

**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.: <i>14264</i> MEPA Analyst: <i>Bill GAGE</i> Phone: 617-626- <i>1025</i>

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: 620 Washington Street		
Street: 620 Washington Street		
Municipality: Winchester	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: UTM 19 325231E 4704196N (NAD83/WGS84)	Latitude: 42° 28' 13" N	Longitude: 71° 07' 34" W (NAD83/WGS84)
Estimated commencement date: Winter 2008	Estimated completion date: Fall 2010	
Approximate cost: \$90 Million	Status of project design: 25	%complete
Proponent: Winchester Hospital		
Street: 41 Highland Avenue		
Municipality: Winchester	State: MA	Zip Code: 01890
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Doug Vigneau		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02472
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: dvigneau@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 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): Winchester Hospital is likely to seek financial assistance through the Massachusetts Health and Educational Facilities Authority (HEFA).

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:** Winchester Planning Board: Area Comprehensive Plan Approval; Winchester Zoning Board of Appeals: Special Permit and Site Plan Approval; Winchester Conservation Commission: Order of Conditions. **Federal:** U.S.EPA: NPDES General Permit for Stormwater Discharges from Construction Activities; and Remediation General Permit.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):  
 301 CMR 11.03(6)(a)6. The project will generate 3,000 or more New adt on roadways providing access to a single location; however, the project does not require a Highway Access Permit from MassHighway.  
 301 CMR 11.03 (10)(b)1. Demolition of all or any exterior part of any Historic Structure listed in or on the Inventory of Historic and Archaeological Assets of the Commonwealth.

- |                                 |                                       |   |
|---------------------------------|---------------------------------------|---|
| <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 checked="" type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<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 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 – DEP-BRP WP-73 Certification & MWRA-8(m) Permit and Direct Connect Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:  Potential MOA with Massachusetts Historical Commission for Winn Watch Hand Company.  DEP-BRP-WM-10 Dewatering Permit  Potential DEP air quality permits for emergency generators (project design not advanced to this point).
Total site acreage	11.05			
New acres of land altered		2.06		
Acres of impervious area	2.85	1.59	4.44	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration (BLSF) Floodplain Filling = 38,311 ft <sup>3</sup> Floodplain Replic. = 123,457 ft <sup>3</sup>		85,146 ft <sup>3</sup>		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage -	Existing 65,650± ; 2005 Project = 39,335	199,500	238,835	
Number of housing units	0	0	0	
Maximum height (in feet)	36±	44	80	
<b>TRANSPORTATION</b>				
Vehicle trips per day	610*	3,130	3,740	
Parking spaces	156	800	956	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	3,248	16,830	20,078	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	2,953	15,301	18,254	
Length of water/sewer mains (in miles) – There are no new off site water or sewer mains proposed.	0	0	0	

\* Existing daily site-related trips estimated based on weekday morning and evening driveway turning movement

count data collected in December 2007. Data includes traffic associated with partially occupied Phase 1 facility at 620 Washington Street.

**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 Winn Watch Hand Factory \_\_\_\_\_)  No

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

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

Certain portions of the historic Winn Watch Hand Factory building on the Property are intended to be preserved. Specifically, portions of the 1931 two-story building and the 1900 three-story are to be reused. The demolition requires review by the Massachusetts Historical Commission in compliance with Massachusetts General Laws Chapter 9, sections 26-27C (also known as Chapter 254).

**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 "Project" consists of the redevelopment of a portion of an approximately eight-acre land parcel located at 620 Washington Street in Winchester, Massachusetts for a new ambulatory care facility and medical office building to serve Winchester Hospital.

The triangular-shaped Project Site consists of two parcels totaling approximately 11.05 acres. The two parcels are separated by the Aberjona River. The Project Site is bounded by Washington Street to the east, Cavalry Cemetery to the north and west, and residential land uses to the south. The parcel south of the Aberjona River contains approximately 2.74 acres which is primarily a forested wetland (the "South Parcel"). The parcel located north of the Aberjona River contains 8.31 acres (the "North Parcel"). Approximately half of the North Parcel has been developed previously and used for various manufacturing land uses. No development is proposed on the South Parcel. The South Parcel will serve as wooded buffer to the residences in the Brookside Avenue and Brookside Place neighborhoods.

The project site contains several wetland resource areas subject to local, state and federal jurisdiction. The Aberjona River flows southerly along the eastern side of Washington Street and then under the Washington Street Bridge where it turns and flows westerly along the southern side of the project site. The river is within a well-defined man-made channel and a narrow fringe of shrub and herbaceous vegetation is present along the river banks. Approximately 10 feet outside of the vegetation line on the

north side of the river is a paved pedestrian path that parallels the river bank. On the south side of the river, a sewer line runs parallel and approximately five (5) feet from the channelized river bank.

The North Parcel consists of two components, the first of which was acquired by Winchester Hospital, along with the South Parcel, in 2005 and was the site of an industrial building containing approximately 65,650+ square feet (the "2005 Parcel"). After purchasing the 2005 Parcel and following a rezoning to permit its conversion for limited medical uses, the Hospital initiated a redevelopment plan of the 2005 Parcel that involved partial renovation of the existing industrial building for use as an oncology treatment facility and the construction of a linear accelerator vault of approximately 2,000 square feet (the "2005 Project"). The Hospital is in the process of completing the 2005 Project, with approximately half of the space currently operational. Winchester Hospital anticipates completing the balance of the 2005 Project in the near term.

Subsequently, in 2007, the Hospital acquired the balance of the land comprising the North Parcel consisting of approximately 2.21 acres and secured a rezoning in June of 2007 in order to develop the Project. The 2005 Project was conceived, designed and initiated independently of the Project because of uncertainty about the availability of the balance of the land required for the Project and the uncertainty of the rezoning required for its design and development.

The Project not only includes new ambulatory care and medical office space, but also new stormwater management facilities and extensive landscaping of the North Parcel. As part of the 2007 rezoning process, the Hospital committed to place a conservation restriction on the South Parcel incident to proceeding with the development of the Project. In order to proceed with the Project (and complete the 2005 Project), the Hospital must complete the demolition of much of the remaining portions of the existing building<sup>1</sup>. The proposed Project is planned to be developed in two phases. The first consists of the construction of a new 100,000 SF outpatient building including an ambulatory-care center, medical office building and approximately 4,000 SF of ancillary retail space, with a 506 space three-level parking garage and removal of 104 of the existing 156 surface parking spaces (the "2010 Phase"). The other phase (the "2015 Phase") is not planned to commence for at least five years following the opening of the 2010 Phase. The 2015 Phase will consist of approximately 99,500 SF of additional ambulatory care and medical office space and 406 new structured parking spaces and removal of eight (8) additional surface parking spaces. Following the completion of the 2005 Project and the proposed Project, total development on the project site will include 238,835 SF of new ambulatory care and medical office space and 956 parking spaces. During the 2007 rezoning process, for ease of presentation, the 2005 Project was referred to Phase 1 and the 2010 Phase and the 2015 Phase were respectively referred to as Phase 2 and Phase 3. That nomenclature is also carried forward in this ExENF.

Several off-site alternatives were considered and discounted for various reasons, as follows: 50 Cross Street, Winchester was dismissed as it required a zoning change and had several environmental issues including the need for a new bridge over the Aberjona River; 120 Cross Street, Winchester was dismissed for similar reasons; redevelopment of the Chesterton Property at 225 Fallon Road was considered and discounted due to access and geographic proximity to existing hospital; Highland Avenue land owned by the Town of Winchester was reviewed but required zoning change and complicated environmental issues including, wetland impacts, water supply protection issues and potential federal wetland impacts/involvement; and, the existing Winchester Hospital site at 41 Highland Avenue, which is a non-conforming pre-existing use, is severely site constrained and cannot accommodate ambulatory and outpatient oncology.

Winchester Hospital will implement numerous traffic improvements, which have been fully vetted and approved by the Town of Winchester, to ensure that the project will not create adverse traffic conditions. These improvements include: new signal equipment to be installed at the Washington Street/Montvale

---

1- Certain portions of the historic Winn Watch Hand Company building will be preserved. Refer to Attachment F - *Winn Watch Hand Company Historical Information and Alternatives Analysis* for more detailed information. Winchester Hospital and the Massachusetts Historical Commission will enter into a Memorandum of Agreement in this regard.

Avenue intersection; construction of exclusive turning lanes and the installation of a dedicated traffic signal, including marked crosswalks and pedestrian signals, at the project site driveway; adjustment of signal timing at the traffic signal and the construction of a new turning lane at the Washington Street/Forest Street intersection in the vicinity of Samuel Richardson House, a property included in the Inventory of Historic Places; and, as necessary additional, off-site traffic improvements that may be required by the Town of Winchester or MassHighway as identified through the MEPA process.

In addition to these roadway improvements, Winchester Hospital will implement other improvements to the site that will improve the overall character of the surrounding area, including: placing all existing and proposed overhead utilities underground both on site and along the property's Washington Street frontage; placing 2.74 acres of Winchester Hospital land located on the south side of the Aberjona River under a Conservation Restriction; rehabilitation of significant portions of the previously degraded riverfront areas; constructing additional flood storage capacity for the Aberjona River; rehabilitation of portions of MWRA sewer infrastructure; allowing access to and constructing a new section of the proposed Tri-community bikeway on the project site for public use.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))  
 \_\_\_ Yes  X  No; if yes, specify each threshold:

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.81</u>	<u>+1.96</u>	<u>2.77</u>
Roadways, parking, and other paved areas	<u>2.04</u>	<u>+0.31</u>	<u>2.35</u>
Other altered areas (describe)	<u>2.10</u>	<u>-0.21</u>	<u>1.89</u>
Undeveloped areas	<u>6.10</u>	<u>-2.06</u>	<u>4.04</u>

B. Has any part of the project site been in active agricultural use in the last three years?  
 \_\_\_ Yes  X  No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?  
 \_\_\_ Yes  X  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? \_\_\_ Yes  X  No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? \_\_\_ Yes  X  No; if yes, does the project involve the release or modification of such restriction? \_\_\_ Yes \_\_\_ No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? \_\_\_ Yes  X  No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes \_\_\_ No  X  ; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to