

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: *13776*
 MEPA Analyst: *Deirdre Buckley*
 Phone: 617-626-*1044*

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: Dana-Farber Cancer Institute 450 Brookline Avenue Project		
Street: 44 Binney Street		
Municipality: Boston	Watershed: Charles River Basin	
Universal Transverse Mercator Coordinates: 326325.396 meters E, 4689422.091 meters N	Latitude: 42°20'15.65" N Longitude: -71°06'29.56" W	
Estimated commencement date: 2006	Estimated completion date: 2011	
Approximate cost: \$250 million	Status of project design: 25 %complete	
Proponent: Dana-Farber Cancer Institute		
Street: 44 Binney Street		
Municipality: Boston	State: MA	Zip Code: 02115
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Sean Manning, P.E., P.T.O.E.		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 38 Chauncy Street, suite 200	
Municipality: Boston	State: MA	Zip Code: 02111
Phone: 617-728-7777	Fax: 617-728-7782	E-mail: smanning@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. _____) 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):

It is anticipated that HEFA financing will be utilized.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify: Boston Redevelopment Authority, Massachusetts Historical Commission, Boston Landmarks Commission)
 No

List Local or Federal Permits and Approvals:

AGENCY	LICENSE / PERMIT / APPROVAL
Federal	
US Environmental Protection Agency	NPDES Permit (if applicable)
Federal Aviation Authority	Determination of no hazard due to height
State	
Massachusetts Historical Commission	Determination of no adverse effect
Massachusetts Department of Environmental Protection	Sewer Connection Permit, Asbestos Removal Notice(if Required)
Massachusetts Environmental Policy Act	Environmental Notification Form Environmental Impact Report (if required)
Massachusetts Water Resources Authority	
City	
Boston Redevelopment Authority	Development Impact Project Plan / Article 80 Large Project Review Institutional Master Plan Review
Boston Air Pollution Control Commission	Compliance with Construction Noise Restrictions
Boston Civic Design Commission	Design Review
Boston Inspectional Services Department	Creation of Consolidated Lots, Demolition Permit, Foundation and Building Permit
Boston Transportation Department	Transportation Access Plan Agreement Construction Management Plan
Boston Water & Sewer Commission	Water and Sewer Connection Permits Construction De-watering Permit
Boston Fire Department	Site Access Plan and other permits
Boston Zoning Commission	Institutional Master Plan Approval
Inspectional Services Department	Demolition Permit, Building Permit, Occupancy Permit
Public Works Department	Curb cut permit
Public Safety Commission	Permit to erect and maintain parking garage
Public Improvements Commission	Permit to construct ancillary facilities in, over, or under public right of way, Street Occupancy Permit for Construction Period, Permit/ Agreement for Temporary Earth Retention Systems, Tiebacks, & Support of Subsurface Conditions, Permanent Discontinuance of Public Rights in Subsurface Areas

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
LAND				<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> Massachusetts Historic Commission: Determination of no adverse affect. Massachusetts Department of Environmental Protection: Sewer Connection Permit.
Total site acreage	0.77			
New acres of land altered		N/A		
Acres of impervious area	0.77	0	0.77	
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		
STRUCTURES				
Gross square footage	38,500	236,500	275,000	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	35	150.5	185.5	
TRANSPORTATION				
Vehicle trips per day	4,457*	1,613	6,070	
Parking spaces	814*	212	1,026	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	3,180	56,550	59,730	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	2,890	48,520	51,410	
Length of water/sewer mains (in miles)	0	0	0	

* Transportation estimates are provided for the entire DFCI campus. Trip results shown are ITE "unadjusted" vehicle trips.

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.)

A. Project Description:

The Project site is located on the Dana-Farber Cancer Institute (DFCI) Main Campus, at the intersection of Brookline Avenue and Jimmy Fund Way, in the Longwood Medical and Academic Area (LMA). DFCI proposes to construct a new building on two adjacent parcels presently occupied by 454 Brookline Avenue, the Redstone Building and a 30-space surface parking lot. The one and two-story outdated buildings now on the site, with a floor area ratio (FAR) of 1.0, represent a presently under-utilized resource in a highly visible location. DFCI's proposed new 13-story facility at 450 Brookline Avenue will use this location to present a significant, visible new public presence and sense of entry to the Institute. The proposed building program will provide approximately 275,000 gross square feet of space above grade that will accommodate, clinical and clinical research space, patient services, administrative functions, street-level lobby and new main entrance, retail space, and below-grade parking. Parking will include 212 net-new spaces with access/egress to Jimmy Fund Way. This Project is also referred to as the Center for Cancer Care.

In order to enhance the collaboration between clinicians and researchers that is considered vital in the advancement of the fight against cancer, the clinical floor of 450 Brookline Avenue will be connected on nearly all levels to the adjacent Smith Research Laboratories Building. The new entrance, accessible from both Brookline Avenue and Jimmy Fund Way, will feature a two-story lobby/atrium providing connection to the elevated walkway system that links Dana-Farber's buildings with those at Children's and Brigham & Women's hospitals. The new entrance and significant institutional presence of the new 450 Brookline Avenue building will reorient the public face of Dana-Farber to Brookline Avenue, and away from the present ineffectual front entrance on Binney Street. Construction of a tunnel under Jimmy Fund Way is proposed to connect 450 Brookline Avenue with clinical support facilities in the Dana Building and to facilitate service access between the Dana Building, the new building, the Smith Laboratories Building and upgraded loading docks in the Smith and Dana buildings.

Several modifications to existing buildings on the campus are included in this project. These include:

- Potential expansion of campus loading and receiving facilities at the Smith Building on Binney Street
- Renovation of Smith Building floors 1-3 to reconfigure space and use to integrate continuously with the new building
- Minor interior modifications of Smith Building to facilitate connections to the new building at most levels, including underground parking

B. Project Alternatives:

The Project has evolved from multiple development options. The preliminary options included an 18-story tower with approximately 400,000 square feet of proposed space. Through a preliminary review process with the Boston Redevelopment Authority (BRA) and abutters, the project has evolved. The proposed Project includes a 30 percent massing reduction from the original development program. DFCI has developed a modified strategy to reduce building program by relocating other, less critical, functions to locations outside the LMA.

C. Mitigation:

DFCI is considering a series of improvements on its main campus designed to improve the pedestrian experience by providing a more friendly, open and active street edge. These improvements will be accomplished in phases over a 5 to 7 year period after completion of the new building, as funding permits. Improvements under consideration include the following:

- Creation of a widened sidewalk in front of the Dana Building along Jimmy Fund Way.
- Potential infill of some or all of the existing Dana Building vehicular drop-off area along Binney Street to provide bike parking or other uses.
- Improvements to the façade treatment of the Dana Building at the first through third levels made possible by the infill of the existing parking decks and drop-off area. This treatment could complement the new main entrance of 450 Brookline across Jimmy Fund Way and enhance the significant campus gateway created at this intersection.
- New graphic panels, banners and improved lighting at Jimmy Fund Way.
- Improvements at the Smith Building sidewalk to buffer pedestrians from loading dock activity.
- Improvements to the Jimmy Fund Building to create an enhanced exterior seating area, emphasize Jimmy Fund Auditorium entrance, and to better screen rooftop mechanical equipment and BWH oxygen tanks.
- Lighting and pavement improvements at pedestrian passageways between the DFCI campus and Longwood Galleria and MATEP.

Dana-Farber also provides extensive community benefit programs that include education in cancer prevention and cancer care, training programs, and other involvements to benefit the community. A summary of these programs include:

- Community outreach that establishes quantifiable and sustainable programs in cancer and AIDS prevention focusing on at-risk and underserved populations in Massachusetts, provides expertise in cancer care to city and state health departments, community-based agencies and healthcare providers, and increases accrual of minorities into clinical trials.
- Community-based cancer control initiatives including a breast and cervical screening collaborative (BCSC), the Boston mammography van, prostate cancer outreach and screening, and providing aids patients from underserved populations care and support at Dana-Farber/Brigham and Women's Cancer Center by identifying and addressing barriers these patients face.
- Dana-Farber maintains partnerships with Boston area high schools and colleges to provide underrepresented students of color internship opportunities.
- Dana-Farber currently offers career development opportunities for its staff members. In collaboration with community-based organizations, educational institutions and other health care and research institutions, Dana-Farber provides comprehensive training and educational programs for entry and mid-level employees.