



**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13412
MEPA Analyst: Rick Bourree
Phone: 617-626-1130

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: Newton-Wellesley Hospital Expansion		
Street: 2014 Washington Street		
Municipality: Newton	Watershed: Charles River Basin	
Universal Transverse Mercator Coordinates: N4689130, E314941 (NAD83 in meters)	Latitude: 42d 19' 56.8" N	Longitude: 71d 14' 46.3" W
Estimated commencement date: Summer 2005	Estimated completion date: Summer 2007	
Approximate cost: >\$20 million	Status of project design: 50 %complete	
Proponent: Newton-Wellesley Hospital		
Street: 2014 Washington Street		
Municipality: Newton	State: MA	Zip Code: 02462
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Greg Grimes		
Firm/Agency: Kirkpatrick & Lockhart LLP	Street: 75 State Street	
Municipality: Boston	State: MA	Zip Code: 02109
Phone: (617) 261-3171	Fax: (617) 261-3175	E-mail: ggrimes@kl.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. 10317) 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):

Project funding is expected to include some funding from bonds issued by the Massachusetts Health and Educational Facilities Authority ("HEFA").

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

A Project Notification Form ("PNF") is concurrently being filed with the Massachusetts Historical Commission ("MHC") to commence the consultation process under M.G.L. ch.9, §§26-27C, regarding the relocation and rehabilitation of the historic Ellison Building. The proponent is working diligently with the affected local and state agencies. The Newton Historical Commission has already approved the Ellison relocation and rehabilitation, and further MEPA oversight is therefore not necessary to protect the environment.

List Local or Federal Permits and Approvals:

The Project will undergo extensive local review by the Newton Historical Commission, the Newton Planning Department and the Board of Aldermen as part of the local special permit process under the Newton Zoning Ordinance.

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 (new parking spaces) |
| <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> 1995 MHC Memorandum of Agreement to be amended,
Total site acreage	25			
New acres of land altered				
Acres of impervious area				
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	765,000	77,000 (new hospital floor area)	842,000	
Number of housing units	0	0	0	
Maximum height (in feet)	207'; 4 1/4"	0	207'; 4 1/4"	
TRANSPORTATION				
Vehicle trips per day	14,000	2,730	16,730	
Parking spaces	1,764	570 (net new in garage extensions)	2,334	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	160,000	<15,000	<175,000	

GPD water withdrawal	N/A	N/A	N/A
GPD wastewater generation/ treatment	144,000	<15,000	<159,000
Length of water/sewer mains (in miles)	N/A	0	N/A

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

The Newton Cottage Hospital National Register District is located at the site.

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

Yes (Specify _____) No

The historic Ellison Building will be relocated to another site within Historic District Boundaries and the Historic District Boundaries will be relocated.

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 Newton-Wellesley Hospital complex contains approximately fifteen (15) buildings on approximately twenty-five (25) acres of land on Washington Street in Newton, MA. In order to accommodate the growing need in the NWH for emergency and outpatient care, the Hospital proposes the construction of a new Emergency Department wing, along with the construction of additional on-site patient, visitor and employee parking (the "Project"). A new 35,000 square feet Emergency Department will be built on top of the Wickstrom Surgical Center, and the existing Emergency Department space will be converted to other ambulatory uses. NWH also proposes adding approximately 570 net new parking spaces through the construction of on-site garage structures. Finally, the Project necessitates the relocation of the historic Ellison Building, listed as a contributing building within the Cottage Hospital Historic District (NRHP/SRHP: 2/16/1990), to a preferred location on the NWH campus. The Ellison Building will be physically rehabilitated in consultation with the local historic commission and the Massachusetts Historical Commission and remain in active use.

During the project planning process three options were considered to enlarge the capacity at the Hospital:

1) Expand-in-place: While seemingly the most economical means to enlarge capacity, this option was rejected for the following reasons:

- Limited floor plate size due to proximity to the Main Hospital Entrance and ring road;
- Major disruption to the Main and ED walk-in and Ambulance entrances during construction; and
- Lack of adequate parking convenient to the entrances, including a loss of spaces due to expansion.

2) Build under existing garage and in front of West Wing: While this solution offers a highly visible ED, the location is fraught with technical problems:

- Very low structural conditions and extensive campus infrastructure make use of the garage space unfeasible for highly technical clinical space;
- Expansion of building into the front parking lot creates difficult vehicular access and eradicates virtually all available parking; and
- Both options one and two exacerbate current difficult conditions at the hospital entrance closest to Beacon Street.

3) Build over Wikstrom Surgical Pavilion: This option, to the rear of the site and within the ring road, places a new ED directly above surgery and adjacent critical care beds creating ideal functional relationships. Several other reasons support this as the optimum plan:

- All traffic is funneled through the light-controlled campus entrance with negligible impact;
- Existing entrances, services and parking are not affected by the rooftop construction;
- Adequate space can be planned for current needs as well a reserving space for future growth; and
- Expansion of the adjacent parking garage provides adequate patient parking for the ED.

Under the preferred third option, the existing setting must be changed to provide for patient drop-off/pickup, ambulances and City/Hospital emergency vehicles (fire trucks). There were three possible solutions considered for the fate of the Ellison Building:

- a) Demolition: The building is fully occupied and is considered a valuable hospital asset. Demolition would cause the loss of valuable space and disruption to the Newton Cottage Historical District.
- b) Incorporation into ED design: The grading must be raised by seven feet to build upon the roof of Wikstrom, thus burying the Ellison Building. If raised in place, it would interfere with traffic flow to the ED entrance.
- c) Relocation: If relocated to another site in existing Historic District Boundaries and as a permitted use, the building is preserved, upgraded to meet code requirements, repaired where necessary, remains a resource to NWH and remains as a key contributing component of the Newton Cottage Hospital Historic District. Also, costs are equivalent to building a replacement facility.

The preferred Relocation solution for the Ellison Building will allow for its siting proximate to other historic structures within District bounds as relocated and minimally disrupts existing conditions. An elevator will be added with an over-ride roof protrusion to the rear of the building that can be contextually blended with existing dormers. Other exterior elements will be repaired.