

ENF

**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: **13098**
MEPA Analyst: **Anne Canaday**
Phone: 617-626-

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: UMass Medical School/UMass Memorial Health Care System Campus Modernization Program		
Street: Belmont Street, between Plantation Street and Lake Avenue		
Municipality: Worcester	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 46 84 093 N, 2 71 211 E	Latitude: 42° 16' 40"	Longitude: 71° 45' 45"
Estimated commencement date: August, 2003	Estimated completion date: January, 2006	
Approximate cost: \$190 million	Status of project design: 5 %complete	
Proponent: UMass Medical School and UMass Memorial Health Care System (Joint Proponents)		
Street: 55 Lake Avenue North, Power Plant 2 nd Floor		
Municipality: Worcester	State: MA	Zip Code: 01655
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Edmund Starzec, AICP		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street, P.O. Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: estarzec@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. 5074) 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): **Financial Assistance:** issuance of approximately \$14 million in bonds through the Massachusetts Health and Educational Facilities Authority. **Land Transfer:** 5.14 acre land transfer from the Department of Capital Asset Management (DCAM) and the UMass Medical School (UMMS) to the Worcester City Campus Corporation (WCCC).

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

List Local or Federal Permits and Approvals: **Federal:** NPDES Construction Activities permit. **Local:** Worcester DPW Road Opening Permit (for utility connections), Worcester Conservation Commission Order of Conditions.

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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> State Dept. of Public Safety, Division of Inspection: Building Permit
Total site acreage	75.8± acres			
New acres of land altered		0.5± acres		
Acres of impervious area	57± acres	0.5± acres	57.5± acres	
Square feet of new bordering vegetated wetlands alteration		NA		
Square feet of new other wetland alteration		NA		
Acres of new non-water dependent use of tidelands or waterways		NA		
STRUCTURES				
Gross square footage	2,063,711 SF	245,000 SF	2,308,711 SF	
Number of housing units	NA	NA	NA	
Maximum height (in feet)	136 feet	0	136 feet	
TRANSPORTATION				
Vehicle trips per day	19,500 trips	+2,400 trips	21,900 trips	
Parking spaces	4,886 spaces	+256 spaces	5,259 spaces	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	341,000± gpd	40,700± gpd	381,700± gpd	
GPD water withdrawal	NA	NA	NA	
GPD wastewater generation/treatment	310,000± gpd	37,000± gpd	347,000± gpd	
Length of water/sewer mains (in miles)	NA	NA	NA	

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 UMass Medical School (UMMS) and its clinical partner, the UMass Memorial Health Care System (UMMHCS) jointly propose to undertake a Campus Modernization Program for their approximately 76-acre Worcester campus located north of Belmont Street (Route 9), generally between Plantation Street and Lake Avenue North, and south of North Road. The site slopes generally from west to east, towards Lake Quinsigamond. As it exists, the campus is largely developed and includes approximately 2.1 million square feet of hospital and university space in total. Attachment 1 depicts existing site conditions. Attachment 3 is a locus map showing the site's general location.

The Campus Modernization Program consists of four related projects, to be undertaken simultaneously over the next four years. The central component of the Program is the replacement of the granite façade on the existing school and hospital building. The replacement of the existing granite façade is necessary, as it has deteriorated to the point of obsolescence and poses a safety hazard to pedestrians on adjacent campus walkways. The Worcester City Campus Corporation (WCCC), a private, non-profit 501(c)(3) corporation, will carry out the façade replacement.

The program's second component is the addition of 20,000 square feet of ancillary office space to the south face of the school building, as a result of the façade replacement. This new space will include approximately 60 offices and 12 conference rooms and will be utilized as "swing space" for temporarily displaced staff during the façade replacement project. This space will be programmed for permanent use by the school from 2006 onwards.

The third component of the program is a parking garage on the site of the existing South Parking Lot. It is anticipated that the garage will accommodate up to 1,600 parking spaces in six anticipated levels with access off of South Road. Separate access and egress is planned for employees and patients/visitors. The garage will consolidate on-site parking, replace spaces lost on- and off-campus, and accommodate future parking demand associated with the Campus Modernization Program. As a result of parking space displacement and consolidation, only 256 net new parking spaces will result from the project. WCCC will carry out parking garage construction.

The final component of the Campus Modernization Program is a 225,000 square foot expansion of the existing hospital. The UMass Memorial Health Care System, a non-profit corporation, is the proponent for this aspect of the project, which will provide much-needed space to relieve overcrowded conditions and better serve the community's needs. The expansion will be self-funded. To be constructed east of the existing hospital, the expansion will include a basement housing sterilization facilities, mechanical equipment, and storage; a ground floor including expansion space for the Emergency Department and apron area for ambulance drop off; a second floor including new surgery suites, ICU suites, and expansion space for the Radiology Department; and storage and shell space on a possible third floor. A proposed site plan is included as Attachment 2.

As part of the process of planning for the Campus Modernization Program, a number of alternative courses of action have been explored and dismissed. In addition to a No Build alternative, the project team evaluated a variety of alternatives to the proposed Campus Modernization Program involving different configurations for the hospital expansion, locations for the parking garage, and approaches to façade replacement. With the exception of the No Build alternative, which would have no new environmental impacts, it was determined that the impacts of the other alternatives were effectively the same and that preferred alternative, described above and depicted on Figure 2, presented the most effective solution to the campus' short- and long-term needs.

Using standard rates, the Campus Modernization Program is projected to generate approximately 2,400 additional average daily trips (weekday), including 160 new trips during the morning peak hour and 185 new trips during the evening peak hour. However, since the expansion areas will primarily relieve some existing overcrowding, even less traffic is anticipated. The construction of the proposed parking garage and consolidation of other campus-related parking spaces would result in a net increase of 256 parking spaces.

Analysis indicates that existing traffic operational deficiencies are present at some of the signalized study area locations, even without the addition of site-generated traffic. Several minor traffic signal actions are recommended along Belmont Street to address these deficiencies. Implementation of these actions by the City of Worcester would result in acceptable traffic operations along Belmont Street in the study area.

With the minor traffic signal modifications on Belmont Street and other recent City of Worcester improvements along Plantation Street, no additional improvements are required in these areas. Therefore, the proponent has focused its improvements on Lake Avenue. The proponent will realign the South Road approach to Lake Avenue and is seeking consolidate access and egress with the adjacent MassHighway District 3 facility. This would alleviate some of the conflicting traffic movements on Lake Avenue and would also provide the opportunity for additional future upgrades in this area.

The analysis illustrates that traffic generated by the Campus Modernization Program would have a minimal impact on, and can be accommodated by, the local roadway traffic system. With the inclusion of the recommended City actions, the existing transportation infrastructure within the study area can accommodate the traffic generated by the proposed Campus Modernization Program. Furthermore, the South Road realignment and consolidated access along Lake Avenue will further benefit traffic operations and safety and provide the opportunity for additional improvements in this area.

The project will not permanently or temporarily displace any wetland resource areas. The project does include limited activities within the 100-foot buffer zone surrounding the area of bordering vegetated wetland near the South Lot. Depending on the final design selected, a portion of the proposed parking garage may be constructed within the buffer zone. Other potential actions in the buffer zone include construction of one or more garage access ways and establishment of a utility connection to existing services along Belmont Street (temporary impacts only). It should be noted that most of these potential actions within the buffer zone would take place on the site of an existing, paved parking lot. The proponent will file a Notice of Intent with the City of Worcester Conservation Commission prior to commencing any work within the wetland buffer zone.

The project triggers no "mandatory EIR" thresholds under the MEPA regulations at 301 CMR 11.03.