



**Environmental
 Notification Form**

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
BOEA No.:	13199
MEPA Analyst:	LEANDREA DAMES
Phone: 617-626-	1028

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Senior Campus Community		
Street: West and Common Streets		
Municipality: Dedham	Watershed: Charles River	
Universal Transverse Mercator Coordinates: 4681414 Y, 318827 X, (NAD27)	Latitude: 42 15' 57" N	Longitude: 71 11' 48" W
Estimated commencement date: Sept. 2004	Estimated completion date: Sept. 2006	
Approximate cost: \$80 Million	Status of project design: 20% %complete	
Proponent: Hebrew Rehabilitation Center for Aged and The Rashi School		
Street: 1200 Centre Street		
Municipality: Boston	State: MA	Zip Code: 02131
Name of Contact Person From Whom Copies of this ENF May Be Obtained: James DeVellis, P.E.		
Firm/Agency: Geller DeVellis Inc.	Street: 29 Washington Street	
Municipality: Wellesley	State: MA	Zip Code: 02481
Phone: 781-237-4111	Fax: 781-237-4144	E-mail: jdevellis@gellerinc.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): **Tax exempt bond financing from Mass Development and/or Mass HEFA. Amount of financing to be determined.**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

Local: Town of Dedham Special Permit, Major Site Plan Review, Definitive Subdivision Plan, Abbreviated Notice of Resource Area Delineation and Notice of Intent

Federal: EPA NPDES Construction General Permit, EPA UIC Permit for Geothermal Wells (well code 5A7)

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|-------------------------------------------|------------------------------------------------|----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input checked="" type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	162.34			
New acres of land altered		46.42		
Acres of impervious area	1.90	22.48	24.38	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				Groundwater Discharge Permit
Gross square footage	37,056	1,088,944	1,126,000	
Number of housing units	6	448	454	
Maximum height (in feet)	35	5	40	
TRANSPORTATION				
Vehicle trips per day	58	3,060	3,118	
Parking spaces	12	1,036	1,048	
WATER/WASTEWATER				
Gallons/day (GPD) of water use (municipal) – based on 314 CMR 7.00 sewer flows x 110%	1,452	152,191	153,643	
GPD water withdrawal (groundwater)	726 (existing water supply wells)	230,682	231,408 (geothermal wells & irrigation)	
GPD wastewater generation/ treatment – based on 314 CMR 7.00 sewer flows	1,980 (Title V septic)	137,695	139,675 (314 CMR 7.00 municipal)	
Length of water/sewer mains (in miles)	0	0.44 miles (2300 feet)	0.44 miles (2300 feet)	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify: **Two Potential Vernal Pools and Priority Habitat PH804**) No

The Massachusetts Natural Heritage and Endangered Species Program (MA NHESP) Priority Habitat mapping unit PH804 is located within the subject site. Rare plant and animal species, as well as habitat limits, have yet to be identified. The project proponent anticipates working closely with the local

Conservation Commission and the NHESP to insure that project impacts on the habitat are avoided, minimized or mitigated. USDOl response letter from January 9, 2004 states "no federally-listed or proposed, threatened or endangered species or critical habitat, under the jurisdiction of the US Fish and Wildlife Service are known to occur in the project area. Preparation of a Biological Assessment or further consultation under Section 7 of the Endangered Species Act is not required."

Letter sent to USDOl Fish and Wildlife 12/23/03, USDOl responded, by letter 01/09/04

Letter sent to Mass NHESP 012/23/03

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify: **Archeological site is shown on State Inventory**) No

The project site is located in the general area of the Chick Estate Site (19-NF-166), a prehistoric period archaeological deposit identified and evaluated as part of previous cultural resource management (CRM) investigations for a municipal sewer project. The prehistoric site, which is spatially limited to approximately 3,600 square feet, is located within the 200 foot-wide riverfront area adjacent to the Charles River. The Chick Estate Archaeological Site is included in the Inventory of Historic and Archaeological Assets of the Commonwealth and has been determined by the Massachusetts Historical Commission to be eligible for listing on the National Register of Historic Places.

Letter sent to MHC 12/23/03, MHC responded by letter 01/07/04

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes No

In correspondence dated January 7, 2004, the Massachusetts Historical Commission requested that an "intensive (locational) archaeological survey be conducted for the Campus Community project area." The project proponent anticipates engaging the services of a qualified archaeological consultant to apply for an archaeological permit and to conduct the intensive (locational) archaeological survey in fulfillment of 950 CMR 71. The project proponent anticipates working closely with the MHC to ensure that project impacts on the inventoried archaeological site are avoided, minimized or mitigated.

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

Letter sent to DEM, 12/23/03

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

Hebrew Rehabilitation Center for Aged (HRCA) and The Rashi School are proposing a well-planned intergenerational campus on a parcel of approximately 162 acres of land situated at the intersection of West Street and Route 128 in Dedham, Massachusetts. HRCA has been providing elder care to the Greater Boston area for the last 100 years and has achieved national and international prominence in the field of geriatrics. The Rashi School, the Boston area's only Reform Jewish day school, provides a strong, fully integrated curriculum of secular and religious studies for Grades K-8.

The project site presently contains 6 residential buildings scattered throughout the site. The 162 acres is bordered on three sides by the Charles River and associated wetland resource areas. The site has significant steep wooded slopes in the area between West Street and Common Street and from Common Street to the existing site driveway that bisects the site.

The proposed project is an intergenerational campus serving the health care and housing-related needs of senior citizens and the educational needs of the Rashi students. Buildings will be carefully design to foster intergenerational relationships and social interaction among the different age groups via shared or interconnected facilities and common areas with emphasis upon (a) the continuum of care required as people age, (b) the availability of supportive services to different types of senior housing and accommodations, (c) the creation of an appropriate educational environment for children, (d) the maximum preservation of open space and natural features, especially along the Charles River, and (e) the protection of any adjoining single-family residential areas by increased buffer zones and similar measures.

The first phase of campus development will consist of the following program: 240 long-term care beds, 175 units of assisted living, communal and support space for these uses (including a 100 student early childhood education program), 115 units of senior supportive housing/assisted living, and the Rashi School, with a projected enrollment of a maximum of 450 students. The balance of the site would be developed for approximately 157 units of additional senior supportive housing or assisted living housing and 7 single family house lots between West Street and Common Street (2 existing homes and 5 proposed). A breakdown of the preliminary development program is as follows: (Please note these numbers are approximate at this point in the design process and do not include square footage for subsurface parking which, however, will not increase the total number of parking stalls):

Building	# stories	gross sf	# units	# parking stalls
Long Term Care Facility	3	210,000 sf	240 beds	240
Communal and Support Space	3	100,000 sf	-	125
The Rashi School	3	120,000 sf	-	200
Assisted Living AL-I	3	165,000 sf	115 units	81
Assisted Living AL-II	3	54,000 sf	60 units	24
Assisted Living AL-III	3	195,000 sf	115 units	143
Assisted Living AL-IV	3	195,000 sf	115 units	143
Assisted Living AL-V	3	52,000 sf	42 units	64
Single family homes	2.5	35,000 sf	7 homes	28
Totals		1,126,000 sf	454 units	1,048 stalls

The site plan has been designed to maximize vegetated buffer zones around the perimeter of the site and to maintain and to enhance the walking trails on the site and access to the Charles River. Green design techniques have been employed to minimize water use and to maximize water recharge on the site. The project may also involve the use of a well field for geothermal heating and cooling to help minimize energy usage and reliance on fossil fuels. The use of this geothermal system is tentative and will require further research and cost analysis. The site plan also contemplates a new access road from West Street into the campus, thereby eliminating traffic via Common Street near an adjoining residential subdivision. The campus buildings will be clustered as much as possible to preserve open space and to encourage intergenerational interaction, as well as to minimize impacts on the adjacent resource areas.

The site was selected because of its proximity to Interstate 95 and its central location within the Metropolitan Boston area. In addition, the site has a significant amount of developable upland area and presently is zoned to allow the proposed uses either as of right or with special permits from the Town of Dedham regulatory agencies. While the project can be built under the existing zoning for the area, the Proponent has filed a rezoning article with the Town of Dedham to create a new Senior Campus District. The Senior Campus District would allow for more clustered development, the potential for more subsurface parking and the resulting preservation of more open space while also providing for a more diverse senior living environment. The Proponent is moving forward with the special permit process while pursuing the rezoning petition that will be considered at the Annual Town Meeting in April 2004.

Alternative sites have been explored for the proposed development. The Metropolitan Hospital site in Waltham was considered and a proposal was submitted as part of the DCAM site disposition process. The proposal was rejected by DCAM in favor of multi-family housing development. The no-build alternative for this site was not considered as it does not meet the programmatic requirement of the project. The site could accommodate approximately 80 single family homes. This alternative was not considered as it does not meet the programmatic requirements of the project. It should be noted, however, that the proposed development will likely have less severe land disturbance and natural resource area disturbance than an 80 lot residential subdivision. The single family subdivision alternative also would likely not provide an alternative means of access to the site and would utilize Common Street which services the existing, abutting residential subdivision.

Mitigation for the proposed development will include (1) a stormwater management system that meets or exceeds the requirements of both the DEP Stormwater Regulations and the Town of Dedham Conservation Commission, (2) avoidance, minimization and/or mitigation of impacts on wetland resource areas as a result of no work in the resource areas or within the undisturbed buffer zone required by the Town of Dedham, (3) construction of a new access road into the site to mitigate traffic impacts on the adjacent residential neighborhood, (4) clustering of the development to maximize protection of existing open space, and (5) the construction of a new water service looping through the site that will enhance water pressure in the surrounding residential areas.