

Environmental Notification Form

For Office Use Only

EEA#: 16049

MEPA Analyst: Erin Flaherty

RECEIVED

JUN 17 2019

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 30A CMR 11.00.

Project Name: Brigham Health Medical Office Building, Braintree		
Street Address: 60 Columbian Street		
Municipality: Braintree	Watershed: Boston Harbor: Weymouth and Wei	
Universal Transverse Mercator Coordinates: Zone 19N: Easting 336795; Northing 4672061	Latitude: 70°58'34.708"W Longitude: 42°11'1.284"N	
Estimated commencement date: Fourth quarter of 2019	Estimated completion date: First quarter of 2021	
Project Type: Medical Office Building	Status of project design: Schematic 10%	
Proponent: Brigham Health		
Street Address: 75 Francis Street		
Municipality: Boston	State: MA	Zip Code: 02115
Name of Contact Person: Corinne Snowdon		
Firm/Agency: Epsilon Associates, Inc.	Street Address: 3 Mill & Main Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: csnowdon@epsilonassociates.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

Yes No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you 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

(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?

301 CMR 11.03(6)(b)13: Generation of 2,000 or more New average daily trips (adt) on roadways providing access to a single location;

301 CMR 11.03(6)(b)14: Generation of 1,000 or more New adt on roadways providing access to a single location and construction of 150 or more New parking spaces at a single location.

Which State Agency Permits will the project require?

Department of Public Health: Determination of Need; MassDOT: Highway Access Permit; MWRA

Industrial Discharge Use, if required; Massachusetts Department of Environmental Protection:

Superseding Order of Conditions, if required.

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: **N/A**

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	9.98		
New acres of land altered		3.03	
Acres of impervious area	6.06	0.24	6.30
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*	112,845	-22,165	90,680
Number of housing units	0	0	0
Maximum height (feet)	25'	0	25'
TRANSPORTATION			
Vehicle trips per day	1,125**	2,031	3,156
Parking spaces	419	186	605
WASTEWATER			
Water Use (Gallons per day)	7,900	13,000	20,900
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	7,182	11,818	19,000
Length of water mains (miles)			
Length of sewer mains (miles)			
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA #) <input checked="" type="checkbox"/> No			

*Square footage numbers are based on gross-square footage to be consistent with the local approval requirements.

**Existing ADT estimated based in part on 48-hour automatic traffic recorder data counted on the Site Access Road, March 20-21, 2019. During this time, the building was only partially occupied as the Massachusetts State Lottery moved a portion of its headquarters operations to Dorchester in late 2018. 1,125 represents the estimated daily vehicle trips for the Massachusetts State Lottery building when it was fully occupied. This estimate was made using LUC 716 – Single Tenant Office Building for the project’s 100,000 GSF.

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

The approximately 9.98-acre-Project site is located at 60 Columbian Street, the site of the former Massachusetts State Lottery building, about a mile and a half south of Exit 16 from Route 3 in Braintree. It currently includes two buildings, totaling 112,845 sf (one a two-story approximately 90,600 sf building built in 1986 and the other, a one-story 22,245 sf building built in 1994 as a warehouse) and surface parking lots with 419 parking spaces. Both buildings are currently used by the Massachusetts State Lottery. See Attachments 2a and 2b for locus maps and Attachment 3 for the existing conditions on the site. The Project site is generally bound to the north and west by an extension of Columbian Street, to the east by commercial and institutional uses situated along Columbian Street and to the south by an existing commercial building and wooded area. Access to the site is from Columbian Street.

Describe the proposed project and its programmatic and physical elements:

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

Brigham Health is purchasing the property at 60 Columbian Street in Braintree, which most recently served as the Massachusetts State Lottery headquarters operations location. The proposed Project includes the demolition of the existing 22,245 sf warehouse and the rehabilitation and change of use of the existing 90,600 sf building to Medical Office space. Brigham Health will be moving 350 employees from their existing physician practice in the area to consolidate under one roof at 60 Columbian Street. The Project will utilize the existing developed parcel and provide much needed space for medical office uses. The Project will include approximately 90,680 sf of medical office space featuring a primary care clinic offering internal and family medicine, cardiology, multi-specialty, surgical consult, a full-service imaging center, and an endoscopy suite, as well as supporting testing services.

Access to the site will remain on Columbian Street. Attachment 5 presents the proposed conditions on the site. The removal of the existing warehouse on the site will allow the Proponent to construct additional parking spaces for the proposed use of the Medical Office Building (MOB). The Town of Braintree Zoning requires that for the Medical Office Use, parking shall be provided at 6.67 spaces per thousand square feet of development. The resulting parking required for the proposed MOB would be 605 spaces. The Proponent, working with the Town's Planning Board, is seeking to lower the required ratio to 6.0 spaces per thousand with the condition that if more parking is required in the future, there is room on the Site to build the required parking at the 6.67 spaces per thousand sf ratio. The consolidation of many differing services under one roof will greatly benefit the patients who live in the area by providing a wide range of medical and surgical specialty services, as well as adult primary care.

IMPACTS

The proposed Project is expected to have minimal environmental impacts. The site does not contain any rare species habitat; there are no substantial impacts to wetlands and no work requiring a Notice Of Intent is being done in the buffer zone. Some trees are proposed to be planted within the buffer zone, but this activity is considered an exempted activity under the Wetlands Protection Act as well as the

Town of Braintree Wetland Bylaw. Stormwater will be controlled in compliance with the MassDEP Stormwater Management Regulations. Stormwater discharge rates to the wetland resulting from proposed work will be mitigated with detention/infiltration Best Management Practices (BMPs).

The sections below describe the Project's anticipated impacts on the environment.

Transportation

An evaluation of the transportation impacts associated with the Project has been completed as part of the Town of Braintree's Special Permit Application process. A Transportation Impact Assessment (TIA) dated May 13, 2019 was submitted to the Town for review through this process. The TIA documents the existing and future transportation conditions in the study area agreed upon with the Town and is attached as Attachment 8.

As described above, the Project is a redevelopment and repurposing of a building previously occupied by the Massachusetts State Lottery.

The TIA includes a detailed capacity analysis of the 2019 existing, 2026 No-Build, and 2026 Build conditions (weekday morning, weekday evening, and Saturday mid-day) at four intersections along Columbian Street (a MassDOT-owned roadway) and Grove Street. The intersections included in the study are:

- Columbian Street at Site Access Roadway
- Grove Street at Liberty Street
- Columbian Street at Grove Street
- Columbian Street at Forest Street (in Weymouth)

The TIA, which has been submitted to the Town, indicated that conditions at the key intersection of Columbian Street at the Site Access Roadway will operate at LOS A or B during all of the conditions evaluated.

The study found that due to the increase of vehicles turning left onto Columbian Street from Grove Street toward the site (which is a main connector between the Site and Route 3), declines in level of service (LOS) at the Grove Street intersection with Columbian Street are forecast. The existing LOS is B for all three 2019 conditions. The weekday evening condition will decline to LOS C for the 2026 evening peak hour No-Build condition. In the 2026 Build condition, operations are expected to be at LOS C during the morning and evening weekday peak hours and LOS D during the Saturday mid-day peak. Modifications to the signal's timing plan can be made to help reduce delays at this location, resulting in LOS C for all three analysis conditions in the 2026 Build Mitigated scenario.

The study found that the intersection of Grove Street at Liberty Street will operate at overall LOS C for all three horizon years and for all three conditions evaluated. Even with the addition of the expected Project-generated traffic, the intersection will operate at LOS C.

Finally, at the unsignalized intersection of Columbian Street at Forest Street, the TIA found that under the existing morning peak hour conditions, the Forest Street northbound approach operates at a LOS F during the weekday morning and evening peak hours and at LOS D during the mid-day on Saturday. Under the 2026 No-Build conditions, the intersection is expected to operate at LOS F during the weekday morning and evening peak hours and at LOS E during the Saturday mid-day peak. Under the build condition, with the addition of Project-generated traffic, delays on the Forest Street northbound

approach are expected to increase and the approach will to operate at LOS F all three conditions. Conversely, drivers on Columbian Street at the Forest Street intersection are not expected to experience particularly long delays.

To help mitigate the expected traffic impacts of the Project, the Proponent will implement a set of Travel Demand Management (TDM) actions aimed at its staff, including bike parking, shower and locker facilities for cyclists, preferential parking for carpools, and consideration of parking for electric vehicles. Further, the Proponent believes that the amount of parking required for the Project under Braintree's zoning exceeds the expected future project need. As described above, the Proponent is seeking approval from the Town to initially build fewer parking spaces than are required by zoning, with a provision that the situation be reviewed upon full occupancy of the site by BWH.

Infrastructure

It is anticipated that Braintree's water and sewer and storm system have capacity to support the Project. Upgrades to the site's water system will be made as necessary and the stormwater management infrastructure will be upgraded within the limit of work. Other building mechanical systems will be upgraded as well.

Wetlands

There will be no direct impact to onsite wetlands. Stormwater discharge rates to the wetland resulting from proposed work will be mitigated with detention/infiltration Best Management Practices. New trees will be planted within the buffer zone; however, tree planting is considered an exempt activity under the Wetlands Protection Act and Town of Braintree wetlands bylaw. See 310 CMR 10.02(2)(b)2(d).

Sustainability/Climate Change

The Project is pursuing a number of sustainable design goals, including high efficiency mechanical systems, low flow plumbing fixtures, low power density LED lighting, occupancy sensors, and sustainable interior finish materials.

Construction

Construction of the Project will cause temporary local impacts including construction vehicle traffic, noise, vibration, waste and potential dust. Each of these impacts will be kept within reasonable limits by policies and practices, including work hour limitations, traffic routing, equipment standards, and waste management planning. A secure perimeter will be maintained throughout construction to protect the public from construction activities.