/Agency

**600 Suffolk Street, Suite 450**

Street

**Lowell, MA 01854**

Municipality/State/Zip

**978-934-2601**

Phone

12/17/22



Date Signature of Person Preparing NPC (if different from above)

**Steven C. Davis, President**

Name (print or type)

**Verrill Strategic Consulting LLC.**

Firm/Agency

**One Federal Street, 20<sup>th</sup> Floor**

Street

**Boston, MA 02110**

Municipality/State/Zip

**617-357-3714**

Phone