

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.:	14109
MEPA Analyst:	Aisling 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: Boston Medical Center Ambulatory Care Building		
Street: 725 Albany Street		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates:	Latitude: 42.3349°N, 71.0721°W	
UTM (Zone 19) 329293, 4689035	Longitude: 42°, 20', 5.5" N; 71°, 4', 19.6" W	
Estimated commencement date: Summer 2008	Estimated completion date: Winter 2010	
Approximate cost: \$100 million	Status of project design: 25 % complete	
Proponent: Boston Medical Center		
Street: One Boston Medical Center Place		
Municipality: Boston	State: MA	Zip Code: 02118
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Katherine Fuller		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978-897-7100	Fax: 978-897-0099	E-mail: kfuller@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. 11883) No*

*The Medical Services Building (EOEA#11883), also called the Moakley Building, is on BMC's campus and adjacent to the proposed project.

- 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):

It is anticipated that HEFA funding will be used for the Ambulatory Care Building (ACB). The Project does not involve a land transfer from a state agency.

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

The Project is undergoing review by the Boston Redevelopment Authority (BRA) under Article 80 of the Boston Zoning Code. The Proponent submitted an Institutional Master Plan Notification Form/Project Notification Form to the BRA on April 30, 2007. An Institutional Master Plan Amendment / Draft Project Impact Report was submitted to the BRA on August 22, 2007.

List Local or Federal Permits and Approvals: NPDES -SWPPP; Boston Civic Design Commission –review; Boston Redevelopment Authority – Article 80 Institutional Master Plan Amendment approval and Large Project Review; Boston Landmarks Commission / South End Landmarks District Commission – Project Review, Certificate of Appropriateness; Boston Transportation Department – Transportation Access Plan Agreement and Construction Management Plan; Boston Water and Sewer Commission – Water and sewer connection permits, Site Plan Review, and Construction Dewatering Permit; Boston Zoning Commission – IMP Amendment approval; Joint Committee or Licenses – Flammable Storage Permit; Public Improvement Commission – Curb Cut Permit; Public Works Department – Street Opening Permit; Inspectional Services Department – Building/Occupancy Permit
 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 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
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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: HEFA Funding Public Health Department – Plan review approval; DEP AQ – Fossil Fuel Utilization Non-major comprehensive air plan approval DEP – Div. of Water Pollution Control – Groundwater recharge permit Massachusetts Historical Commission – State Register Review
Total site acreage	1.2*			
New acres of land altered		0.0		
Acres of impervious area	0.92	0.11	1.03	
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	58,300	186,700	245,000	
Number of housing units	0	0	0	
Maximum height (in feet)	87	61	148	
TRANSPORTATION				
Vehicle trips per day**	7,761	1,996	9,757	
Parking spaces	19	-5	14	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	900	22,883	23,783	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	900	20,721	21,621	
Length of water/sewer mains	0	0	0	

* The Proposed Project is located on 1.2 acres of the 9.5 acre parcel of BMC’s main campus. The Project work is confined to the 1.2 acres located at the southeast portion of the parcel.

** Please see Attachment 2 for detailed information on trip generation and calculation of net new trips.

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: The Project Site is located within the South End Landmark District Protection Area, an area listed in the State Register of Historic Places a part of the South End Landmark District. No

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

Yes (Specify 91 East Concord Street) 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.)

Project Site and Project

Boston Medical Center (BMC) is a private, not-for-profit, 581-licensed bed, academic medical center located in Boston's historic South End. BMC is committed to serving vulnerable urban populations and city residents whose needs are not met by existing healthcare services. The main campus is generally bounded by the historic South End residential neighborhood to the north, a mix of low scale residential and light industrial to the east, the Southeast Expressway Mass. Avenue Connector to the south and additional low scale residential, light industrial and the Crosstown hotel, office, retail and parking development to the west (Figure 1-1 in Attachment 1). The main campus includes 28 buildings and contains approximately 2,737,420 square feet of useable space.

The proposed Ambulatory Care Building (ACB) will provide immediate relief from the constraints and limitations of the existing ambulatory care space on campus. Specifically, the construction of the approximately 245,000 square foot¹, nine-story (approximately 120 feet in height to the top of the last occupied floor plus a mechanical penthouse of approximately 28 feet) building, to be located at 725 Albany Street², will allow the relocation and consolidation of several outpatient services currently located in BMC's Doctor's Office Building (DOB) and the Dowling Building (two existing on-campus buildings). The proposed ACB will continue BMC's goal to consolidate outpatient services and ensure that space is adequately sized to meet BMC's commitment to high quality patient care. The shift in the location of existing ambulatory functions does not result in a significant increase in the square footage of outpatient services on the campus. The ACB's design will result in more efficient use of outpatient space and in higher throughput of patients.

¹ The zoning square footage is 245,000 gross square feet. The transportation analysis is based on a total of approximately 249,600 square feet which includes mechanical space.

² The new street address, 725 Albany Street, is the site of the current 91 East Concord Street building.

The proposed ACB requires the demolition of the existing Maternity Building at 91 East Concord Street which is an aging structure currently used for administrative functions.

Project Alternatives

BMC urgently needs a new ACB. In 2005, the Massachusetts Department of Public Health (DPH) reviewed the conditions in the DOB located at Harrison Avenue and East Brookline Street and determined that the building no longer met expectations related to space allocations for outpatient care. BMC's recent facilities assessment of existing buildings substantiated DPH's findings and indicated the need for immediate solutions to existing patient care constraints and physical limitations of the DOB. The cost to upgrade the DOB to current clinical and DPH standards is substantial and would reduce the square footage of patient care services. A renovation project would also be intrusive and lengthy requiring many smaller phases of construction due to ongoing occupancy of the DOB.

BMC considered several sites for a new ACB. These included the corner of Massachusetts Avenue and Harrison Avenue (Site A), north of the existing power plant (Site B) and 91 East Concord Street (Site C). The analysis considered the minimum floor plate area and width needed for ambulatory care use, adjacency to existing clinical ancillary services, consistency with BMC's master plan objectives; impact on surrounding neighborhoods and ease of access with covered drop off; and accessibility to parking. Site A was considered to potentially result in negative impact on the neighborhood. Site B did not provide appropriate depth of floor plate required and was separated from ancillary services. Site C, the Project site was deemed the most appropriate location for the new ACB.

As part of the analysis, BMC conducted an alternatives analysis to determine whether the existing building at 91 East Concord Street could be renovated for ambulatory care use. The building's small floor plate and width as well as limited floor to floor height would not meet the requirements for modern clinical functions. If the 91 East Concord Street building were to be salvaged, its use would be limited to office functions due to its physical constraints. As there is no large office program component for the new ACB, the building's use as a support to ACB is not an option.

By replacing the current 91 East Concord Street building with the new ACB and renovating the DOB for administrative use, BMC would therefore meet several immediate goals for improving existing buildings and achieving long term goals for the campus.

Mitigation and Benefits

Following is a list of some of the proposed mitigation and benefits of the proposed Project:

- ◆ Inclusion of a number of environmentally protective technologies and practices such as energy-efficient and water conservation features for mechanical, electrical, and architectural systems, assemblies, and material where possible.
- ◆ Incorporation of smart growth principles to restore vitality to center cities, including locating development in an urban area, directing development towards existing communities served by infrastructure, and seeking to utilize the resources that existing neighborhoods offer.
- ◆ Registration as a pilot project for the design guidelines for Green Guide for Healthcare (GGHC) and compliance with Article 37 of the Boston Zoning Code.
- ◆ Upgrade of the streetscape along the Proposed Project site to establish a more pedestrian-friendly edge to the BMC campus and improvement of pedestrian crossing experience at Albany Street.
- ◆ Removal of significant patient and employee traffic from Harrison Avenue.
- ◆ Maintenance of the public link through the BMC west campus area to the neighborhood.
- ◆ Provision of building setbacks that improve sidewalk space around 725 Albany Street.
- ◆ Designing the building's height and massing to be consistent with the context and sensitive to the standards for the South End Protection Area.
- ◆ Installation of an infiltration system that will exceed the required amount of recharge to groundwater and significantly reduce the volume of runoff.
- ◆ Provision of transportation demand management programs (shuttle services, carpool, hybrid car, emergency ride home, MBTA pass, and car sharing programs)