

**Commonwealth of Massachusetts**

**Executive Office of Environmental Affairs ■ MEPA Office**

**ENF**

**Environmental Notification Form**

<p><i>For Office Use Only</i>  <i>Executive Office of Environmental Affairs</i></p>
<p>EOEA No.: <i>14440</i>                  MEPA Analyst: <i>Bill Gage</i>                  Phone: 617-626-<i>1025</i></p>

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.

<b>Project Name:</b> Massachusetts Mental Health Center Redevelopment		
<b>Street:</b> Fenwood Road and Vining Street and Binney Street		
<b>Municipality:</b> Boston	<b>Watershed:</b> Boston Harbor	
<b>Universal Transverse Mercator Coordinates:</b>	<b>Latitude:</b> 42°20'07.83" N	
UTM (Zone 19) 326266, 4689182	<b>Longitude:</b> 71°06'31.88" W	
<b>Estimated commencement date:</b> 2010	<b>Estimated completion date:</b> 2020	
<b>Approximate cost:</b> \$ 285 million	<b>Status of project design:</b> 10 % complete	
<b>Proponent:</b> Brigham and Women's Hospital, Inc. / Partners HealthCare / Roxbury Tenants of Harvard		
<b>Street:</b> 75 Francis Street (BWH) / 11 New Winter Street (RTH)		
<b>Municipality:</b> Boston	<b>State:</b> MA	<b>Zip Code:</b> 02115
<b>Name of Contact Person From Whom Copies of this ENF May Be Obtained:</b> Corinne Snowdon		
<b>Firm/Agency:</b> Epsilon Associates, Inc.	<b>Street:</b> 3 Clock Tower Place, Suite 250	
<b>Municipality:</b> Maynard	<b>State:</b> MA	<b>Zip Code:</b> 01754
<b>Phone:</b> 978-897-7100	<b>Fax:</b> 978-897-0099	<b>E-mail:</b> csnowdon@epsilonassociates.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):

The Project involves a long-term lease from the Division of Capital Asset Management (DCAM). Public financing may be provided for the Roxbury Tenants of Harvard component of the Project (i.e. residential building containing affordable housing). RTH expects to seek Federal HOME, LIHTC, Section 8 and State Bond-financed housing subsidies and City Linkage, Affordable Housing Trust, HOME, CDBG and other housing subsidies BWH may use HEFA financing.

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify) Coordinated review is requested with the Boston Redevelopment Authority, Article 80 of the Boston Zoning Code  No

List Local or Federal Permits and Approvals:

**Federal:** EPA - National Pollution Discharge Elimination System, Stormwater Discharge, Construction Dewatering; FAA - Notice of Construction and Crane approval(s). **Local:** Local approvals are required from the Boston Civic Design Commission, Boston Redevelopment Authority, Boston Water and Sewer Commission, Inspectional Services Department, Boston Public Improvement Commission, Boston Zoning Commission, Department of Public Works, Boston Transportation Department, Boston Landmarks Commission, Parks and Recreation Commission, Committee on Licenses and Boston Fire Department. Please see Attachment C for a list of anticipated permits and approvals.

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 checked="" 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: <b>DCAM</b> – Long Term Ground Lease of MMHC Site and Long Term Leas on behalf of DMH; <b>DEP</b> – Environmental Results Program; Review under Title V (if necessary) <b>MWRA</b> – Industrial Discharge Permit, Construction Dewatering Permit; <b>MHC</b> - State Register Review/254 Review, Consistency with 2003 MOA <b>Massachusetts Aeronautics Commission</b> – Notice of Preconstruction <b>DPS</b> – Building Permit (Fenwood Inn) <b>DCR</b> – Modified Access Permit (not required for this Project)
Total site acreage*	3.15			
New acres of land altered		0		
Acres of impervious area	2.56	-0.01	2.55	
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**	190,000	443,960	633,960	
Number of housing units	0	136	136	
Maximum height (in feet)	45	177	222***	
<b>TRANSPORTATION</b>				
Vehicle trips per day	480	6,036	6,516	
Parking spaces	163	243	406	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	109,100	109,100	
GPD water withdrawal	-	-	-	
GPD wastewater generation/ treatment	0	99,180	99,180	
Length of water/sewer mains (in miles)	-	-	-	

\* Site acreage included in this table and in the Land Section of this ENF Form includes areas that are excluded from area calculations based on definitions in the Boston Zoning Code (i.e. land within private ways). Acreage in the project description is calculated in accordance with the Boston Zoning Code and do not include private ways

\*\* Gross square footage is measured in accordance with the Boston Zoning Code.

\*\*\* The Brigham and Women's Building will have a maximum height of 222 feet measured from the average grade around the building to the top of the roof of the mechanical penthouses. The zoning height as calculated in accordance with Article 2A of the Code will in fact be less than the 222 feet maximum described herein.

**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: Massachusetts Mental Health Center, 74 Fenwood Road, Boston )  No

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

Yes (Specify: Massachusetts Mental Health Center, 74 Fenwood Road, Boston )  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 Site and Project**

The Brigham and Women’s Hospital, Inc. (BWH or the Hospital) and Partners HealthCare System Inc. (PHS), in association with the Roxbury Tenants of Harvard Association, Inc. (RTH), are proposing to redevelop the 2.39-acre<sup>1</sup> Massachusetts Mental Health Center (MMHC) complex on Fenwood Road and Vining Street (MMHC Site) and the 0.29 acre Binney Street site at the corner of Binney Street and Francis Street (the Binney Street Site) in Boston (see Figure 1-1A and Figure 1-1B). Together, these parcels collectively comprise the “Project Site” totaling 2.68 acres. For the purposes of this report, the Proponent refers to the joint development effort by BWH and RTH for all four buildings proposed as part of the Massachusetts Mental Health Center Redevelopment project.

The MMHC Site is located in the Mission Hill neighborhood and is adjacent to the Longwood Medical and Academic Area (LMA). The MMHC Site contains five buildings formerly occupied by the MMHC, run by the Massachusetts Department of Mental Health (DMH) (Figure 1-2). These buildings containing approximately 190,000 gross square feet are currently vacant, as MMHC temporarily relocated in 2003. The 2.39-acre MMHC Site is owned by Commonwealth of Massachusetts acting through the Massachusetts Division of Capital Asset Management (DCAM) on behalf of DMH. The Binney Street Site is owned and used by BWH and is currently occupied by construction trailers which are vacant. DCAM will execute a 95-year ground lease of the MMHC site with BWH at the time when all necessary approvals have been received, which will in turn bifurcate the ground lease with RTH at the time the Residential Building (described below) is

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<sup>1</sup> Site acreage included in this project description is based on definitions of area in the Boston Zoning Code and excludes certain areas which are included within acreage provided in the Land Table on Page 1 of the ENF Form and in the Land Section of this ENF Form so as to be more inclusive for purposes of MEPA review of the Project.

constructed. BWH will lease the Partial Hospital/Fenwood Inn for 95 years to DMH and will lease the building at Binney Street to DMH for ten years, when the DMH space in the BWH building is to be completed.

The Project comprises four distinct buildings as shown in Figure 1-3. In the first phase of the project the Proponent proposes to build two buildings to serve the Commonwealth of Massachusetts Department of Mental Health (DMH) clientele. The Partial Hospital/Fenwood Inn Building, which will be developed by BWH on behalf of DMH, will include 13 single residential units and 17 double residential units, a 8,260 sf outpatient clinic and partial hospital, for a total of 21,000<sup>2</sup> sf with 47 beds. The Binney Street Building to be developed by BWH is comprised of 56,540 sf of clinical and office space which will be utilized initially by DMH. The abatement and demolition of the MMHC buildings will be an integral part of the first phase of work, as the cleared site is necessary to ensure public safety and to allow for the safe and clear access to construct the first two buildings.<sup>3</sup> The vacant buildings have suffered serious deterioration, including structurally and they present a public safety hazard.

Latter phases of the project will include the development of both a residential building by RTH and a building to be developed by BWH for medical-related uses. The residential Building will include approximately 66 affordable rental units and approximately 70 condominiums for a total of approximately 136 units. The building may also include approximately 10,000 sf of community space for a total of approximately 197,750 sf. The Brigham and Women's Building, which will be developed, managed and controlled by BWH, will contain approximately 358,670 sf of space for research and development, clinical, and office uses by BWH. DMH is planning on relocating their services from the Binney Street Building into the Brigham and Women's Building once it is complete, with BWH at that point, using the Binney Street Building for office and clinical space. The Project will also contain 406 parking spaces located beneath the Brigham and Women's Building, 50 of which will be reserved for DMH use.

A landscape plan has been developed to visually link the separate buildings. The plan reflects a strong streetscape language of hardscape and plantings punctuated by plazas at major entrances, as well as terraces and covered outdoor space. A new pocket-garden is proposed at the end of the Residential Building Site, at the corner of Fenwood Road and the Riverway.

Connections between the Brigham and Women's Building and the new Shapiro Cardiovascular Center at 70 Francis Street are proposed via an underground tunnel and a pedestrian bridge across Fenwood Road.

## ***B. Project Alternatives***

### ***Initial Site Studies and Request for Proposal for Redevelopment***

The redevelopment proposal has been the result of a request for proposals and subsequent selection process conducted by the Massachusetts Division of Capital Asset Management on behalf of the Department of Mental Health. During the 1990s the Commonwealth conducted several studies to assess DMH's program needs in relation to the existing buildings. Studies concluded that the existing buildings provided far more space than required by DMH and recommended that DMH remain on site, however in a much smaller facility. Since the Commonwealth determined that the rehabilitation of the property for DMH use was infeasible, redeploying the property through a long-term lease has the potential to generate economic benefits, as well as provide the DMH with a modern space to continue its clinical services on the Site, without the need for funds from the Commonwealth for construction.

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2 Zoning square footage excludes certain areas such as mechanical space and the below grade parking garage. The PNF/IMP NF uses zoning square footage.

3 The demolition of these buildings was contemplated under the MOA between DCAM and the Massachusetts Historical Commission. Please see the Historic and Archaeological Resources Section of this ENF for additional information on the MOA.

### ***Alternative Site Layout***

DCAM selected the Proponent's proposal for redevelopment of the site which incorporated three buildings – a residential building, a clinical building and the Partial Hospital/Fenwood Inn. Since then, the redevelopment of the MMHC site has had a number of alternative site planning and massing modifications. The original siting and the massing of the component buildings were designed to meet the criteria of the Commonwealth's Request for Proposal. As the Project has evolved, the Proponent and design team have worked to respond to mitigate potential environmental impacts. The Residential Building was changed from its original triangular plan form to provide more open space immediately adjacent to the Riverway. This also reduced the early morning shadow cast on the Riverway. The massing of the BWH Building was shifted to provide a more slender presentation. The entire building was shortened by 15 feet in the long direction to allow the Residential Building to be slid away from the Riverway. This shift essentially mitigates potential shadow impacts of the BWH Building from the Riverway.

### ***Addition of Binney Street Building***

The failing economy placed the near term financing of the construction of the Brigham and Women's Building in question. BWH/PHS introduced the concept of building interim space for DMH in the vicinity of the existing MMHC complex. The Fenwood Inn/Partial Hospital site at 20 Vining Street was studied for this interim use. This study proved that a building of the size and scale required to house the Fenwood Inn/Partial Hospital together with the DMH clinical and administrative space would not be achievable given the small floor plate available on this site. BWH/PHS, DCAM and DMH agreed that the proposed building on the Binney Street site would meet DMH's immediate space requirements, and fulfills the terms of the RFP. In exchange for providing the additional land area and given the exigencies of the financing market, BWH/PHS requested additional time to construct the BWH Building, and additional time for RTH to build the Residential Building as they put together their capital sources for the residential project.

### ***Proposed Project***

The proposed massing and layout of the Project shown in Figures provided in Attachment A are intended to stand as individual buildings with architectural vocabularies appropriate to their respective uses, but work together as an ensemble in a mutually reinforcing and coordinated manner. The ensemble of buildings is designed to maximize both site efficiency and provide attractive landscaped areas and pedestrian connections between buildings. This new landscaped pedestrian way between the BWH Building and the Residential Building will permit a view corridor looking southwestward from the intersection of Binney Street and Fenwood Road to the historic Riverway and the vistas beyond.

### ***C. Mitigation***

The Proponent anticipates that the Draft Environmental Impact Report will include a detailed description of mitigation measures incorporated into the Project to avoid, minimize, and mitigate potential environmental impacts. Following is a list of some of the proposed mitigation measures:

- ◆ The Proponent is committed to a sustainable Project and will incorporate sustainable design initiatives as part of the design, construction and operation of the Project. The Project will advance sustainable and environmentally conscious design and construction practices. The Project buildings will be LEED certifiable. All buildings will include environmentally protective technologies and practices such as energy-efficient equipment and fixtures, and water conservation features for mechanical, electrical, and architectural systems, where feasible.
- ◆ The Project reflects Smart Growth by transforming an underutilized, previously developed site into a vibrant development with a mix of uses. The Project will leverage existing infrastructure and transportation systems, thereby reducing environmental impacts. The Project's density makes efficient use of the site.
- ◆ The Residential Building will result in the creation of approximately 66 affordable rental units for households with incomes below 60% of the area median income and 70 condominiums, a substantial number of which will be affordable units.

- ◆ The Project provides replacement space for the MMHC in the Binney Street Building in the short term and then in the Brigham and Women's Building in the long term as well as a stand alone Partial Hospital/Fenwood Inn. This will enable the return of patient care and DMH services to the site in modern, state of the art buildings where care can be delivered in a clean and dignified setting. The move back from the Shattuck Hospital, where the services have been located in the interim, will also provide much greater public transportation access for MMHC clients.
- ◆ The Project may provide approximately 10,000 sf of common space in the Residential Building, which will provide an area for RTH social and educational programs including community based job-training, education and wellness programs.
- ◆ BWH will provide \$1.7 million to help build a gymnasium, recreational and large meeting space for the community to be constructed on land owned by RTH. BWH will extend for eight additional years an agreement entered into in the context of the Shapiro Cardiovascular Center to provide matching funding of \$350,000 per year to RTH to support health care initiatives undertaken for the benefit of the residents of the RTH community.
- ◆ BWH will extend for eight additional years an agreement entered into in the context of the Shapiro Cardiovascular Center to provide matching funding of \$350,000 per year to RTH to support health care initiatives undertaken for the benefit of the residents of the RTH community.
- ◆ The Project includes setbacks from the property line along Fenwood Road and the Riverway to preserve view lines and enhance the feeling of openness. The setbacks also allow for the mature perimeter trees to be protected to the greatest extent feasible and incorporated into the landscape plan as well as replication of the historic iron fence on the north and east sides of the MMHC Site and the provision of a continuous green border along the Riverway.
- ◆ The Project will create both temporary construction jobs and permanent jobs. The Brigham and Women's Building will create approximately 500 new jobs in both research and clinical areas. The Residential Building will create the need for 13 new permanent jobs for the residential space and community programming.
- ◆ The construction of the four buildings will contribute directly to the local economy by providing numerous construction employment opportunities. Approximately 600 full-time construction jobs are anticipated as a result of these construction projects.
- ◆ The Project will establish Transportation Demand Management strategies for each distinct land use proposed. TDM strategies will reduce single occupant driving and increase use of alternative forms of transportation. For the DMH component of the Project, the same TDM incentives offered to other state employees will be provided. On-site transportation amenities, such as bicycle storage and shower facilities will be provided to encourage alternative modes of transportation.
- ◆ A portion of the Project waste will be recycled. The Project's recycling programs which will be structured to consider the impacts of each use and operator will be described in the Draft EIR.
- ◆ The Proponent will implement construction period mitigation practices to protect water and air quality and reduce ambient noise impacts.
- ◆ The Project is expected to produce beneficial changes in the quantity and quality of stormwater runoff from the site. The Proponent intends to comply with the City of Boston's sustainability guidelines, specifically targeting compliance for both the stormwater management quantity and quality control standards.
- ◆ While the Project requires the demolition of the MMHC Building, the continued presence of MMHC on the Site in a new state-of-the-art facility will allow for the continuation of the site's historic function. The Project will include developing an architectural salvage and reuse plan that will ensure the preservation of portions of the contributing buildings' character-defining features to the extent practical. In addition, as stated above the original 1912 cast iron and brick fence will be replicated and mature trees will be protected to the extent feasible. A display of historic photos is also being explored.