

# ENF Environmental Notification Form

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: 14004  
 MEPA Analyst: Beiriony Angus  
 Phone: 617-626-1029

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: Baystate Medical Center Expansion		
Street: 759 Chestnut Street		
Municipality: Springfield	Watershed: Connecticut	
Universal Transverse Mercator Coordinates: Zone 18, 698053 E 4665931 N (NAD27)	Latitude: 42° 07' 21" N (NAD27)	Longitude: 72° 36' 15" W (NAD27)
Estimated commencement date: September 2008	Estimated completion date: January 2012	
Approximate cost: \$239.3 million	Status of project design: 5 % complete	
Proponent: Baystate Medical Center, Inc.		
Street: 759 Chestnut Street		
Municipality: Springfield	State: MA	Zip Code: 01199
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William E. Noll		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: wnoll@vhb.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. 7944\* \_\_\_\_\_)  No

\* EOEA #7944 – Centennial Parking Structure (1989) is only previous MEPA filing on Baystate Medical Center Main Campus. MEPA filings for projects on the Baystate North Campus (located one-third mile away) include EOEA #10661 - Ambulatory Care/Surgery Centers (1996) and EOEA #12939 – Baystate Medical Center Parking Garage (2002-03).

- 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): The Proponent will seek approximately \$200 million of financial assistance in Massachusetts Health & Education Finance Authority (HEFA) Tax Exempt Bonds. The Project does not involve any state agency land transfer.

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

List Local or Federal Permits and Approvals: City of Springfield: Special Permit (Planning Board); Site Plan Review (administrative/engineering review). Federal: NPDES General Permit for Construction Activities (EPA).

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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Dept. of Public Health Review/Approval of Determination of Need (DoN)
Total site acreage <sup>1</sup>	3.70± acres			
New acres of land altered		- 0 -		
Acres of impervious area	2.28± acres	+ 0.92 acre	3.20± acres	
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 -		
<b>STRUCTURES</b>				
Gross square footage <sup>2</sup>	57,184 SF	+ 246,116 SF	303,300 SF	
Number of housing units	- 0 -	- 0 -	- 0 -	
Maximum height (in feet)	170.25 ft	+ 41.75 ft	212 ft	
<b>TRANSPORTATION</b>				
Vehicle trips per day <sup>3</sup>	see Note 3 below	+ 2,860	2,860	
Parking spaces	240±	- 186±	54±	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use <sup>4</sup>	12,683± GPD	+ 54,592± GPD	67,275± GPD	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/treatment <sup>5</sup>	11,415± GPD	+ 49,135± GPD	60,550± GPD	
Length of water/sewer mains (in miles)	Water: 0.24± mile Sewer: 0.09± mile	Water: + 0.04 mile Sewer: + 0.19 mile	Water: 0.28± mile Sewer: 0.28± mile	

1 Acreage of the Project Site. The land area of the entire Baystate Medical Center Main Campus is 53.48 acres.

2 The Project involves demolition of the existing Porter Building (57,184 SF) and construction/occupancy of approximately 303,300 SF of new building space. An additional 295,800 SF of building shell space will be constructed but not occupied until the year 2013 or after. The Proponent acknowledges that future occupancy of any portion of the 295,800 SF of shell space will be subject to future MEPA review as required.

3 Although there is existing traffic associated with the existing Porter Building on the Project Site, the trips attributable to that facility alone cannot be accurately estimated 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. Therefore, to be conservative, no "credit" has been taken for "Existing" vehicle trips and the estimate of the future trips under the "Change" and "Total" columns is identical. The estimate of 2,860 future trips is based on ITE LUC 610 (Hospital) employee-based trip generation rates, with assumption of 550 new employees. In actuality, the net New trip generation in the Medical Center Main Campus area

is likely to be substantially less than shown, since over time the Proponent is planning to relocate certain existing functions/employees from the Main Campus to the Baystate North Campus and to other Baystate facilities.

4 Based on calculation of existing water consumption rate of 0.2218 GPD per square foot of building area for the Baystate Medical Center Main Campus, using actual 2006 water meter/ billing data (October 2005 to September 2006). See the ENF "Wastewater Section" for more information.

5 The estimated wastewater generation is 90 percent of the estimated water use.

**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.)

The Proponent, Baystate Medical Center, Inc. ("Baystate") is proposing the Baystate Medical Center Expansion (the "Project") to expand the medical facilities at the Baystate Medical Center Main Campus located in the vicinity of Chestnut Street and Springfield Street in Springfield, Massachusetts. The Project is subject to filing of an application with the Massachusetts Department of Public Health (DPH) for review and approval of a Determination of Need (DoN). The formal name of the Project is "Baystate Medical Center Expansion of Existing Hospital and Addition of 30 Critical Care Beds and 18 Medical/Surgical Beds." The Project is intended to provide expanded and improved medical facility space for Baystate's Main Campus and enable consolidation of certain functions and operations.

### Project Site

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 (these are all local streets owned and maintained by the City of Springfield). Residential uses are adjacent to the north, west, and east of the Main Campus, with a mix of residential and commercial uses further south of the Campus. The southern two-thirds of the Main Campus are fully developed with buildings, structured and surface lot parking facilities, utility systems, and other ancillary support facilities. The northern part of the Main Campus contains wetlands and is not developed. The Main Campus has

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## **Project Description (continued)**

### **Environmental Notification Form**

#### **Baystate Medical Center Expansion – Springfield, Massachusetts**

nine existing buildings with a total of 1,264,704 square feet (SF) of gross building area. This excludes two parking garages and a medical office building that is not owned by Baystate.

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 SF), approximately 240 surface parking spaces, landscaped/vegetated areas, and ancillary utility services. Figure 1 presents a site location map of the Main Campus and highlights the Project Site. Figure 2 illustrates existing conditions of the overall Main Campus area, and Figure 3 depicts the existing conditions directly on the Project Site.

#### Proposed Project

The Project is a redevelopment project, involving demolition of the 57,184 SF Porter Building and construction of a new 7-story medical building. Baystate will finish, occupy, and use 303,300 SF of the new building space. However, the new building will contain an additional 295,800 SF of building shell space (599,100 SF total gross floor area) that will remain unoccupied without installation of all mechanical systems and interior finishes until the year 2013 or later. Baystate is planning to construct the entire structural shell of the new building now in order to achieve a pragmatic and economical approach to construction, based on a design that will accommodate its planned future long-term growth needs. Baystate acknowledges that the future fit-up and occupancy of any portion of the 295,800 SF of additional building shell space shall be subject to future MEPA review, and Baystate agrees to submit a MEPA environmental filing for review as required prior to occupancy of that space.

Based on the foregoing, the Project involves the construction and occupancy of the 303,300 SF of finished space in the new building. This new building occupancy will be home to approximately 550 employees and enable a net increase of 30 licensed critical care beds and 18 licensed medical/surgical beds for the Main Campus. The Project will include construction of physical connections between the new building with the immediately adjacent existing Daly Building and Wesson North Wing building. Figure 4 depicts the proposed conditions plan. The Project will reduce the number of parking spaces on the Project Site by 186 spaces—from the current  $\pm 240$  spaces to  $\pm 54$  spaces in the future. The new facility also will enable Baystate to reconfigure access and patterns of vehicular traffic flow, helping to reduce the overall amount of traffic on the Main Campus. Baystate already operates a shuttle service for employees who park at remote off-site employee parking lots operated by Baystate. As part of its approach to meeting long-range parking needs, Baystate anticipates that more of the employee parking supply will be provided in off-site lots so as to enable the parking supply on the Main Campus to be available primarily for patients and visitors.

This Project will significantly improve patient care for the residents of Western Massachusetts through the development of comprehensive programs and facilities on the Baystate Main Campus. A prime element of the new medical building will be establishment of a regional Heart and Vascular Service based on the principles of patient-centered/experience design, collaboration of providers, and the impact of technology on care delivery. The new facilities will allow for the continuum of acute services, from diagnosis and evaluation, through treatment and procedures, recovery, and nursing care.

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## **Project Description (continued)**

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#### **Baystate Medical Center Expansion – Springfield, Massachusetts**

The new Heart and Vascular Center will have procedure suites designed with state of the art technology, a re-engineered materials flow system to improve efficiency, and new types of procedure rooms to accommodate the integration of medical, surgical, and imaging staff and the flexibility for the evolution of equipment and information systems.

The Baystate Medical Center Expansion will be one of the first major health care facility projects in the Northeast U.S. of this magnitude applying the Green Guide for Health Care. The Project will incorporate sustainable design principles such as organizing facilities for 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. Baystate is actively exploring potential use of green roof techniques on a portion of the roof area of the new building to reduce stormwater runoff and harvest rainwater as a water source for landscape irrigation and/or as makeup water for the HVAC cooling tower. Baystate also implements numerous materials recycling/reclamation programs as part of its operations and the proposed Medical Center expansion will further implement these programs (please see the ENF “Land Section” for more information).

#### Alternatives

Baystate has been evaluating its current capacity-related problems for some time now and employed a deliberate and thorough review process to identify and evaluate options that would address the current and future patient care and capacity needs. Baystate identified several alternative approaches to address capacity issues but only the Preferred Alternative (the Project as proposed) meets patient needs in a manner that is feasible and consistent with the Hospital’s mission. Alternatives included the No-Build alternative (leaving the Hospital capacity and structure as is); relocating services to other areas of the Main Campus; renovating existing building space to more efficiently accommodate patient needs; and the Preferred Alternative involving new construction. Each alternative was evaluated in terms of patient needs, financial feasibility, and consistency with Baystate’s mission to serve its service area. The Project as proposed was selected as it is the most cost-effective and efficient way to address the current and future needs of the Hospital’s service area. Attachment B of this ENF provides additional information on the alternatives considered. From an environmental perspective, the Preferred Alternative does introduce potential new minor traffic, water use, and wastewater generation impacts but the Project is being designed to minimize such impacts (please see the ENF “Transportation” and “Wastewater” sections).

Baystate has been coordinating directly with the DPH on the preliminary review of the Project and anticipates formal submission of the DoN application in the near future with DPH approval by the end of 2007. The Project construction is expected to commence in September 2008. Baystate will be seeking state agency funding for the Project through approximately \$200 million in Massachusetts Health & Education Finance Authority (HEFA) Tax Exempt Bonds. Because of this, there is broad scope MEPA jurisdiction over the Project. However, the Project does not exceed any Mandatory EIR thresholds and exceeds only one MEPA review threshold—the Generation of 2,000 or more new average daily trips (adt) on roadways (301 CMR 11.03[6][b][13]).

Besides the required DoN review/approval, the Project requires only one state agency permit – a DEP Sewer Connection Permit. Preliminary assessment and consultations with City officials indicate that the existing municipal water supply and sanitary sewer collection systems serving the area of the Main Campus have adequate capacity to accept the projected additional wastewater flows from the Project.