



**Environmental  
 Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOE No.: 13334  
 MEPA Analyst: Anne Canaday  
 Phone: 617-626-1035

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: Symmes Hospital		
Street: Hospital Road		
Municipality: Arlington	Watershed: Mystic	
Universal Tranverse Mercator Coordinates: UTM 19 322163E 4699194N	Latitude: 42° 25' 29" N Longitude: 71° 09' 42" W	
Estimated commencement date: 6/1/2005	Estimated completion date: 6/1/2009	
Approximate cost: \$100,000,000	Status of project design: 25 %complete	
Proponent: Symmes Redevelopment Associates, LLC c/o Edward A. Fish Associates, LLC		
Street: 65 Allerton Street		
Municipality: Boston	State: MA	Zip Code: 02119
Name of Contact Person From Whom Copies of this ENF May Be Obtained:		
Firm/Agency: Edward A. Fish Associates, LLC	Street: 65 Allerton Street	
Municipality: Boston	State: MA	Zip Code: 02119
Phone: (617) 442- 0211	Fax: (617) 442- 6121	E-mail:

- 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 301CMR 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):

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

List Local or Federal Permits and Approvals:

- Special Permit (to be granted by Arlington Redevelopment Board)
- National Pollution Discharge Elimination System (NPDES) Notice of Intent (to be granted by EPA)
- Sewer Extension Permit (to be granted by DEP)

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

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water  | <input 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
<b>LAND</b>				<input 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 type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	15.4+/-			
New acres of land altered				
Acres of impervious area	6,583			
Square feet of new bordering vegetated wetlands alteration		N/A		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
<b>STRUCTURES</b>				
Gross square footage	196,000	229,000	425,000	
Number of housing units	0	275	275	
Maximum height (in feet)	60+/-	35+/-	95	
<b>TRANSPORTATION</b>				
Vehicle trips per day	892*	1846*	2738*	
Parking spaces	310	316	626	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	4,675	66,429	71,104	
GPD water withdrawal	-	-	-	
GPD wastewater generation/ treatment	4,250	60,210	64,460	
Length of water/sewer mains (in miles)	0.275	0.115	0.390	

\*Unadjusted vehicle trips. Total projected daily vehicle trips accounting for transit, walk and bike trips are 1,970 net new vehicle trips and 2,165 total unadjusted vehicle trips. A complete traffic study is currently under way.

**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 \_\_\_\_\_ )  No

**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 \_\_\_\_\_ )  No

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

Yes (Specify \_\_\_\_\_ )  No

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

Yes (Specify \_\_\_\_\_ )  No

**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.)

See Introduction.

## Introduction

The following Environmental Notification Form (ENF) has been prepared for the redevelopment of Symmes Hospital in Arlington, Massachusetts.

### Existing Conditions

The Symmes Hospital site is a 15+/- acre parcel located between Summer Street and Woodside Lane in Arlington. The site is the one of highest point in Arlington and has spectacular views of Boston. Two existing medical buildings are located on the site and are accessed by Hospital Road, a private way, that connects to Summer Street near the intersection of Summer and Brattle streets. The two buildings on site include the former Symmes Hospital building and an abandoned brick building formerly used as a dormitory for nurses. A portion of the Hospital Building is currently rented and used by Lahey Clinic. The Hospital building will be demolished as part of this project. The nurses' dormitory will be renovated and converted into a medical office/wellness center. Hospital Road will remain as a private drive and be used as the main access for the proposed project.

### Proposed Project

The project will include the construction of a public park and other public open space areas, a 40,000 square foot medical office building/wellness center (at the former nurses' dormitory) with an associated parking garage, 370,000 square feet of residential space (up to 275 units with 20% affordable) and associated parking. The residential units will be located in three multi-unit buildings and various townhouse style residences.

### ENF Thresholds

The only threshold exceeded is the number of parking spaces. The actual number of existing spaces is not well defined. The existing number of spaces varies between 310 and 360 depending on whether marked spaces or available paved areas are counted. The proposed number of parking spaces is 626. The increase in parking spaces varies between 266 and 316. For the purpose of this filing the existing number of spaces is 310 and the proposed number of spaces is 626, an increase of 316.

### Alternative Analysis and History of the Development Process

There has been an extensive and intensive review process by the Town of Arlington to get the proposed development to this point. In early 2001 the Board of Selectmen of the Town of Arlington proposed the acquisition of the Symmes Hospital. On March 31, 2001, in a Town-wide referendum, voters approved the acquisition of the Symmes Hospital Campus. The 2001 Annual Town Meeting created the Symmes Advisory Committee to advise and assist the Board of Selectmen, the Town Manager, the Redevelopment Board and the Town Meeting in evaluating the decision to go forward and to determine the most appropriate uses for the Symmes site.

In January 2002, a special Town Meeting voted to carry out the acquisition of the parcel as an Urban Renewal Plan, and the Town took ownership of the property in April of 2002.

In June 2002 the Committee and the Arlington Redevelopment Board conducted an extensive RFP and interview process to select a team of professionals to undertake a through planning process with extensive public participation, to result in recommendations to the Town on the best reuse plan for the property.<sup>1</sup>

In January of 2004 four selected developers presented their concept development plans to the Arlington Redevelopment Board at public meetings on January 12<sup>th</sup> and 13<sup>th</sup>. The four developers invited to present their concepts were:

- o Edward A. Fish Associates
- o Baran Companies/Keen Development
- o Diversified Funding/Congress Group
- o Archstone Communities

Conceptual layouts of each of the developers are included in Appendix B.

The Arlington Redevelopment Board voted unanimously to select Symmes Redevelopment Associates LLC (EA FISH) as its top-ranked choice and tentative developer of the Symmes site on February 10, 2004. Since February 2004 EA Fish has been working with the Arlington Redevelopment Board, the Town, and concerned citizens on refining the proposed development. The plans included in the ENF will be presented to the Town and Town Meeting on September 20, 2004. The following announce on the Town of Arlington's Web Site highlights the efforts to date by the Town and Developer on this project.

***Symmes Land Disposition Agreement  
Arlington Redevelopment Board Enters into  
Symmes Land Disposition Agreement***

***ARLINGTON***---- *The Arlington Redevelopment Board (ARB) has agreed on the essential terms of the sale of the 18-acre parcel of land known as the Symmes Site. In response to a two-to-one majority vote on Proposition 2 ½, Debt Exclusion, the town of Arlington acquired the Symmes property in 2002 in order to ensure responsible and sensitive development.*

*"This is good news for the residents of Arlington," said Mr. Ed Tsoi, Chairman of the ARB. "The Board was determined to regulate the density of any development and to fulfill the goals as set out by the Board of Selectmen including the maintenance of open space and making the project at minimum revenue neutral. With Symmes Redevelopment*

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<sup>1</sup> Information taken from Symmes Hospital Reuse and Feasibility Plan web site (<http://symmesarlington.org>)

*Associates, we found a developer with a proven capacity for undertaking a project of this magnitude, and a demonstrated commitment to joining with the town in a collaborative process." The development, according to Mr. Tsoi, will provide a thriving new centerpiece for the Town.*

*This process, led by the Symmes Advisory Committee Chairman Charles Foskett, has involved more than two years of outreach by our community leaders, participation by our citizens, and a mutual dedication to creating not only a dynamic mixed-use and mixed income community, but a commitment to continued and expanded healthcare facilities.*

*"It's a great example of different constituencies working together for the common good," stated Selectman Charlie Lyons.*

*The Land Disposition Agreement will be signed by the ARB at a joint meeting of the ARB and the Symmes Advisory Committee on Monday, August 16th. The board will present the terms of the agreement at this meeting. One condition of the agreement includes an appropriate zoning change subject to Town Meeting Approval in September. "This has been an intensive and well orchestrated negotiation between the ARB and the developer. Reaching agreement with a developer in six months on a project of this scale demonstrates an impressive commitment on behalf of the ARB. I am impressed with of the results of these negotiations," stated Mr. Foskett.<sup>2</sup>*

### **Key Components of the Proposed Redevelopment**

The proposed redevelopment will include a medical component that is needed in Arlington, a Conservation Restriction that will maintain the Summer Street woods, a public vista park, and needed affordable housing.

### **Transportation/Summer Street Improvements**

Summer Street is a Town road; however, the intersection of Summer Street and Brattle Street is currently being improved by Massachusetts Highway Department. The intersection is adjacent to Hospital Drive (the site's access driveway). The Town and developer are working with Mass Highway in coordinating the improvements to Hospital Drive entrance with the proposed intersection improvements. A Mass Highway permit is not required for the project.

The Applicant is having a traffic report updated based on the proposed project as indicated in this submission. A copy of the traffic study will be forwarded for your records once completed.

### **Storm Water**

The proposed redevelopment will meet the Department of Environmental Protection's Storm Water Guidelines. The site currently does not meet any of the Storm Water standards; as a result, the proposed development will improved the storm water quality when the site is redeveloped. See Appendix H for preliminary Storm Water Calculations.

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<sup>2</sup> [http://symmesarlington.org/events/ArlingtonOnline\\_SymmesAnnouncement.02Aug04.pdf](http://symmesarlington.org/events/ArlingtonOnline_SymmesAnnouncement.02Aug04.pdf)

**Sewer and Water**

The site is currently serviced by municipal water and sewer. MWRA provides both water and sewer to the Town of Arlington.

Based on Title V the following Table summarizes the existing flow:

Existing Lahey Clinic	Number of Doctors	Flow per Doctor (gallons per Doctor)	Total Flow (gallons per day)
Sewer	17	250	4,250
Water (1.1 x Sewer)			4,675

Existing flows based on Lahey Clinic current use not the previous Hospital use (the former Hospital sewer flows were 22,000 gallons per day).

Based on Title V the following tables summarize the proposed sanitary sewer and water flows:

Proposed Residential	Number of Bedrooms	Flow per Bedroom (gallons per day)	Flow (gallons per day)
Sewer	524	110	57,640
Water (1.1 x Sewer)			63,404

Proposed Medical Office Building	Number of Doctors	Flow per Doctor (gallons per Doctor)	Flow (gallons per day)
Sewer	28	250	7,000
Water (1.1 x Sewer)			7,700

The following table summarizes the increase in water and sewer flows:

	Existing	Proposed	Increase
Sewer	4,250	64,460	60,210
Water	4,675	71,104	66,429

