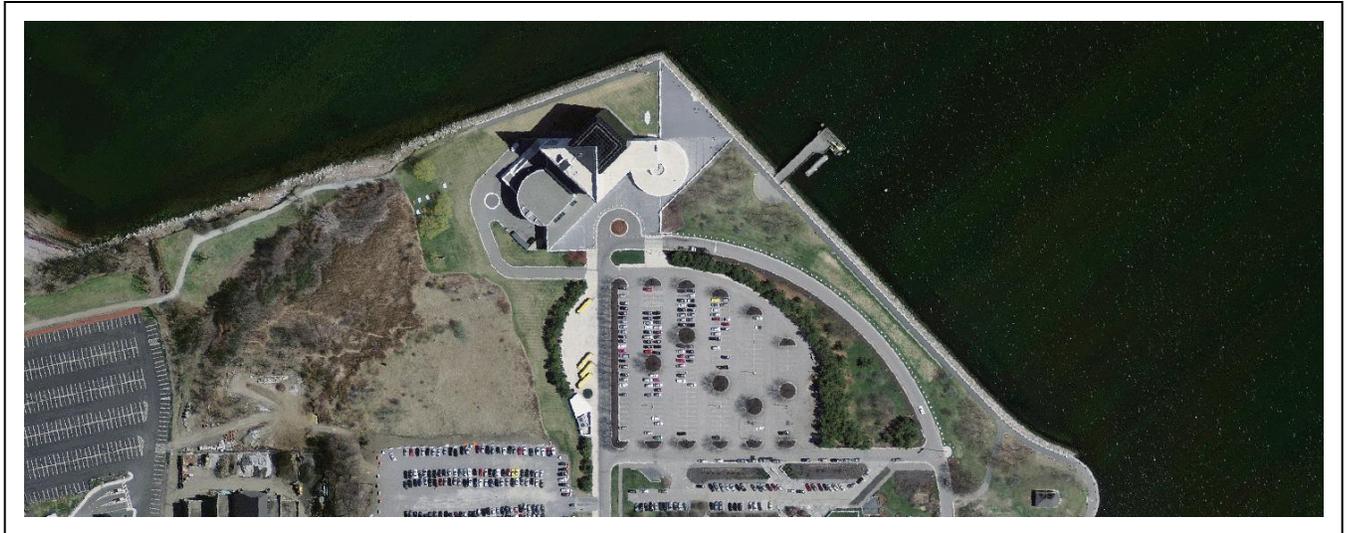


# Grant of Easement and Proposed Improvements John F. Kennedy Presidential Library and Museum



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and

**The John F. Kennedy Presidential Library and Museum**

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**Haley & Aldrich**

**Sasaki Associates**

**Nitsch Engineering**

**August 4, 2011**

# Final Environmental Assessment

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## NATIONAL ARCHIVES AND RECORDS ADMINISTRATION

### GRANT OF EASEMENT AND PROPOSED IMPROVEMENTS

### JOHN F. KENNEDY PRESIDENTIAL LIBRARY AND MUSEUM

*Submitted by:*

**NATIONAL ARCHIVES AND RECORDS ADMINISTRATION**

8601 ADELPHI ROAD  
COLLEGE PARK, MD 20740

and

**THE JOHN F. KENNEDY PRESIDENTIAL LIBRARY AND MUSEUM**

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August 4, 2011

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## **ES EXECUTIVE SUMMARY**

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The University of Massachusetts Building Authority and the University of Massachusetts, in conjunction with the Edward M. Kennedy Institute for the United States Senate (the “EMK Institute”), a not-for-profit 501(c)(3) corporation, propose to construct a facility to house an educational institute (such building, the Edward M. Kennedy Institute for the United States Senate, or “EMK Facility” and together with the EMK Institute program, the “EMK Institute project”) on the Boston campus of the University of Massachusetts on Columbia Point in Dorchester, Massachusetts.

The National Archives and Records Administration (NARA) proposes to grant a 24,700 square-foot easement (the “Easement Parcel”) on property now occupied by the John F. Kennedy Presidential Library and Museum (the “JFK Library”) on Columbia Point in Dorchester, Massachusetts to the University of Massachusetts (the “University”) in order to facilitate the construction of the EMK Facility in a manner that enhances both vehicular and pedestrian access to and between the EMK Facility and the JFK Library. Granting of the proposed easement (the “Easement Project”) and the subsequent construction of the EMK Facility will result in the re-landscaping of the Easement Parcel as a pedestrian plaza, and will require the relocation of the existing JFK Library chiller building and cooling tower (the “chiller plant”) currently located on the Easement Parcel and the relocation of the nine JFK Library bus parking spaces currently located on the Easement Parcel. Granting of the proposed easement will not affect the design or scale of the EMK Institute project, but will dictate the orientation of the EMK Facility on the adjacent parcel.

The Easement Parcel is located along the northwestern edge of the JFK Library property and is comprised of pavement and sidewalks associated with nine bus parking spaces and occupied by the JFK Library chiller plant. A portion of the Easement Parcel bordering the JFK Library service entrance driveway is lawned. The granting of the proposed easement will allow the proposed EMK Facility to be oriented in such a manner as to share a common facing with the JFK Library. In this scenario the Easement Parcel will be transformed into a landscaped entranceway and pedestrian plaza for the EMK Facility, and will contain pedestrian walkways that connect directly to the entrance plaza of the JFK Library.

This Environmental Assessment describes the Easement Project purpose and need, the alternatives considered, and the environmental consequences of the Preferred Alternative and a No Action Alternative. Both the Preferred and No Action Alternatives described in this Environmental Assessment would result in no significant impact on resources studied in this Environmental Assessment. Under the No Action Alternative, however, the Easement Parcel would continue to be utilized for bus parking and as the

site of the JFK Library chiller plant<sup>1</sup> and an alternative design for the EMK Facility would need to be implemented which would result in the EMK Facility facing away from the JFK Library. Pedestrian access between the two buildings would be constrained by the lack of a coherent pathway between the two educational facilities, the entrances of the two facilities would not be visible from either building, and the pedestrian connection between the two buildings would be more than double the length of that of the Preferred Alternative.

In contrast to the No Action Alternative, the Preferred Alternative would result in numerous beneficial impacts. Most importantly, the Preferred Alternative would allow the EMK Facility to be oriented in such a manner as to complement the existing JFK Library as envisioned above. The pedestrian plaza created on the Easement Parcel would connect directly to the pedestrian plaza of the JFK Library, allowing for ready pedestrian and visual linkage between the two facilities. Similarly, the driveways to the two entrances would be linked so as to create a uniform flow of traffic by the front of each of the facilities.

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<sup>1</sup> Please see section 1.4.1 for discussion of chiller plant relocation, which is being relocated to a different spot in the Easement Area than was initially conceived when this Environmental Assessment was circulated in draft form.

## **1.0 PROJECT PURPOSE AND NEED**

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The University of Massachusetts Building Authority and the University of Massachusetts (the “University”), in conjunction with the Edward M. Kennedy Institute for the United States Senate (the “EMK Institute”), a not-for-profit 501(c)(3) corporation, propose to construct a facility to house an educational institute (such building, the Edward M. Kennedy Institute for the United States Senate, or “EMK Facility” and together with the EMK Institute program, the “EMK Institute project”) on the campus of the University of Massachusetts Boston (“UMass Boston”) on Columbia Point in Dorchester, Massachusetts.

The National Archives and Records Administration (NARA) proposes to grant a 24,700 square-foot easement (the “Easement Parcel”) on property now occupied by the John F. Kennedy Presidential Library and Museum (the “JFK Library”) on Columbia Point in Dorchester, Massachusetts to the University in order to facilitate the construction of the EMK Facility in a manner that enhances both vehicular and pedestrian access to and between the EMK Facility and the JFK Library. Granting of the proposed easement will require the relocation of the existing JFK Library chiller plant currently located on the Easement Parcel and the relocation of the bus parking spaces currently located on the Easement Parcel. Granting of the proposed easement (the “Easement Project”) will not significantly affect the size or scale of the EMK Institute project, but will dictate the orientation of the EMK Facility on the adjacent parcel. The Preferred Alternative (the Easement Project) as described herein proposes the granting of the proposed easement and the associated relocation of JFK Library chiller plant and the existing bus parking spaces. This Environmental Assessment describes the Easement Project purpose and need, the alternatives considered, and the environmental consequences of the Preferred Alternative and a No Action Alternative.

### **1.1 Project Background**

The University of Massachusetts Building Authority (“UMBA” or the “Authority”) and the University, in conjunction with the EMK Institute, are proposing to build an educational institute on the UMass Boston campus dedicated to the study of the United States Senate. The goal of the EMK Institute project is to expand and enhance civic education and awareness of the legislative process by engaging students and other citizens of the United States and the world in discourse on the challenges facing the nation, and by providing a portal to the past and present operations of the United States Senate. In doing so the EMK Institute hopes to engage students in civic education and become a training ground for the decision makers of the future. The EMK Institute project will also celebrate the illustrious career of Senator Edward M. Kennedy and profile his legacy of accomplishments.

The EMK Facility will be located on the UMass Boston campus at Columbia Point and adjacent to the JFK Library. The JFK Library is dedicated to the memory of John F.

Kennedy, the nation's thirty-fifth president. It consists of an archives holding historical materials related to President Kennedy, his family, and members of his administration as well as a research room, museum, and other program-related facilities. The stated mission of the JFK Library "is to advance the study and understanding of President Kennedy's life and career and the times in which he lived; and to promote a greater appreciation of America's political and cultural heritage, the process of governing and the importance of public service."

The proximity of the EMK Facility and the JFK Library is particularly fitting given the complementary emphasis on educating the public as to the workings of the Presidency and the Congress, and in promoting a greater appreciation of the government and the cultural heritage of the United States of America. The overall site plan of the EMK Institute project has been designed to work in harmony with the JFK Library and the UMass Boston campus, and to encourage visitors and students to explore and utilize all of these great resources.

In order to realize the vision presented above, improvements will be required on a small portion of the JFK Library site; specifically, the Easement Parcel. These improvements include relocating the JFK Library chiller plant and the bus parking spaces from the Easement Parcel so as to allow the EMK Facility entrance and front pedestrian plaza to face the same common space as the JFK Library, and to allow for ready pedestrian access between the two facilities. In order to accomplish these improvements the EMK Institute project will require a 24,700 square-foot easement from the JFK Library.

Figure 1 ("USGS Locus Map"), depicts the regional location of the JFK Library at Columbia Point, as well as the approximate location of the proposed EMK Institute project site and the Easement Parcel, while Figure 2 ("Existing Conditions Context Plan") illustrates more specifically the location of the JFK Library, the proposed EMK Institute project site, the proposed Easement Parcel, and the existing locations of the JFK Library bus parking spaces and JFK Library chiller plant (all figures are presented in Appendix A).

Finally, Figure 3 ("Proposed Conditions Context Plan") shows the proposed layout of the EMK Institute and the new location for the chiller plant and bus parking spaces should the proposed easement be granted.<sup>2</sup>

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<sup>2</sup> Please see section 1.4.1 for discussion of chiller plant relocation, which is being relocated to a different spot in the Easement Area than was initially conceived when this Environmental Assessment was circulated in draft form.

## **1.2 Project Purpose and Need**

As shown on Figure 3, the granting of the 24,700 square-foot easement from the JFK Library to the University will allow the EMK Facility to be physically positioned on its site so as to complement the JFK Library and to create a physical and visual connection between these two facilities. In lieu of the granting of the proposed easement, an alternative design for the EMK Facility would need to be implemented which would result in the EMK Facility facing away from the JFK Library. A schematic of this alternative layout for the EMK Facility with its entrance facing to the west and away from the JFK Library is shown in Figure 4 (“Alternate EMK Institute Building Orientation in Lieu of JFK Easement Grant”). Without the Easement Parcel pedestrian access between the two facilities will be constrained, with the entrance of one facility not visible to pedestrians at the entrance of the other, and walking distances between the two facilities will be more than doubled. In addition, without the Easement Parcel pedestrian accessways between the two facilities will take visitors past the parked buses and the JFK Library chiller plant.

While granting of the 24,700 square-foot easement from the JFK Library to the University will allow for better pedestrian and visual linkage between the two facilities, the granting of the proposed easement will not affect the scale or character of the programs offered at either the JFK Library or the EMK Facility. The benefit of the granting of the proposed easement Parcel and its effect on the EMK Facility relates to the complementary emphasis on educating the public as to the workings of the Presidency and the Congress and the promotion of a greater appreciation of the government and the cultural heritage of the United States of America, all of which will be enhanced by the proposed orientation of the proposed EMK Facility structure on the adjacent parcel.

## **1.3 Land Use and Planning Context**

The JFK Library and proposed Easement Parcel are located on land currently owned by the federal government and used exclusively for the JFK Library. While not specifically subject to local land use planning initiatives, the JFK Library is consistent with City of Boston Zoning and waterfront planning initiatives.

The site of the proposed EMK Institute project is located on land owned by the University and will be constructed by UMBA, an independent body politic and corporate and an authority of the Commonwealth exempt from local zoning and most or all other municipal land use regulations. As with the JFK Library, while not specifically subject to local land use planning initiatives the EMK Facility as proposed is consistent with City of Boston Zoning and waterfront planning initiatives.

### **1.3.1 Zoning**

The JFK Library and proposed Easement Parcel lie within the “John F. Kennedy/UMass Campus Communities Facilities Subdistrict” of the Dorchester Neighborhood District as defined by the Boston Zoning Code (Article 65, Section 65-24, Establishment of Community Facilities Subdistricts). As described in Section 65-24, Community Facilities Subdistricts are designed “to encourage the development and expansion of community-based facilities ... that provide educational, health, and cultural services to the community.” Museums are specifically allowed within this district.

The site of the proposed EMK Institute project is also located within the “John F. Kennedy/UMass Campus Communities Facilities Subdistrict” of the Dorchester Neighborhood District. As an educational institute associated with the University the EMK Facility is specifically allowed within this district.

### **1.3.2 Municipal Harbor Plan/Harborwalk**

The *City of Boston Municipal Harbor Plan*, also known as the “Harborpark Plan,” serves as one of the City’s key planning and regulatory methods for advancing public use and purposes along its waterfront (Boston Redevelopment Authority, October 1990). This plan was approved by the Massachusetts Secretary of Environmental Affairs in May of 1991 after many years of planning by the City, in consultation with the Harborpark Advisory Committee, public agencies, and the community (*Decision on City of Boston Request for Approval of the Boston Harborpark Plan Pursuant to 301 CMR 23.00*, Commonwealth of Massachusetts, Executive Office of Environmental Affairs, Susan F. Tierney, Secretary, May 22, 1991).

The Harborpark Plan identifies the site of the JFK Library as lying within the Columbia Point Neighborhood subdistrict of the Dorchester Bay/Neponset River Waterfront. The Secretary’s decision approved the Harborpark Plan as proposed for this district, recognizing that for this area “Boston’s planning effort is essentially complete and new zoning articles covering all filled tidelands subject to [Massachusetts Department of Environmental Protection (MassDEP) Chapter 91 Waterways Program] jurisdiction have been formally adopted by the City.” No substitute provisions for the Chapter 91 regulations were proposed for this district, and none were issued.

The key provisions applicable to the JFK Library site are the requirement of a public, Americans with Disabilities Act (ADA) compliant, 24-hour accessible waterfront Harborwalk, and that substantial interior areas be devoted to facilities of public accommodation, such as “cultural facilities and museums.” The JFK Library fully meets the definition of a facility of public accommodation and the shoreline of the property is marked by a public, ADA-compliant, 24-hour accessible waterfront Harborwalk. The Easement Parcel is located 325 feet or more from the waterfront and will not affect the

Harborwalk. It will, however, facilitate pedestrian access between the Harborwalk, the EMK Facility and the UMass Boston campus beyond.

The EMK Institute project site is not located on the waterfront. Pedestrian accessways on the EMK Institute project site and the Easement Parcel will, however, facilitate access to the waterfront at the JFK Library site, as well as the Harborwalk along the UMass Boston campus shoreline. The proposed site improvements are not near and will not restrict the use of the waterfront Harborwalk.

## **1.4 The Edward M. Kennedy Institute for the United States Senate**

As noted above, the proposed granting of a land easement to the EMK Institute will not affect the programming and use of either the EMK Facility or the JFK Library, but will affect the orientation of the EMK Facility structure on the EMK Facility site. This, in turn, would have some effect on the character of the EMK Facility, including aesthetics and pedestrian movement. The following sections summarize the design and programs proposed for the EMK Facility as they relate more directly to the granting of the proposed Easement Parcel and its use by and for the EMK Facility.

### **1.4.1 EMK Facility Design and Massing Plan**

The EMK Facility project calls for an approximately 67,900 square-foot, two-story building with basement on the UMass Boston campus, in proximity to both the JFK Library and the Massachusetts Archives building. The location of the site is shown on Figures 1 and 2, while a plan of the EMK Facility building layout and site in relation to the Easement Parcel and in overall context to its surroundings is presented in Figure 3. A rendered image of the EMK Institute building is presented in Figure 5 (“EMK Institute Contextual Rendering – South View”).

The EMK Institute building as proposed will include an approximately 56,200 square-foot ground floor containing a representation of the floor of the United States Senate, classrooms, and exhibit space. This portion of the building will be clad in white precast concrete with punched window openings. Two triangular volumes will extend from the Level 1 space and serve to define the entry to the building and geometrically connect the EMK Facility to the adjacent JFK Library. The southern of these two volumes will house a café or other complementary use. The northern volume was initially envisioned and described in the draft Environmental Assessment as a walled reflective space open to the air above. However, this northern volume, which extends onto the Easement Parcel, is currently envisioned to house the JFK Library chiller plant. The chiller plant was initially going to be relocated to a spot on JFK Library property and outside the Easement Parcel, as indicated in Figures 3, 6, 7, and 9. This change in the chiller plant location was made primarily to ensure compliance with floodplain and velocity zone goals as referenced in Section 3.2.2 below, and otherwise has no affect on any analysis or conclusions contained in this Environmental Assessment.

At the center of the building plan is a an approximately 118- by 118-foot square object of seamless metallic cladding which will house a representation of the United States Senate Chamber and rise to a second level 30 feet above the base. The Level 2 area will encompass approximately 8,600 square feet of floor plan and will include a viewing gallery and a pre-function area immediately outside the gallery designed as a representation of the Senate Chamber gallery areas. The metal object housing the Level 2 areas will be differentiated from the Level 1 base by a ribbon skylight which will introduce natural light to the Level 1 Exhibition Space.

The EMK Facility will be fronted by a green open space bordered by the two triangular volumes described above. The northernmost of the two triangle volumes will extend onto the Easement Parcel but, as described above and shown on Figure 5, this volume is envisioned as a walled reflective space open to the air above.

#### **1.4.2        *EMK Institute Public Open Space***

The EMK Institute project site includes approximately 46,780 square feet of open space, virtually all of which will be publically accessible. Approximately 24,830 square feet of this space is located on the EMK parcel, while another 21,950 square feet is located on the JFK Library Easement Parcel. These open space areas are shown on Figure 6, (“EMK Institute Site / Easement Parcel Public Open Space”), and consist primarily of lawn area or pedestrian walkways and plaza space.

As shown on Figure 6, approximately half of the area that comprises the front plaza of the EMK Facility is located on the Easement Parcel. The portions of the plaza located on the EMK Facility site and the Easement Parcel will include a lawned area framed by the above-referenced triangular volumes. A pedestrian walkway will bring the visitor from the sidewalk, located on the Easement Parcel, to the entry of the EMK Facility below a canopied open space fronting the entrance lobby. A lighting installation of 50 glass tubes filled with artifacts from each state will be installed along the pedestrian walkway. All of the site open space areas will include pedestrian-friendly amenities, such as benches and lighting.

In addition to defining the entranceway to the EMK building, the front plaza space and sidewalk will link the EMK Facility to the JFK Library to the immediate east and the UMass Boston campus and Massachusetts Archives building to the west. It will also act as the central pedestrian link between all of these facilities and the waterfront and Harborwalk located along the Columbia Point shoreline. These pedestrian connections are shown on Figure 7 (“EMK Institute Site / Easement Parcel Public Pedestrian Accessways”). As shown, the front sidewalk of the EMK Facility, which is located almost entirely on the Easement Parcel, will link the sidewalk system of the UMass Boston campus to the open space and pedestrian ways of the JFK Library. Significantly, this linkage will also allow access to the waterfront and Harborwalk on the eastern side of the JFK Library.

### **1.4.3 EMK Institute Parking and Traffic**

Vehicles approaching the EMK Facility will follow the existing curved access road to the JFK Library (“Columbia Point Road”) and then onto to the front of the EMK Facility (see Figures 2, 3 and 5). Automobile and bus parking for the EMK Facility will be provided off-site, in parking lots owned by the University or UMBA. The University is currently developing a Master Plan that includes the area in which the EMK Institute is located. The Master Plan will include parking facilities, which will likely provide long-term parking for the EMK Facility. In the interim, employees of and visitors to the EMK Facility will utilize the ample surface parking in the nearby campus area. No EMK Facility parking is provided on the Easement Parcel or on NARA property. A bus drop-off will be located in a pull-off at the front of the EMK Facility and the University will provide space for long-term bus parking in a nearby area. This bus drop-off will be constructed within the Easement Parcel.

The granting of the proposed easement will not affect the use and programming of the proposed EMK Facility. As such it will have no impact on the vehicle counts or parking space requirements of the EMK Facility. Similarly, the granting of the proposed easement and the proposed improvements to the Easement Parcel in association with the EMK Institute project will not physically interfere with any public transportation corridors, local, state, or federal roadway systems, or any pedestrian accessways. To the contrary, the proposed improvements will facilitate pedestrian access between the JFK Library and the proposed EMK Facility, as well as between the JFK Library and the UMass Boston campus.

The granting of easement will, however, require the relocation of the JFK Library bus parking spaces from the Easement Parcel to an area on and adjacent to the southeastern end of the existing JFK Library parking lot. The parking lot serving the JFK Library currently has 283 automobile parking spaces and the nine bus parking spaces located on the Easement Parcel. The proposed relocation of the bus parking spaces will be conducted in a manner so as to not result in the loss of any of the existing JFK Library automobile spaces (see Figure 3).

## **1.5 Activities on the JFK Library Property Associated with the Proposed Grant of Easement<sup>3</sup>**

As discussed above, the granting of the proposed easement from the JFK Library to the EMK Institute project will result in grading and landscape changes to the Easement Parcel. These changes will, in turn, require the relocation of the JFK Library chiller plant

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<sup>3</sup> Please see section 1.4.1 for discussion of chiller plant relocation, which is being relocated to a different spot in the Easement Area than was initially conceived when this Environmental Assessment was circulated in draft form.

and the existing JFK Library bus parking spaces from their current location within the Easement Parcel to new locations within the boundaries of the JFK Library property. The work to be completed in association with the granting of the proposed easement and the relocation of the chiller plant and bus parking spaces is described in the following sections.

### **1.5.1 Easement Parcel Improvements**

The intent of the site improvements within the Easement Parcel is to promote a pedestrian focused space between the proposed EMK Facility and the existing JFK Library. A sidewalk promenade will be developed across the Easement Parcel creating a link to and between the University of Massachusetts campus to the southwest and the JFK Library to the northeast. This passageway will include pedestrian-friendly amenities, such as benches and lighting. At the edge of the sidewalk a bus pull-in will allow visitors to the JFK Library and EMK Facility to unload safely. The bus pull-in is designed to accommodate three buses and will separate parked vehicles from the main roadway with a buffer strip.

The site design within the Easement Parcel includes a shaded contemplative open space within the northern triangular volume connected to the EMK Facility. As proposed, this trellised space is set back from the sidewalk and the nearby automobile drop-off. This semi-enclosed area will include benches and will be an ideal place to pause for a break, or for families and others to rendezvous when visiting the EMK Facility and/or the JFK Library. Bike racks for both facilities will also be provided within this shaded amenity.

Portions of the EMK Facility's recessed lawn area and pedestrian bridge are also located within the Easement Parcel. The pedestrian bridge to the EMK Facility runs above a grass lawn and is the entry axis from the bus drop-off across the plaza to the EMK Facility entrance. Fifty glass tubes located on the pedestrian bridge will provide public art and are representative of the 50 States of America. The grass will be well maintained by the EMK Institute and provided with an irrigation system to contribute to the dynamic pedestrian experience throughout the seasons.

The site walls framing the grass plaza are also partially located within the Easement Parcel (on the north side). These site walls enclose exterior spaces for Institute programming within the southern triangle and the shaded contemplative open space described above in the northern triangle. No program space of the EMK Facility is located within the easement area, and the portions of the triangular volume that rest within the Easement Parcel will be part of the shaded contemplative open space that is also referenced in Section 1.4.1 above.

### **1.5.2 Relocated JFK Library Chiller Plant**

The improvements to the Easement Parcel described above will require the relocation of the existing JFK Library chiller plant to a new enclosure. As proposed, the new enclosure will be located on the southwest side of the JFK Library service entrance driveway.<sup>4</sup>

The design for the relocated chiller building calls for an approximately 15-foot wide by 65-foot long building with a 12-foot clear height, while the proposed cooling tower enclosure will be 15 feet wide by 18 feet long. The final building size will need to accommodate the equipment and provide adequate working space clearances. These structures will be composed of cast in place concrete with architectural precast concrete walls above grade matching the existing JFK Library building and will be supported by a minimum of a 10-inch slab supported on footings designed in accordance with the associated geotechnical investigation. The EMK Facility design team will provide the same infrastructure, such as ventilation, lighting, sprinklers, as exists in the existing structures. Finally, a green roof is proposed above the chiller room to minimize the visual impact of the enclosure within the overall landscape.

The proposed relocated chiller plant will be accessible at grade through a service vehicle pull-in off of the JFK Library service entrance driveway. The service vehicle pull-in area will measure approximately 11 by 15 feet, insuring that the JFK Library service entrance driveway is fully operable if and when maintenance needs to be performed on the chiller plant. The chiller room will be accessible through the cooling tower enclosure in the same manner as the existing chiller plant.

As the existing chiller plant equipment is approximately eight years old and, with the exception of the cooling tower, appears to be in good condition, the existing equipment will be reused. As the cooling towers are starting to show signs of corrosion the EMK Facility design team is recommending the replacement of the towers to insure plant performance and simplify the relocation process.

### **1.5.3 Relocated Bus Parking Spaces**

The improvements to the Easement Parcel will require the relocation of the existing JFK Library bus parking spaces. As proposed, these spaces will be relocated on the southeast side of the existing JFK Library parking lot. From this location there is a continuous pedestrian sidewalk to the existing JFK Library pedestrian crossing from the parking lot to the JFK Library plaza. A plan of the new JFK bus parking area is shown on Figure 8 (“Relocated JFK Library Bus Parking”), while the sidewalk connection is

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<sup>4</sup> Please see section 1.4.1 for discussion of chiller plant relocation, which is being relocated to a different spot in the Easement Area than was initially conceived when this Environmental Assessment was circulated in draft form.

shown on Figure 3. Meanwhile, as described above and shown on Figures 3 and 6, a bus pull-in will be located within the Easement Parcel designed to accommodate three buses and to allow for passenger drop-off.

The area of the proposed relocated bus parking is currently vegetated with lawn and trees which screen the view of the parking lot from Columbia Point Road. This visual buffer will be preserved with additional vegetative plantings, as well as with a landscaped berm. Any trees lost in the process will be replaced with plantings within this buffer area, or in association with the landscaping of the Easement Parcel. Mitigation for any lost pervious area resulting from the conversion of green space to bus parking spaces will be developed during Project design, and may include conversion of other hard space to pervious area, or through the implementation of runoff mitigation measures such as the use of pervious pavement or the installation and use of irrigation cisterns. New curb cuts will be provided to allow bus access from the roadway to the west of the relocated bus parking area, and to allow bus egress to Columbia Point Road to the east of the relocated bus parking area. The circulation route of the buses will be in one direction from the west to the east and buses will enter the parking area from either the north or south on the existing roadway and will leave the parking area by turning north onto Columbia Point Road, which is a one way road at this point.

## **2.0 ALTERNATIVES CONSIDERED**

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NARA proposes to grant a 24,700 square-foot easement on property now occupied by the JFK Library to the University in order to facilitate the construction of the EMK Facility in a manner that enhances both pedestrian and visual access to and between the EMK Facility and the JFK Library. The Preferred Alternative (the “Project”) proposes the granting of the easement and the associated relocation of the JFK Library chiller plant and the JFK Library bus parking spaces. In that the action being assessed is the granting of the proposed easement, presently the only alternative warranting analysis is the not granting of the easement.

As noted above, the granting of the 24,700 square-foot easement from the JFK Library to the University will allow for better pedestrian and visual linkage between the EMK Facility and the JFK Library, but the easement will not affect the EMK Facility building size or scale, nor will it affect the programs offered at the proposed EMK Facility. Similarly, the granting of the proposed easement will not affect the operation and programs of the JFK Library. The granting of the proposed easement will require the relocation of the chiller plant and the bus parking spaces associated with the JFK Library building, both of which are currently located within the Easement Parcel. The benefit of the granting of the proposed easement and its effect on the EMK Facility, in addition to the complementary nature of educating the public as to the workings of the Presidency and the Congress, relates to the orientation of the proposed EMK Facility structure. Should the easement not be granted, the EMK Facility will need to be oriented on its site such that its entrance faces west and away from the JFK Library.

Section 2.0 describes the analysis that has been undertaken to identify any environmental consequences associated with granting or not granting of the proposed easement and describes the No Action and Preferred Alternatives.

### **2.1 Analyses Undertaken**

The granting of the 24,700 square-foot easement from the JFK Library to the University will allow for better pedestrian and visual linkage between the EMK Facility and the JFK Library. The granting of the proposed easement will not, however, affect the scale or programs of the proposed EMK Facility, but will dictate the orientation of the proposed EMK Facility structure. Therefore, the analysis of the two alternatives, the granting and/or the not granting of the easement, focused on the alteration of the Easement Parcel land and the differential impacts, if any, of the orientation of the proposed EMK Facility structure.

Consistent with the National Environmental Policy Act (NEPA), alternative schemes were considered in the development the Preferred Alternative. Specifically, the planning team studied various conceptual site plans for the proposed EMK Facility to determine if alternative or reduced easement layouts could be formulated that would allow the EMK

Facility to proceed with the preferred building orientation. However, given the shape of the proposed easement, which follows an irregular lot boundary (See Figures 2 and 3), reductions or reconfigurations of the easement merely compound the problem. Therefore, the Environmental Assessment presents and contrasts the No Action Alternative and the Preferred Alternative.

## **2.2 Alternative 1: No Action**

Under the No Action Alternative there would be no grant of a land easement from the JFK Library to the University. The area of land under consideration would continue to be utilized as the site of the JFK Library chiller plant and for the parking of up to nine buses. The effect on the EMK Facility would be to require the reorientation of the proposed EMK Facility structure to the west facing away from the JFK Library. Pedestrian access between these two buildings would be constrained by the lack of a coherent pathway between the two educational facilities. Specifically, the entrances of the two facilities would not be visible from either, the pedestrian connection would be more than double the length of that of the Preferred Alternative, and the pedestrian connection would need to pass directly in front of the existing JFK Library bus parking area and JFK Library chiller plant (see Figures 2 and 4).

Under the No Action Alternative the current environmental conditions would be essentially unchanged. The Easement Parcel would remain a parking area for up to nine buses and the site of the JFK Library chiller plant. The proposed footprint of the EMK Facility would be essentially of the same size but would be reoriented so as to face west and away from the JFK Library. The area of the proposed Easement Parcel would not be converted to a pedestrian plaza and entranceway to the EMK Facility.

## **2.3 Alternative 2: Preferred Alternative**

The Preferred Alternative proposes the granting of a 24,700 square-foot easement from the JFK Library to the University. This Easement Parcel will be converted from its current use as chiller plant site and a bus parking area to a pedestrian plaza and entranceway to the proposed EMK Facility and the EMK Facility will be oriented on its site so as to face a common area with the JFK Library. The pedestrian plaza created on the Easement Parcel will connect directly to the pedestrian plaza of the JFK Library, allowing for ready pedestrian and visual linkage between the two facilities. Similarly, the driveways to the two entrances will be linked so as to create a uniform flow of traffic past the front of each of the facilities.

The conversion of the Easement Parcel to a pedestrian plaza will require the relocation of the JFK Library chiller plant and the JFK Library bus parking spaces currently located on this parcel. The chiller plant will be moved to a point along the existing JFK Library building service entrance driveway, while the bus parking spaces will be relocated to an area bordering the southeastern end of the existing JFK Library parking lot (see Figures

3 and 8). The relocation of the chiller plant and the bus parking spaces will be an aesthetic benefit to the JFK Library, as in their current location they are quite visible from the entrance to the JFK Library.<sup>5</sup>

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<sup>5</sup> Please see section 1.4.1 for discussion of chiller plant relocation, which is being relocated to a different spot in the Easement Area than was initially conceived when this Environmental Assessment was circulated in draft form.

### **3.0 AFFECTED ENVIRONMENT AND POTENTIAL PROJECT IMPACTS**

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Section 3.0 provides a description of existing conditions for each environmental resource topic and the potential Project impacts of the No Action and Preferred Alternatives.

#### **3.1 Land Use<sup>6</sup>**

The JFK Library is located on land currently owned by the federal government and used exclusively for the JFK Library. The JFK Library property is bounded on to the westerly sides by property owned by the Commonwealth of Massachusetts; specifically, vacant land to the north and surface parking and the Massachusetts Archives building to the west. The site is bounded to the easterly sides by Dorchester Bay and the Boston Harbor.

The proposed Easement Parcel is located along the northwestern edge of the JFK Library property and is comprised of pavement and sidewalks associated with the JFK Library bus parking spaces and the JFK Library chiller plant. A portion of the Easement Parcel bordering the JFK Library service entrance driveway is lawned.

The JFK chiller plant will be moved to a currently lawned area along the service entrance driveway accessing the back of the JFK Library building, while the new location for the JFK Library bus parking spaces is at the southeastern end of the JFK Library parking lot and consists of parking lot pavement and a lawned area (see Figures 3 and 8). A vegetated berm will be created at the edge of the relocated bus parking spaces to screen them from Columbia Point Road (see Figures 3 and 8).

The EMK Institute project site is located on undeveloped land owned by the University. Like the JFK Library property, including the Easement Parcel, this land consists of former tidelands that were filled with construction and demolition debris and dredged materials during the expansion of Columbia Point in the middle of the 20<sup>th</sup> century. The fill materials are currently vegetated with a mixture of uplands grasses and shrubs. The land is undeveloped and would appear to have been so for some period, likely back to the period of the original filling.

No residential, commercial, private, or public land displacements will occur as a result of implementing the Preferred Alternative. The granting of the proposed easement will affect only the orientation of the proposed EMK Facility on the University property, but will not affect the manner in which this land is to be utilized.

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<sup>6</sup> Please see section 1.4.1 for discussion of chiller plant relocation, which is being relocated to a different spot in the Easement Area than was initially conceived when this Environmental Assessment was circulated in draft form.

The current use and proposed expansion are compatible with surrounding land uses, as well as with existing zoning and land use planning initiatives for the area.

- ◆ The Preferred Alternative will have no significant impact on land use.
- ◆ No mitigation measures will be necessary under the Preferred Alternative.
- ◆ The No Action Alternative would have no impact on land use.

## 3.2 Water Resources

The JFK Library property abuts Dorchester Bay/Boston Harbor. The following sections address the proposed improvements as they relate to wetlands, floodplains and the coastal zone.

### 3.2.1 Wetlands

The JFK Library is located on the Dorchester Bay/Boston Harbor waterfront and looks easterly out over the water to the Boston Harbor Islands national park area. The shoreline of the site is comprised of a fitted, granite block coastal bank. The mean high water line of the Harbor reaches partially up this bank, while the mean low water line lies at the base of the rip-rap or seaward thereof.

Inland along the northwestern edge of the site beyond the maintained lawn area and beyond the JFK Library property line is a slightly depressed area toward which stormwater runoff from a portion of the site and adjacent property is directed. The approximate location of this depressed area is shown on Figures 2 and 3. A portion of this area demonstrates some characteristics of a freshwater wetland as defined under the Massachusetts Wetlands Protection Act and the US Clean Water Act. Specifically, the vegetation in and surrounding this area is almost solely Common reed (*Phragmites australis*), an opportunistic invasive plant associated with wetland and disturbed upland areas. However, while the hydrology of this area includes small, temporal pockets of standing water and seasonal high groundwater levels, no evidence of a channel or bank is apparent and the areas do not connect to any distinct freshwater wetland or to the coastal shoreline to the east.

Following the filing of a formal "Request for Determination of Applicability" by the EMK Institute on January 21, 2009, the above area was found not to be a state-regulated wetland resource area by the Boston Conservation Commission (Boston Conservation Commission "Negative Determination of Applicability," issued February 9, 2009). Following a similar formal submittal of a "Request for a Jurisdictional Determination" by the EMK Institute on February 12, 2009, the US Army Corps of Engineers issued a Preliminary Jurisdictional Determination that this area "may" include wetlands subject to regulation under the Clean Water Act (April 21, 2009), and invited the applicant to submit additional information if a more definitive assessment were to be made.

At their closest points the proposed Easement Parcel and re-located chiller plant will be located more than 300 feet inland of the coastal bank and on the opposite side the JFK Library building relative to the coastal bank and associated coastal waters. The re-located bus parking spaces will be approximately 160 feet from the bank and associated coastal waters northeast of the JFK Library.

The area of potentially federally-regulated freshwater wetlands described above is not located on the JFK Library property, and is more than 100 feet from the proposed re-located chiller plant and 200 feet from the Easement Parcel. The proposed site of the re-located bus parking spaces is located outside of the drainage area of these potential freshwater wetlands.

Improvements to the Easement Parcel and the sites of the re-located chiller plant and bus parking spaces will result in grading and excavation within the drainage area of the coastline and the potential federally-regulated freshwater wetlands; however, at considerable distance from these resource areas. In addition, the EMK Institute project construction contract will require that Best Management Practices be implemented during construction to control erosion and to prevent the discharge of sediment and stormwater runoff to these resource areas. Section 3.4 addresses stormwater runoff as it currently flows from these parcels.

- ◆ The Preferred Alternative will have no significant impact on the coastal wetland resources of the site, or on the potential federally-regulated freshwater wetlands on an adjacent parcel. No work is proposed in any freshwater or coastal wetland resource area in association with the Easement Parcel or the re-located chiller plant and the re-located bus parking spaces. Best Management Practices be implemented during construction to control erosion and to prevent the discharge of sediment and stormwater runoff to these resource areas.
- ◆ No mitigation measures will be necessary beyond construction-period erosion prevention and control.
- ◆ The No Action Alternative would have no significant impact on coastal or freshwater wetland resources.

### **3.2.2 Floodplains**

A review of the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) for the Easement Project area indicates that neither the Easement Parcel, the re-located chiller plant site nor the re-located bus parking spaces are located within a 100-year floodplain (Zone A or B) or a coastal flood velocity zone (Zone VE) (FIRM Map Number 25025C0083G, Effective Date September 25, 2009). A copy of this map is presented in Figure 9 ("FEMA Flood Insurance Rate Map Excerpt"). As shown, the

coastal bank on the JFK Library site is identified as the landward limit of flooding (Zone VE, Elevation 17 NAVD 1988).

The proposed Easement Parcel, the re-located chiller plant site and the re-located bus parking spaces are not located within or proximate to a floodplain or velocity zone, and do not facilitate construction within 100 feet of a floodplain or velocity zone. The relocated chiller plant is being designed such that its base lies five feet above the indicated 17-foot flood zone elevation (NGVD 1988).

- ◆ The Preferred Alternative will have no significant impact on floodplains or velocity zones.
- ◆ No mitigation measures will be necessary under the Preferred Alternative.
- ◆ The No Action Alternative would have no significant impact on floodplains or velocity zones.

### **3.2.3 Coastal Zones**

The JFK Library property is located entirely within the Coastal Zone as mapped by the Massachusetts Office of Coastal Zone Management (301 CMR 21.00).

The granting of the proposed easement from the JFK Library to the University and the associated re-location of the chiller plant site and the bus parking spaces will be consistent with the program policies of the Massachusetts Coastal Zone Management Program.

- ◆ The Preferred Alternative will have no significant impact on coastal zone resources and would not affect the consistency of the Easement Parcel, the re-located chiller plant site, and the re-located bus parking spaces with Coastal Zone Management policies.
- ◆ No mitigation measures will be necessary under the Preferred Alternative.
- ◆ The No Action Alternative would have no significant impact on coastal zone resources and would not affect the consistency of the Easement Parcel or the EMK Institute project with Coastal Zone Management policies.

## **3.3 Soils, Disposal Sites, and Hazardous Materials**

The existing JFK Library property, including the proposed Easement Parcel and the sites of the re-located chiller plant and the re-located bus parking spaces, are located on a former landfill operated by the City of Boston on Columbia Point and known as the Mile Road Dump, the Mount Vernon Street Dump, or the Columbia Point Landfill. The landfill was operated as a dumping ground and burn dump through the early 1960s, and consists of the lands now occupied by the UMass Boston campus (including the

proposed EMK Institute project site), the Massachusetts Archives building, and the JFK Library property. The following sections review the status of the area under Massachusetts disposal site regulations.

### **3.3.1 Massachusetts Department of Environmental Protection Massachusetts Contingency Plan**

The Massachusetts Department of Environmental Protection (MassDEP) considers the former Columbia Point landfill(s) to be a Disposal Site under the Massachusetts Waste Site Cleanup Regulations (Massachusetts Contingency Plan, 310 CMR 40.0000). The site was first listed by MassDEP as a Disposal Site in 1987 (Release Tracking Number (RTN) 3-1430). Since 1987, three significant projects within the area of this RTN have been permitted and either constructed or are under construction (the UMass Boston's New Campus Center and additions to the JFK Library in 1991 and 2010). MassDEP has been aware of the existence of this RTN, but did not required further actions pursuant to this RTN for these significant projects. The 1991 JFK Library Addition obtained a "permit for conversion of use" from MassDEP in 1989, and the New Campus Center and 2010 JFK Library Addition projects obtained a Landfill Post-Closure Use – Major Permit (BWP SW36) pursuant to the Massachusetts Solid Waste Management Regulations (310 CMR 19.000).

It is assumed that MassDEP will not require further action pursuant to this RTN for work within the Easement Parcel or at the sites of the re-located chiller plant and the re-located bus parking spaces. As with the more recent projects completed at the site and referenced above, the EMK Institute has initiated discussions with MassDEP to identify requisite actions and timelines associated with a Landfill Post-Closure Use – Major Permit (BWP SW36).

Neither the Preferred Alternative nor the No Action Alternative should have any impact on the status of the above RTN under the Massachusetts Contingency Plan. Regardless of whether further actions are required to be taken pursuant to this RTN, the Preferred Alternative will be implemented in a manner that is appropriately protective of public health, safety, welfare, and the environment, as described in Section 3.3.2.

- ◆ The Preferred Alternative will be implemented so as to have no significant impacts related to hazardous materials and will have no significant impact on public health, safety, welfare, and the environment.
- ◆ Mitigation measures will be implemented under the Preferred Alternative to limit human exposure to the effects of contaminated soils, groundwater, solid waste, and landfill gas, both during construction and in the permanent condition.
- ◆ The No Action Alternative would have no impacts related to hazardous materials and would have no impact on public health, safety, welfare, and the environment.

### **3.3.2 Massachusetts Department of Environmental Protection Landfill Closure/Post Closure**

The original JFK Library building and subsequent building additions were designed and constructed to mitigate potential negative effects of it being sited on a former landfill. Any additional work on the site, including the re-grading of the proposed Easement Parcel, the relocation of the chiller plant and the relocation of the bus parking spaces will need to be designed and constructed with similar considerations and will require MassDEP approval pursuant to M.G.L., Chapter 111, Section 150A, as amended by Chapter 584 of the Acts of 1987 and the Massachusetts Solid Waste Management Facility regulations, 310 CMR 19.000. As part of the EMK Institute's application for a Landfill Post-Closure Use – Major Permit (BWP SW36), design drawings and specifications for the above site alterations, sufficient to demonstrate that the design will provide adequate protection of the public health, safety and the environment, will be provided for review and approval by MassDEP.

It is possible that site grading associated with the Preferred Alternative may uncover and encounter soils and solid waste contaminated by oil or hazardous materials. In addition, landfill gas containing methane and low concentrations of volatile organic compounds may be encountered during excavation. Similarly, grading may encounter landfill materials. Groundwater contaminated by oil or hazardous materials could also be encountered and would need to be pumped, depending on the depth of required excavation.

Mitigation measures will be taken to limit human exposure to effects of contaminated soils, groundwater, solid waste, and landfill gas, both during construction and in the permanent condition. Procedures will be developed to manage these materials, consistent with applicable MassDEP regulations, guidelines, and policies.

- ◆ Any grading associated with the Preferred Alternative will be conducted so as to have no significant impacts related to hazardous materials and will have no significant impact on public health, safety, welfare, and the environment.
- ◆ Mitigation measures will be implemented under the Preferred Alternative to limit human exposure to the effects of contaminated soils, groundwater, solid waste, and landfill gas, both during construction and in the permanent condition.
- ◆ The No Action Alternative would have no impacts related to hazardous materials and would have no impact on public health, safety, welfare, and the environment.

## **3.4 Water Quality/Stormwater Management**

Stormwater runoff from much of the existing JFK Library property, including the Easement Parcel and the sites of the re-located chiller plant and the re-located bus parking spaces is collected and conveyed within two separate closed drainage systems

that discharge into Dorchester Bay through a 24-inch pipe along the northern end of the JFK Library shoreline and a 36-inch pipe along the eastern end of the JFK Library shoreline. The existing stormwater drop inlet structures proximate to the Easement Parcel and the re-located bus parking spaces do not have sumps to trap sediments, nor hooded outlet pipes to contain oils. In contrast, stormwater runoff from the newest JFK Library building addition, including the area proposed for the re-located chiller plant, is collected and treated prior to discharge into the existing 24-inch discharge pipe along the north shoreline. This new system includes storm inlet structures with catch basins that have sediment sumps and oil/grease traps/water quality treatment units (Stormceptor Units) that remove nitrates and other chemicals associated with stormwater runoff. In addition, a stormwater treatment system operations and maintenance plan was developed for maintaining this stormwater controls in this area of the site. The stormwater system on the JFK Library property does not include a stormwater detention structure as the drainage system discharges to waters subject to tidal action. Similarly, the site's stormwater system does not incorporate stormwater recharge given the location of the property over a closed landfill.

Improvements associated with the EMK Institute project and facilitated by the granting of the proposed easement in the Preferred Alternative will result in an improvement in the quality of the stormwater runoff from the Easement Parcel and the relocated bus parking spaces. It will also result in a decrease of stormwater flow across portions of the JFK Library property. The Improvements on the JFK Library site, including those on the Easement Parcel, will comply with the Energy Independence and Security Act of 2007 (EISA), and with the Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of EISA. These improvements are reviewed below, followed by a summary of the Easement Project's compliance with the Massachusetts Stormwater Policy standards.

### **3.4.1            *EMK Facility / Easement Parcel***

The stormwater runoff from the roof, service entrance driveway and forecourt landscape for the EMK Facility will be collected in the EMK Facility stormwater system. This includes the runoff from the Easement Parcel. The stormwater system will include deep sumps, hooded catch basins and stormwater separators, such as a Stormceptors, to remove 80% of the average annual total suspended sediment (TSS) load prior to collecting the runoff in a rainwater harvesting tank. This tank will include a permanent pool to detain stormwater for irrigation and cooling tower use at the EMK Institute site. The tank will also provide attenuation of the peak flow for the 2-year and 10-year storm event as required by the MassDEP stormwater standards. The Easement Project cannot provide groundwater recharge due to the presence of an existing landfill below the Easement Parcel. The overflow discharge from the stormwater tank will flow directly to the low, non-state wetland located on the UMass Boston property north side of the EMK Facility site. This is consistent with the existing drainage patterns of the site. The

wetland is an isolated wetland with no hydraulic connection to Dorchester Bay. However, in the event of a very large storm event that causes flooding of this wetland area, stormwater will overflow from the northern end of this wetland towards Dorchester Bay and will not enter the JFK Library property.

There will also be approximately 2,300 square feet of lawn and egress walkway area adjacent to the EMK Facility from which drainage will flow overland from the northeast side of the building towards the NARA property line. The existing drainage area to this property line is approximately 88,900 square feet of grass and gravel parking area, so the total runoff to this property line and onto the JFK property will be significantly reduced from existing conditions. This area will be diverted in a drainage swale to the wetland area described above.

### **3.4.2 Relocated Chiller Plant<sup>7</sup>**

The relocated chiller plant will be sited adjacent to the new JFK Library service entrance drive as described above. The stormwater runoff from this building will be connected to the existing storm drainage system for the JFK Library service entrance area. In that the total drainage area to the JFK Library drainage system will be significantly reduced as a result of the diversion of stormwater runoff from the Easement Parcel and the existing EMK property, the total rate and volume of runoff to the JFK Library drainage system will similarly be significantly reduced. The JFK Library drainage system includes a Vortechs stormwater treatment system. It is assumed that this system has been designed to remove 80% of the average annual TSS load for the existing drainage system. Since the drainage area to this system will be significantly reduced, it is assumed that this system will continue to meet the Massachusetts stormwater quality criterion of 80% average annual TSS removal.

### **3.4.3 Relocated Bus Parking Spaces**

This area is currently vegetated with lawn and trees and also contains a storage container. There is an existing drain inlet in the middle of this area that collects runoff from the vegetated area as well as portions of Columbia Point Road. This drain inlet is also the junction of various drain lines from the parking and driveway areas. The outlet from this structure discharges to Dorchester Bay to the east.

The relocated bus parking area will add approximately 14,000 square feet of new impervious area. Design improvements in this area will maintain storm water runoff at predevelopment hydrology conditions by adding specific storm water controls to mitigate the additional runoff and pollutant load from this new impervious area. More specifically,

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<sup>7</sup> Please see section 1.4.1 for discussion of chiller plant relocation, which is being relocated to a different spot in the Easement Area than was initially conceived when this Environmental Assessment was circulated in draft form.

a subsurface detention and infiltration system is being proposed to mitigate peak rates and volumes of storm water. The system will be placed under the bus parking area. The system will also include a stormwater treatment system to reduce pollutant discharge to the existing storm drainage outlet as described above.

#### **3.4.4 Massachusetts Department of Environmental Protections Stormwater Management Standards**

In addition to meeting the federal EISA standards as described above, the stormwater management system will meet the Massachusetts Stormwater Management Standards to the greatest extent possible. These standards have been specifically addressed in the following manner:

Standard #1: No new untreated stormwater will be discharged into, or cause erosion to, wetlands or waters.

Compliance: The proposed design will comply with this Standard. There will be no untreated stormwater discharges. All discharges will be treated prior to discharging.

Standard #2: Post-development peak discharge rates do not exceed pre-development rates on the site either at the point of discharge or down-gradient of the property boundary for the 2- and 10-year 24-hour design storms. The Easement Project's stormwater design will not increase flooding impacts offsite for the 100-year design storm. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.

Compliance: The site does not have adequate area for a surface detention basin within the property lines because of the placement of the building and an adjacent wetland, and there are limitations on groundwater recharge because of the underlying landfill material. A rainwater harvesting tank will be placed on the EMK Facility site with the capacity to mitigate the peak runoff rates from the EMK Facility site and easement site areas. The harvested rainwater will be used for irrigation and cooling on the EMK Facility site. The rainwater harvesting system will reduce both the stormwater runoff rate and volume from the proposed site. The overflow from this system would be discharged to the northwest of the EMK Facility site. The rainwater tank will be designed to match the pre-development peak discharge rate for the 2- and 10-year design storms.

Because the total drainage area to the JFK Library drainage system will be reduced, the runoff from the chiller plant will not result in any increase in runoff to the JFK Library drainage system.

Meanwhile, the area of the relocated bus parking spaces will incorporate new catch basins with hoods and deep sumps for water quality protection. Because the discharge from this area is tributary to Dorchester Bay, which is subject to coastal storm flowage,

mitigation of the peak discharge rate for the 10-and 100-year design storms is not necessary.

Standard #3: The annual groundwater recharge for the post-development site must approximate the annual recharge from existing site conditions, based on soil type.

Compliance: Due to underlying landfill materials, groundwater recharge cannot be provided at the EMK Facility site, the Easement Parcel and the chiller plant site. Groundwater will be recharged at the relocated bus parking area.

Standard #4: For new development, the proposed stormwater management system must achieve an 80% removal rate for the site's average annual load of TSS.

Compliance: The proposed design will comply with this standard. Stormwater runoff for the EMK Facility and Easement Parcel will be treated by street sweeping, deep sump, hooded catch basins and water quality units (e.g.; Stormceptor®). Stormwater runoff from the relocated chiller plant will be treated by the existing Vortechs system. The area of the relocated bus parking spaces will include hooded catch basins with deep sumps for water quality protection as well as a subsurface treatment and detention/infiltration system.

Standard #5: If the site contains an area with Higher Potential Pollutant Loads (as prescribed by the Policy), BMPs must be used to prevent the recharge of untreated stormwater.

Compliance: The proposed design will comply with this Standard. The Easement Project is not associated with Higher Potential Pollutant Loads (per the Policy, Volume I, pages 12-13). This Project complies with this standard.

Standard #6: If the site contains areas of Sensitive Resources (as prescribed by the Policy), such as rare/endangered wildlife habitats, ACECs, etc., a larger volume of runoff from the "first flush" must be treated (1 inch of runoff from impervious area vs. the standard ½ inch).

Compliance: The proposed design will comply with this Standard. The Easement Project will not discharge to or affect any critical areas.

Standard #7: Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.

Compliance: This Project is a redevelopment. The Easement Project will strive to meet and/or exceed all standards.

Standard #8: Erosion and sediment controls must be designed into the project to minimize adverse environmental effects.

Compliance: The Easement Project will comply with this standard. The erosion control measures incorporated into the Easement Project include the placement of haybales/siltation barriers and the installation of silt sacks in catch basins. Erosion control measures will be placed around stockpiles of loose materials and to prevent any runoff from entering Dorchester Bay during construction. During construction, the measures will be inspected and maintained until the disturbed areas are stabilized.

Standard #9: A long-term BMP operation and maintenance plan is required to ensure proper maintenance and functioning of the stormwater management system.

Compliance: An Operations and Maintenance Plan including long-term BMP operation requirements will be prepared by the EMK Institute at the start of construction to ensure proper maintenance and functioning of the system. The Operations and Maintenance Plan will ensure that the facility provides adequate preventative maintenance to minimize discharge of contaminants to Dorchester Bay, Boston Harbor.

EMK Facility personnel will inspect the stormwater management system on a routine basis not less than once per month for the first six (6) months of operation and annually thereafter.

Standard #10: All illicit discharges to the stormwater management system are prohibited.

Compliance: The proposed design will comply with this Standard. No illicit discharges, including wastewater, process wastes, toxic pollutants and hazardous substances will be introduced into the stormwater management system. An Illicit Discharge Compliance Statement will be prepared for the Easement Project.

- ◆ The Preferred Alternative will incorporate BMPs to meet Massachusetts Stormwater Management Standards to protect water quality and minimize stormwater impacts. As a result, the Preferred Alternative will have a positive impact on water quality.
- ◆ Mitigation measures will be implemented under the Preferred Alternative to protect water quality and minimize stormwater impacts.
- ◆ The No Action Alternative would have no water quality or stormwater impacts or improvements.

### **3.5 Public Services and Utilities/Energy Impacts**

The Easement Parcel does not utilize any public utilities. The granting of the proposed easement from the JFK Library to the University will effect the orientation of the EMK Facility structure on the adjacent site, but will not affect the design or scale of the EMK Facility design, nor will it affect the programs offered at the proposed EMK Facility. As such, the granting of the proposed easement will have no effect on public services and

utilities, or on energy use. Regardless of whether the easement is granted or not granted, electrical use, water use and wastewater generation will be unchanged at the JFK Library, and will be as design dictates for the EMK Facility.

- ◆ The Preferred Alternative will have no significant impact on public services or utilities.
- ◆ No mitigation measures will be necessary under the Preferred Alternative.
- ◆ The No Action Alternative would have no significant impact on public services or utilities.

### **3.6 Noise and Vibration**

There are no residences or other sensitive receptors in the vicinity of the existing JFK Library and the current operation of the JFK Library does not result in any noise impacts to the community. Similarly, there are no residences or other sensitive receptors in the vicinity of the Easement Parcel and it is not anticipated to result in any noise impacts to the community. The proposed granting of the easement will not introduce or facilitate any new noise generating facilities that would not occur as a result of the easement not being granted. Re-grading and proposed improvements to the Easement Parcel, construction of the relocated chiller plant, and grading of the relocated bus parking spaces, all of which is associated with the granting of the proposed easement, could result in a temporary increase in noise from the site. A discussion of noise mitigation proposed for any such activity is included in Section 3.14.

- ◆ The Preferred Alternative will have no significant impact on noise or vibration.
- ◆ No mitigation measures will be necessary under the Preferred Alternative.
- ◆ The No Action Alternative would have no significant impact on noise or vibration.

### **3.7 Traffic and Parking**

The granting of the proposed easement will not alter the proposed use and programming of the proposed EMK Facility or the existing JFK Library. As such it will have no impact on the vehicle counts or parking requirements of the EMK Facility. Similarly, the granting of the proposed easement and the proposed improvements to the Easement Parcel in association with the EMK Institute project will not physically interfere with any public transportation corridors, local, state, or federal roadway systems, or any pedestrian accessways. To the contrary, the proposed improvements will facilitate pedestrian access between the JFK Library and the proposed EMK Facility, as well as between the JFK Library and the UMass Boston campus.

The granting of the proposed easement will result in the relocation of the JFK chiller plant from its present position on the Easement Parcel and immediately adjacent to the existing pedestrian sidewalk to the JFK Library service entrance driveway.<sup>8</sup> At its new location the chiller plant will be less visible to vehicular and pedestrian traffic.

The granting of easement will require the relocation of the JFK Library bus parking spaces from the Easement Parcel to an area on and adjacent to the southeastern end of the existing JFK Library parking lot. The parking lot serving the JFK Library currently has 283 automobile spaces and the nine bus spaces located on the Easement Parcel. The proposed relocation of the bus parking spaces will be conducted in a manner so as to not result in the loss of any of the JFK Library automobile parking spaces. It will require a new access point on Columbia Point Road, as shown on Figures 3 and 8. This will be a one way exit for buses only (Columbia Point Road is also one way at this location).

Vehicular visitors to the JFK Library and the EMK Facility will follow Columbia Point Road to the JFK Library and then on to EMK Facility (see Figures 2, 3 and 5). Automobile and bus parking for the EMK Facility will be provided off-site, in parking lots owned by the University or UMBA. The University is currently developing a Master Plan that includes the area in which the EMK Institute project site is located. The Master Plan will include parking facilities, which will likely provide long-term parking for the EMK Facility. In the interim, employees of and visitors to the EMK Facility will utilize the ample surface parking in the nearby UMass Boston campus area. Bus drop-off will be located in a pull-off located at the front of the EMK Facility and the University will provide space for long-term bus parking in a nearby area to be determined.

- ◆ The Preferred Alternative will have no significant impact on local transportation systems, roadway traffic, or parking.
- ◆ No mitigation measures will be necessary under the Preferred Alternative.
- ◆ The No Action Alternative would have no significant impact on local transportation systems, roadway traffic, or parking.

### **3.8 Air Quality**

According to MassDEP, the City of Boston is a non-attainment area with respect to ambient air quality standards establish under the Clean Air Act for Ozone. However, since no change in vehicle traffic will occur as a result of the granting of the proposed easement, no short- or long-term impacts to air quality will occur as a result from the

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<sup>8</sup> Please see section 1.4.1 for discussion of chiller plant relocation, which is being relocated to a different spot in the Easement Area than was initially conceived when this Environmental Assessment was circulated in draft form.

Preferred Alternative. In addition, since no significant levels of volatile organic compounds or oxides of nitrogen proposed will be emitted, the US Environmental Protection Agency (EPA)/MassDEP Major New Source Review Program and associated offsets are not required for the Preferred Alternative.

During construction phase of the Preferred Alternative, particulate levels may increase on a short-term basis as the result of soil disturbance. Other short-term construction impacts such as fugitive dust and construction vehicle exhaust could occur. These impacts will be minimal due to the relatively small amount of area to be disturbed. A discussion of air quality mitigation proposed for construction is included in Section 3.14.

- ◆ The Preferred Alternative will have no significant impact on air quality.
- ◆ No mitigation measures will be necessary under the Preferred Alternative.
- ◆ The No Action Alternative would have no significant impact on air quality.

### **3.9 Public Safety**

The granting of the proposed easement will result in more direct and shorter pedestrian accessways between the JFK Library and the proposed EMK Facility. Without the Easement Parcel, the EMK Facility entrance will face away from that of the JFK Library, and will require pedestrians moving between these two facilities to pass directly in front of the JFK Library chiller plant and the existing bus parking spaces. Additionally, without the Easement Parcel, walking distances between the two facilities will be more than doubled.

The granting of the proposed easement will require the relocation of the existing chiller<sup>9</sup> plant from its current location along a pedestrian way, to a more remote location along the JFK Library service entrance driveway. While the chiller plant does not represent a public safety threat, its re-location will result in a more pleasant and aesthetically pleasing condition.

- ◆ The Preferred Alternative will have a positive impact on public safety.
- ◆ No mitigation measures will be necessary under the Preferred Alternative.
- ◆ The No Action Alternative would have no significant impact on public safety.

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<sup>9</sup> Please see section 1.4.1 for discussion of chiller plant relocation, which is being relocated to a different spot in the Easement Area than was initially conceived when this Environmental Assessment was circulated in draft form.

### **3.10 Ecologically Sensitive Areas and Endangered Species**

According to the most recent *Massachusetts Natural Heritage and Endangered Species Program Atlas* (October 1, 2008), the JFK Library property, the EMK Institute project site, and the Easement Parcel do not contain any potential or certified vernal pools, priority habitats for state protected rare species, or habitats for rare wildlife. Nor are any such resource areas located within a mile of the parcel.

The New England Field Office of the US Department of the Interior Fish and Wildlife Service (USFWS) has developed measures to streamline the endangered species process and other requests for technical assistance. Specifically, the USFWS has established a web site from which a preliminary determination can be made as to the presence of federally-listed, threatened, or endangered species or critical habitat in the vicinity of a specific area (<http://www.fws.gov/newengland/endangeredspec-consultation.htm>). If no such areas exist, no further consultation is required.

A review of above-referenced web site on May 5, 2011 confirmed that there are no federally listed endangered or threatened species at or proximate to the JFK Library site, the EMK Facility site, or the UMass Boston campus property. It is of note that consultation with the USFWS in August of 2008 in association with work being conducted at the JFK Library resulted in a similar determination that no federally listed endangered or threatened species exist on this site and that no further review was required under Section 7 of the Endangered Species Act.

- ◆ The Preferred Alternative will have no significant impact on any ecologically sensitive areas or endangered species.
- ◆ No mitigation measures will be necessary under the Preferred Alternative.
- ◆ The No Action Alternative would have no significant impact on any ecologically sensitive areas or endangered species.

### **3.11 Aesthetics**

The Easement Parcel consists of 24,700 square feet of primarily pavement area. The Easement Parcel includes parking spaces for up to nine buses and a bordering area of sidewalk to which bus passengers disembark for the walk over to the front entrance of the JFK Library (see Figure 2). The Easement Parcel also houses the chiller plant for the JFK Library building. A small area of lawn exists on the northeastern side of the parcel and parallel to the existing JFK Library service entrance driveway.

The granting of the 24,700 square-foot Easement Parcel from the JFK Library to the University will allow the EMK Facility structure to be physically positioned on its site so as to complement the JFK Library and to create a physical and visual connection between these two facilities. The larger area of the Easement Parcel will be transformed

from a bus parking area to a pedestrian plaza fronting the new EMK Facility. The pedestrian plaza created on the Easement Parcel will connect directly to the pedestrian plaza of the JFK Library, allowing for ready pedestrian and visual linkage between the two facilities. Similarly, the driveways to the two entrances will be linked so as to create a uniform flow of traffic by the front of each of the facilities.

The granting of the proposed easement will also result in the relocation of the chiller plant from its prominent position along the JFK Library access road to a less visible location along the JFK Library service entrance driveway. Similarly, the existing bus parking spaces will be relocated from their current location along Columbia Point Road to a location on the southeastern side of the existing parking lot and away from what is essentially a high pedestrian use area. The new location is considerably less prominent and will be partially screened by a landscaped earthen berm and trees.

Without the easement the EMK Facility structure will be required to face away from the JFK Library. Pedestrian access between the two buildings would be constrained by the lack of a coherent pathway between the two educational facilities and the entrances of the two facilities would not be visible from either building. Finally, the pedestrian connection between the two facilities would need to pass in front of the JFK Library chiller plant and the parked buses and would be more than double the length of that of the Preferred Alternative.

- ◆ The proposed addition will convert the area of the JFK Library chiller plant and bus parking spaces into a landscaped pedestrian plaza serving as both an entranceway to the EMK Facility and a pedestrian accessway between the EMK Facility and the JFK Library. The granting of the proposed easement will similarly result in the existing chiller plant and bus parking spaces being relocated to areas much less visible and intrusive to pedestrians. As such, the granting of the proposed easement will have a positive impact on the aesthetics of the Easement Parcel and its surroundings.
- ◆ No mitigation measures will be necessary under the Preferred Alternative.
- ◆ The No Action Alternative would not affect aesthetics, but would result in the EMK Facility having to be reoriented so as to face away from the JFK Library, thereby constraining pedestrian access between the two facilities.

### **3.12 Historic Properties**

NARA commenced consultation with the Massachusetts State Historic Preservation Office (MASHPO) in compliance with Section 106 of the National Historic Preservation Act (36 CFR 800) by submitting a determination of effect finding with supporting documentation to the MASHPO on May 9, 2011. The consultation letter included a description of the undertaking, identification of consulting parties, NARA's definition of

the project's Area of Potential Effect, identification of historic properties, and NARA's determination of effect. NARA concluded that the proposed undertaking would have no adverse effect on the historic properties. The MASHPO reviewed the materials and responded by returning a copy of the consultation letter with a stamp of "concurrence," dated May 19, 2011. A copy of the stamped MASHPO correspondence is included in Appendix B.

Consulting parties were identified as the Boston Landmarks Commission, the Wampanoag Tribe of Gay Head (Aquinnah), the Mashpee Wampanoag Indian Tribal Council, Inc., and the Massachusetts Commission on Indian Affairs. Similar notification letters and supporting documentation were submitted to the consulting parties on May 9, 2011. Copies of these letters are also included in Appendix B.

The JFK Library is not listed in the National Register of Historic Places, nor is it included in the Inventory of Historic and Archaeological Assets of the Commonwealth maintained by the Massachusetts Historical Commission (Office of the MASHPO). However, as part of their review of the recent renovation and addition to the JFK Library, the MASHPO and NARA concurred that the JFK Library may be eligible for inclusion in the National Register under National Register special consideration criterion G, a property achieving significance within the past 50 years because of its exceptional importance. In addition to the JFK Library, NARA identified historic properties within one-half mile of the JFK Library to include only one such property, the Calf Pasture Pumping Station (see Figure 10, "Historic Properties within the Area of Potential Effect"). This structure, which is located approximately 800 feet west of the JFK Library, is individually listed in the National Register of Historic Places.

The granting of the 24,700 square-foot Easement Parcel from the JFK Library to the University will allow the EMK Facility structure to be physically positioned on its site so as to complement the JFK Library and to create a physical and visual connection between these two facilities. Without the easement the EMK Facility will need to be positioned on its site such that it faces away from the JFK Library, thereby constraining visual and pedestrian access between the two facilities. The granting of the proposed easement will also result in the relocation of the JFK Library chiller plant and the bus parking spaces to less prominent locations on the JFK Library property.

Neither the granting of the proposed easement, nor the relocation of the chiller plant or the bus parking spaces will have an effect on the JFK Library building or the Calf Pasture Pumping Station.

- ◆ The Preferred Alternative will have no significant impact on historic properties.
- ◆ No mitigation measures will be necessary under the Preferred Alternative.
- ◆ The No Action Alternative would have no significant impact on historic properties.

### **3.13 Construction**

NARA is aware that construction of the EMK Facility will include the re-grading and landscaping of the Easement Parcel. It will also result in the relocation of the JFK Library chiller plant and the relocation of the existing JFK Library bus parking spaces to less prominent locations on the JFK Library property. Impacts on the surrounding community resulting from work on the Easement Parcel, at the relocated JFK Library chiller plant site and the relocated bus parking spaces, as well as on the EMK Institute project site, are expected to be minimal. This is due to the fact that the EMK Institute project will employ mitigation measures to minimize or preclude impacts to air and water quality and to limit construction noise and manage construction waste. It is also due to the fact that the Easement Parcel, the relocated JFK Library chiller plant site, the relocated bus parking spaces, and the EMK Institute project site are physically well removed from any private residential or commercial businesses. Temporary noise, vibration, air quality impacts from construction of the Preferred Alternative will be addressed in a number of manners as described below.

#### **3.13.1 Noise**

NARA is committed to mitigating noise impacts associated with the proposed granting of the Easement Parcel, its subsequent re-grading and landscaping, and the relocating of the chiller plant and bus parking spaces. Increased sound levels, however, are an inherent consequence of construction activities. The EMK Institute project construction contract will provide for a number of strictly enforced measures to be utilized by contractors to minimize the noise impact of construction activities. Mitigation measures will include:

- ◆ Using mufflers on all construction equipment including ongoing maintenance of intake and exhaust systems.
- ◆ Muffling enclosures on continuously running equipment, such as air compressors and welding generators.
- ◆ Replacing specific construction operations and techniques by less noisy ones where feasible (e.g., mixing concrete off site instead of on site).
- ◆ Scheduling equipment operations to keep average levels low, to synchronize noisiest operations with times of highest ambient noise levels, and to maintain relatively uniform noise levels.
- ◆ Turning off idling equipment.
- ◆ Locating noisy equipment as far as possible from sensitive areas.

### **3.13.2 Air Quality**

Temporary effects on ambient air quality adjacent to the work areas could occur during the re-grading and landscaping of the Easement Parcel, as well as during similar activities at the relocated chiller plant site and relocated bus parking spaces. Impacts associated with these activities could generate fugitive dust, resulting in localized increases in particulate levels.

Principal on-site sources of particulates include the excavation process and unpaved areas. For each source type, fugitive emissions will depend on such factors as the properties of emitting surfaces (e.g., soil silt content, moisture content, and volume of spoils), meteorological variables, and the construction practices employed.

The EMK Institute project construction contract will provide for a number of strictly enforced measures to be utilized by contractors to reduce potential emissions and minimize impacts. These measures include:

- ◆ Conducting periodic street and sidewalk cleaning during active excavation.
- ◆ Stabilizing exposed surfaces as soon as possible.
- ◆ Using wetting agents on areas of exposed soil on a scheduled basis.
- ◆ Using covered trucks to remove excavated materials.
- ◆ Minimizing storage of spoils and debris on the construction site.
- ◆ Monitoring of actual construction practices to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized.

### **3.13.3 Water Quality**

Temporary effects on surface and groundwater quality could occur during the re-grading and landscaping of the Easement Parcel, as well as during similar activities as well as during similar activities at the relocated chiller plant site and relocated bus parking spaces. The EMK Institute project construction contract will require that Best Management Practices be implemented during construction to control erosion and to prevent the discharge of sediment, groundwater, stormwater runoff, or pollutants to the drainage system. See Section 3.4 for additional information on the stormwater management plan.

### **3.13.4 Construction Waste**

The EMK Institute project construction contract will require that the construction contractor take an active role with regard to the reprocessing and recycling of construction waste associated with the re-grading of the Easement Parcel, as well as

during similar activities at the relocated chiller plant site and relocated bus parking spaces. An evaluation of the potential for recycling will occur before the construction commences. Construction will be conducted so that materials that can be recycled will be segregated from those materials not recyclable to enable disposal at an approved solid waste facility.

### **3.13.5 Construction Impacts and Mitigation**

It is anticipated that construction activities on the Easement Parcel and the EMK Institute project site will be regulated through environmental specifications in construction contracts, that construction activities will not be allowed to violate federal standards, and that construction plans will include measures to mitigate potential impacts. These factors will be included in the EMK Institute project construction bid documentation and will be strictly adhered to and monitored by construction management personnel.

- ◆ Construction impacts will be minimal and will have no significant impact.
- ◆ Measures to mitigate potential construction impacts will be implemented under the Preferred Alternative.
- ◆ The No Action Alternative would have no construction impacts.

### **3.14 Environmental Justice**

The Preferred Alternative is not expected to have a significant impact on the environment. As discussed in this Environmental Assessment, mitigation has been identified for any possible short-term construction impacts and no long-term impacts are expected from the granting of the Parcel Easement or the relocating of the chiller plant and the bus parking spaces. This Environmental Assessment will be made available to ensure the public has an opportunity to review and comment on the Easement Project.

Accordingly, the Preferred Alternative will not result in a disproportionate share of any negative environmental effects on any minority community.

- ◆ The Preferred Alternative will have no significant impact on Environmental Justice.
- ◆ No mitigation measures will be necessary under the Preferred Alternative.
- ◆ The No Action Alternative would have no significant impact on Environmental Justice.

### **3.15 Sustainability**

The granting of the Parcel Easement from the JFK Library to the University and the associated relocating of the chiller plant and bus parking spaces will have no impact on

the design or scale of the proposed EMK Facility, nor will it affect the programs offered at the EMK Facility. Similarly, the granting of the proposed easement will not affect the operation and programs of the JFK Library. As noted previously, the key benefit of the easement and its effect on the EMK Institute project is related primarily to the orientation of the proposed EMK Facility structure on the adjacent parcel. The granting of the parcel easement from the JFK Library to the University will also allow for better pedestrian and visual linkage between the two facilities.

To the degree it is required, high efficiency exterior lighting will be employed at the Easement Parcel, and at the sites of the relocated chiller plant and bus parking spaces. As discussed in Section 3.4, the EMK Institute project will also employ an advanced storm water management system to capture rain water for re-use in toilet flushing, landscape irrigation and cooling tower makeup thus reducing the consumption of water and storm water impact. A portion of this water will include run-off from the Easement Parcel.

- ◆ The Preferred Alternative will have no significant impact on Sustainability.
- ◆ No mitigation measures will be necessary under the Preferred Alternative.
- ◆ The No Action Alternative would have no significant impact on Sustainability.

### **3.16 Conclusion**

As noted above, the proximity of the EMK Facility and the JFK Library is particularly fitting given the complementary emphasis on educating the public as to the workings of the Presidency and the Congress, and in promoting a greater appreciation of the government and the cultural heritage of the United States of America. The overall site plan of the EMK Facility has been designed to work in harmony with the JFK Library and the UMass Boston campus, and to encourage visitors and students to explore and utilize all of these great resources.

Both the Preferred and No Action Alternatives would result in no significant impact on resources studied in this Environmental Assessment. Under the No Action Alternative, however, the Easement Parcel would continue to be utilized as the site of the JFK Library chiller plant and for bus parking. The EMK Facility structure would be required to face away from the JFK Library. Pedestrian access between the two buildings would be constrained by the lack of a coherent pathway between the two educational facilities, the entrances of the two facilities would not be visible from either building, and the pedestrian connection between the two buildings would be more than double the length of that of the Preferred Alternative.

In contrast to the No Action Alternative, the Preferred Alternative would result in numerous beneficial impacts. Most importantly, the Preferred Alternative would allow

the EMK Facility to be oriented in such a manner as to complement the existing JFK Library as envisioned above. The pedestrian plaza created on the Easement Parcel would connect directly to the pedestrian plaza of the JFK Library, allowing for ready pedestrian and visual linkage between the two facilities. Similarly, the driveways to the two entrances would be linked so as to create a uniform flow of traffic by the front of each of the facilities.

## **4.0 CONSULTATION**

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Section 4.0 summarizes Federal, State, and Local agencies and other parties consulted during the development of the Preferred Alternative.

### **4.1 Federal Agencies and Organizations**

Massachusetts State Historic Preservation Office/ Massachusetts Historical Commission

US Fish and Wildlife Service

Wampanoag Tribe of Gay Head (Aquinnah)

Mashpee Wampanoag Indian Tribal Council, Inc.

### **4.2 State Agencies and Organizations**

Massachusetts Commission on Indian Affairs

Massachusetts Department of Environmental Protection

Massachusetts Division of Fisheries and Wildlife

University of Massachusetts Boston

University of Massachusetts Building Authority

### **4.3 Local Agencies and Organizations**

Boston Landmarks Commission

### **4.4 Other Parties**

John F. Kennedy Library Foundation

Edward M. Kennedy Institute for the United States Senate

## **5.0 PUBLIC MEETING AND RESPONSE TO COMMENTS**

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As described below, the proposed Project has undergone a thorough public review, which was initiated by a public notice published in a local newspaper as well as by circulation of the document as described in Section 6.0. The public notice was followed by a 35-day public review and comment period ending July 8, 2011, during which time a public meeting on the Project was also held and written comments were received. Responses to these written comments are also presented below.

### **5.1 Public Meeting**

A public meeting to review the Draft Environmental Assessment was held on Tuesday, June 21, 2011 at 7:00 PM at the John F. Kennedy Presidential Library and Museum, Columbia Point, Boston, Massachusetts, 02125. The public meeting was noticed in the *Boston Herald* newspaper on June 2, 3 and 4, 2011. A copy of the public meeting notice is included in Appendix C. Notice was also placed on the JFK Library and NARA website.

Representatives from NARA and the JFK Library were available at the public meeting to answer questions, as well as to receive verbal and written comments on the proposed Project.

The public meeting was attended by a representative of The Boston Harbor Association who subsequently also provided written comments (see below).

### **5.2 Response to Comments**

Prior to the close of the public comment period on July 8, 2011, a comment letter on the Draft Environmental Assessment was received from The Boston Harbor Association. On July 12, 2011, the City of Boston Environment Department submitted a comment letter by email.

This section provides responses to the comments and/or questions posed in the comment letters. Copies of the complete comment letters annotated to correspond to the responses given below are included in Appendix D.

#### **5.1.1 *Boston Environmental Department, July 12, 2011***

**BED.1 We concur with the request of other commentors that, in addition to benches and lighting, the EMK Institute help to make the most of the Harborwalk by providing a drinking fountain, public art, interpretive signage, trash receptacles, and a mutt mitt station for animal waste.**

The Draft Environmental Assessment assessed the impact to the JFK Library site of the granting of a land easement (the Easement Parcel) to the University of

Massachusetts in order to facilitate the construction of the EMK Facility. The design of the EMK Facility, and the amenities provided thereby, are the responsibility of the University of Massachusetts Building Authority (the "Authority") and the EMK Institute and their design team. These were the subject of review under the Massachusetts Environmental Policy Act (EEA No. 14660) and related permitting, and are not the subject of this Environmental Assessment. In addition, neither the EMK site nor any part of the Easement Parcel abuts the Harborwalk. That said, it is NARA's understanding that the EMK Institute has committed to providing interpretive signage, picnic table, seating, trash receptacles, bike rack and a mutt mitt station on the EMK site. Similarly, free access to public restrooms and drinking water is available to the public at the JFK Library and it is NARA's understanding that the same will be available at the EMK Facility.

As to public art, both the JFK Library and the EMK Facility (once constructed) are in-and-of themselves architectural structures of artistic note and merit. In addition, it is NARA's understanding that the EMK Facility's forecourt, which crosses partially over the Easement Parcel, is anticipated to include a pedestrian bridge lined with 50 glass tubes, each containing an iconic figure representative of one of the 50 states.

**BED.2 We strongly urge the installation of downward-directed, full cutoff LED lighting at the chiller building, parking area and along pathways and the Harborwalk.**

Lighting provided in connection with the new JFK bus parking will be coordinated with existing outdoor lighting on the JFK Library site, including pathways. Lighting at the relocated chiller building is anticipated to be coordinated with the exterior lighting for the EMK Facility, which, NARA understands, is proposed to be high performance lighting including photocell daylight sensors and LED fixtures. No new lighting will be provided along the Harborwalk in connection with the Project that is the subject of this Environmental Assessment.

**BED.3 It is likely that the site will be vulnerable to increased flooding due to anticipated storm surge, sea-level rise and storm intensity over the next 100 years potentially putting the proposed parking and public amenities at risk.**

In general terms, under Executive Order No. 13514, Federal Leadership in Environmental, Energy, and Economic Performance, NARA is charged with meeting storm water runoff requirements described at 40 U.S.C. § 17094 and for developing an annual sustainability performance plan that addresses climate change risks and vulnerabilities. The plans related to the grant of the Easement Parcel meet those responsibilities.

Specifically, the lowest end of the Easement Parcel is located at elevation 23.5 feet above the 1988 North American Vertical Datum (NAVD88). The lowest point on the proposed relocated bus parking area is a similar 23.5 feet NAVD88. The Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 250286 0083 dated September 25, 2009, indicates a Velocity Zone elevation during the 100 year storm event of 17 feet NAVD88. As such, these areas are more than 6.0 feet above current 100-year storm event velocity zone levels. According to the Intergovernmental Panel on Climate Change (IPCC) report "Climate Change 2007: Synthesis Report," sea level in the area is predicted to rise between 0.6 to 2.6 feet over the next century. Therefore, it is not anticipated that the proposed parking area or the public amenities located on the Easement Parcel in association with the EMK Facility project will be affected by the predicted rise in sea level.

**BED.4 This department strongly supports tree planting, to the greatest extent possible, as part of all projects. When there is no alternative to removal, the Boston Conservation Commission is requiring in Orders of Conditions a 2:1 ratio of new: removed trees replaced onsite, or there is insufficient space, on nearby land. There should also be a maintenance plan and commitment to replace any trees that do not survive. We recommend that the Proponent determine if additional trees can be planted. Please evaluate species for street trees and any other locations with consideration of the Asian Longhorned Beetle situation.**

In connection with the Project that is the subject of this Environmental Assessment, there will be an inventory of trees and shrubs that are to be removed. Any trees and shrubs removed will be replaced in like number and type to the vegetation that currently exists on site. Furthermore, NARA will ensure that the inventory includes a determination regarding the known susceptibility of the existing species of removed material to the Asian Longhorned Beetle, and will ensure that they are replaced with non-susceptible species.

**BED.5 As we have requested for other waterfront development projects in Boston, this department asks that an operations and maintenance plan be developed for the EMK Institute that includes the Easement Parcel and related improvements.**

As noted in BED.1 above, this Environmental Assessment is for the granting of a land easement, not the EMK Facility project. However, the University, UMBA and the EMK Institute will be responsible for the maintenance of all improvements within the Easement Parcel that serve the EMK Facility. In addition, the relocated bus parking will be maintained by the JFK Library independent of the EMK Institute. Finally, maintenance over certain features

servicing both the EMK Facility and the JFK Library will be shared as appropriate.

**BED.6** It is our understanding that the landscape program is not yet fully designed and will be further refined. We request that supplemental information be provided to commentors regarding tree removal and replacement, climate change adaptation strategies and mitigation for lost pervious surface.

With regard to tree removal and replacement, please see response to BED.4. Additionally, a copy of the tree inventory and landscape plan will be provided during design development to the requestor for their information.

With regard to climate change concerns, also see response to BED.3.

With regard to mitigation for lost pervious surfaces, as NARA understands it the area of the relocated bus parking serving the JFK Library will incorporate new catch basins and hoods and deep sumps for water quality protection. Additionally, a copy of the storm water design analysis will be provided during design development to the requestor for their information.

**5.1.2** *The Boston Harbor Association, July 8, 2011*

**TBHA.1** ... we ask that the Institute provide other public amenities typically found on the HarborWalk and other public open spaces, including a drinking fountain, public art, interpretive signage, trash receptacles, and a mutt mitt station for animal waste.

Please see Response to Comment BED.1.

**TBHA.2** We also urge consideration of LED lighting along the new walkways,

Please see Response to Comment BED.2.

**TBHA.3** ... we urge that the Edward M. Kennedy Institute incorporate a green roof in the design of the relocated new chiller building.

The size and location of the chiller and cooling building is still being developed to minimize impacts. While a green roof is a consideration, NARA will be following the U.S. Department of Energy policy of 'cool roofs' for the chiller plant.

**TBHA.4** If no other alternative is available and tree removal is necessary, at a minimum, trees should be replaced at no less than a 2:1 ratio.

Please see Response to Comment BED.4.

**TBHA.5** It is our hope that in the next few years, the John T. Fallon State Pier located in front of the John F. Kennedy Presidential Library and Museum can be reconfigured to allow smaller vessels to drop off visitors to the Library, Institute, and the UMass campus. When that occurs, the Institute should promote usage by employees, students, researchers, and the visiting public of the water transportation services available from the Pier.

The State Pier is not owned by the United States of America, and NARA has no control over the plans for the State Pier.

**TBHA.6** It is not clear whether the relocated John F. Kennedy Library chiller plant has been designed to take into account the potential impacts of sea level rise.

The exact location of the chiller plant is being carefully evaluated so not to be impacted by sea level rise. Ultimately the plant will be located a minimum of 5 feet above the current 100 year flood elevation of 17 feet NAVD88. Doing so will minimize potential impact from sea level rise. See also Response to Comment BED.3.

**TBHA.7** ... we ask that the Edward M. Kennedy Institute incorporate the operations and maintenance plan for the Easement Parcel and improvements related to this project into the operations and maintenance plan for the rest of the Institute, which includes all of the public open spaces and accessways, ground floor facilities of public accommodation, and rest rooms for the general public, regardless of patronage.

Please see Response to Comment BED.5.

## **6.0 CIRCULATION LIST**

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A copy of the Final Environmental Assessment will be available for viewing at the Boston Public Library – Uphams Corner Branch Library at 500 Columbia Road, Dorchester.

A copy of the Final Environmental Assessment will be provided to the parties identified in the following sections.

### **6.1 Federal Agencies and Organizations**

Massachusetts State Historic Preservation Office/Massachusetts Historical Commission

United States Army Corps of Engineers, New England Division – Regulatory Division

### **6.2 State Elected Officials, Agencies, and Organizations**

The Honorable Jack Hart, State Senator

The Honorable Nick Collins, State Representative

The Honorable William Francis Galvin, Secretary of State

Executive Office of Energy and Environmental Affairs – MEPA Unit

Massachusetts Department of Environmental Protection – Division of Solid Waste Management

Massachusetts Department of Environmental Protection – Waterways Regulation Program

Massachusetts Archives

University of Massachusetts Boston

University of Massachusetts Building Authority

### **6.3 Local Elected Officials, Agencies, and Organizations**

The Honorable Maureen Feeney, Boston City Council President

Mayor's Office of Neighborhood Services

Boston Conservation Commission

Boston Environment Department

Boston Landmarks Commission

Boston Redevelopment Authority

**6.4 Other Parties**

Boston College High School

Columbia Point Associates

Columbia-Savin Hill Civic Association

John F. Kennedy Library Foundation

Save the Harbor/Save the Bay

The Boston Harbor Association

The Edward M. Kennedy Institute for the United States Senate

## 7.0 LIST OF PREPARERS

---

This Final Environmental Assessment was prepared by Epsilon Associates, Inc. for Einhorn Yaffee Prescott Architecture and Engineering, P.C. on behalf of the National Archives and Records Administration (NARA). This section presents a list of those who assisted in the preparation of this Environmental Assessment.

### ***Proponent***

National Archives and Records Administration  
8601 Adelphia Road, Room 2300  
College Park, MD 20740-6001

Ronald Noll, Real Property Management, Branch Chief  
David Sponn, Project Manager  
Richard Judson, NARA Federal Preservation Officer

JFK Presidential Library and Museum  
Columbia Point  
Boston, MA 02125

Thomas J. Putnam, Director

### ***Consultants***

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Maureen Cavanaugh, Senior Consultant

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Gregory Walsh, LEED AP

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Steve Hanwey  
Michelle Gauvin, PE, LEED AP

## 8.0 REFERENCES

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### 8.1 Bibliography

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Federal Emergency Management Agency, *Flood Insurance Rate Map, City of Boston, Massachusetts*, Community Panel Number 2250286 0016 D, Revised November 2, 1990.

Haley and Aldrich, *Geotechnical Data Report, Edward M. Kennedy Institute for the U.S. Senate, Columbia Point, Boston, MA.*, May 2010.

Howard/Stein-Hudson, *Edward M. Kennedy Institute for the Senate – Parking and Transportation*, July 13, 2009.

Massachusetts Division of Fisheries and Wildlife, Natural Heritage and Endangered Species Program, *Massachusetts Natural Heritage Atlas*, 13<sup>th</sup> Edition, October 1, 2008.

Nitsch Engineering, *Edward M. Kennedy Institute for the Senate – Civil Narrative*, Revised July 31, 2009.

Rafael Vinoly Architects PC, *Edward M. Kennedy Institute for the United States Senate, Exhibit and Visitor Experience Program Document*, April 30, 2009.

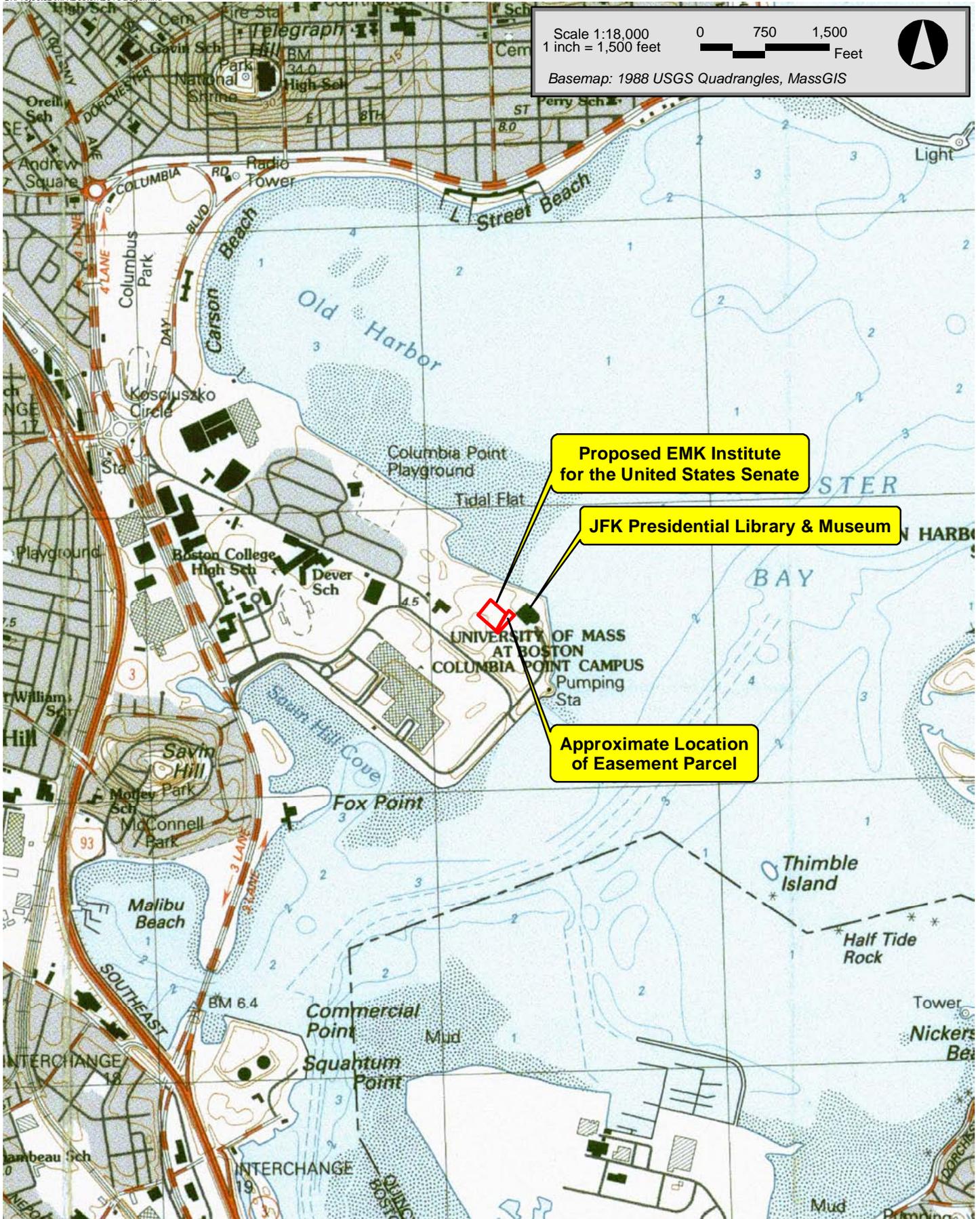
Sasaki Associates, Inc., *Edward M. Kennedy Institute for the Senate – Landscape*, July 31, 2009.

### 8.2 Glossary of Terms and Acronyms

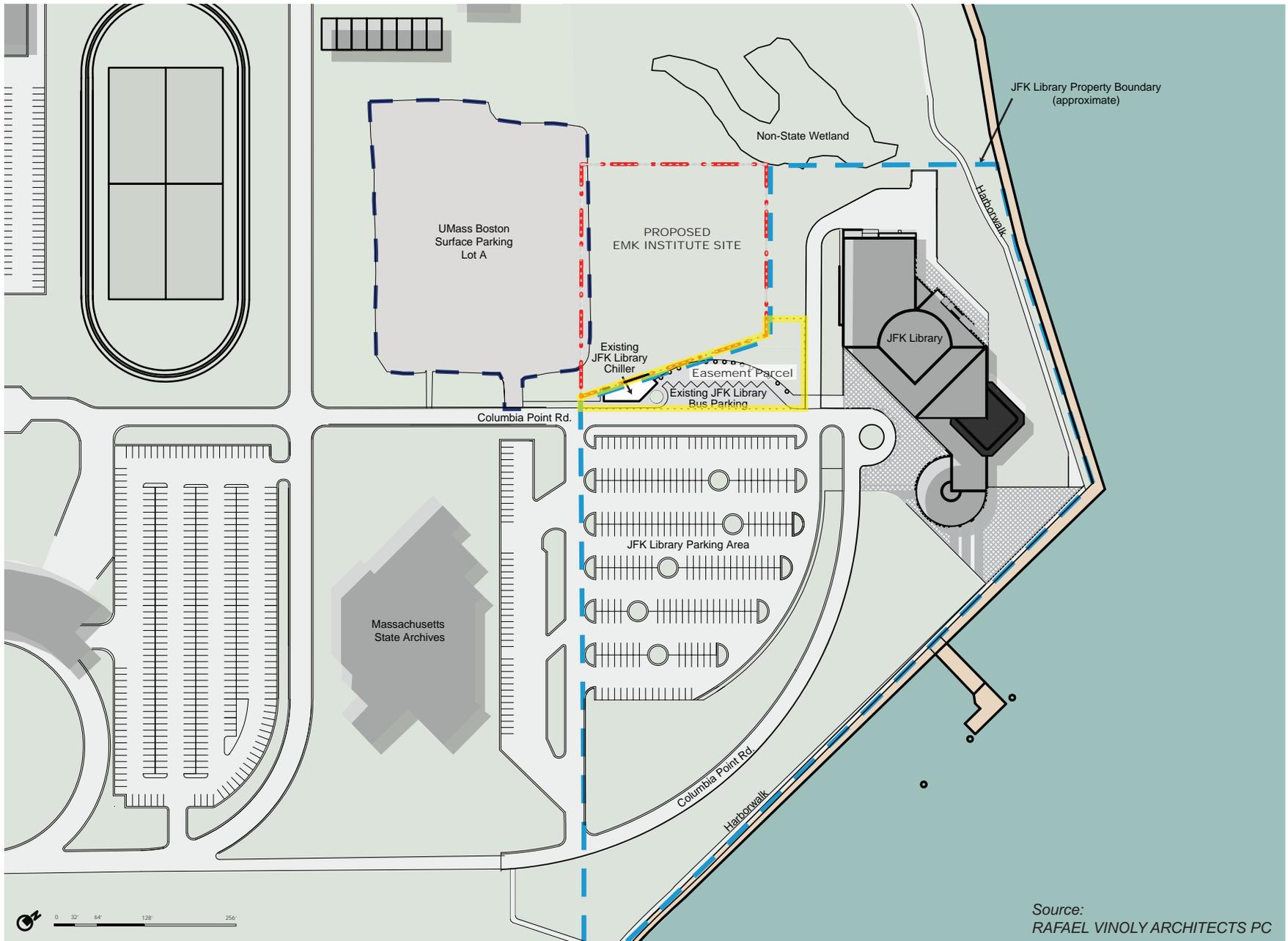
Acronym	Term
ADA	Americans with Disabilities Act
BMP	Best Management Practice
DEP	Massachusetts Department of Environmental Protection
EMK	Edward M. Kennedy
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
JFK	John F. Kennedy
MASHPO	Massachusetts State Historic Preservation Office
NARA	National Archives and Records Administration
NAVD	North American Vertical Datum
NEPA	National Environmental Policy Act
NGVD	National Geodetic Vertical Datum
NOI	Notice of Intent
RTN	Release Tracking Number
sf	square feet
TSS	total suspended solids
UMass	University of Massachusetts Boston
UMBA	University of Massachusetts Building Authority
US	United States
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Service

**Appendix A**  
**Figures**

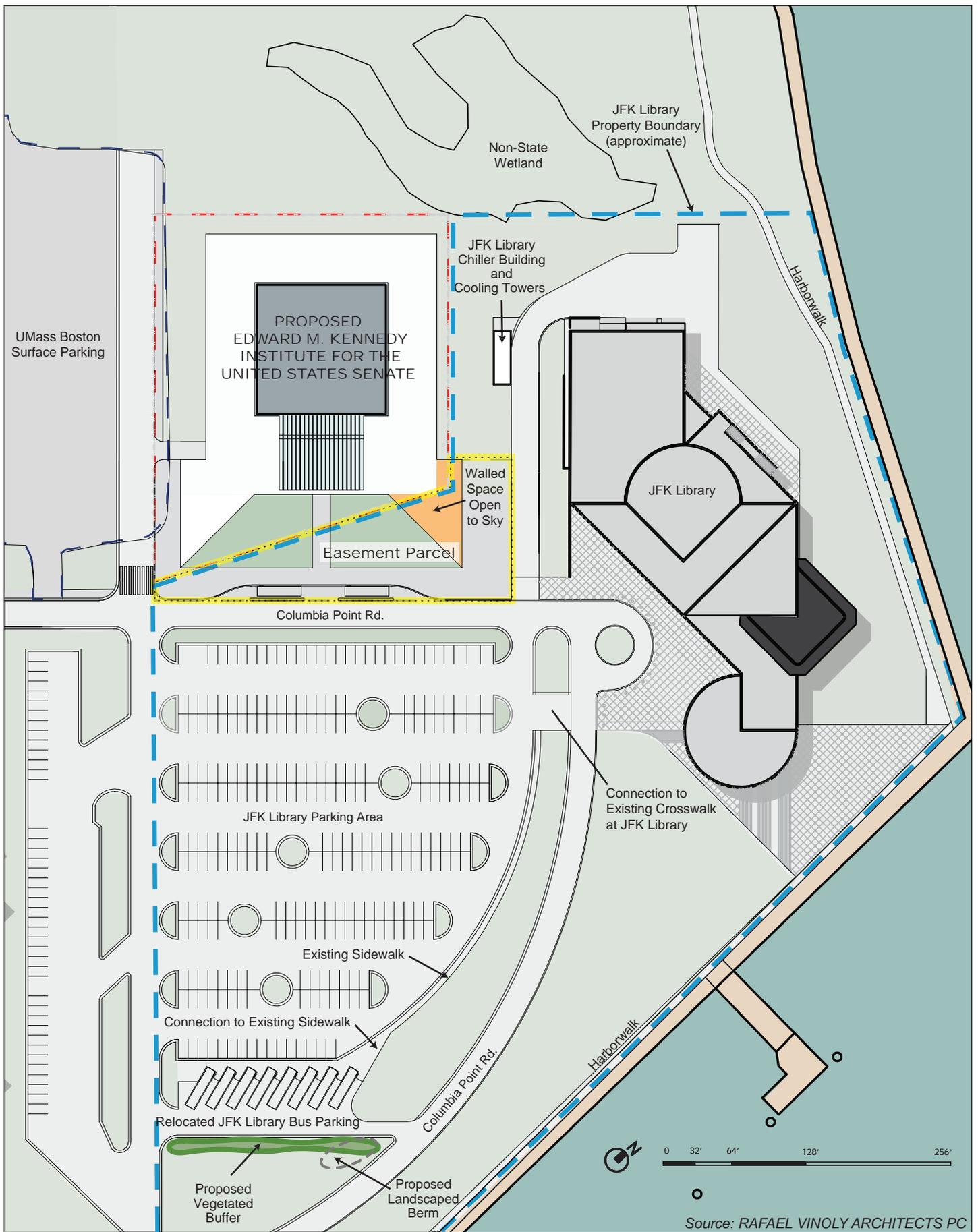
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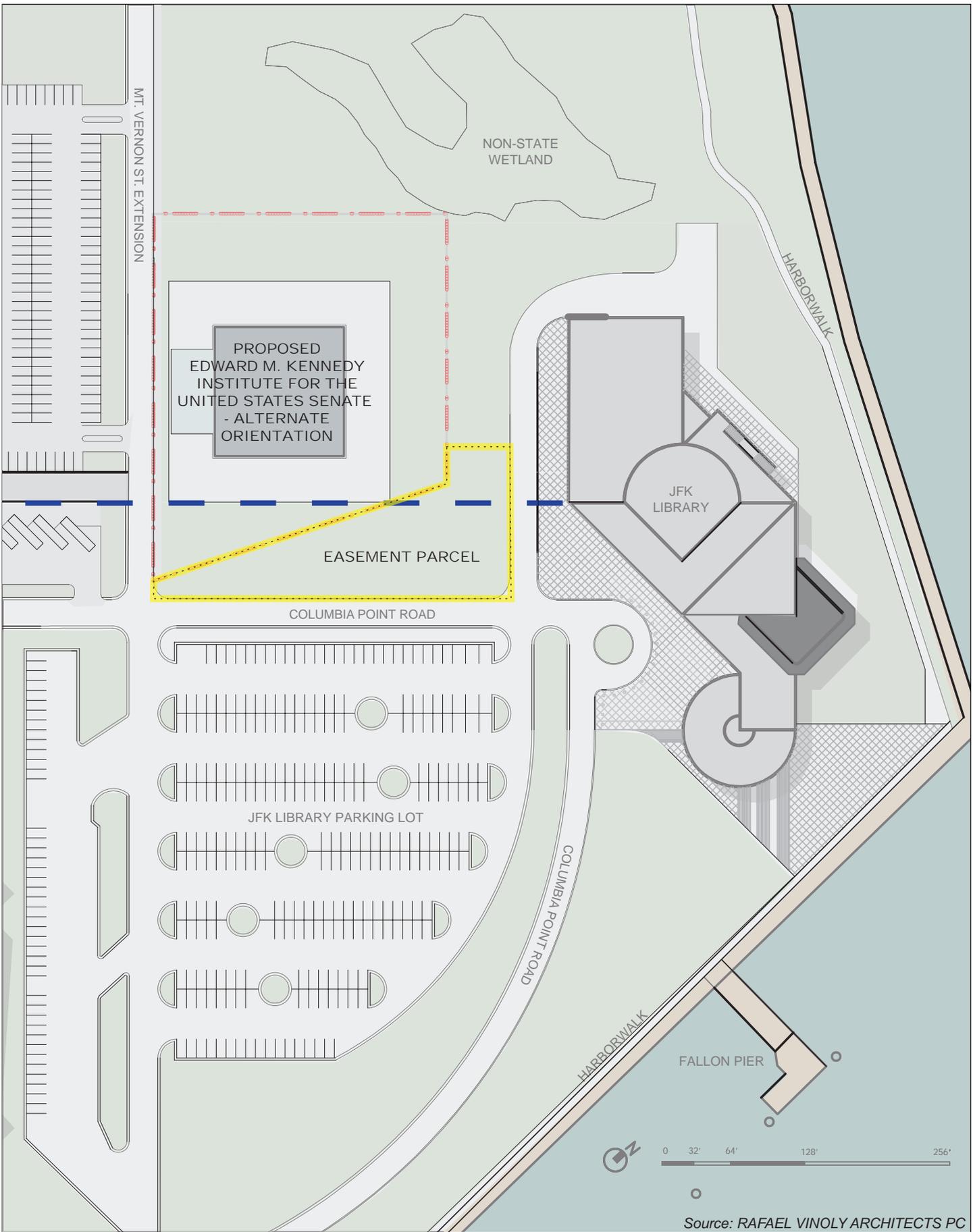
JFK Library Grant of Easement Boston, Massachusetts



JFK Library Grant of Easement Boston, Massachusetts



JFK Library Grant of Easement Boston, Massachusetts

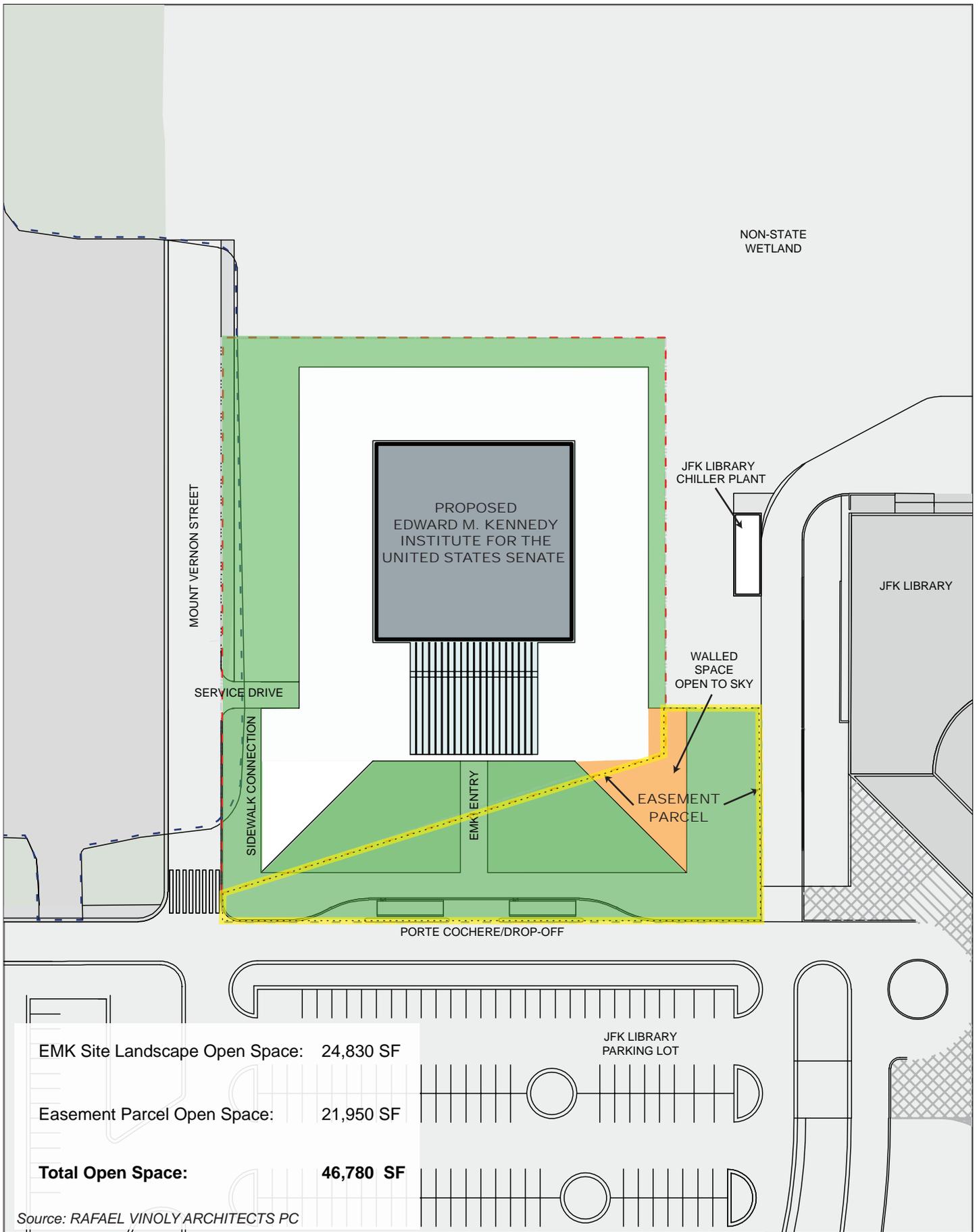


**JFK Library Grant of Easement Boston, Massachusetts**



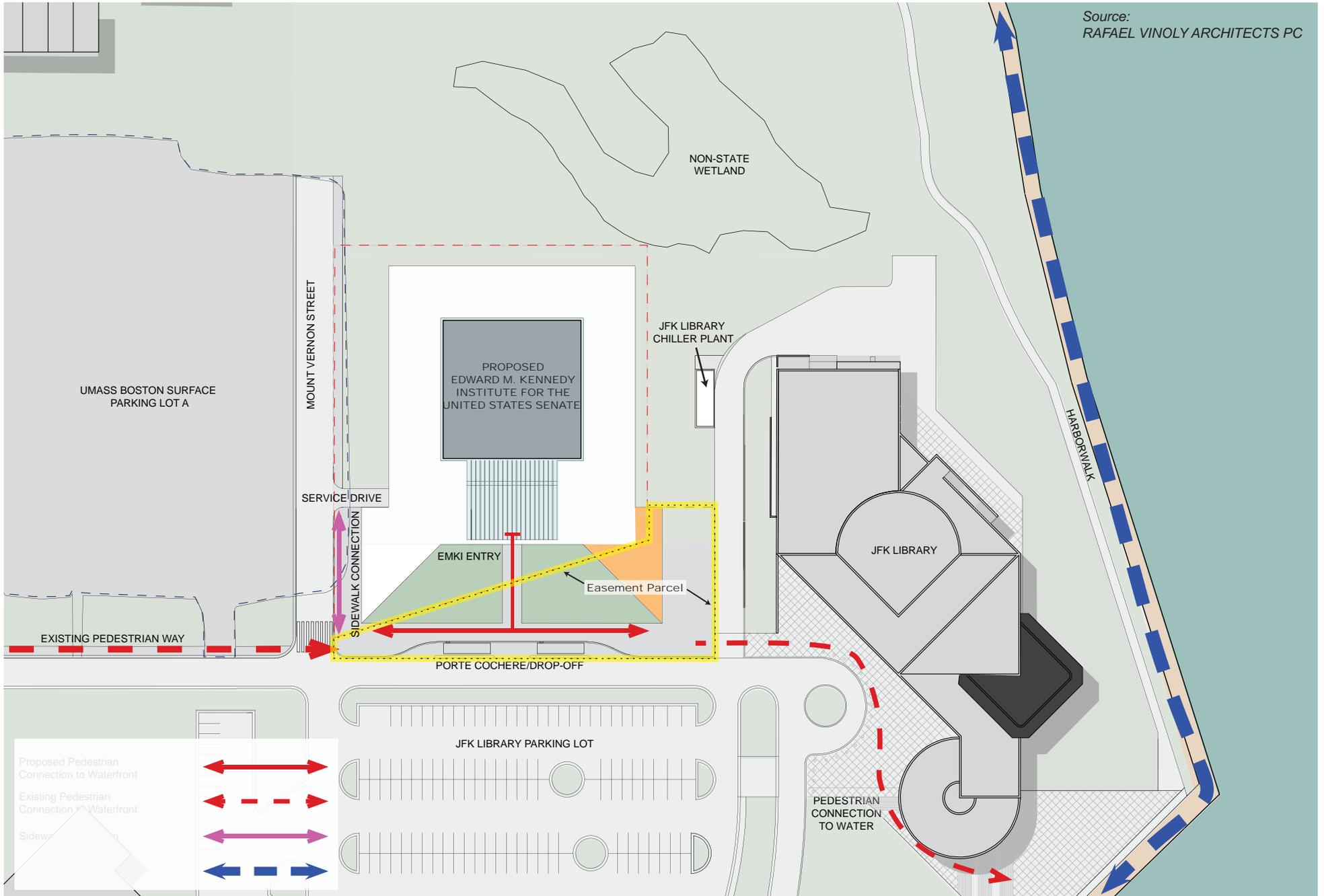
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JFK Library Grant of Easement Boston, Massachusetts

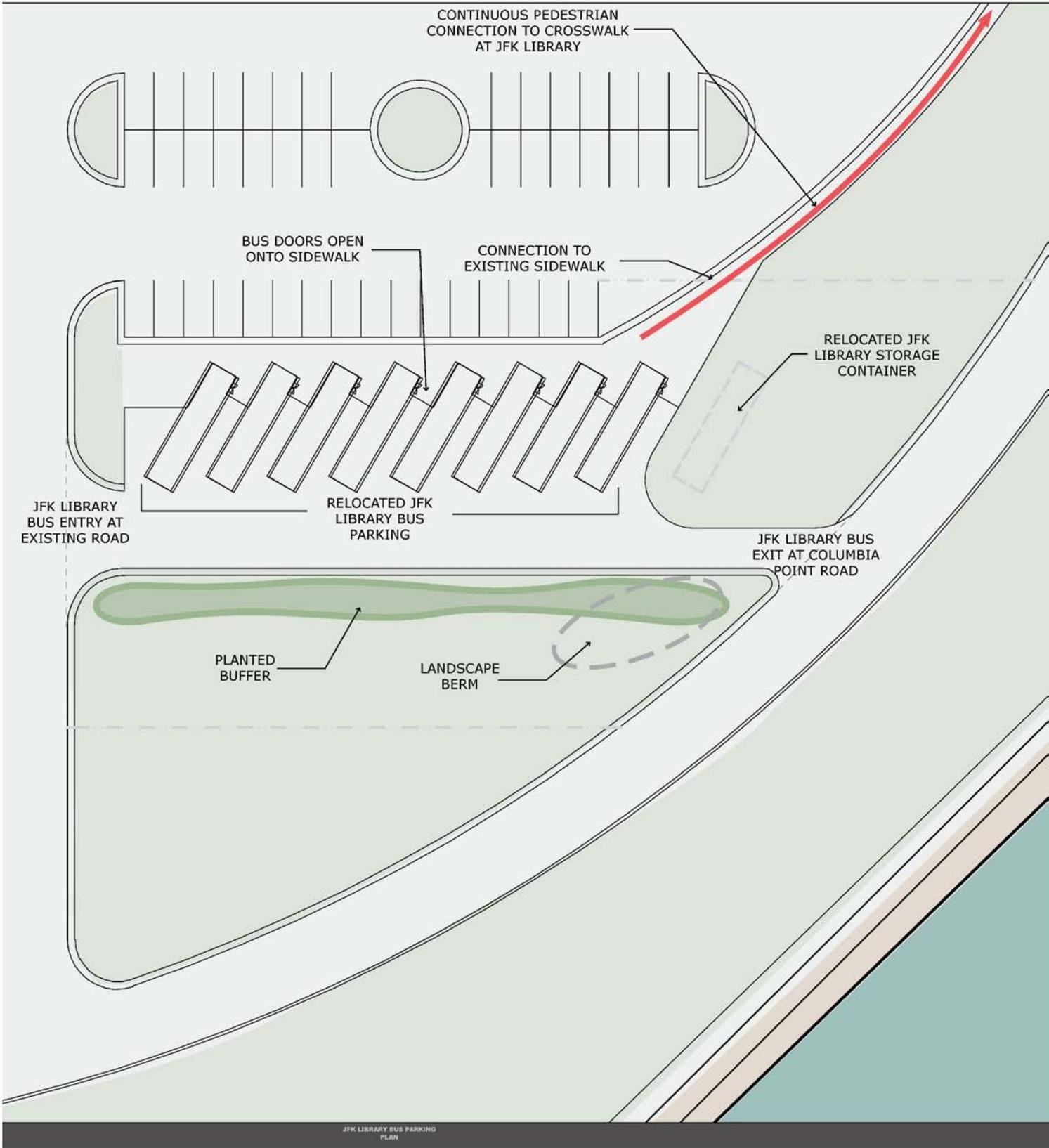


JFK Library Grant of Easement Boston, Massachusetts

Source:  
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JFK Library Grant of Easement Boston, Massachusetts

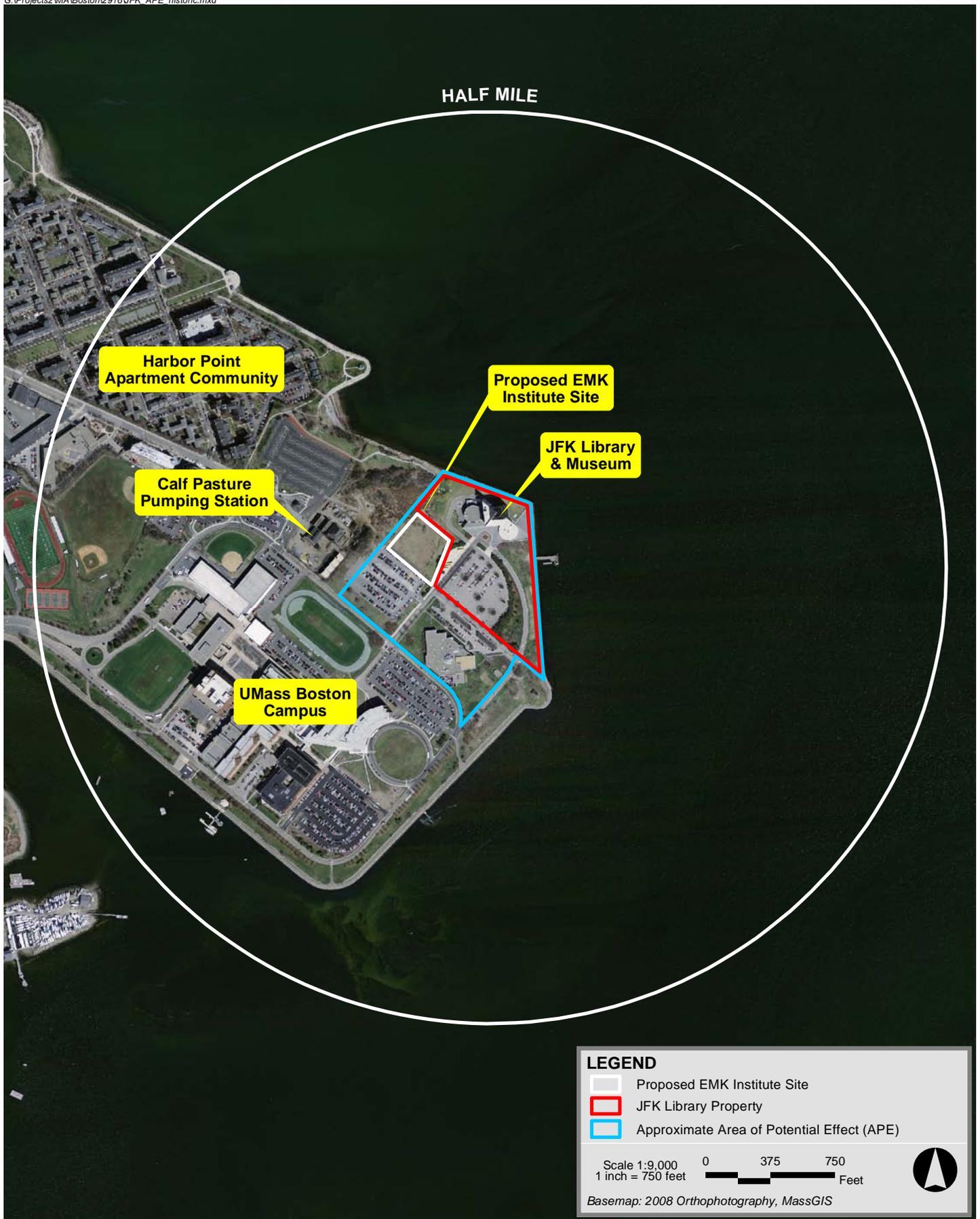


JFK Library Grant of Easement Boston, Massachusetts



Source: FEMA FIRM Map Number 25025C0083G, Effective Date 9-25-2009

JFK Library Grant of Easement Boston, Massachusetts



JFK Library Grant of Easement Boston, Massachusetts

**Appendix B**

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**Massachusetts State Historic Preservation Office  
and Consulting Parties Correspondence**



RECEIVED

MAY 12 2011

MASS. HIST. COMM

# 49595

May 9, 2011

Brona Simon, State Historic Preservation Officer  
Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, MA 02125

Re: John F. Kennedy Presidential Library and Museum  
Grant of Easement and Proposed Improvements  
Columbia Point, Boston, MA

Dear Ms. Simon:

In accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (the Act), the National Archives and Records Administration (NARA) is pleased to provide the Massachusetts State Historic Preservation Office (MA SHPO) with information on NARA's proposal to grant an easement on property now occupied by the John F. Kennedy Presidential Library and Museum (the "JFK Library") on Columbia Point in Boston to the University of Massachusetts in association with the proposed construction of the Edward M. Kennedy Institute for the United States Senate Facility. This letter includes a description of the proposed undertaking, identification of consulting parties, NARA's definition of the project's area of potential effect (APE), identification of historic properties, and determination of effect.

NARA has determined that the proposed undertaking will have no adverse effect on historic properties within or in the vicinity of the APE. The purpose of this letter is to notify the MA SHPO of the proposed undertaking and to seek the MA SHPO's agreement with, or no objection to, the finding regarding the potential impacts of the proposed granting of this easement, in compliance with Section 106 of the National Historic Preservation Act (36 CFR 800).

***Project Name***

John F. Kennedy Presidential Library and Museum Grant of Easement and Proposed Improvements.

NATIONAL ARCHIVES *and*  
RECORDS ADMINISTRATION

8601 ADELPHI ROAD  
COLLEGE PARK, MD 20740-6001

*www.archives.gov*

***Name of Federal Agency***

National Archives and Records Administration

***Proposed Project***

The University of Massachusetts Building Authority and the University of Massachusetts (the "University"), in conjunction with the Edward M. Kennedy Institute for the United States Senate (the "EMK Institute"), a not-for-profit 501(c)(3) corporation, propose to construct a facility to house an educational institute (such building, the Edward M. Kennedy Institute for the United States Senate, or the "EMK Facility" and together with the EMK Institute program, the "EMK Institute project") on the University of Massachusetts Boston ("UMass Boston") campus on Columbia Point in Dorchester, Massachusetts. The project location is depicted in Figure 1. Figure 2 depicts the existing site conditions and identifies the Easement Parcel.

NARA proposes to grant a 24,700 square-foot easement (the "Easement Parcel") on property now occupied by the JFK Library to the University in order to facilitate the construction of the EMK Institute project in a manner that enhances both vehicular and pedestrian access to and between the EMK Facility and the JFK Library. Granting of the easement will require the relocation of nine bus parking spaces utilized by the JFK Library to a new location on the south side of the JFK Library parking lot, and the relocation of the JFK Library chiller building and cooling towers to a new location along the JFK Library service driveway. The proposed locations for the relocated bus parking spaces and the relocated chiller building and cooling towers are shown on Figure 3. Granting of the easement will not effect the design or scale of the EMK Institute project, but will dictate the orientation of the EMK Facility structure on the adjacent parcel. The Preferred Alternative (the Project) proposes the granting of the easement and the associated relocation of nine bus parking spaces and the JFK Library chiller building and cooling towers.

The granting of the easement from the JFK Library to the University will allow the EMK Facility to be physically positioned on its site so as to complement the JFK Library and to create a physical and visual connection between these two facilities. Figures 3 and 4 depict the project as currently proposed. Without the Easement Parcel the EMK Facility will need to be positioned such that the back of the EMK Facility will face the entranceway and front plaza of the JFK Library. This alternative layout for the EMK Institute with its entrance facing to the west and away from the JFK Library is shown in Figure 5. Without the Easement Parcel, pedestrian access between the two facilities will be constrained, with the entrance of one facility not visible to pedestrians at the entrance of the other, and walking distances between the two facilities more than doubled. In

addition, without the Easement Parcel, pedestrian accessways between the two facilities will take visitors past the parked buses and the JFK Library chiller building and cooling towers.

While the granting of the easement from the JFK Library to the University will allow for better pedestrian and visual linkage between the two facilities, the granting of the easement will not affect the scale or programs of the proposed EMK Institute project. The benefit of the Easement Parcel and its effect on the EMK Institute project is solely related to the orientation of the proposed EMK Facility structure on the adjacent parcel.

### ***Establishment of an Undertaking***

NARA has determined that proposed Project is an undertaking, in compliance with 36 CFR 800.3(a) and as defined in 36 CFR 800.16(y), and has determined that the project has the potential to cause effects on historic properties.

### ***Identification of Consulting Parties***

NARA has identified the MA SHPO as the appropriate SHPO to be involved in the Section 106 process.

NARA has identified the Boston Landmarks Commission (BLC) as an appropriate representative of the local government and is therefore invited to be a consulting party. A letter providing a description of the proposed undertaking, identification of consulting parties, NARA's definition of the project's area of potential effect (APE), identification of historic properties, and determination of effect is being submitted concurrently to the BLC.

NARA has identified the Wampanoag Tribe of Gay Head (Aquinnah) and the Mashpee Wampanoag Tribe as tribal organizations to be consulted regarding the proposed undertaking and are therefore invited to be consulting parties. The Massachusetts Commission on Indian Affairs (MCIA) is also invited to be a consulting party. Letters providing a description of the proposed undertaking, identification of consulting parties, NARA's definition of the project's area of potential effect (APE), identification of historic properties, and determination of effect are being submitted concurrently to the Wampanoag Tribe of Gay Head (Aquinnah), Mashpee Wampanoag Tribe, and the MCIA.

### ***Identification of the Area of Potential Effect***

NARA has considered the undertaking and what direct and indirect effects the granting of this land easement may have on historic properties in defining the project's APE. The existing JFK Library property, the proposed Easement Parcel, and the proposed EMK

Institute project site are located on filled tidelands and former landfill operated by the City of Boston on Columbia Point and formerly known as the Mile Road Dump, the Mount Vernon Street Dump, or the Columbia Point Landfill. The landfill was operated as a dumping ground and burn dump through the early 1960s, and consists of the lands now occupied in whole or in part by the University of Massachusetts (UMass) Boston campus (including the proposed EMK Institute project site), the Massachusetts State Archives building, and the JFK Library property.

The area surrounding the JFK Library is comprised primarily of late twentieth-century development to the south and west and the Boston Harbor to the north and east. Immediately south of the site is the Massachusetts State Archives Building (constructed ca. 1986); to the southwest of the site is the City of Boston's Calf Pasture Pumping Station (constructed in 1882); beyond, to the south and west is the UMass Boston campus (built ca. 1970s); and to the northwest is the Harbor Point Apartment Community (built ca. 1950s, renovated ca. 1980s).

The APE is defined as the JFK Library site (including the Easement Parcel) owned by NARA, the proposed EMK Institute project site and lands to the southwest of EMK Institute project site, all of which are owned by the University of Massachusetts Boston, and the Massachusetts State Archive Building site. The APE is depicted in Figure 6, which also identifies the extent of the JFK Library property, the boundaries of the proposed EMK Institute project, and the Easement Parcel.

### ***Identification of Historic Properties***

Identification of historic properties was undertaken within the APE and within one-half mile of the JFK Library APE. The approximate limits of the area of background research and field survey are depicted in Figure 7.

The National Register of Historic Places and the Inventory of Historic and Archaeological Assets of the Commonwealth, maintained by the MA SHPO, were reviewed to identify known historic properties. The survey files of the BLC were also reviewed.

A field survey was undertaken to confirm the results of the background research and to identify historic properties not yet surveyed.

Background research and field survey identified one historic property within the APE – the JFK Library, and one historic property in the vicinity of the APE – the Calf Pasture Pumping Station. Both of these entities are identified on Figures 6 and 7.

***JFK Library:*** The JFK Library is not listed in the National Register of Historic Places, nor is included in the Inventory of Historic and Archaeological Assets of the Commonwealth.

However, the building is associated with President John F. Kennedy, a person significant in our past (National Register criterion B) and represents the work of the architect I.M. Pei, a potential master (National Register criterion C). As part of their review of the recent renovation and addition to the JFK Library, NARA and the MA SHPO concurred that the JFK Library may be eligible for inclusion in the National Register under special consideration criterion G, a property achieving significance within the past 50 years because of its exceptional importance.

***Calf Pasture Pumping Station:*** The Calf Pasture Pumping Station is located approximately 800 feet southwest of the JFK Library. The Romanesque Revival style building was designed by the Boston City Architect, George Clough, in 1883 and was listed on the National Register of Historic Places in 1988. The building was the first sewage pumping station in Boston and represents the city's first major effort to establish a comprehensive sewage system. The building is architecturally and historically significant as a representative of an evolving industrial building type designed to house innovative equipment.

As noted above, the project site is a former landfill; therefore, no archaeological resources are anticipated within the project area.

### ***Determination of Effect***

NARA has reviewed the proposed project and its potential impacts on the JFK Library and Calf Pasture Pumping Station, and has applied the criteria of effect outlined in 36 CFR 800. NARA understands that the proposed granting of the easement from the JFK Library to the University will allow the EMK Facility to be physically positioned on its site so as to complement the JFK Library and to create a physical and visual connection between these two facilities. Without the Easement Parcel the EMK Facility will still be constructed, but it will need to be positioned such that the back of the EMK Facility will face the entranceway and front plaza of the JFK Library.

NARA has reviewed the impacts of the proposed undertaking on historic properties within and in the vicinity of the APE and has found that while there is one potentially historic property within the APE (the JFK Library) and one historic property in the vicinity of the APE (the Calf Pasture Pumping Station), the proposed granting of the easement will have no effect on the historic properties, per 36 CFR 800.4(d)(1).

### ***Consultation and Comments***

NARA is providing a copy of this letter describing the proposed project to the BLC, Wampanoag Tribe of Gay Head (Aquinnah), Mashpee Wampanoag Tribe, and MCIA concurrently with this submittal to the MA SHPO.

Ms. Brona Simon  
Massachusetts State Historic Preservation Office  
May 9, 2011

Page 6

This letter serves as notification to the MA SHPO of NARA's no effect adverse finding and provides for a 30-day review of the enclosed materials and concurrence with the finding, per 36 CFR 800.4(d)(1).

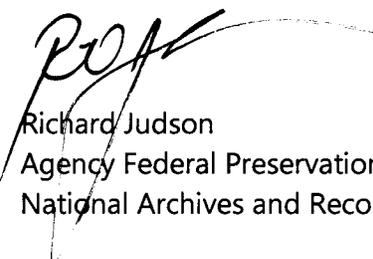
The following NARA staff representatives are available to provide additional information on the proposed undertaking:

Mr. Ronald C. Noll, NCARB, AIA, CSI  
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Mr. David Sponn, P.E.  
Project Manager  
NARA  
8601 Adelphia Road, Room 2300  
College Park, MD 20740-6001  
301-837-2082  
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Thank you for your thoughtful review of the enclosed materials. If you have questions or require additional information, please do not hesitate to contact either Mr. Noll or Mr. Sponn at the addresses and numbers given above.

Sincerely,

  
Richard Judson  
Agency Federal Preservation Officer  
National Archives and Records Administration

CONCURRENCE: *Brona Simon*  
5/19/11  
BRONA SIMON RC. 49595  
STATE HISTORIC  
PRESERVATION OFFICER  
MASSACHUSETTS  
HISTORICAL COMMISSION

Enclosures

Cc: Ronald Noll, NARA  
David Sponn, NARA  
Eric Ward, Einhorn Yaffee Prescott  
Maureen Cavanaugh, Epsilon Associates, Inc.



NATIONAL  
ARCHIVES

May 9, 2011

Ellen Lipsey  
Boston Landmarks Commission  
Boston City Hall, Room 805  
Boston, MA 02201

Re: John F. Kennedy Presidential Library and Museum  
Proposed Grant of Land Easement  
Columbia Point, Boston, MA

Dear Ms. Lipsey:

In accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (the Act), the National Archives and Records Administration (NARA) is pleased to provide the Boston Landmarks Commission (BLC) with information on NARA's proposal to grant an easement on property now occupied by the John F. Kennedy Presidential Library and Museum (the "JFK Library") on Columbia Point in Boston to the University of Massachusetts in association with the proposed construction of the Edward M. Kennedy Institute for the United States Senate Facility. This letter includes a description of the proposed undertaking, identification of consulting parties, NARA's definition of the project's area of potential effect (APE), identification of historic properties, and determination of effect.

NARA has determined that the proposed undertaking will have no adverse effect on historic properties within or in the vicinity of the APE. The purpose of this letter is to notify the BLC of the proposed undertaking and to seek comments regarding the potential impacts of the proposed granting of this easement, in compliance with Section 106 of the National Historic Preservation Act (36 CFR 800).

***Project Name***

John F. Kennedy Presidential Library and Museum Grant of Easement and Proposed Improvements.

NATIONAL ARCHIVES *and*  
RECORDS ADMINISTRATION

8601 ADELPHI ROAD  
COLLEGE PARK, MD 20740-6001

[www.archives.gov](http://www.archives.gov)

***Name of Federal Agency***

National Archives and Records Administration

***Proposed Project***

The University of Massachusetts Building Authority and the University of Massachusetts (the "University"), in conjunction with the Edward M. Kennedy Institute for the United States Senate (the "EMK Institute"), a not-for-profit 501(c)(3) corporation, propose to construct a facility to house an educational institute (such building, the Edward M. Kennedy Institute for the United States Senate, or the "EMK Facility" and together with the EMK Institute program, the "EMK Institute project") on the University of Massachusetts Boston ("UMass Boston") campus on Columbia Point in Dorchester, Massachusetts. The project location is depicted in Figure 1. Figure 2 depicts the existing site conditions and identifies the Easement Parcel.

NARA proposes to grant a 24,700 square-foot easement (the "Easement Parcel") on property now occupied by the JFK Library to the University in order to facilitate the construction of the EMK Institute project in a manner that enhances both vehicular and pedestrian access to and between the EMK Facility and the JFK Library. Granting of the easement will require the relocation of nine bus parking spaces utilized by the JFK Library to a new location on the south side of the JFK Library parking lot, and the relocation of the JFK Library chiller building and cooling towers to a new location along the JFK Library service driveway. The proposed locations for the relocated bus parking spaces and the relocated chiller building and cooling towers are shown on Figure 3. Granting of the easement will not effect the design or scale of the EMK Institute project, but will dictate the orientation of the EMK Facility structure on the adjacent parcel. The Preferred Alternative (the Project) proposes the granting of the easement and the associated relocation of nine bus parking spaces and the JFK Library chiller building and cooling towers.

The granting of the easement from the JFK Library to the University will allow the EMK Facility to be physically positioned on its site so as to complement the JFK Library and to create a physical and visual connection between these two facilities. Figures 3 and 4 depict the project as currently proposed. Without the Easement Parcel the EMK Facility will need to be positioned such that the back of the EMK Facility will face the entranceway and front plaza of the JFK Library. This alternative layout for the EMK Institute with its entrance facing to the west and away from the JFK Library is shown in Figure 5. Without the Easement Parcel, pedestrian access between the two facilities will

be constrained, with the entrance of one facility not visible to pedestrians at the entrance of the other, and walking distances between the two facilities more than doubled. In addition, without the Easement Parcel, pedestrian accessways between the two facilities will take visitors past the parked buses and the JFK Library chiller building and cooling towers.

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#### ***Establishment of an Undertaking***

NARA has determined that proposed Project is an undertaking, in compliance with 36 CFR 800.3(a) and as defined in 36 CFR 800.16(y), and has determined that the project has the potential to cause effects on historic properties.

#### ***Identification of Consulting Parties***

NARA has identified the Massachusetts State Historic Preservation Officer (MA SHPO) as the appropriate SHPO to be involved in the Section 106 process.

NARA has identified the BLC as an appropriate representative of the local government and is therefore invited to be a consulting party.

NARA has identified the Wampanoag Tribe of Gay Head (Aquinnah) and the Mashpee Wampanoag Tribe as tribal organizations to be consulted regarding the proposed undertaking and are therefore invited to be consulting parties. The Massachusetts Commission on Indian Affairs is also invited to be a consulting party.

#### ***Identification of the Area of Potential Effect***

NARA has considered the undertaking and what direct and indirect effects the granting of this land easement may have on historic properties in defining the project's APE. The existing JFK Library property, the proposed Easement Parcel, and the proposed EMK Institute project site are located on filled tidelands and former landfill operated by the City of Boston on Columbia Point and formerly known as the Mile Road Dump, the Mount Vernon Street Dump, or the Columbia Point Landfill. The landfill was operated as a dumping ground and burn dump through the early 1960s, and consists of the lands now occupied in whole or in part by the University of Massachusetts (UMass) Boston

campus (including the proposed EMK Institute project site), the Massachusetts State Archives building, and the JFK Library property.

The area surrounding the JFK Library is comprised primarily of late twentieth-century development to the south and west and the Boston Harbor to the north and east. Immediately south of the site is the Massachusetts State Archives Building (constructed ca. 1986); to the southwest of the site is the City of Boston's Calf Pasture Pumping Station (constructed in 1882); beyond, to the south and west is the UMass Boston campus (built ca. 1970s); and to the northwest is the Harbor Point Apartment Community (built ca. 1950s, renovated ca. 1980s).

The APE is defined as the JFK Library site (including the Easement Parcel) owned by NARA, the proposed EMK Institute project site and lands to the southwest of EMK Institute project site, all of which are owned by the University of Massachusetts Boston, and the Massachusetts State Archive Building site. The APE is depicted in Figure 6, which also identifies the extent of the JFK Library property, the boundaries of the proposed EMK Institute project, and the Easement Parcel.

### ***Identification of Historic Properties***

Identification of historic properties was undertaken within the APE and within one-half mile of the JFK Library APE. The approximate limits of the area of background research and field survey are depicted in Figure 7.

The National Register of Historic Places and the Inventory of Historic and Archaeological Assets of the Commonwealth, maintained by the MA SHPO, were reviewed to identify known historic properties. The survey files of the BLC were also reviewed.

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***JFK Library:*** The JFK Library is not listed in the National Register of Historic Places, nor is included in the Inventory of Historic and Archaeological Assets of the Commonwealth. However, the building is associated with President John F. Kennedy, a person significant in our past (National Register criterion B) and represents the work of the architect I.M. Pei, a potential master (National Register criterion C). As part of their review of the recent renovation and addition to the JFK Library, NARA and the MA SHPO concurred that the JFK Library may be eligible for inclusion in the National Register under special

consideration criterion G, a property achieving significance within the past 50 years because of its exceptional importance.

***Calf Pasture Pumping Station:*** The Calf Pasture Pumping Station is located approximately 800 feet southwest of the JFK Library. The Romanesque Revival style building was designed by the Boston City Architect, George Clough, in 1883 and was listed on the National Register of Historic Places in 1988. The building was the first sewage pumping station in Boston and represents the city's first major effort to establish a comprehensive sewage system. The building is architecturally and historically significant as a representative of an evolving industrial building type designed to house innovative equipment.

As noted above, the project site is a former landfill; therefore, no archaeological resources are anticipated within the project area.

#### ***Determination of Effect***

NARA has reviewed the proposed project and its potential impacts on the JFK Library and Calf Pasture Pumping Station, and has applied the criteria of effect outlined in 36 CFR 800. NARA understands that the proposed granting of the easement from the JFK Library to the University will allow the EMK Facility to be physically positioned on its site so as to complement the JFK Library and to create a physical and visual connection between these two facilities. Without the Easement Parcel the EMK Facility will still be constructed, but it will need to be positioned such that the back of the EMK Facility will face the entranceway and front plaza of the JFK Library.

NARA has reviewed the impacts of the proposed undertaking on historic properties within and in the vicinity of the APE and has found that while there is one potentially historic property within the APE (the JFK Library) and one historic property in the vicinity of the APE (the Calf Pasture Pumping Station), the proposed granting of the easement will have no effect on the historic properties, per 36 CFR 800.4(d)(1).

#### ***Consultation and Comments***

The BLC is invited to be a consulting party in review of the proposed grant of land easement. This letter serves as notification of NARA's no adverse effect finding and provides for a 30-day review of the enclosed materials and concurrence with the finding, per 36 CFR 800.4(d)(1).

The following NARA staff representatives are available to provide additional information on the proposed undertaking:

Ms. Ellen Lipsey  
Boston Landmarks Commission  
May 9, 2011

Page 6

Mr. Ronald C. Noll, NCARB, AIA, CSI  
Real Property Management, Branch Chief  
NARA  
8601 Adelphia Road, Room 2300  
College Park, MD 20740-6001  
301-837-3648  
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Mr. David Sponn, P.E.  
Project Manager  
NARA  
8601 Adelphia Road, Room 2300  
College Park, MD 20740-6001  
301-837-2082  
[david.sponn@nara.gov](mailto:david.sponn@nara.gov)

Thank you for your thoughtful review of the enclosed materials. If you have questions or require additional information, please do not hesitate to contact either Mr. Noll or Mr. Sponn at the addresses and numbers given above.

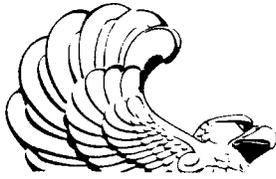
Sincerely,



Richard Judson  
Agency Federal Preservation Officer  
National Archives and Records Administration

Enclosures

Cc: Ronald Noll, NARA  
David Sponn, NARA  
Eric Ward, Einhorn Yaffee Prescott  
Maureen Cavanaugh, Epsilon Associates, Inc.



NATIONAL  
ARCHIVES

May 9, 2011

John A. Peters, Jr., Executive Director  
Massachusetts Commission on Indian Affairs  
100 Cambridge Street, Suite 300  
Boston, MA 02114-2524

Re: John F. Kennedy Presidential Library and Museum  
Grant of Easement and Proposed Improvements  
Columbia Point, Boston, MA

Dear Mr. Peters:

In accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (the Act), the National Archives and Records Administration (NARA) is pleased to provide the Massachusetts Commission on Indian Affairs (MCIA) with information on NARA's proposal to grant an easement on property now occupied by the John F. Kennedy Presidential Library and Museum (the "JFK Library") on Columbia Point in Boston to the University of Massachusetts in association with the proposed construction of the Edward M. Kennedy Institute for the United States Senate Facility. This letter includes a description of the proposed undertaking, identification of consulting parties, NARA's definition of the project's area of potential effect (APE), identification of historic properties, and determination of effect.

NARA has determined that the proposed undertaking will have no adverse effect on historic properties within or in the vicinity of the APE. The purpose of this letter is to notify the MCIA of the proposed undertaking and to seek comments regarding the potential impacts of the proposed granting of this easement, in compliance with Section 106 of the National Historic Preservation Act (36 CFR 800).

**Project Name**

John F. Kennedy Presidential Library and Museum Grant of Easement and Proposed Improvements.

NATIONAL ARCHIVES *and*  
RECORDS ADMINISTRATION

8601 ADELPHI ROAD  
COLLEGE PARK, MD 20740-6001

[www.archives.gov](http://www.archives.gov)

***Name of Federal Agency***

National Archives and Records Administration

***Proposed Project***

The University of Massachusetts Building Authority and the University of Massachusetts (the "University"), in conjunction with the Edward M. Kennedy Institute for the United States Senate (the "EMK Institute"), a not-for-profit 501(c)(3) corporation, propose to construct a facility to house an educational institute (such building, the Edward M. Kennedy Institute for the United States Senate, or the "EMK Facility" and together with the EMK Institute program, the "EMK Institute project") on the University of Massachusetts Boston ("UMass Boston") campus on Columbia Point in Dorchester, Massachusetts. The project location is depicted in Figure 1. Figure 2 depicts the existing site conditions and identifies the Easement Parcel.

NARA proposes to grant a 24,700 square-foot easement (the "Easement Parcel") on property now occupied by the JFK Library to the University in order to facilitate the construction of the EMK Institute project in a manner that enhances both vehicular and pedestrian access to and between the EMK Facility and the JFK Library. Granting of the easement will require the relocation of nine bus parking spaces utilized by the JFK Library to a new location on the south side of the JFK Library parking lot, and the relocation of the JFK Library chiller building and cooling towers to a new location along the JFK Library service driveway. The proposed locations for the relocated bus parking spaces and the relocated chiller building and cooling towers are shown on Figure 3. Granting of the easement will not effect the design or scale of the EMK Institute project, but will dictate the orientation of the EMK Facility structure on the adjacent parcel. The Preferred Alternative (the Project) proposes the granting of the easement and the associated relocation of nine bus parking spaces and the JFK Library chiller building and cooling towers.

The granting of the easement from the JFK Library to the University will allow the EMK Facility to be physically positioned on its site so as to complement the JFK Library and to create a physical and visual connection between these two facilities. Figures 3 and 4 depict the project as currently proposed. Without the Easement Parcel the EMK Facility will need to be positioned such that the back of the EMK Facility will face the entranceway and front plaza of the JFK Library. This alternative layout for the EMK Institute with its entrance facing to the west and away from the JFK Library is shown in Figure 5. Without the Easement Parcel, pedestrian access between the two facilities will be constrained, with the entrance of one facility not visible to pedestrians at the entrance of the other, and walking distances between the two facilities more than doubled. In

addition, without the Easement Parcel, pedestrian accessways between the two facilities will take visitors past the parked buses and the JFK Library chiller building and cooling towers.

While the granting of the easement from the JFK Library to the University will allow for better pedestrian and visual linkage between the two facilities, the granting of the easement will not affect the scale or programs of the proposed EMK Institute project. The benefit of the Easement Parcel and its effect on the EMK Institute project is solely related to the orientation of the proposed EMK Facility structure on the adjacent parcel.

### ***Establishment of an Undertaking***

NARA has determined that proposed Project is an undertaking, in compliance with 36 CFR 800.3(a) and as defined in 36 CFR 800.16(y), and has determined that the project has the potential to cause effects on historic properties.

### ***Identification of Consulting Parties***

NARA has identified the Massachusetts State Historic Preservation Officer (MA SHPO) as the appropriate SHPO to be involved in the Section 106 process.

NARA has identified the Wampanoag Tribe of Gay Head (Aquinnah) and the Mashpee Wampanoag Tribe as tribal organizations to be consulted regarding the proposed undertaking and are therefore invited to be consulting parties. The MCIA is also invited to be a consulting party.

NARA has identified the Boston Landmarks Commission (BLC) as an appropriate representative of the local government and is therefore invited to be a consulting party.

### ***Identification of the Area of Potential Effect***

NARA has considered the undertaking and what direct and indirect effects the granting of this land easement may have on historic properties in defining the project's APE. The existing JFK Library property, the proposed Easement Parcel, and the proposed EMK Institute project site are located on filled tidelands and former landfill operated by the City of Boston on Columbia Point and formerly known as the Mile Road Dump, the Mount Vernon Street Dump, or the Columbia Point Landfill. The landfill was operated as a dumping ground and burn dump through the early 1960s, and consists of the lands now occupied in whole or in part by the University of Massachusetts (UMass) Boston campus (including the proposed EMK Institute project site), the Massachusetts State Archives building, and the JFK Library property.

The area surrounding the JFK Library is comprised primarily of late twentieth-century development to the south and west and the Boston Harbor to the north and east. Immediately south of the site is the Massachusetts State Archives Building (constructed ca. 1986); to the southwest of the site is the City of Boston's Calf Pasture Pumping Station (constructed in 1882); beyond, to the south and west is the UMass Boston campus (built ca. 1970s); and to the northwest is the Harbor Point Apartment Community (built ca. 1950s, renovated ca. 1980s).

The APE is defined as the JFK Library site (including the Easement Parcel) owned by NARA, the proposed EMK Institute project site and lands to the southwest of EMK Institute project site, all of which are owned by the University of Massachusetts Boston, and the Massachusetts State Archive Building site. The APE is depicted in Figure 6, which also identifies the extent of the JFK Library property, the boundaries of the proposed EMK Institute project, and the Easement Parcel.

### ***Identification of Historic Properties***

Identification of historic properties was undertaken within the APE and within one-half mile of the JFK Library APE. The approximate limits of the area of background research and field survey are depicted in Figure 7.

The National Register of Historic Places and the Inventory of Historic and Archaeological Assets of the Commonwealth, maintained by the MA SHPO, were reviewed to identify known historic properties. The survey files of the BLC were also reviewed.

A field survey was undertaken to confirm the results of the background research and to identify historic properties not yet surveyed.

Background research and field survey identified one historic property within the APE – the JFK Library, and one historic property in the vicinity of the APE – the Calf Pasture Pumping Station. Both of these entities are identified on Figures 6 and 7.

***JFK Library:*** The JFK Library is not listed in the National Register of Historic Places, nor is included in the Inventory of Historic and Archaeological Assets of the Commonwealth. However, the building is associated with President John F. Kennedy, a person significant in our past (National Register criterion B) and represents the work of the architect I.M. Pei, a potential master (National Register criterion C). As part of their review of the recent renovation and addition to the JFK Library, NARA and the MA SHPO concurred that the JFK Library may be eligible for inclusion in the National Register under special consideration criterion G, a property achieving significance within the past 50 years because of its exceptional importance.

***Calf Pasture Pumping Station:*** The Calf Pasture Pumping Station is located approximately 800 feet southwest of the JFK Library. The Romanesque Revival style building was designed by the Boston City Architect, George Clough, in 1883 and was listed on the National Register of Historic Places in 1988. The building was the first sewage pumping station in Boston and represents the city's first major effort to establish a comprehensive sewage system. The building is architecturally and historically significant as a representative of an evolving industrial building type designed to house innovative equipment.

As noted above, the project site is a former landfill; therefore, no archaeological resources are anticipated within the project area.

#### ***Determination of Effect***

NARA has reviewed the proposed project and its potential impacts on the JFK Library and Calf Pasture Pumping Station, and has applied the criteria of effect outlined in 36 CFR 800. NARA understands that the proposed granting of the easement from the JFK Library to the University will allow the EMK Facility to be physically positioned on its site so as to complement the JFK Library and to create a physical and visual connection between these two facilities. Without the Easement Parcel the EMK Facility will still be constructed, but it will need to be positioned such that the back of the EMK Facility will face the entranceway and front plaza of the JFK Library.

NARA has reviewed the impacts of the proposed undertaking on historic properties within and in the vicinity of the APE and has found that while there is one potentially historic property within the APE (the JFK Library) and one historic property in the vicinity of the APE (the Calf Pasture Pumping Station), the proposed granting of the easement will have no adverse effect on the historic properties, per 36 CFR 800.4(d)(1).

#### ***Consultation and Comments***

The MCIA is invited to be a consulting party in review of the proposed grant of land easement. This letter serves as notification of NARA's no effect finding and provides for a 30-day review of the enclosed materials and concurrence with the finding, per 36 CFR 800.4(d)(1).

The following NARA staff representatives are available to provide additional information on the proposed undertaking:

Mr. Ronald C. Noll, NCARB, AIA, CSI  
Real Property Management, Branch Chief  
NARA

Mr. John A. Peters, Jr.  
Massachusetts Commission on Indian Affairs  
May 9, 2011

Page 6

8601 Adelphia Road, Room 2300  
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Mr. David Sponn, P.E.  
Project Manager  
NARA  
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[david.sponn@nara.gov](mailto:david.sponn@nara.gov)

Thank you for your thoughtful review of the enclosed materials. If you have questions or require additional information, please do not hesitate to contact either Mr. Noll or Mr. Sponn at the addresses and numbers given above.

Sincerely,



Richard Judson  
Agency Federal Preservation Officer  
National Archives and Records Administration

Enclosures

Cc: Ronald Noll, NARA  
David Sponn, NARA  
Eric Ward, Einhorn Yaffee Prescott  
Maureen Cavanaugh, Epsilon Associates, Inc.



NATIONAL  
ARCHIVES

May 9, 2011

George Green, Jr., Acting Tribal Historic Preservation Officer  
Mashpee Wampanoag Indian Tribal Council, Inc.  
483 Great Neck Road, South  
P.O. Box 1048  
Mashpee, MA 02649

Re: John F. Kennedy Presidential Library and Museum  
Grant of Easement and Proposed Improvements  
Columbia Point, Boston, MA

Dear Mr. Green:

In accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (the Act), the National Archives and Records Administration (NARA) is pleased to provide the Mashpee Wampanoag Indian Tribal Council with information on NARA's proposal to grant an easement on property now occupied by the John F. Kennedy Presidential Library and Museum (the "JFK Library") on Columbia Point in Boston to the University of Massachusetts in association with the proposed construction of the Edward M. Kennedy Institute for the United States Senate Facility. This letter includes a description of the proposed undertaking, identification of consulting parties, NARA's definition of the project's area of potential effect (APE), identification of historic properties, and determination of effect.

NARA has determined that the proposed undertaking will have no adverse effect on historic properties within or in the vicinity of the APE. The purpose of this letter is to notify the Mashpee Wampanoag Tribe of the proposed undertaking and to seek comments regarding the potential impacts of the proposed granting of this easement, in compliance with Section 106 of the National Historic Preservation Act (36 CFR 800).

***Project Name***

John F. Kennedy Presidential Library and Museum Grant of Easement and Proposed Improvements.

NATIONAL ARCHIVES *and*  
RECORDS ADMINISTRATION

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***Name of Federal Agency***

National Archives and Records Administration

***Proposed Project***

The University of Massachusetts Building Authority and the University of Massachusetts (the "University"), in conjunction with the Edward M. Kennedy Institute for the United States Senate (the "EMK Institute"), a not-for-profit 501(c)(3) corporation, propose to construct a facility to house an educational institute (such building, the Edward M. Kennedy Institute for the United States Senate, or the "EMK Facility" and together with the EMK Institute program, the "EMK Institute project") on the University of Massachusetts Boston ("UMass Boston") campus on Columbia Point in Dorchester, Massachusetts. The project location is depicted in Figure 1. Figure 2 depicts the existing site conditions and identifies the Easement Parcel.

NARA proposes to grant a 24,700 square-foot easement (the "Easement Parcel") on property now occupied by the JFK Library to the University in order to facilitate the construction of the EMK Institute project in a manner that enhances both vehicular and pedestrian access to and between the EMK Facility and the JFK Library. Granting of the easement will require the relocation of nine bus parking spaces utilized by the JFK Library to a new location on the south side of the JFK Library parking lot, and the relocation of the JFK Library chiller building and cooling towers to a new location along the JFK Library service driveway. The proposed locations for the relocated bus parking spaces and the relocated chiller building and cooling towers are shown on Figure 3. Granting of the easement will not effect the design or scale of the EMK Institute project, but will dictate the orientation of the EMK Facility structure on the adjacent parcel. The Preferred Alternative (the Project) proposes the granting of the easement and the associated relocation of nine bus parking spaces and the JFK Library chiller building and cooling towers.

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### ***Establishment of an Undertaking***

NARA has determined that proposed Project is an undertaking, in compliance with 36 CFR 800.3(a) and as defined in 36 CFR 800.16(y), and has determined that the project has the potential to cause effects on historic properties.

### ***Identification of Consulting Parties***

NARA has identified the Massachusetts State Historic Preservation Officer (MA SHPO) as the appropriate SHPO to be involved in the Section 106 process.

NARA has identified the Mashpee Wampanoag Tribe and the Wampanoag Tribe of Gay Head (Aquinnah) as tribal organizations to be consulted regarding the proposed undertaking and are therefore invited to be consulting parties. The Massachusetts Commission on Indian Affairs is also invited to be a consulting party.

NARA has identified the Boston Landmarks Commission (BLC) as an appropriate representative of the local government and is therefore invited to be a consulting party.

### ***Identification of the Area of Potential Effect***

NARA has considered the undertaking and what direct and indirect effects the granting of this land easement may have on historic properties in defining the project's APE. The existing JFK Library property, the proposed Easement Parcel, and the proposed EMK Institute project site are located on filled tidelands and former landfill operated by the City of Boston on Columbia Point and formerly known as the Mile Road Dump, the Mount Vernon Street Dump, or the Columbia Point Landfill. The landfill was operated as a dumping ground and burn dump through the early 1960s, and consists of the lands now occupied in whole or in part by the University of Massachusetts (UMass) Boston campus (including the proposed EMK Institute project site), the Massachusetts State Archives building, and the JFK Library property.

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***JFK Library:*** The JFK Library is not listed in the National Register of Historic Places, nor is included in the Inventory of Historic and Archaeological Assets of the Commonwealth. However, the building is associated with President John F. Kennedy, a person significant in our past (National Register criterion B) and represents the work of the architect I.M. Pei, a potential master (National Register criterion C). As part of their review of the recent renovation and addition to the JFK Library, NARA and the MA SHPO concurred that the JFK Library may be eligible for inclusion in the National Register under special consideration criterion G, a property achieving significance within the past 50 years because of its exceptional importance.

**Calf Pasture Pumping Station:** The Calf Pasture Pumping Station is located approximately 800 feet southwest of the JFK Library. The Romanesque Revival style building was designed by the Boston City Architect, George Clough, in 1883 and was listed on the National Register of Historic Places in 1988. The building was the first sewage pumping station in Boston and represents the city's first major effort to establish a comprehensive sewage system. The building is architecturally and historically significant as a representative of an evolving industrial building type designed to house innovative equipment.

As noted above, the project site is a former landfill; therefore, no archaeological resources are anticipated within the project area.

#### ***Determination of Effect***

NARA has reviewed the proposed project and its potential impacts on the JFK Library and Calf Pasture Pumping Station, and has applied the criteria of effect outlined in 36 CFR 800. NARA understands that the proposed granting of the easement from the JFK Library to the University will allow the EMK Facility to be physically positioned on its site so as to complement the JFK Library and to create a physical and visual connection between these two facilities. Without the Easement Parcel the EMK Facility will still be constructed, but it will need to be positioned such that the back of the EMK Facility will face the entranceway and front plaza of the JFK Library.

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#### ***Consultation and Comments***

The Mashpee Wampanoag Tribe is invited to be a consulting party in review of the proposed grant of land easement. This letter serves as notification of NARA's no effect finding and provides for a 30-day review of the enclosed materials and concurrence with the finding, per 36 CFR 800.4(d)(1).

The following NARA staff representatives are available to provide additional information on the proposed undertaking:

Mr. Ronald C. Noll, NCARB, AIA, CSI  
Real Property Management, Branch Chief  
NARA

Mr. George Green, Jr.  
Mashpee Wampanoag Indian Tribal Council, Inc.  
May 9, 2011

Page 6

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Mr. David Sponn, P.E.  
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Thank you for your thoughtful review of the enclosed materials. If you have questions or require additional information, please do not hesitate to contact either Mr. Noll or Mr. Sponn at the addresses and numbers given above.

Sincerely,



Richard Judson  
Agency Federal Preservation Officer  
National Archives and Records Administration

Enclosures

Cc: Ronald Noll, NARA  
David Sponn, NARA  
Eric Ward, Einhorn Yaffee Prescott  
Maureen Cavanaugh, Epsilon Associates, Inc.



NATIONAL  
ARCHIVES

May 9, 2011

Bettina Washington, Tribal Historic Preservation Officer  
Wampanoag Tribe of Gay Head (Aquinnah)  
20 Black Brook Road  
Aquinnah, MA 02535-9701

Re: John F. Kennedy Presidential Library and Museum  
Grant of Easement and Proposed Improvements  
Columbia Point, Boston, MA

Dear Ms. Washington:

In accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (the Act), the National Archives and Records Administration (NARA) is pleased to provide the Wampanoag Tribe of Gay Head (Aquinnah) with information on NARA's proposal to grant an easement on property now occupied by the John F. Kennedy Presidential Library and Museum (the "JFK Library") on Columbia Point in Boston to the University of Massachusetts in association with the proposed construction of the Edward M. Kennedy Institute for the United States Senate Facility. This letter includes a description of the proposed undertaking, identification of consulting parties, NARA's definition of the project's area of potential effect (APE), identification of historic properties, and determination of effect.

NARA has determined that the proposed undertaking will have no adverse effect on historic properties within or in the vicinity of the APE. The purpose of this letter is to notify the Wampanoag Tribe of Gay Head (Aquinnah) of the proposed undertaking and to seek comments regarding the potential impacts of the proposed granting of this easement, in compliance with Section 106 of the National Historic Preservation Act (36 CFR 800).

***Project Name***

John F. Kennedy Presidential Library and Museum Grant of Easement and Proposed Improvements.

NATIONAL ARCHIVES *and*  
RECORDS ADMINISTRATION

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[www.archives.gov](http://www.archives.gov)

***Name of Federal Agency***

National Archives and Records Administration

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The University of Massachusetts Building Authority and the University of Massachusetts (the "University"), in conjunction with the Edward M. Kennedy Institute for the United States Senate (the "EMK Institute"), a not-for-profit 501(c)(3) corporation, propose to construct a facility to house an educational institute (such building, the Edward M. Kennedy Institute for the United States Senate, or the "EMK Facility" and together with the EMK Institute program, the "EMK Institute project") on the University of Massachusetts Boston ("UMass Boston") campus on Columbia Point in Dorchester, Massachusetts. The project location is depicted in Figure 1. Figure 2 depicts the existing site conditions and identifies the Easement Parcel.

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#### ***Establishment of an Undertaking***

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NARA has considered the undertaking and what direct and indirect effects the granting of this land easement may have on historic properties in defining the project's APE. The existing JFK Library property, the proposed Easement Parcel, and the proposed EMK Institute project site are located on filled tidelands and former landfill operated by the City of Boston on Columbia Point and formerly known as the Mile Road Dump, the Mount Vernon Street Dump, or the Columbia Point Landfill. The landfill was operated as a dumping ground and burn dump through the early 1960s, and consists of the lands now occupied in whole or in part by the University of Massachusetts (UMass) Boston

campus (including the proposed EMK Institute project site), the Massachusetts State Archives building, and the JFK Library property.

The area surrounding the JFK Library is comprised primarily of late twentieth-century development to the south and west and the Boston Harbor to the north and east. Immediately south of the site is the Massachusetts State Archives Building (constructed ca. 1986); to the southwest of the site is the City of Boston's Calf Pasture Pumping Station (constructed in 1882); beyond, to the south and west is the UMass Boston campus (built ca. 1970s); and to the northwest is the Harbor Point Apartment Community (built ca. 1950s, renovated ca. 1980s).

The APE is defined as the JFK Library site (including the Easement Parcel) owned by NARA, the proposed EMK Institute project site and lands to the southwest of EMK Institute project site, all of which are owned by the University of Massachusetts Boston, and the Massachusetts State Archive Building site. The APE is depicted in Figure 6, which also identifies the extent of the JFK Library property, the boundaries of the proposed EMK Institute project, and the Easement Parcel.

### ***Identification of Historic Properties***

Identification of historic properties was undertaken within the APE and within one-half mile of the JFK Library APE. The approximate limits of the area of background research and field survey are depicted in Figure 7.

The National Register of Historic Places and the Inventory of Historic and Archaeological Assets of the Commonwealth, maintained by the MA SHPO, were reviewed to identify known historic properties. The survey files of the BLC were also reviewed.

A field survey was undertaken to confirm the results of the background research and to identify historic properties not yet surveyed.

Background research and field survey identified one historic property within the APE – the JFK Library, and one historic property in the vicinity of the APE - the Calf Pasture Pumping Station. Both of these entities are identified on Figures 6 and 7.

***JFK Library:*** The JFK Library is not listed in the National Register of Historic Places, nor is included in the Inventory of Historic and Archaeological Assets of the Commonwealth. However, the building is associated with President John F. Kennedy, a person significant in our past (National Register criterion B) and represents the work of the architect I.M. Pei, a potential master (National Register criterion C). As part of their review of the recent renovation and addition to the JFK Library, NARA and the MA SHPO concurred that the JFK Library may be eligible for inclusion in the National Register under special

consideration criterion G, a property achieving significance within the past 50 years because of its exceptional importance.

***Calf Pasture Pumping Station:*** The Calf Pasture Pumping Station is located approximately 800 feet southwest of the JFK Library. The Romanesque Revival style building was designed by the Boston City Architect, George Clough, in 1883 and was listed on the National Register of Historic Places in 1988. The building was the first sewage pumping station in Boston and represents the city's first major effort to establish a comprehensive sewage system. The building is architecturally and historically significant as a representative of an evolving industrial building type designed to house innovative equipment.

As noted above, the project site is a former landfill; therefore, no archaeological resources are anticipated within the project area.

#### ***Determination of Effect***

NARA has reviewed the proposed project and its potential impacts on the JFK Library and Calf Pasture Pumping Station, and has applied the criteria of effect outlined in 36 CFR 800. NARA understands that the proposed granting of the easement from the JFK Library to the University will allow the EMK Facility to be physically positioned on its site so as to complement the JFK Library and to create a physical and visual connection between these two facilities. Without the Easement Parcel the EMK Facility will still be constructed, but it will need to be positioned such that the back of the EMK Facility will face the entranceway and front plaza of the JFK Library.

NARA has reviewed the impacts of the proposed undertaking on historic properties within and in the vicinity of the APE and has found that while there is one potentially historic property within the APE (the JFK Library) and one historic property in the vicinity of the APE (the Calf Pasture Pumping Station), the proposed granting of the easement will have no adverse effect on the historic properties, per 36 CFR 800.4(d)(1).

#### ***Consultation and Comments***

The Wampanoag Tribe of Gay Head (Aquinnah) is invited to be a consulting party in review of the proposed grant of land easement. This letter serves as notification of NARA's no effect finding and provides for a 30-day review of the enclosed materials and concurrence with the finding, per 36 CFR 800.4(d)(1).

The following NARA staff representatives are available to provide additional information on the proposed undertaking:

Ms. Bettina Washington  
Wampanoag Tribe of Gay Head (Aquinnah)  
May 9, 2011

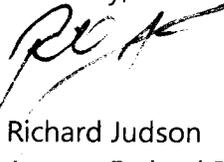
Page 6

Mr. Ronald C. Noll, NCARB, AIA, CSI  
Real Property Management, Branch Chief  
NARA  
8601 Adelphia Road, Room 2300  
College Park, MD 20740-6001  
301-837-3648  
[ronald.noll@nara.gov](mailto:ronald.noll@nara.gov)

Mr. David Sponn, P.E.  
Project Manager  
NARA  
8601 Adelphia Road, Room 2300  
College Park, MD 20740-6001  
301-837-2082  
[david.sponn@nara.gov](mailto:david.sponn@nara.gov)

Thank you for your thoughtful review of the enclosed materials. If you have questions or require additional information, please do not hesitate to contact either Mr. Noll or Mr. Sponn at the addresses and numbers given above.

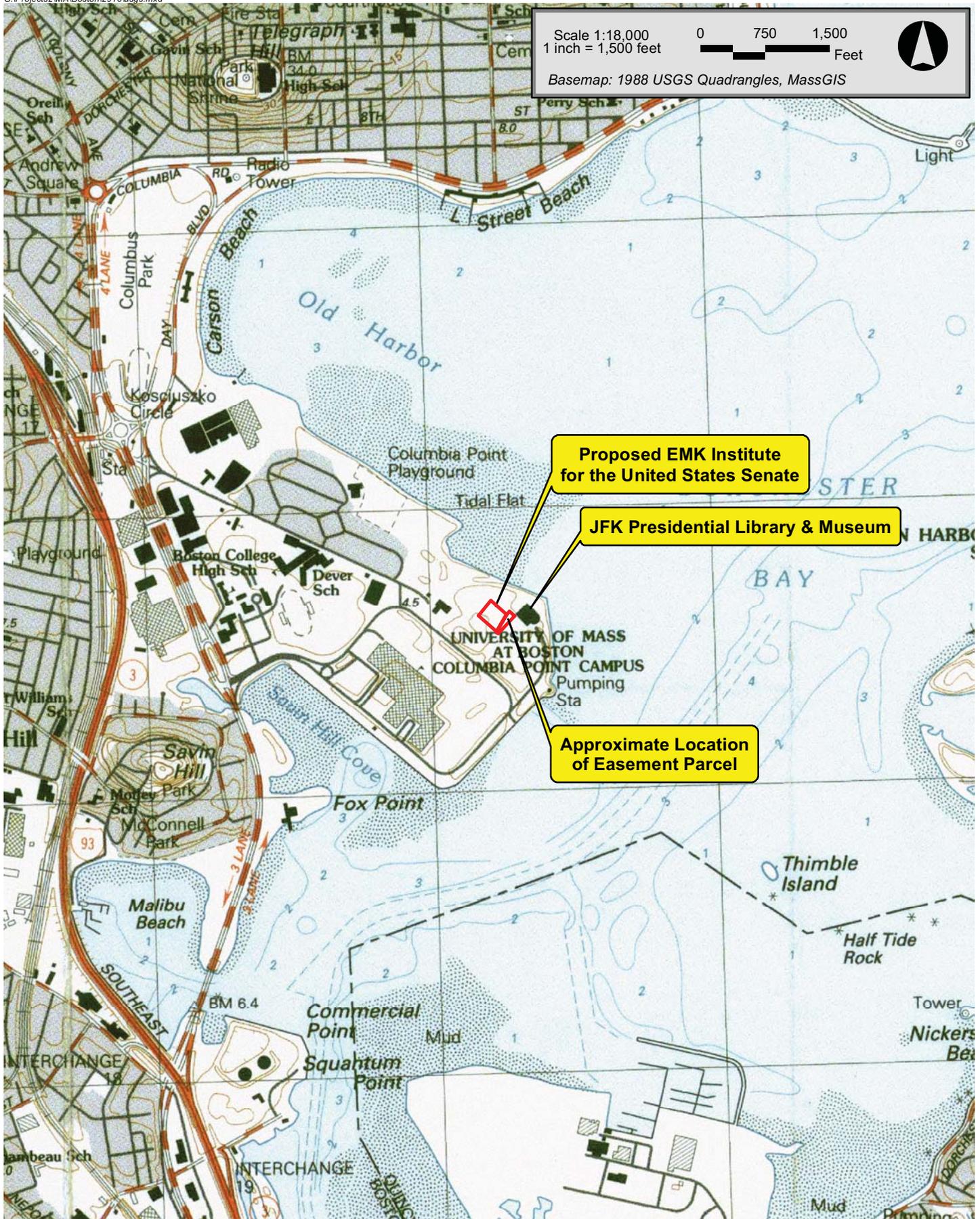
Sincerely,



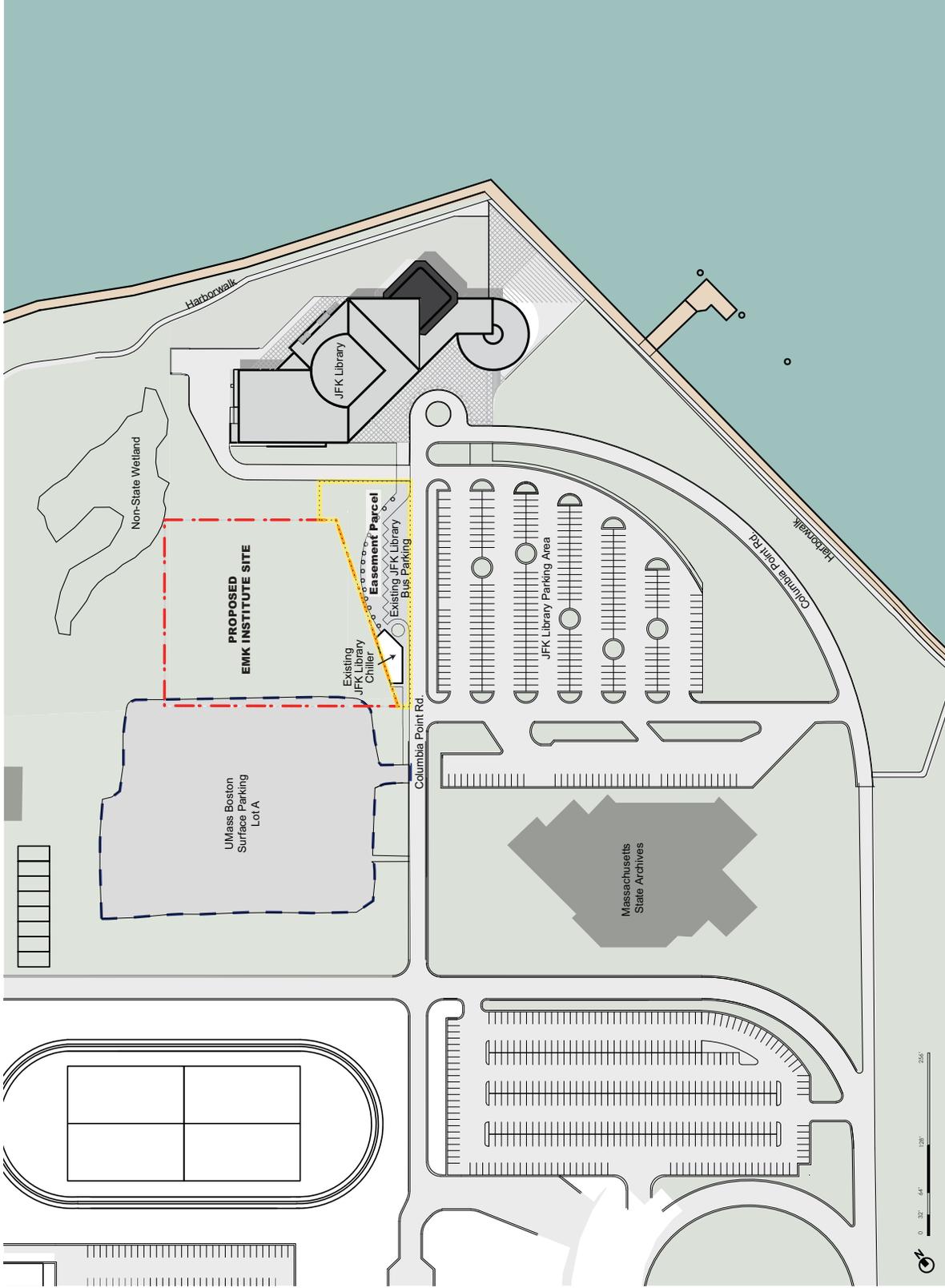
Richard Judson  
Agency Federal Preservation Officer  
National Archives and Records Administration

Enclosures

Cc: Ronald Noll, NARA  
David Sponn, NARA  
Eric Ward, Einhorn Yaffee Prescott  
Maureen Cavanaugh, Epsilon Associates, Inc.



JFK Library Grant of Easement Boston, Massachusetts

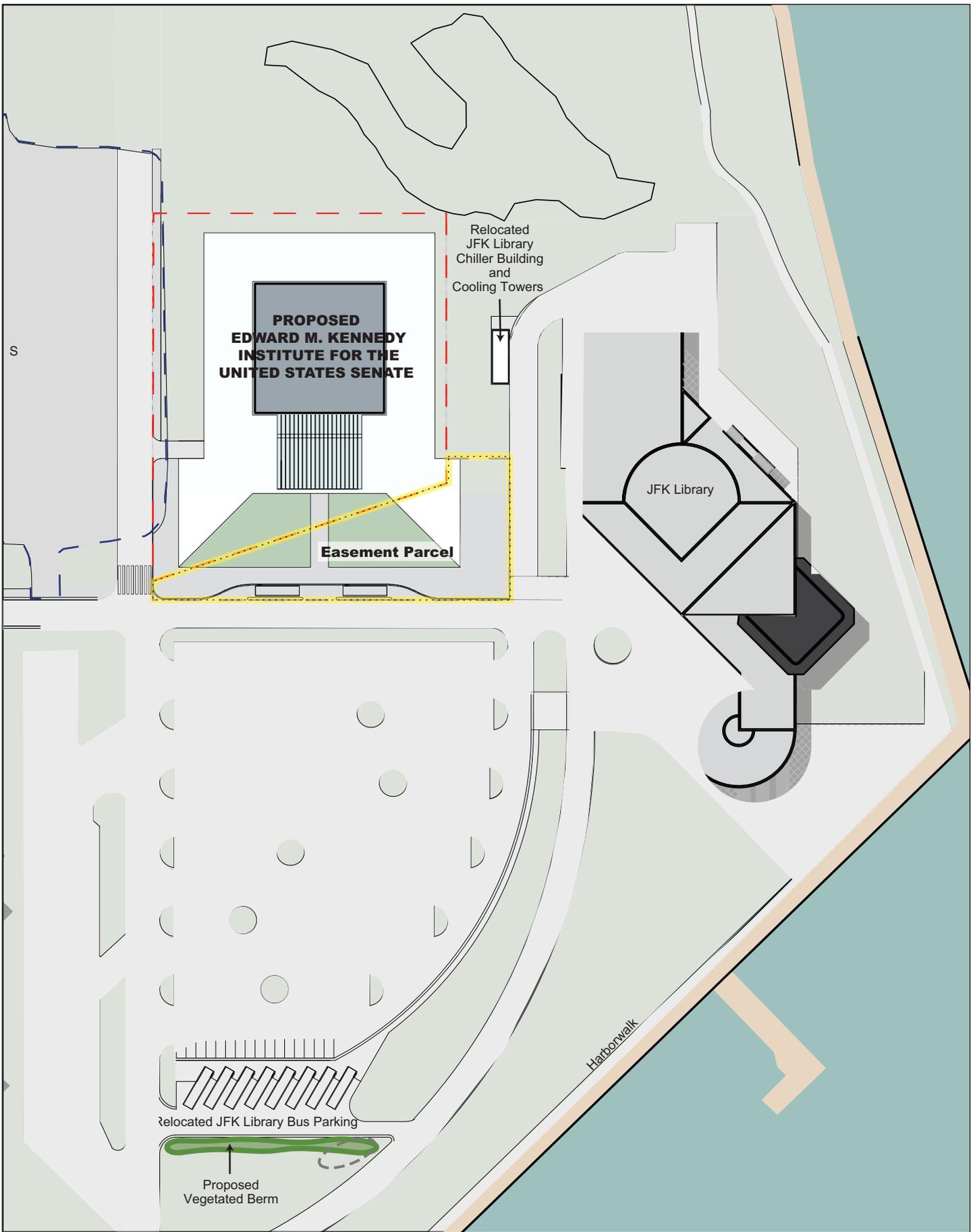


Source:  
 RAFAEL VINOLY ARCHITECTS PC

JFK Library Grant of Easement Boston, Massachusetts



Figure 2  
 Existing Conditions Context Plan



JFK Library Grant of Easement Boston, Massachusetts

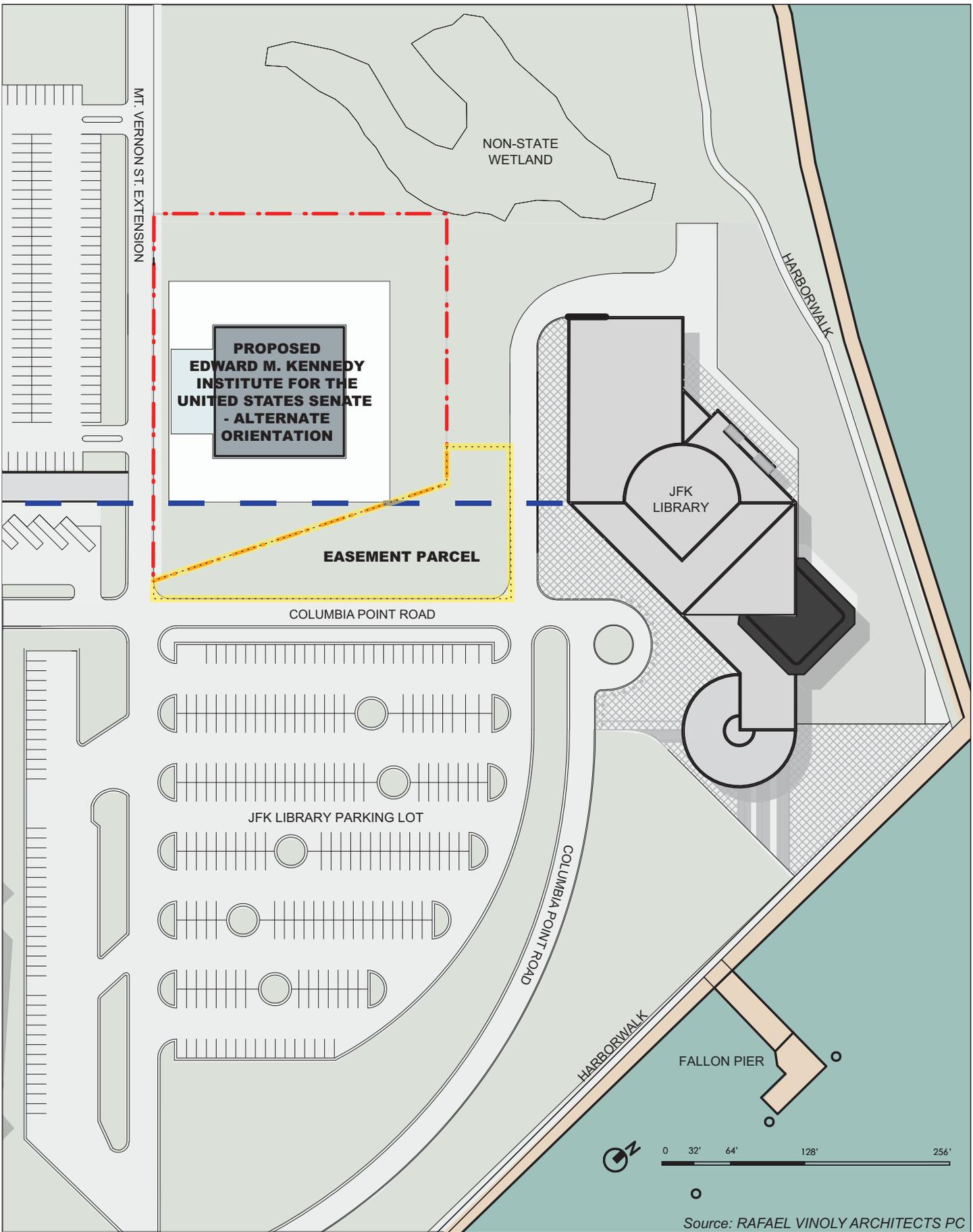


Sources: RAFAEL VINOLY ARCHITECTS PC

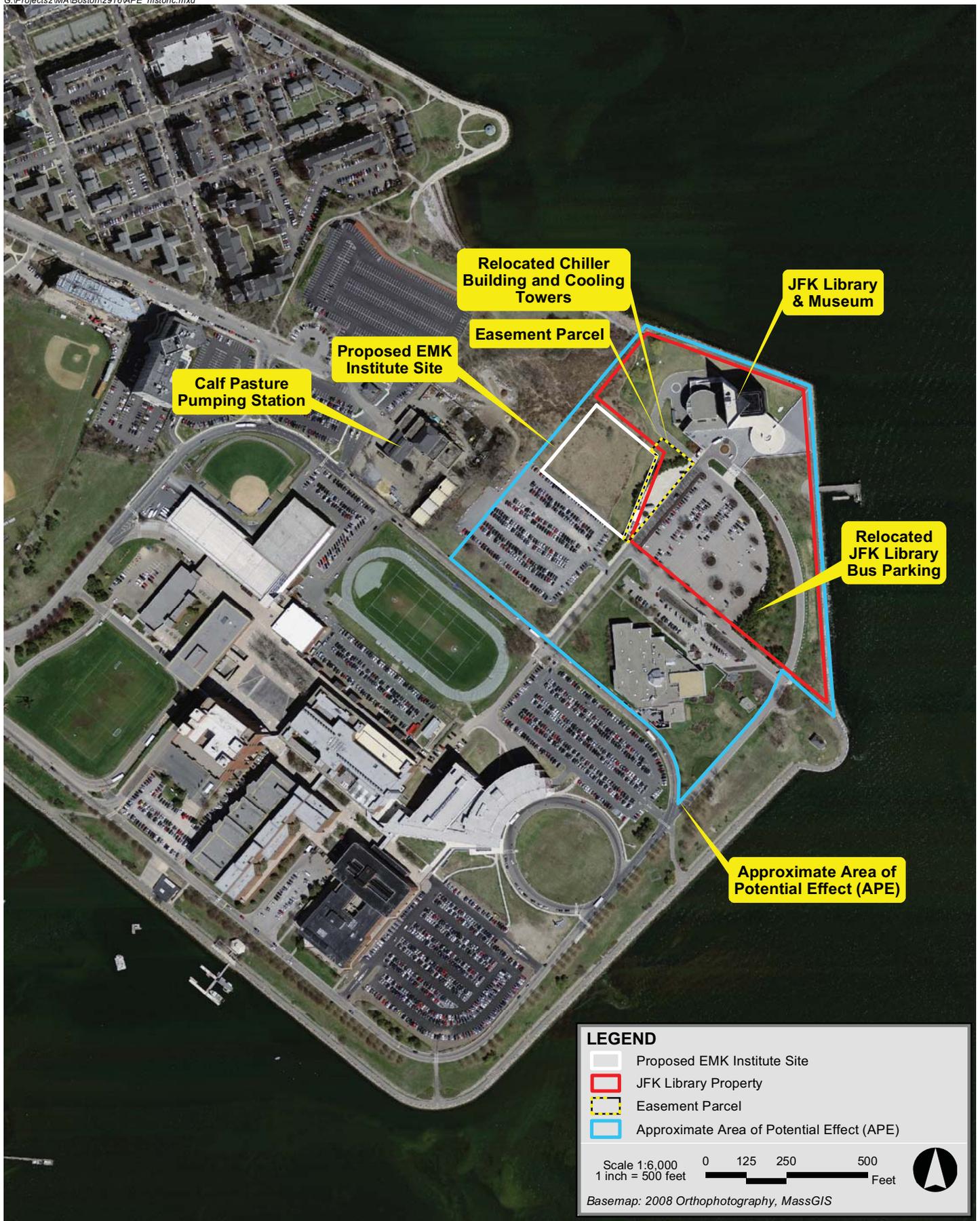
JFK Library Grant of Easement Boston, Massachusetts



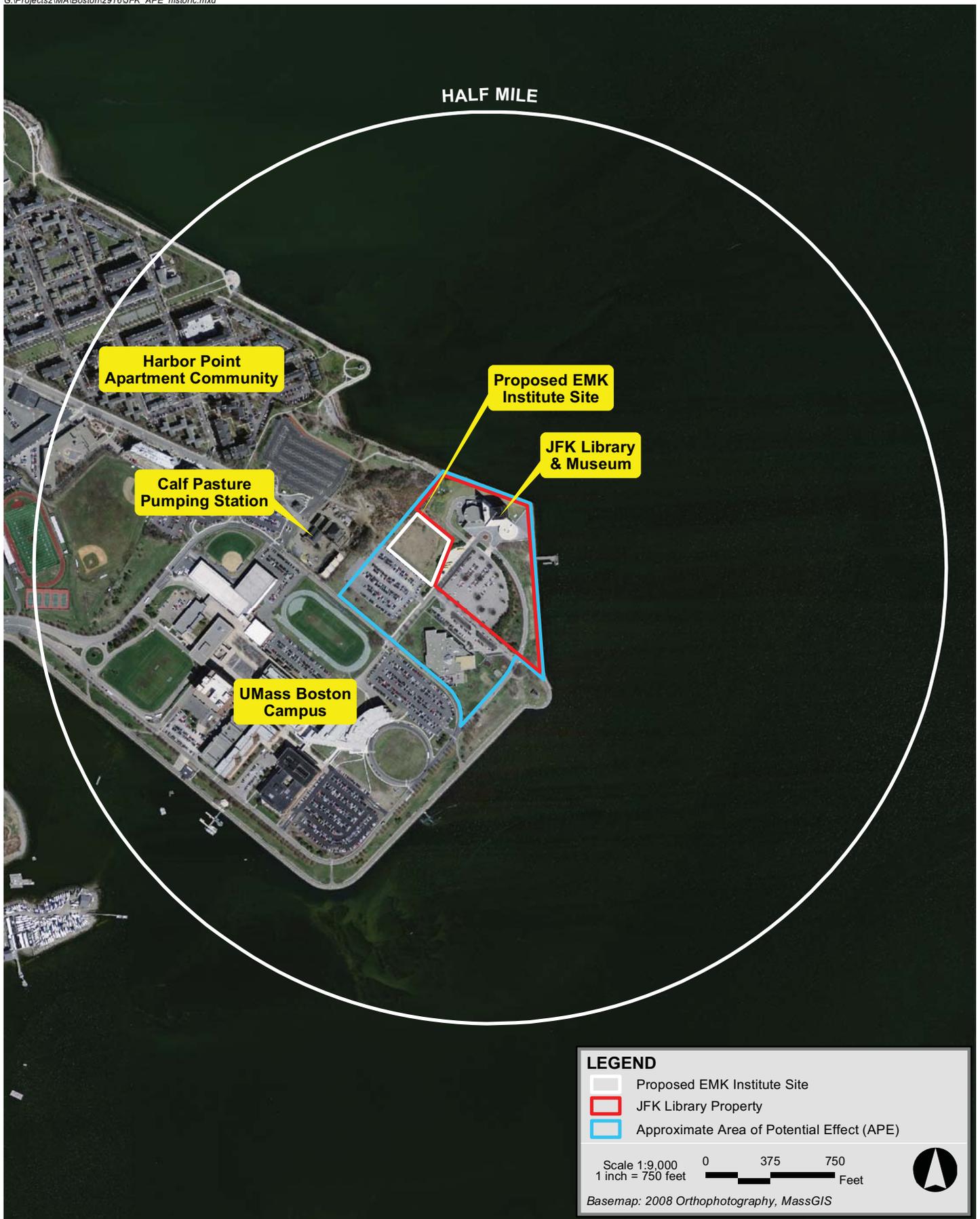
Figure 4  
EMK Institute Contextual Rendering – South View



JFK Library Grant of Easement Boston, Massachusetts



JFK Library Grant of Easement Boston, Massachusetts



JFK Library Grant of Easement Boston, Massachusetts

**Appendix C**

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**Public Meeting Notice**  
***Boston Herald, June 2, 3 and 4***

# June 2, 2011

company qualified to do business in the Commonwealth and satisfactory to the Authority, and (c) conditioned upon the faithful performance by the principal of the agreements contained in the bid.

The successful Bidder will be required to furnish a performance bond and a labor and materials payment bond, each in an amount equal to 100% of the Contract price. The surety shall be a surety company or securities satisfactory to the Authority. Attention is called to the minimum rate of wages to be paid on the work as determined under the provisions of Chapter 149, Massachusetts General Laws, Section 26 to 27G, inclusive, as amended. The Contractor will be required to pay minimum wages in accordance with the schedules listed in Division II, Special Provisions of the Specifications, which wage rates have been predetermined by the U. S. Secretary of Labor and /or the Commissioner of Labor and Industries of Massachusetts, whichever is greater.

The successful Bidder will be required to purchase and maintain Bodily Injury Liability Insurance and Property Damage Liability Insurance for a combined single limit of **\$1,000,000.00**. Said policy shall be on an occurrence basis and the Authority shall be included as an Additional Insured. See the insurance sections of Division I, General Requirements and Division II, Special Provisions for complete details.

This Contract is also subject to Affirmative Action requirements of the Massachusetts Port Authority contained in the Non-Discrimination and Affirmative Action article of Division I, General Requirements and Covenants, and to the Secretary of Labor's Requirement for Affirmative Action to Ensure Equal Opportunity and the Standard Federal Equal Opportunity Construction Contract Specifications (Executive Order 11246).

The General Contractor is required to submit a Certification of Non-Segregated Facilities prior to award of the Contract, and to notify prospective subcontractors of the requirement for such certification where the subcontract exceeds \$10,000.

Complete information and authorization to view the site may be obtained from the Capital Programs Department Office at the Massachusetts Port Authority. The right is reserved to waive any informality in or reject any or all proposals.

**MASSACHUSETTS PORT AUTHORITY**  
**THOMAS J. KINTON, JR.**  
**CEO AND EXECUTIVE DIRECTOR**

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 Call the Boston Herald Classified Advertising Department to discover affordable advertising options that will help you send your message to over half a million daily Boston Herald readers.  
 Call 617-423-4545.

BOSTON HERALD THURSDAY, JUNE 2, 2011



**LAND COURT NOTICE**

**LAND COURT NOTICE**

THE COMMONWEALTH OF MASSACHUSETTS  
 LAND COURT  
 DEPARTMENT OF THE TRIAL COURT  
 (SEAL) 2011 MISC. 447556

**ORDER OF NOTICE**

To: Cedric A. Sinclair and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.:

Bank of America, N.A. claiming to have an interest in a Mortgage covering real property in 27-29 Dennison Street, Boston given by Cedric A. Sinclair to Bank of America, N.A., dated June 6, 2006, and recorded with the Suffolk County Registry of Deeds at Book 39754, Page 132 has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before JULY 04, 2011 or you will be forever barred from claiming that you are entitled to the benefits of said Act.

Witness, KARYN F. SCHEIER Chief Justice of this Court on MAY 23, 2011

Attest:  
 Deborah J. Patterson  
 Recorder  
 201009-1370-GRN

Jun 2

in the form of a certified check or bank treasurer's check will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE.

Other terms if any, to be announced at the sale.

Ocwen Loan Servicing, LLC  
 Present Holder of said Mortgage,  
 By Its Attorneys,  
 Orleans Moran PLLC  
 P.O. Box 962169  
 Boston, MA 02196  
 Phone: (617) 502-4100

May 19, 26, June 2

**PUBLIC NOTICE**

A Public Meeting has been scheduled regarding the Draft Environmental Assessment for the National Archives and Records Administration Proposed Grant of Easement and Proposed Improvements, John F. Kennedy Presidential Library and Museum, Columbia Point, Boston, Massachusetts 02125.

The National Archives and Records Administration (NARA) proposes to grant a 24,700 square-foot easement on property now occupied by the John F. Kennedy Presidential Library and Museum (Library) on Columbia Point in Dorchester, Massachusetts, to the University of Massachusetts in order to facilitate the construction of the Edward M. Kennedy Institute for the United States Senate Facility (EMK). Granting of the easement and the subsequent construction of the EMK Facility will result in the re-landscaping of the easement parcel as a pedestrian plaza, and will require the relocation of the existing Library chiller building and cooling tower currently located on the easement parcel, and the relocation of the Library bus parking spaces currently located on the easement parcel.

NARA has prepared a Draft Environmental Assessment (Draft EA) of the planned grant of easement and proposed improvements consistent with the National Environmental Policy Act of 1969 (NEPA), as amended, 42 U.S.C. 4321-4347, and the implementing regulations of the Council on Environmental Quality (40 C.F.R. 1500-1508). A review of the project's potential effect on historic resources is also being undertaken consistent with Section 106 of the National Historic Preservation Act of 1966 (NHPA), as amended, 16 U.S.C. 470-470x-6, and the implementing regulations at 36 CFR Part 800.

As part of the NEPA and Section 106 review process a public meeting will be held at 7:00 PM on Tuesday, June 21, 2011, at the John F. Kennedy Presidential Library and Museum, Columbia Point, Boston, Massachusetts 02125. To attend the meeting, please enter via the main visitor entrance of the Library.

Copies of the Draft EA are being distributed to the City of Boston and the Uphams Corner Branch Library. Copies of the Draft EA are also available for public review at the Library and will be available at the public meeting. A copy of the draft EA will also be posted on NARA's website at <http://www.archives.gov/comment/>. Contact the Project Manager by email for an electronic copy of the Draft EA by email.

For further information or to submit written comments, please contact David Sponn, Project Manager, National Archives and Records Administration, Space and Security Division, Room 2300, 8601 Adelphi Road, College Park, MD 20740-6001; phone (301) 837-2082; e-mail at [david.sponn@nara.gov](mailto:david.sponn@nara.gov). We request that all comments be submitted by July 8, 2011.

Issued by:  
 Ronald Noll, AIA  
 Branch Chief  
 Real Property Management  
 NARA, Room 2300  
 8601 Adelphi Road  
 College Park, MD 20740-6001

June 2, 3, 4

June 3, 2011

invited to respond in writing to a list of questions to be provided by Massport in advance of the scheduled individual interviews. The MSP's final selection shall be based on an evaluation of the Developers' Qualification Statements, the interviews, and their written responses to the questions.

Submissions shall be addressed to John Krajovic, Deputy Director, Airport Planning, Economic Planning and Development Department and received no later than 12:00 Noon on Thursday, June 30, 2011, at the Massachusetts Port Authority, Logan Office Center, One Harborside Drive, Suite 209S, Logan International Airport, East Boston, MA 02128-2909. Any submission which exceeds the page limit set forth in the RFQ or which is not received in a timely manner shall be rejected by the Authority as non-responsive.

Massport may cancel this solicitation, or may reject in whole or in part, any and all responses and/or energy savings measures if Massport determines, in its sole discretion, that cancellation or rejection is in its best interest.

All questions relative to the submission shall only be directed to John Krajovic, Deputy Director, Airport Planning, Economic Planning and Development, at (617) 568-3518, or jkrajovic@massport.com.

MASSACHUSETTS PORT AUTHORITY  
David S. Mackey  
Acting Executive Director and CEO  
One Harborside Drive, Suite 200S  
East Boston, MA 02128-2909

www.bostonherald.com

PUBLIC NOTICE

A Public Meeting has been scheduled regarding the Draft Environmental Assessment for the National Archives and Records Administration Proposed Grant of Easement and Proposed Improvements, John F. Kennedy Presidential Library and Museum, Columbia Point, Boston, Massachusetts 02125.

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As part of the NEPA and Section 106 review process a public meeting will be held at 7:00 PM on Tuesday, June 21, 2011, at the John F. Kennedy Presidential Library and Museum, Columbia Point, Boston, Massachusetts 02125. To attend the meeting, please enter via the main visitor entrance of the Library.

Copies of the Draft EA are being distributed to the City of Boston and the Uphams Corner Branch Library. Copies of the Draft EA are also available for public review at the Library and will be available at the public meeting. A copy of the draft EA will also be posted on NARA's website at <http://www.archives.gov/comment/>. Contact the Project Manager by email for an electronic copy of the Draft EA by email.

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Issued by:  
Ronald Noll, AIA  
Branch Chief  
Real Property Management  
NARA, Room 2300  
8601 Adelphi Road  
College Park, MD 20740-6001

June 2, 3, 4

covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Ten Thousand (\$10,000.00 ) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

AURORA LOAN SERVICES, LLC  
Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
200901-0469 - ORE

May 27, Jun 3, 10

LEGAL NOTICE  
MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Thomas F. Gillis to Citizens Mortgage Corporation, dated May 14, 1999 and recorded at Suffolk County Registry of Deeds in Book 23765, Page 169 of which mortgage RBS Citizens, NA is the present holder by assignment Recorded at Suffolk County Registry of Deeds in Book 47662, Page 175, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 10 Dunmore Street, Roxbury (Boston), MA 02119 will be sold at a Public Auction at 10:00 AM on June 24, 2011, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:  
The land in that part of Roxbury, with the building thereon, located at 10 Dunmore Street, and bounded and described as follows: Southwesterly: Dunmore Street 30 feet Northwesterly; Land now or formerly of McIntyre 85 feet Northeasterly; Land now or formerly of Tripp 30 feet Southeasterly; Land now or formerly of Murphy 85 feet

For mortgagor's title see deed recorded with the Suffolk County Registry of Deeds in Book 23765, Page 168.  
The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.  
Terms of the Sale: Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 321 Billerica Road, Suite 210, Chelmsford, MA 01824-4100 or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication."

Other terms to be announced at the sale.

RBS Citizens, NA  
Korde & Associates, P.C.  
321 Billerica Road  
Suite 210  
Chelmsford, MA 01824-4100  
(978) 256-1500  
(AHF 11-004546) (Gillis)(05-27-11, 06-03-11, 06-10-11)(270639)

May 27, Jun 3, 10

BOSTON HERALD FRIDAY, JUNE 3, 2011

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PUBLIC NOTICE

A Public Meeting has been scheduled regarding the Draft Environmental Assessment for the National Archives and Records Administration Proposed Grant of Easement and Proposed Improvements, John F. Kennedy Presidential Library and Museum, Columbia Point, Boston, Massachusetts 02125.

The National Archives and Records Administration (NARA) proposes to grant a 24,700 square-foot easement on property now occupied by the John F. Kennedy Presidential Library and Museum (Library) on Columbia Point in Dorchester, Massachusetts, to the University of Massachusetts in order to facilitate the construction of the Edward M. Kennedy Institute for the United States Senate Facility (EMK). Granting of the easement and the subsequent construction of the EMK Facility will result in the re-landscaping of the easement parcel as a pedestrian plaza, and will require the relocation of the existing Library chiller building and cooling tower currently located on the easement parcel, and the relocation of the Library bus parking spaces currently located on the easement parcel.

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For further information or to submit written comments, please contact David Sponn, Project Manager, National Archives and Records Administration, Space and Security Division, Room 2300, 8601 Adelphi Road, College Park, MD 20740-6001; phone (301) 837-2082; e-mail at [david.sponn@nara.gov](mailto:david.sponn@nara.gov). We request that all comments be submitted by July 8, 2011.

Issued by:  
Ronald Noll, AIA  
Branch Chief  
Real Property Management  
NARA, Room 2300  
8601 Adelphi Road  
College Park, MD 20740-6001

June 2, 3, 4

**In Public Improvement Commission of the City of Boston,**

June 2, 2011

**Ordered:** That due notice be given that this Commission is of the opinion that in said City of Boston the following public improvements will be considered at the request of the petitioners: MP Hayward Development Co LLC, and The Boston Redevelopment Authority.

On a joint petition of MP Hayward Development Co LLC, and The Boston Redevelopment Authority for 4 **Vertical Discontinuances** in the following street in Boston Proper:

- Avenue De Lafayette- on its southerly side from Harrison Avenue Extension approximately one hundred fifty-five (155') feet westerly vertically above the sidewalk from elevation of 44.67 BCB to elevation 199.00 BCB.

This Commission appoints June 30, 2011 at 10:00 a.m., in Room 801, Boston City Hall as the time and place for the Public Hearing to consider the petition of the petitioners.

JOANNE P. MASSARO )  
 MICHAEL GALVIN ) PUBLIC IMPROVEMENT COMMISSION  
 GARY MOCCIA )  
 THOMAS TINLIN )

A true copy of an order passed by said Commission on said day.

Attest:  
Douglas Coughlin  
Executive Secretary

June 4, 6

**DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATERWAYS REGULATION PROGRAM**

**Notice of License Application pursuant to M. G. L. Chapter 91  
Waterways License Application Number W11-3343  
MA Department of Conservation and Recreation**

**NOTIFICATION DATE: June 4, 2011**

Public notice is hereby given of the application by the MA Department of Conservation and Recreation to install a temporary pile held floating ferry dock at Georges Island in the municipality of Boston, within the waters of Boston Harbor. The ferry float will be in place for no more than six (6) months. The proposed use of the project is to provide a temporary waterborne passenger transportation facility and is a water dependent project.

The Department will consider all written comments on this Waterways application received by within 15 days subsequent to the "Notification Date". Failure of any aggrieved person or group of ten citizens or more to submit written comments to the Waterways Regulation Program by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c).

Additional information regarding this application may be obtained by contacting the Waterways Regulation Program at (617) 292-5500. Project plans and documents for this application are on file with the Waterways Regulation Program for public viewing, by appointment only, at the address below. Written comments must be addressed to: David Slagle, MassDEP - WRP, One Winter St., 5th fl., Boston, MA 02108.

Jun 4

June 4, 2011

www.bostonherald.com

SATURDAY, JUNE 4, 2011

BOSTON HERALD

THIS NOTICE, UP TO THE TIME AND DATE LISTED ABOVE AT THEY WILL BE PUBLICLY OPENED AND READ.

**Appendix D**

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**Comment Letters (Annotated)**



8 July 2011

Mr. David Sponn  
National Archives and Records Administration  
Space and Security Division  
8601 Adelphi Road, Room 2300  
College Park, Maryland 20740-6001

Dear Mr. Sponn:

The Boston Harbor Association, a non-profit, public interest organization founded in 1973 by the League of Women Voters and the Boston Shipping Association to promote a clean, alive, and accessible Boston Harbor, recently attended the 21 June 2011 public meeting regarding the National Archives and Records Administration's proposal to grant a 24,700 square foot easement on property currently occupied by the John F. Kennedy Library and Museum, Columbia Point, Dorchester, to UMass Boston. The granting of the easement and related improvements will help facilitate the construction of the Edward M. Kennedy Institute for the United States Senate.

As discussed at the public meeting, the proposed Edward M. Kennedy Institute will include approximately 46,780 square feet of open space, of which 21,950 square feet is on the proposed Easement Parcel. The open spaces include a lawned area as well as a pedestrian walkway, which will bring the visitor from the sidewalk located on the Easement Parcel to the entry to the Edward M. Kennedy Institute. The front sidewalk of the Edward M. Kennedy Institute, located almost entirely on the Easement Parcel, will link with the sidewalks of UMass Boston and to the open space and pedestrian walkways of the Kennedy Library. This linkage will also allow access to the HarborWalk and Boston Harbor on the eastern side of the Kennedy Library.

Granting of the proposed easement will require the relocation of the John F. Kennedy Library chiller plant and the existing John F. Kennedy Library bus parking spaces from their current locations within the Easement Parcel to new locations on the Kennedy Library property.

Our comments on the granting of the proposed easement follow:

Easement Parcel Improvements: The proposed site improvements to the Easement Parcel are designed to promote a pedestrian connection between the existing Kennedy Library and the proposed Edward M. Kennedy Institute. In addition, a sidewalk promenade across the Easement Parcel will create a link to the rest of the UMass campus, with benches and lighting. Bike racks will be provided nearby.

The Boston Harbor Association strongly supports the Edward M. Kennedy Institute's efforts to provide pedestrian links from the Institute to the existing Kennedy Library and the rest of the UMass campus, as well as to encourage greater HarborWalk usage. Besides benches and lighting, we ask that the Institute provide other public amenities



typically found on the HarborWalk and other public open spaces, including a drinking fountain, public art, interpretive signage, trash receptacles, and a mutt mitt station for animal waste.

TBHA-1

We also urge consideration of LED lighting along the new walkways, similar to the environmentally-sustainable lighting provided by the New England Aquarium at its new HarborWalk segment.

TBHA-2

Relocation of the John F. Kennedy Library chiller plant: During the 21 June 2011 public meeting and site visit, the project proponent showed relocation plans for the Kennedy Library chiller plant. The new chiller building will be 15 feet by 65 feet, with a 12-foot clear height, and the cooling tower enclosure will be 15 feet by 18 feet. The existing chiller plant equipment is relatively new and will be reused, while signs of corrosion on the cooling towers necessitate replacement of the towers.

In meetings earlier this year and during a 15 March 2011 tour of green roofs organized by TBHA for the then-President of the Edward M. Kennedy Institute, The Boston Harbor Association strongly advocated green roofs for the EMK Institute. Consistent with federal, state, and city policies to encourage environmental sustainability, we urge that the Edward M. Kennedy Institute incorporate a green roof in the design of the relocated new chiller building.

TBHA-3

Relocated bus parking spaces: Improvements to the Easement Parcel will require the relocation of three bus parking spaces to the southeast side of the existing Kennedy Library parking lot. The 31 May 2011 Draft Environmental Assessment for this project notes that the area of the proposed relocated bus parking area is "currently vegetated with lawn and trees which screen the view of the parking lot from Columbia Point Road."

At the public meeting, it was not clear how many trees will have to be removed to make way for the relocated bus parking. At recent meetings, the Boston Conservation Commission is requiring a minimum of 2:1 ratio of new:removed trees in those rare instances where tree removal can not be avoided (City of Boston's Climate Action Plan has a goal of 100,000 new trees by 2020 above 2010 baseline levels). We anticipate that every effort will be made not to remove trees. If no other alternative is available and tree removal is necessary, at a minimum, trees should be replaced at no less than a 2:1 ratio.

TBHA-4

Promotion of Future Water Transportation Options: While the Edward M. Kennedy Institute is 325 feet inland of the existing Columbia Point shoreline and does not lie on or along the waterfront, the Institute, as an entity on the UMass Boston campus, should strive to reinforce the water dependent uses on the campus.

It is our hope that in the next few years, the John T. Fallon State Pier located in front of the John F. Kennedy Presidential Library and Museum can be reconfigured to allow smaller vessels to drop off visitors to the Library, Institute, and the UMass campus. When that occurs, the Institute should promote usage by employees, students,



researchers, and the visiting public of the water transportation services available from the Pier.

TBHA-5

Potential Sea Level Rise: With support from the Barr Foundation, The Boston Harbor Association hosted a "Boston Harbor Sea Level Rise Forum" and two related community meetings in November 2010. At the Forum, specially-prepared maps by Dr. Paul Kirshen and Dr. Ellen Douglas showed potential impacts of climate change and sea level rise on Boston neighborhoods, including Dorchester. Over the next century, potential impacts from climate change could significantly affect waterfront areas. It is not clear whether the relocated John F. Kennedy Library chiller plant has been designed to take into account the potential impacts of sea level rise.

TBHA-6

Operations and Maintenance Plan: Consistent with requirements for other waterfront development projects in the Commonwealth, we ask that the Edward M. Kennedy Institute incorporate the operations and maintenance plan for the Easement Parcel and improvements related to this project into the operations and maintenance plan for the rest of the Institute, which includes all of the public open spaces and accessways, ground floor facilities of public accommodation, and rest rooms for the general public, regardless of patronage.

TBHA-7

Thank you for your consideration.

Sincerely,

Vivien Li  
President  
The Boston Harbor Association

July 12, 2011

Mr. David Sponn, Project Manager  
National Archives and Records Administration  
Space and Security Division  
8601 Adelphi Road, Room 2300  
College Park, Maryland 20740-6001

via e-mail: david.sponn@nara.gov

Re: Grant of Easement and Proposed Improvement  
John F. Kennedy Presidential Library and Museum  
Draft Environmental Assessment

Dear Mr. Sponn:

The City of Boston Environment Department has reviewed the Draft Environmental Assessment (Draft EA) and offers the following comments.

The National Archives and Records Administration proposes to grant to the University of Massachusetts Boston (UMass Boston) a 24,700 square foot easement on property currently occupied by the John F. Kennedy Library and Museum (JFK Library) at Columbia Point in Dorchester. The location of the easement, an area of pavement and sidewalks, is along the northwestern site of the JFK Library property. Granting of the easement and related improvements will help facilitate the construction of the Edward M. Kennedy Institute for the United States Senate.

The easement will allow for the Library to share connections with the Edward M. Kennedy Institute for the United States Senate (EMK Institute). Links will also be established to the Massachusetts Archives and UMass Boston which will allow access to Boston Harbor/Dorchester Bay and the Harborwalk.

The Easement Parcel is part of the former Mile Road Landfill which was closed prior to 1971. Approximately two feet of clean soil was placed over the landfill materials. The site is regulated under the Massachusetts Solid Waste Regulations, first listed as a disposal site by the Massachusetts Department of Environmental Protection (MassDEP) in 1987. The Draft EA indicates the following may be encountered during sight grading for proposal:

- soils and solid waste contaminated by oil or hazardous materials;
- landfill gas containing methane and low concentrations of volatile organic compounds (VOC);
- landfill materials; and
- groundwater contaminated by oil or hazardous materials.

The Draft EA indicates that the easement will be re-landscaped as a pedestrian plaza with a sidewalk promenade across the Easement Parcel creating a link to the UMass campus. Benches and lighting are proposed on a shaded open space near the auto drop-off area within the Easement Parcel; bike racks will also be provided in this location.

The proposed connections will require the relocation of nine bus parking spaces and the chiller building and cooling tower for the JFK Library. The existing chiller plant equipment is relatively new and will be reused, while signs of corrosion on the cooling towers necessitate their replacement. The new chiller building will be

15 feet by 65 feet, with a 12-foot clear height, and the cooling tower enclosure will be 15 feet by 18 feet. A green roof will be provided for chiller room to minimize visual impacts within overall landscaping.

The area proposed for the new JFK bus parking is currently vegetated with lawn and trees that screen the view of the parking lot from Columbia Point Road. The spaces will be moved to an area on and adjacent to the southeast side of existing JFK Library parking lot. This will result in a 14,000 square foot increase in impervious surface. The Draft EA indicates that the visual buffer will be preserved with additional vegetative plantings and a landscaped berm. An unspecified number of trees will be lost in the process and will be replaced within the buffer or in association with the landscaping of the Easement Parcel. Mitigation for lost pervious will be developed during project design.

We concur with the request of other commentors that, in addition to benches and lighting, the EMK Institute help to make the most of the Harborwalk by providing a drinking fountain, public art, interpretive signage, trash receptacles, and a mutt mitt station for animal waste. BED-1

The Draft EA states that, to the degree required, high efficiency lighting will be employed at the Easement Parcel and at the sites of the chiller building and bus parking spaces.

After two pilot projects, the City of Boston has installed 9,000 LED streetlights in Boston neighborhoods with very positive responses. We strongly urge the installation of downward-directed, full cutoff LED lighting at the chiller building, parking area and along pathways and the Harborwalk. Not only are they energy- and cost-efficient, LEDs improve nighttime visibility for mariners by reducing light pollution, glare and reflections on the water. BED-2

On Earth Day, 2011, Mayor Thomas M. Menino released *A Climate of Progress*, his updated Climate Action Plan. The Plan encompasses the April 2010 consensus report, *Sparkling the Climate Revolution*, and the recommendations of Boston's Climate Action Leadership Committee and Community Advisory Committee. The Plan includes a set of wide-ranging recommendations aimed at significantly reducing greenhouse gas (GHG) emissions and preparing for the risks of climate change in Boston. It calls for reducing Boston's GHG emissions by 25% by 2020 and incorporating the potential effects of climate change in all planning and review of public and private projects. *A Climate of Progress* can be accessed at [cityofboston.gov](http://cityofboston.gov) by opening the Environmental & Energy Services site and clicking on "Climate Action."

The five overarching recommendations of the Leadership Committee are:

- reduce Boston's GHG emissions 25% by 2020;
- immediately start incorporating projected effects of climate change — particularly sea-level rise, heat waves, and more intense storms — in all planning and review for municipal and private projects;
- develop a comprehensive public engagement effort, including a public commission and strong partnerships with community organizations;
- use climate action opportunities to advance Boston's green economy and jobs goals; and
- ensure that climate action has clear public and private leadership and sufficient public and private resources.

It is likely that the site will be vulnerable to increased flooding due to anticipated storm surge, sea-level rise and storm intensity over the next 100 years potentially putting the proposed parking and public amenities at risk. Adaptation strategies should be developed as part of a risk management plan. Some examples are stormwater management systems sized for higher precipitation levels than customary, the use of permeable paving in appropriate areas, and stormwater reuse. BED-3

Climate change is likely to increase average summer temperatures, the number of days over 90 or 100 degrees and the number of consecutive high-heat days so it will be important that visitors to the JFK Library and EMK Institute have shaded areas in which to enjoy the public open space and Harbor. This department

is concerned about the number of trees that will be removed for the project and the number and size of trees that may have been identified as replacements. Grow Boston Greener (GBG) is a collaborative effort of the City of Boston and its partners in Boston's Urban Forest Coalition (BUFC) to increase the urban tree canopy cover in the city by planting 100,000 trees by 2020. The planting of these trees will increase Boston's tree canopy cover from 29% to 35% by 2030 as the planted trees mature and will help to mitigate the urban heat island effect, reduce energy consumption through the appropriate placement of trees, improve air quality and improve storm water management through strategic planting. This department strongly supports tree planting, to the greatest extent possible, as part of all projects. When there is no alternative to removal, the Boston Conservation Commission is requiring in Orders of Conditions a 2:1 ratio of new: removed trees **replaced onsite, or there is insufficient space, on nearby land. There should also be a maintenance plan and commitment to replace any trees that do not survive.** We recommend that the Proponent determine if additional trees can be planted. Please evaluate species for street trees and any other locations with consideration of the Asian Longhorned Beetle situation. The following resources are useful:

- ALB Information from the MA Department of Conservation and Recreation  
<http://www.mass.gov/dcr/>
- ALB Information from the MA Department of Agricultural Resources  
<http://www.mass.gov/agr/alb.htm>
- ALB Information from USDA's Animal and Plant Health Inspection Service  
[http://www.aphis.usda.gov/plant\\_health/plant\\_pest\\_info/asian\\_lhb/index.shtml](http://www.aphis.usda.gov/plant_health/plant_pest_info/asian_lhb/index.shtml)
- ALB Information from U.S. Forest Service  
<http://na.fs.fed.us/fhp/alb/>

As we have requested for other waterfront development projects in Boston, this department asks that an operations and maintenance plan be developed for the EMK Institute that includes the Easement Parcel and related improvements.

The Boston Landmarks Commission (BLC), Boston's municipal preservation agency, appreciates that the National Archives and Records Administration (NARA) identified the BLC as a consulting party in the Section 106 process for the easement and improvements project. The BLC agrees with NARA's finding of no adverse effect on historic resources and the May 19, 2011 concurrence with NARA's determination by the Massachusetts Historical Commission (MHC/MASHPO).

It is our understanding that the landscape program is not yet fully designed and will be further refined. We request that supplemental information be provided to commentors regarding tree removal and replacement, climate change adaptation strategies and mitigation for lost pervious surface.

Thank you for the opportunity to offer comment.

Sincerely,

Bryan Glascock  
Commissioner

cc: Andrew Magee, Epsilon Associates