

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEa No.: **13365**  
 MEPA Analyst: **Ann Canaday**  
 Phone: 617-626-**1035**

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: Forsyth Institute Expansion Project</b>		
Street: 140 The Fenway		
Municipality: Boston, Massachusetts	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: 327,631.763 Easting 4,689,673.452 Northing	Latitude: 42° 20'24" N Longitude: 71° 05'32" W	
Estimated commencement date: June 2005	Estimated completion date: June 2007	
Approximate cost: \$66 million	Status of project design: 10% complete	
Proponent: Forsyth Dental Infirmary for Children (also referred to as the Forsyth Institute)		
Street: 140 The Fenway		
Municipality: Boston	State: MA	Zip Code: 02115
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mitchell L. Fischman		
Firm/Agency: Daylor Consulting Group, Inc.	Street: Ten Forbes Road	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781-884-2553	Fax: 781-849-0096	E-mail: mfischman@daylor.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

*\*If an EIR is required, the Proponent would like to file a Single EIR.*

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): **Forsyth is proposing a reciprocal land transfer with the City of Boston, pursuant to which the Boston Redevelopment Authority (BRA) would likely act as an intermediary with respect to the transfer of title related thereto. See response to Land Section II(D) for further details.**

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify **Boston Redevelopment Authority (BRA)**)  No

List Local or Federal Permits and Approvals: **(1) U.S. EPA – NPDES Construction Storm Water Discharges General Permit; (2) BRA – Article 80 Review; (3) Boston Civic Design Comm. – Schematic Design Review; (4) Boston Transportation Dept. – Transportation Access Plan Agreement &**

**Construction Management Plan; (5) Boston Water and Sewer Comm. – Site Plan Approval/Sewer and Water Connection; (6) Boston Public Improvement Comm. – Curb-Cut Permit Street Opening Permit, & Street/Sidewalk Occupancy Permit; (7) Boston Park Comm. – Review of Construction within 100 feet of Publicly-Owned Open Space; (8) Boston Board of Appeal – Zoning Relief; (9) Boston Public Safety Comm. – License for Storage of Fuel in Automobiles & Parking Garage Permit; (10) Boston City Council approval of Home Rule Petition; (11) Boston Inspectional Services – Building Permits, Certificates of Occupancy, Other Construction Related Permits.**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |  |                                       |  |
|--|---------------------------------------|--|
| <input checked="" 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
<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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Article 97 Legislative Approval; Massachusetts DCR – Possible access and control modification; Massachusetts DEP, Division of Air Quality Control – Fossil Fuel Permit; Notice of Commencement of Construction; Massachusetts Water Resources Authority – Temporary Construction Dewatering Permit; Sewer Use Discharge Permit
Total site acreage	1.72± <sup>1</sup>			
New acres of land altered		0.19±		
Acres of impervious area	1.47±	0.19±	1.66±	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
<b>STRUCTURES</b>				
Gross square footage	108,000	150,000	258,000	
Number of housing units	0	0	0	
Maximum height (in feet) <sup>2</sup>	51	24	75	
<b>TRANSPORTATION</b>				
Vehicle trips per day	378	1,216 (524) <sup>3</sup>	902	
Parking spaces	116	246	362	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	12,220 <sup>4</sup>	20,820	33,040	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	11,110 <sup>5</sup>	18,925	30,035	
Length of water/sewer mains (in miles)	0	0	0	

<sup>1</sup> 1.72± acres after the proposed land transfer; 1.6± acres prior to the proposed land transfer.

<sup>2</sup> Height to top of highest occupiable floor.

<sup>3</sup> 1,216 unadjusted vehicle trips. 524 vehicle trips after local mode split and vehicle occupancy adjustments.

<sup>4</sup> Based on actual water usage charges <sup>5</sup> Based on water usage divided by a factor of 1.10

**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: **A land transfer between the Forsyth Institute and the City of Boston is proposed to enable the siting of a new 150,000 s.f. building adjacent to Forsyth's existing building (see Figure 5 – Land Transfer Plan in Attachment C of this ENF). It is expected that this land transfer will fall under the provisions of Article 97 of the Massachusetts Constitution, requiring a Home Rule Petition and approval of the State Legislature for land disposition.**)  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: **The Boston Landmarks Commission completed an inventory form for Forsyth Dental Infirmary for Children (circa 1912) at 140 The Fenway and the John Endecott Monument (1937).**)  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.)

From its inception in 1910 through the 1950's, the Forsyth Dental Infirmary for Children (the "Proponent") established itself as a leader in dental care and education and as a provider of free dental care to children in the City of Boston. The Forsyth Institute today continues its dedication to oral health and education. It is now the world's largest and most prestigious independent non-profit institution focusing on research in the fields of oral and craniofacial biology and related biomedical sciences.

**Project Site** – The Forsyth Institute occupies 69,478 square feet of land area at 140 The Fenway in the East Fenway neighborhood of Boston. It contains the existing Forsyth Institute building (108,000 square feet), a paved parking area, and Forsyth Park, a linear green space measuring approximately 60 feet in width (see Figure 3 – Existing Conditions Plan in Attachment C of this ENF). It is generally bounded by Hemenway Street to the southeast; Forsyth Way, public parkland, and the Museum of Fine Arts to the southwest; public parkland and the Back Bay Fens to the northwest; and a residential area between The Fenway and Hemenway Street to the north.

**Proposed Building Expansion** – The Project proposes to construct a five-story, 150,000± square foot research and clinical research building adjacent to the existing Forsyth Institute. A land transfer is proposed between the Forsyth Institute and the City of Boston to allow the new building footprint to extend over land that is currently used in part as a

bituminous surface parking lot and part is open space/park owned by the City of Boston. The proposal includes relocating all surface parking below-grade by constructing a parking structure beneath, but within the footprint of, the proposed addition. The parking garage would have a total of 362 parking spaces comprised of 246 new spaces and 116 spaces to replace those that are currently on the adjacent on-grade bituminous lot which will be eliminated by the Project.

The Project includes improvements, at Forsyth's expense, to the adjacent public open space and remaining space around the new building, and a maintenance agreement is expected to be established with the Boston Parks and Recreation Department, the Massachusetts Department of Conservation and Recreation ("DCR"), and the BRA to assure maintenance and upkeep by Forsyth of this adjacent open space and parkland. It is proposed to replace the existing Fenway Extension roadway, under the care and custody of the Massachusetts DCR, with new, landscaped green space and a pedestrian walkway, eliminating the current dangerous, undesirable vehicular movement onto The Fenway that impedes pedestrian movement into the Back Bay Fens.

The new entrance to loading and service facilities and the entrance/exit to the below-grade parking garage is proposed from Hemenway Street between the existing and new building. This change will address a current conflict with pedestrians and vehicles at the existing loading area adjacent to Forsyth Park, will allow this existing loading dock to be eliminated, and will consolidate loading activity for both buildings into a single new and safer location.

**Project Alternatives and Mitigation Measures** – Although Forsyth's existing facilities have adequately served its needs for over 90 years, the Institute's existing space and facilities no longer can sustain the sophisticated research programs operating now and projected through its Strategic Plan. Forsyth has explored alternatives to the proposed Project, including the renovation of its existing facility; new construction on the existing parcel; mergers with other similar institutions; and relocation, possibly outside of Boston (see Attachment D of this ENF).

The potential alternatives evaluated, however, would not provide the same benefits that will accrue from the proposed Project, such as: (1) increasing accessibility and usability of open space in the East Fenway near the Back Bay Fens; (2) providing new and improved existing pedestrian connections in the Fenway neighborhood; (3) eliminating the existing asphalt parking lot and providing underground parking. As noted, the new Project also proposes improvements to the adjacent public parkland and Forsyth will enter into an agreement with the relevant governmental agencies for continued maintenance of these parkland areas (see Figure 8 – Proposed Open Space Plan in Attachment C).

Forsyth has had extensive briefings with City and local open space interest groups, neighborhood representatives, and public agencies over the past several months. In July 2004, Forsyth filed a Project Notification Form ("PNF") with the Boston Redevelopment Authority ("BRA") in accordance with Article 80 of the Boston Zoning Code, included as Attachment B to this ENF. Forsyth will continue to assess potential Project impacts on transportation, shadow, noise, air quality, water quality, solid and hazardous wastes, geotechnical, construction, historic resources, and infrastructure, and evaluate measures to mitigate the potential environmental impacts through the BRA's Article 80 process.

It is the end user's responsibility to verify the accuracy and appropriateness of the data contained herein. Use of this map constitutes agreement with the terms of the Daylor GIS Data Disclaimer.



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Ten Forbes Road Branford, MA 02184 781/849-7370

# Project Locus

## Forsyth Institute Expansion

Scale 1" = 2,083 ft.



# Figure 1-1

Source: MassGIS, USGS