

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA
Office

ENF Environmental
Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13107</u>
MEPA Analyst:	<u>LEANDREA DAVES</u>
Phone:	617-626- <u>1028</u>

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: Blackfan Research Center / Longwood North Research Center		
Street: Blackfan Street/Longwood Avenue		
Municipality: Boston	Watershed: Charles River	
Universal Transverse Mercator Coordinates: 326672.63 meters E, 4689571.63 meters N	Latitude: 42.338927N	Longitude: -71.104261W
Estimated commencement date: 2004	Estimated completion date: 2009 - 2014¹	
Approximate cost: Not yet determined	Status of project design: 10 %complete	
Proponent: Lyme Properties LLC / Beth Israel Deaconess Medical Center, Inc.		
Street: c/o Lyme Properties 101 Main Street		
Municipality: Cambridge	State: MA	Zip Code: 02142
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Will Donham		
Firm/Agency: Epsilon Associates	Street: 150 Main Street, PO Box 700	
Municipality: Maynard	State: MA	Zip Code: 01754-0700
Phone: (978) 897- 7100	Fax: (978) 897-0099	E-mail: wdonham@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 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): **None at this time.**

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No The BRC and LNRC are currently undergoing separate review by Boston Redevelopment Authority ("BRA").

List Local or Federal Permits and Approvals: See Attachment A

¹ Completion date is no earlier than 2009 and is dependent on uninterrupted staging of construction and market 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 checked="" type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation ² |
| <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 (see footnote) <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:
Total site acreage	2.59 acres			
New acres of land altered		0 acres		
Acres of impervious area	2.37 acres	0.15 acres	2.52 acres ³	
Square feet of new bordering vegetated wetlands alteration		0 acres		
Square feet of new other wetland alteration		0 acres		
Acres of new non-water dependent use of tidelands or waterways		0 acres		
STRUCTURES				
Gross square footage				
BRC	68,000	507,000	575,000	
LNRC	159,333 ⁴	280,667	440,000	
Total square footage	227,333	787,667	1,015,000	
Number of housing units	0	0	0	
Maximum height (in feet)				
BRC	60 ft	238 ft	298 ft	
LNRC	24 ft	275 ft	298 ft	

- 2 Although the Project exceeds a transportation threshold, it does not require any State transportation-related permits.
- 3 As also described in the Land Section, an existing parking area (0.21 acres) and adjacent BIDMC controlled areas (0.09 acres) will be replaced with landscaped plazas (containing pervious areas) as mitigation for the Project.
- 4 The existing site of the LNRC includes an above-ground 454-space parking garage (the BIDMC East Campus Parking Garage). As described, the Project includes construction of 450 below-grade replacement parking spaces that allow for the demolition of the East Campus Parking Garage. With relocation of the existing parking in the BIDMC East Campus Parking Garage, the existing East Campus Parking Garage site can be freed up for development of the LNRC with minimal impact to the provision of on-going BIDMC services.

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
TRANSPORTATION				
Vehicle trips per day – ITE Method (per MEPA Guidelines) ⁵				
BRC Project Trips (ITE)	700	4,849	5,549	
LNRC Project Trips (ITE)	0	4,246	4,246	
Total Project Trips (ITE)	700	9,095	9,795	
Vehicle trips per day – BTM Method (actual trip projections) ⁶				
BRC Project Trips (BTM/actual)	700	1,243	1,943	
LNRC Project Trips (BTM/actual)	0	1,860	1,860	
Total Project Trips (BTM/actual)	700	3,103	3,803	
Parking spaces ⁷				
BRC Parking Spaces	49	251	300	
LNRC Parking Spaces	0	330	330	
Total Parking Spaces	49	581	630	
WASTEWATER				
Gallons/day (GPD) of water use				
BRC Demand ⁸	5,775	203,725	209,500	
LNRC Demand ⁸	-	131,800	131,800	
TOTAL	5,775	335,525	341,300	
GPD water withdrawal	NA	NA	NA	
GPD wastewater generation/ treatment				
BRC generation	5,250	130,450	135,700	
LNRC generation	-	95,000	95,000	
TOTAL	5,250	225,450	230,700	
Length of water/sewer mains (in miles)	NA	NA	NA	

⁵ These are representational trip generation estimates as required by MEPA guidelines and do not reflect anticipated traffic conditions with the completed Project. Daily vehicle trip generation estimates are based solely on ITE Trip Generation rates and project square footage estimates for each respective project. These estimates are provided for the purposes of assessing exceedance of MEPA thresholds only and do not take into account realistic mode splits for an urban area or the effects of a constrained on-site parking supply.

⁶ These are actual trip generation estimates for the BRC and LNRC components of the Project. These estimates are based on Boston Transportation Department (BTD)-accepted methodology and take into account realistic mode splits for an urban area and the effects of a constrained on-site parking supply. These estimates were employed within comprehensive transportation studies required by the BTD to quantify the transportation impacts of the BRC and LNRC components of the Project and to develop transportation improvement and mitigation actions for the surrounding transportation infrastructure.

⁷ The BRC project also includes construction of a 450-space below-grade replacement parking garage for BIDMC which replaces an existing 454-space above-grade parking garage. When completed, the existing 454-space BIDMC East Campus parking garage will be taken out of service and demolished.

⁸ Water demands include cooling tower blowdown.

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 proposed project (the "Project") includes the joint development of two research facilities, the Blackfan Research Center and the Longwood North Research Center, in the Longwood Medical and Academic Area ("LMA") of Boston. The first phase of the development will include the Blackfan Research Center ("BRC"), a 575,000 square-foot state-of-the-art research facility, and 251 net new, below-grade parking spaces. The second phase of the development will include the Longwood North Research Center ("LNRC"), a 440,000 square foot research facility, and a total of 330 underground parking spaces.

The Project also includes construction of 450 below-grade replacement parking spaces that allow for the demolition of BIDMC's existing 454-space East Campus Parking Garage. With relocation of the existing parking in the BIDMC East Campus Parking Garage, the existing East Campus Parking Garage site can be freed up for development of the LNRC with minimal impact to the provision of on-going BIDMC services.

Project Site: The Blackfan Research Center site is located on the west side of Blackfan Circle, between the Children's Hospital Research Building to the south and the Merck Research Laboratories-Boston to the north. To the west is the Beth Israel Deaconess Medical Center ("BIDMC") East Campus and across Blackfan Circle is the Harvard Institutes of Medicine. The Longwood North Research Center site is located at the current north end of Binney Street adjacent to the Shapiro Ambulatory Care Center, adjacent to the north edge of the BRC site.

B) Alternatives

The Project, as presented in this ENF, was originally proposed to be developed as two separate research facilities, developed independently of each other, and each undergoing separate review by the Boston Redevelopment Authority ("BRA") under Article 80 of the Boston Zoning Code. However, the Project currently proposed has evolved through a long process of joint planning between Lyme Properties and BIDMC. Additionally, during the BRA's Article 80 review process, Lyme and BIDMC have met with interested parties and abutters to participate in district wide planning efforts. As a result of these discussions and joint planning efforts, there have been a number of changes to the Project.

Lyme Properties originally filed a Project Notification Form ("PNF") in November 2001 and a Draft Project Impact Report ("DPIR") for the BRC in March 2002. Beginning almost immediately after the filing of the DPIR, Lyme and BIDMC embarked upon an effort to study their respective sites and attempt joint planning and development of them. These studies began with a series of "charrettes" or planning sessions, which included staff of the BIDMC and Lyme, and their respective architects and planners, environmental and permitting consultants, civil engineers, and traffic and parking consultants. As part of these filings, Lyme studied the no build alternative, a reduced build alternative, and a full build alternative.

As part of BIDMC's master planning efforts, Lyme and BIDMC reviewed areas where the two adjacent landowners could collaborate and plan their projects, evaluate potential impacts, and identify mitigation. This planning led to two areas of change: 1) changes to the BRC; and 2) changes to development plans for the BIDMC East Campus.

On October 10, 2002, a Notice of Project Change ("NPC") was filed for the BRC as a result of the joint planning efforts. Simultaneous with the filing of the NPC, BIDMC filed an Institutional Master Plan Notification Form/Project Notification Form ("IMPNF/PNF") for its campus and the Longwood North Research Center. As described in the IMPNF/PNF, BIDMC proposed the construction of the LNRC on the site of the current East Campus Garage. The LNRC will be developed by Lyme Properties in cooperation with BIDMC.

In response to Lyme's DPIR and NPC, the BRA issued a Request for Supplemental Information on July 8, 2003 requesting supplemental analysis and clarification. On August 12, Lyme submitted a Supplemental Information Document.

A DPIR for the LNRC was filed on August 29, 2003, which included changes and improvements to the LNRC as proposed in the IMPNF/PNF. The LNRC DPIR includes two alternatives: (1) the preferred full build alternative (a 440,000 square foot building); and (2) a reduced build alternative (a 352,000 square foot building).

C) On-Site Mitigation and Improvements

The public benefits of the combined BRC and LNRC developments as proposed are substantial and include the following:

- ◆ The developments will provide total linkage payments (currently estimated to be \$6.59 million) through both a housing contribution grant and a jobs contribution grant to the Neighborhood Housing Trust and the Neighborhood Jobs Trust.
- ◆ In addition, Lyme will commit additional funding over statutory requirements toward the affordable housing initiative and will commit to ongoing technical support to ensure that the housing is completed.
- ◆ The developments will provide significant property tax revenues for the City of Boston by converting this property to a taxable use. It is currently estimated that the annual taxes will be between \$6 and \$8 million.
- ◆ The developments will contribute to the creation of Blackfan Square.
- ◆ Lyme will contribute both land and its fair share of funding, and BIDMC will contribute land, to adequately design and construct the proposed extension of Blackfan Circle to Avenue Louis Pasteur (future Blackfan Street), which will provide important roadway infrastructure to relieve problem intersections.
- ◆ The developments will contribute to and reinforce the economic strength of the LMA through the creation of much-needed research space.
- ◆ The developments will create approximately 1,200 new permanent full- and part-time jobs.
- ◆ The developments will create approximately 750 new full- and part-time construction jobs.

In addition, the cooperative planning effort between Lyme and BIDMC provides a number of important benefits, including:

- ◆ District-wide pedestrian, parking, loading and access improvements.
- ◆ Replacing above-ground parking with below-ground spaces allowing BIDMC to make better use of its existing campus.
- ◆ The financial recovery of a non-profit health care institution which is important to the City of Boston.