

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: **14313**
 MEPA Analyst: **Arling Eglinton**
 Phone: 617-626-
X 1024

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: BERKSHIRE MEDICAL CENTER PARKING GARAGE AND MEDICAL OFFICE BLDG		
Street: WAHCONAH STREET		
Municipality: PITTSFIELD	Watershed: HOUSATONIC	
Universal Transverse Mercator Coordinates: 18 643900E 47 02000N	Latitude: 42° 27' 30" N Longitude: 73° 15' 10" W	
Estimated commencement date: 12/08	Estimated completion date: 2010	
Approximate cost: \$30 million	Status of project design: 10 %complete	
Proponent: BERKSHIRE MEDICAL CENTER, INC.		
Street: 725 NORTH STREET		
Municipality: PITTSFIELD	State: MA	Zip Code: 01201
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert E. Hoogs		
Firm/Agency: Foresight Land Services	Street: 1496 West Housatonic Street	
Municipality: Pittsfield	State: MA	Zip Code: 01201
Phone: 413-499-1560	Fax: 413-499-3307	E-mail: rhoogs@foresightland.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. 8143*) No
 (*for adjacent hospital property)

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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):
Potentially, bonding may be requested from Mass. Health and Educational Facilities Authority (HEFA) in the amount of approximately \$30 million.

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

List Local or Federal Permits and Approvals:
City of Pittsfield Site Plan Review, City of Pittsfield Street Entrance Permit, City of Pittsfield Water and Sewer Connections, Coverage under NPDES Construction General Permit – U.S. EPA,

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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> No state permits required for construction. Future Medical Building may require state licensing for operations.
Total site acreage	4.0 Ac.			
New acres of land altered		0		
Acres of impervious area <i>*Existing includes paved & gravel parking</i>	3.8 Ac*	(0.5) Ac	3.3 Ac	
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		
STRUCTURES				
Gross square footage	21,100± sf	263,600± sf	284,700± sf	
Number of housing units	0	0	0	
Maximum height (in feet)	30'±	32'±	62'±	
TRANSPORTATION				
Vehicle trips per day	1670	1430±	3100±	
Parking spaces	406±	349±	755±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	3,000± mdf	5,000±	8,000± mdf	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	3,000± mdf	5,000±	8,000± mdf	
Length of water/sewer mains (in miles)	NA	0	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.*)

Berkshire Medical Center, Inc. ("BMC") is proposing to construct two separate but related projects adjacent to its main hospital in Pittsfield: (1) a 618 space Parking Garage plus surface parking areas ("Parking Facilities"); and (2) a future medical office building with ambulatory surgery space plus renovations of existing medical spaces to serve as replacement space for existing medical office and ambulatory surgery space ("Future Medical Spaces"). The two projects are somewhat independent of each other. The Parking Facilities will be located on the south side of Park Street and proposed to be constructed beginning in December 2008 for service in 2009. The Parking Facilities are proposed to serve the existing hospital facilities, and will be built on a site that is already used for the hospital's surface parking. The Proposed Parking Facilities will increase the available hospital parking by about 349 spaces. The lower deck of the garage is expected to be used by patients; the upper four decks will be for use by staff, thereby freeing up space in the existing Charles Street parking garage for use by patients. (The Charles Street parking garage is attached to the hospital by an enclosed "sky bridge.")

The Future Medical Spaces and related site improvements will be located on the north side of Park Street; there is no firm schedule for when the work might proceed. The Proposed Parking Facilities are expected to provide some of the parking for the Future Medical Spaces. Other than the parking relationship and potential bond funding from HEFA, the two projects are independent of each other. An existing medical office building presently used by Berkshire Orthopaedic Associates will remain, but will be renovated and the site parking and circulation will be reconfigured. The ambulatory surgery facilities in the existing Crane Center outpatient building will be relocated to the Future Medical Space once completed; the existing building will be renovated and reused for other hospital functions and procedures. The two projects have a total area of 3.95 acres on the westerly side of Wahconah Street immediately opposite the hospital. The sites are not within any wetland, buffer zone, riverfront or floodplain, and do not contain any reported rare or endangered species. Both existing sites are virtually impervious; drainage is piped into the city's storm drains without mitigation. The sites are served by municipal water and sewer systems, both of which have ample capacity.

Existing Conditions

The existing site of the Parking Facilities includes 2.24 acres located southerly of Park Street, and northerly of Kent Avenue. The existing site is used for about 274 spaces of surface parking, paved and graveled. Two small buildings presently exist on the site. Topography of the site is relatively flat to moderate except in the southeast quadrant where there are several existing retaining walls.

The existing site of the Future Medical Space includes 1.71 acres on the westerly side of Wahconah Street, northerly of Park Street. The existing site is used for 98 spaces of hospital parking plus 34 spaces of parking for Berkshire Orthopaedic Associates' Medical Office Building. The site is essentially flat, with most drainage piped southwesterly toward Park Street; a small amount of the site flows across the parking lot to the north and west before draining into the city's storm drainage system.

Proposed Parking Facilities and Access

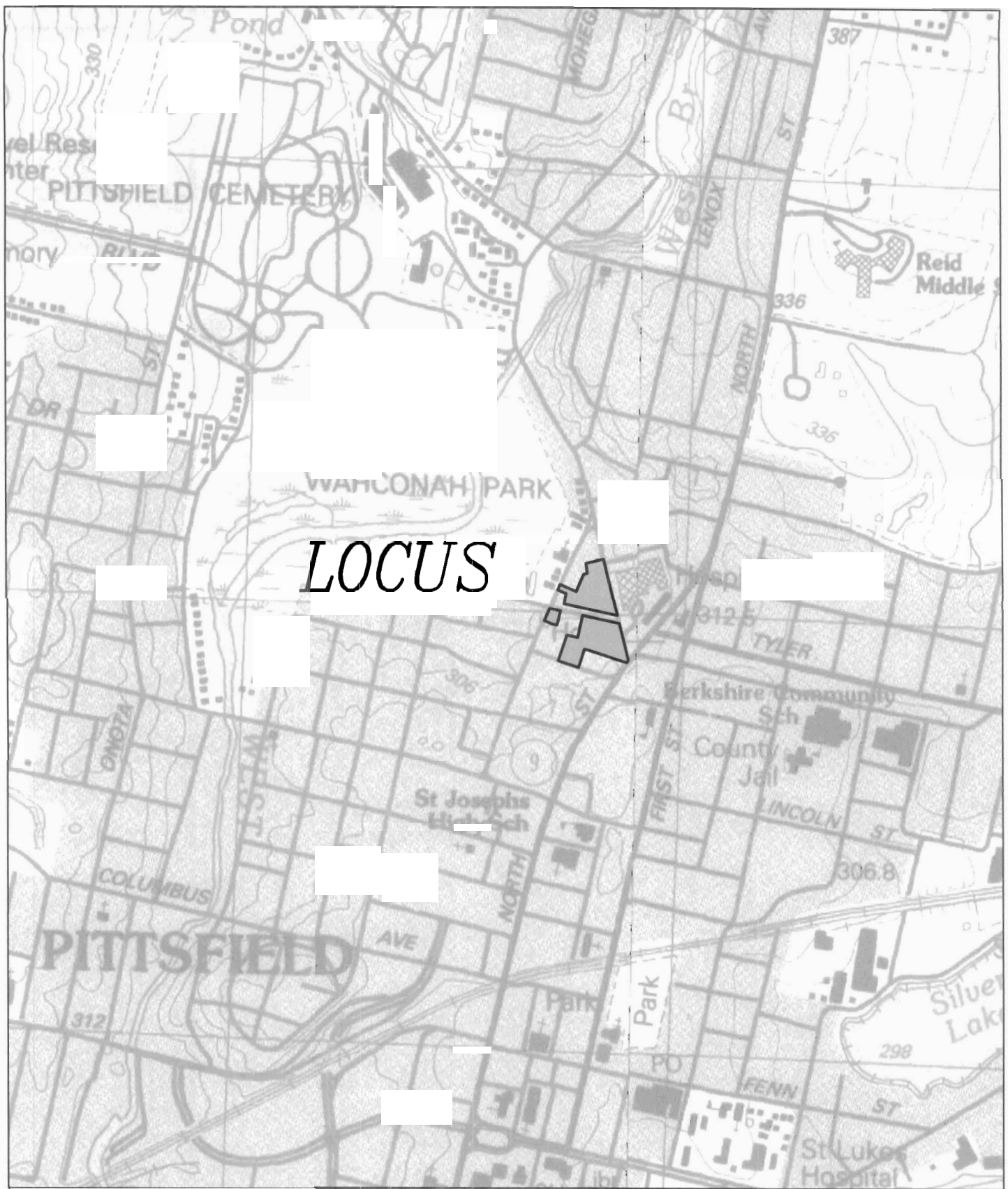
The proposed 618 space Parking Garage will have five parking decks, and will have entrance/exit drives on three streets: the easterly Wahconah Street entrance will be limited to right turns in and out; the southerly Kent Avenue access will be exit only; the northerly Park Street access will be full entrance and exit in both directions. The garage traffic will therefore be dispersed among the three streets to provide safe and convenient access. In the future, the garage may have a pedestrian bridge across Wahconah Street. Two other small surface parking lots will be constructed: one at the corner of Park Street and Seymour Street will have 17 spaces; a lot on Kent Avenue will have 32 spaces. The existing 43 space parking lot on Park Street and other existing surface parking along Seymour Street will remain. Refer to the attached Traffic Impact Study for further details of the existing and proposed traffic conditions.

Proposed Stormwater Management and Mitigation

Storm drainage from the project will be substantially improved compared to existing conditions. Presently, the two project sites are covered by 95% impervious surfaces. The sites have existing storm drain piping connected to the City of Pittsfield municipal storm drainage system. The existing site has effectively no stormwater mitigation. The proposed site plan will improve stormwater conditions by converting ½ acre of existing impervious surfaces into new pervious vegetated areas, up to 18% of the total site. In addition, the drainage system for the Parking Facilities will include a system of deep sump catch basins with oil hoods, oil/water separator, stormwater filtration system at the snow storage area, and underground infiltration and retention galleries. The Future Medical Space site will also include deep sump catch basins, a "rain garden" and infiltration dry wells to recharge groundwater with roof drainage. These Best Management Practices are consistent with the State's recently adopted Stormwater Standards for wetlands. Refer to the attached Storm Drainage Analysis for additional details.

Alternatives

BMC has considered a number of alternatives, including constructing additional surface parking to meet the demand at the hospital. That alternative would require acquiring additional properties located further from the hospital and more demolition. The City of Pittsfield has encouraged BMC to provide more in-structure parking instead of construction of more surface parking lots. The Future Medical Spaces will help to relieve present crowding of existing medical facilities at the hospital and the existing medical office building on the hospital campus. BMC believes the proposed new Parking Facilities and Future Medical Spaces is the best alternative.



LOCUS



FORESIGHT
LAND SERVICES



ENGINEERING
SURVEYING
PLANNING

Division of Brown Associates, Inc.
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FIGURE A-1 USGS LOCUS MAP
BERKSHIRE MEDICAL CENTER, INC.
PROPOSED PARKING FACILITIES
(& FUTURE MEDICAL SPACES)
SCALE: 1"=1000' AUGUST 2008