September 18, 2015

University of Massachusetts-Boston
C/o Daniel Padien
VHB
99 High Street
Boston, MA 02110-2354

Re: Request for Permission to Demolish Existing Buildings at Bayside Property
160 Mount Vernon Street, (Dorchester) Boston, Suffolk County.

Dear Mr. Padien:

The Department of Environmental Protection, Waterways Regulation Program has reviewed your written request made on behalf of the University of Massachusetts/Boston dated August 25, 2015, seeking Departmental approval to remove the existing convention center structure(s) at the former Bayside Exposition Center property, located on previously authorized filled Commonwealth Tidelands. The University of Massachusetts/Boston purchased the property in 2010, and has submitted an application to use the site for up to ten (10) years for public parking while a long-term strategic plan is developed through a public planning process for the permanent use of the site. The review of the temporary parking application is currently before the Department.

With respect to the request for demolition, the following information was submitted:

- Locus Maps (Figures 1 & 2);
- Extent of filled tidelands and licensing history (Figures 3 - 5);
- Demotion Plan prepared by Nitsch Engineering (Figure 6);
- The proposed demolition is further described within the license application presently under review for the temporary, future use of the property (license application # w15-4446N).

The Department has determined, in accordance with 310 CMR 9.22(1)(d), that the demolition activity can proceed independent of the license application, since the building is obsolete, was
structurally damaged during the last winter, and is no longer suitable for the structure's intended purpose. Therefore, this letter serves as your written approval from the Waterways Regulation Program for demolition of referenced building.

However, given the level of public interest in future use of this site, UMass/Boston must post the notice of demolition on the UMass Boston Master Plan website and send the notification, with a copy of the demolition plan (Figure 6), to all parties on the attached Notification List, which includes all those who commented during the extended comment period of the License application. Such notification should be received no less than ten (10) days prior to the start of demolition.

Please note that, prior to proceeding with the approved work, any other required applicable local, State and Federal approvals shall be obtained prior to the commencement of the demolition. If you have any questions concerning this matter, please contact me at ben.lynch@state.ma.us, (617) 292-5615, or andrea.langhauser@state.ma.us at 617-348-4084. Thank you.

Sincerely,

Ben Lynch
Program Chief
Waterways Regulation Program

Cc: UMass/Boston, Zehra Schneider Graham (Zehra@umb.edu)
    Dorothy Renaghan (Dorothy.Renaghan@umb.edu)
    Boston Conservation Commission (charlotte.moffat@boston.gov) (File #NE006-1433)
    WRP files
Notification List for UMass/Bayside Property, 160 Mt. Vernon Street, Boston
Demolition Request, Waterways License Application w15-4446N

Mayor Martin Walsh and Boston City Council
Boston Redevelopment Authority, Brian Golden Acting Director
Boston Conservation Commission, Charlotte Moffett (Wetlands File # 6-1433)
Coastal Zone Management, Bob Boeri
U.S. Army Corps of Engineers, New England Division Attn: Crystal Gardner
Holly.Johnson@state.ma.us, MEPA Unit
Lisa.Engler@state.ma.us, Coastal Zone Management Boston Harbor Coordinator
Columbia Point Associates [columbiapointassociates@gmail.com]
Tad Read, BRA Project Manager, Columbia Point Master Plan Task Force

Abutters identified on the draft license plans as:
BTUHWF Building Corporation (180 Mt. Vernon St, Boston MA 02125)
Harbor Point Apartments, 1 Harbor Point Block, Dorchester MA 02125
Karen F. Meyer TS (150 Mt. Vernon Street, Boston MA 02125)
Bayside Club Hotel LLC (150 Mt. Vernon Street, Boston MA 02125)
Bayside Merchandise Mart (150 Mt. Vernon Street, Boston MA 02125)
First National Bank of Boston, 101 North Tryon St, Charlotte NC 28255
Commissioner Carol I. Sanchez, DCR Dorchester Shores Reservation
State Police Barracks, 125 William J Day Blvd, Dorchester MA 02125
Corcoran Jennison, c/o John Mostyn, Esq 150 Mt. Vernon Street, Boston MA 02125

Others that submitted public comments
State Representative Nick Collins
Boston City Councilor Frank Baker
The Boston Harbor Association
Bruce Berman, Save the Harbor/Save the Bay
Attorney Ann Sobolewski ASobolewski@pbl.com
Harbor Point Community Task Force, c/o Chairman Orlando Perilla [eperilla@comcast.net]
Richard McGuinness, Boston Redevelopment Authority
Michael Corcoran, President, Corcoran Jennison Companies
Ryan Baetz, Regional Project Manager, Corcoran Jennison
Ryan McGinley, Corcoran Jennison