

For Office Use Only Executive Office of Environmental Affairs MEPA Analyst: <i>Rick Bourne</i> Phone: 617-626- <i>X1130</i>
--

# NPC 202

## Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: Symmes Hospital Redevelopment		EOEA #: 13334
Street: Hospital Road		
Municipality: Arlington	Watershed: Mystic	
Universal Transverse Mercator Coordinates: UTM 19 322 163E 4699194N	Latitude: 42° 25' 29" N Longitude: 71° 09' 42" W	
Status of project construction: To begin in fall 2007 with abatement/demo		
Proponent: Symmes Redevelopment Authority (SRA)		
Street: c/o JPI - 144 Turnpike Road		
Municipality: Southborough	State: MA	Zip Code: 01772
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Mary C. McCrann		
Firm/Agency: Beals and Thomas, Inc.	Street: 144 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: 508-366-0560	Fax: 508-366-4391	E-mail: mmccrann@btiweb.com

In 25 words or less, what is the project change? The project change involves demolishing the former nurses dormitory at Symmes Hospital instead of redeveloping it as previously stated in the August 25, 2004 ENF.

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: August 25, 2004

Was an EIR required?  Yes  No; if yes,  
 was a Draft EIR filed?  Yes (Date: )  No  
 was a Final EIR filed?  Yes (Date: )  No  
 was a Single EIR filed?  Yes (Date: )  No

Have other NPCs been filed?  Yes (Date(s): )  No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to  
 "ATTACHMENTS & SIGNATURES" on page 4.  Yes  No

**PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER**

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed:

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))

Yes     No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?

Yes     No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate?  Yes     No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
<b>LAND</b>			
Total site acreage	15.4 <sup>+</sup>		18 <sup>+</sup> <sup>1</sup>
Acres of land altered	None identified in ENF	.03	.03
Acres of impervious area	6.583	0.00	6.583
Square feet of bordering vegetated wetlands alteration			N/A
Square feet of other wetland alteration			N/A
Acres of non-water dependent use of tidelands or waterways			N/A
<b>STRUCTURES</b>			
Gross square footage	425,000		391,465
Number of housing units	275		200
Maximum height (in feet)	95		55' 4"
<b>TRANSPORTATION</b>			
Vehicle trips per day	2,738*		1,318 ADT
Parking spaces	626		365
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	71,104		41,745
GPD water withdrawal	--		N/A
GPD wastewater generation/ treatment	64,460		37,950
Length of water/sewer mains (in miles)	0.390		0.390

\* Unadjusted vehicle trips. Total projected daily vehicle trips accounting for transit, walk and bike trips are 1,970 net new vehicle trips

<sup>1</sup> Acreage according to the ALTA/ACSM Land Title Survey, Symmes Hospital, Arlington, Massachusetts, dated June 29, 2007, prepared by Nitsch Engineering.

and 2,165 adjusted vehicle trips. A complete traffic study was underway at the time the original ENF was filed in August 2004. Does the project change involve any new or modified:

1. Conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No
  2. Release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No
  3. Impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No
  4. Impact on 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 No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No
  5. Impact upon an Area of Critical Environmental Concern? Yes No
- If you answered 'Yes' to any of these 5 questions, explain below:

**PROJECT CHANGE DESCRIPTION** (attach additional pages as necessary). The project change description should include:

- (a) a brief description of the project as most recently reviewed
- (b) a description of material changes to the project as previously reviewed,
- (c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
- (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

#### **The Project as Most Recently Reviewed**

As described in the August 25, 2004 Environmental Notification Form submitted to MEPA, *the Arlington 360/Symmes Hospital project consists of the redevelopment of the 15-acre former Symmes Hospital site, located between Summer Street and Woodside Lane in Arlington. The existing hospital building, formerly occupied by Lahey Clinic offices, will be demolished. The former nurses' dormitory was to be renovated and converted into a medical office facility. Up to 275 residential units (20% affordable) and associated parking were to be constructed in a combination of townhouse-style buildings and multi-unit buildings. A "vista park" (on the site of the highest spots in Arlington, with excellent views) is planned near the center of the development.*<sup>2</sup>

#### **Description of Material Changes to the Project as Previously Reviewed**

The material change to the project as previously reviewed includes demolition of the former Nurses' Dormitory in its entirety, and construction of a new building in its place instead of renovating and converting the former nurses' dormitory into a medical office facility. In addition, the number of residential units has been reduced to 200.

Also, as previously reviewed, the noted estimated commencement date of the project was June 1, 2005 and the estimated completion date was June 1, 2009. Currently, these dates are estimated to be: February 15, 2008 for project commencement and February 15, 2010 for estimated completion. However, abatement and demolition are scheduled to begin as early as October 2007.

<sup>2</sup> When the August 24, 2004 ENF was filed with MEPA, the site was noted to be 15.1 acres.