The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Deval L. Patrick
GOVERNOR

Timothy P. Murray
LIEUTENANT GOVERNOR

Ian A. Bowles
SECRETARY

Tel: (617) 626-1000
Fax: (617) 626-1181
http://www.mass.gov/envir

May 11, 2007

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS
ON THE
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME:	Baystate Medical Center Expansion
PROJECT MUNICIPALITY:	Springfield
PROJECT WATERSHED:	Connecticut
EOEA NUMBER:	14004
PROJECT PROPONENT:	Baystate Medical Center, Inc.
DATE NOTICED IN MONITOR:	April 11, 2007

Pursuant to the Massachusetts Environmental Policy Act (M.G.L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

Project Description

As described in the Environmental Notification Form (ENF), the project involves the expansion of medical facilities at the Baystate Medical Center Main Campus located in the vicinity of Chestnut Street and Springfield Street in Springfield, MA. The project is intended to provide expanded and improved medical facility space for Baystate's Main Campus and to enable consolidation of certain functions and operations. The overall Main Campus area encompasses approximately 53.48 acres and is generally bound by Springfield Street on the northwest, Chestnut Street on the west, and Pratt Street and Chapin Terrace on the south.

The project involves construction of a new building in the west central part of the Main Campus immediately south of the intersection of Springfield Street and Medical Center Drive. The approximately 3.7-acre project site has frontage on and direct access

from Springfield Street. Currently, the project site contains the 5-story Porter Building (57,184 square feet) and approximately 240 surface parking spaces.

The project is a redevelopment project, involving demolition of the 57,184 square foot (sf) Porter Building and construction of a new 7-story medical building. Baystate will finish, occupy and use 303,000 sf of the new building space. The new building will contain an additional 295,800 sf of building shell space that will remain unoccupied without installation of all mechanical systems and interior finish until 2013 or later. The proponent acknowledges in the ENF that the future fit-up and occupancy of any portion of the 295,800 sf of additional building shell space will require the filing of a Notice of Project Change (NPC) to MEPA and may require further MEPA review.

Jurisdiction

The project is undergoing review pursuant to Section 11.03(6)(b)(13) of the MEPA regulations because it will result in the generation of more than 2,000 new average daily trips (adt) to a single location. The project requires a National Pollutant and Discharge Elimination System (NPDES) General Permit from the U.S. Environmental Protection Agency (EPA); a Determination of Need (DON) from the Department of Public Health (DPH); a Sewer Connection/Extension Permit from the Department of Environmental Protection (MassDEP); a Special Permit from the Springfield Planning Board; and Site Plan Review from the City of Springfield.

The proponent will seek approximately $200 million of financial assistance in Massachusetts Health and Education Finance Authority (HEFA) Tax Exempt Bonds. Because the proponent is seeking financial assistance from the Commonwealth for the project, MEPA jurisdiction extends to all aspects of the project that may cause significant Damage to the Environment as defined in the MEPA statute.

Wastewater

The project requires a Sewer Connection Permit from MassDEP. The proposed new medical building will have an average daily water demand of approximately 67,275 gallons per day (gpd) and will generate approximately 60,550 gpd of wastewater. The water demand rate was estimated by applying a demand rate based on building square footage and actual existing water meter readings for the overall Baystate Medical Center Main Campus. The project will be serviced by two new 6-inch diameter water lines and three new 8-inch diameter sanitary sewer lines.

The Baystate Medical Center Main Campus is served by the City of Springfield Water and Sewer Commission (SWSC) municipal sanitary sewer collection and treatment system. Sewage flows from the area ultimately are conveyed to the Springfield Regional Wastewater Treatment Facility (WWTF) for treatment and disposal. The existing WWTF has a design flow treatment capacity of 66 million gallons per day (MGD) and currently has an average daily flow of 44 MGD. According to the ENF, the proponent's preliminary consultation with City of Springfield officials indicate that the existing municipal water

supply and sanitary collection systems in the area of the Main Campus have adequate capacity to accept the projected flows from the expansion.

The City of Springfield is currently undertaking the Combined Sewer Overflow (CSO) Abatement Project (EOEA #11525). According to MassDEP, the SWSC's current schedule proposes to complete the design plans for separation of stormwater and sewer pipes in the Baystate Medical Center area by June 2008. Coordination is required so that combined stormwater and sewer lines from the Medical Center property can be eliminated. The new sewer and any new stormwater discharge lines should be properly constructed and separated to allow connections in the future to SWSC's proposed separate sewer and stormwater lines. At the MEPA site visit for the project held on April 18, 2007, the proponent indicated that it will construct separate sanitary sewer and storm sewer pipe connection stubs to allow for independent connections to the separate sanitary and drain systems after the SWSC's sewer separation project is complete.

The project is being designed to incorporate water conservation measures to reduce water demand and wastewater generation. According to the ENF, the project will feature reduced flow toilets and urinals; proximity sensor (automatic shut-off) sensors; water-efficient process equipment in laboratories; and harvested rainwater for HVAC cooling tower make-up water and landscape irrigation.

Traffic

The proponent did not take credit for any existing trips currently at the project site. Although there is traffic associated with the existing Porter Building, the trips attributable to that facility alone are difficult to estimate since the Porter Building site drive connects to other parts of the Main Campus and therefore carries traffic associated with those other off-site uses. The estimate of 2,860 future trips is based on the Institute of Traffic Engineers (ITE) Land Use Code 610 (Hospital) employee-based trip generation rates, with the assumption of 550 new employees. The project site is currently served by three existing transit routes. The proponent should consult with the Pioneer Valley Transit Authority (PVTA) regarding the potential impacts of the project on existing transit services.

The project is subject to City of Springfield review and approval through the local Special Permit process and the site plan review process. The project does not require any state agency permit or review related to traffic. The proponent is currently finalizing the preparation of a Traffic Impact and Access Study (TIAS) for local review. The following local roadways have been tentatively identified as potentially requiring mitigation:

- Springfield Street at Chestnut Street/Dover Street intersection
- Birnie Avenue at Walter Street
- Main Street at Wason Avenue
- Baystate Medical Center Access Points

The project will reduce the number of parking spaces at the project site by 186 spaces, from the current +/- 240 spaces to +/- 54 spaces. The new facility will also enable

the proponent to reconfigure access and patterns of vehicular traffic flow, helping to reduce the overall amount of traffic on the Main Campus. Baystate Medical operates a shuttle service for employees who park at remote parking lots owned by Baystate. The proponent anticipates that more of the employee parking supply will be provided in off-site lots in the future to enable the parking supply on the Main Campus to be available primarily for patients and visitors. The Baystate Medical Center is in compliance with MassDEP's Rideshare Program and actively promotes Transportation Demand Management (TDM) measures to reduce single-occupancy vehicle trips to the Main Campus. Based on information provided to MassDEP in 2006, the proponent estimates that the Baystate program results in a reduction of approximately 658 single-occupancy vehicle trips on an average daily basis.

Historic Resources

The Pioneer Valley Planning Commission (PVPC) submitted comments on the ENF regarding the historic status of the Porter Building. According to PVPC, the Porter Building is not listed on the National Register and the Massachusetts Historical Commission (MHC) has declared it not eligible for listing. MHC did not submit comments on the ENF. Review of the Massachusetts Cultural Resource Information System (MACRIS) indicates that the entire Baystate Medical Center North Campus at 759 Chestnut Street was known historically as the Springfield Hospital and is listed in the Inventory of Historic and Archaeological Assets of the Commonwealth. The proponent should consult with the Springfield Historic Commission and MHC regarding the potential for the demolition of the Porter Building to result in an adverse effect to historic resources.

Sustainable Design

The Baystate Medical Center Expansion will be one of the first major health care facility projects in the Northeast U.S. to apply the Green Guide for Health Care. The Green Guide for Health Care is the healthcare sector's first quantifiable sustainable design toolkit integrating enhanced environmental and health principles and practices into the planning, design, construction, operations and maintenance of their facilities. The project will incorporate sustainable design principles such as organizing facilities for the use of natural light, use of building materials that are hospitable to the environment; and employment of systems that will reduce water use, energy consumption, and waste creation. The proponent is exploring the potential construction of a green roof on a portion of the new building that would help reduce stormwater runoff and harvest rainwater as a water source for irrigation and/or makeup water for the HVAC cooling tower.

Conclusion

I conclude that no further MEPA review is required. The review of the ENF has served to adequately disclose the impacts and mitigation associated with the project, and to demonstrate that the impacts of the project do not warrant the preparation of an EIR. The proponent should note detailed comments from MassDEP regarding measures to reduce construction period impacts and compliance with air pollution and solid waste regulations.

I commend the proponent for its commitment to incorporating sustainable design measures into the project.

May 11, 2007
Date

Ian A. Bowles

Comments received:

4/30/2007	Pioneer Valley Planning Commission
4/30/2007	Connecticut River Watershed Council
5/1/2007	Department of Environmental Protection, Western Regional Office

IAB/BA/ba