

Environmental Notification Form

For Office Use Only

EEA#: _____

MEPA Analyst: _____

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Boston Children's Hospital Weymouth

Street Address: 200 Libbey Industrial Parkway

Municipality: Weymouth

Watershed: Boston Harbor: Weymouth and Weir

**Universal Transverse Mercator Coordinates:
Zone 19N, 339,756 E, 882,593 N meters**

Latitude: 42°11'32.72"N

Longitude: 70°56'26.59"W

Estimated commencement date: Q4 2021

Estimated completion date: Q1 2024

Project Type: Medical Office Building

Status of project design: 10 %complete

Proponent: CHB Properties, Inc., an affiliate of The Children's Hospital Corporation

Street Address: 300 Longwood Avenue

Municipality: Boston

State: MA

Zip Code: 02115

Name of Contact Person: David Hewett

Firm/Agency: Epsilon Associates, Inc.

Street Address: 3 Mill & Main, Suite 250

Municipality: Maynard

State: MA

Zip Code: 01754

Phone: (978) 897-7100

Fax: (978) 897-0099

E-mail: dhewett@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: N/A

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 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?

Determination of Need (DoN) from the Massachusetts Department of Public Health

MassDEP WM15 permit

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: None

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	4.3		
New acres of land altered		0	
Acres of impervious area	3.12	-0.18	2.94
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	41,480+/-	27,520	69,000
Number of housing units	0	0	0
Maximum height (feet)	20+/-	25	45
Vehicle trips per day	206	2,358	2,564
Parking spaces	70+/-	200	270
Water Use (Gallons per day)	1,100	14,025	15,125
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	1,000	12,750	13,750
Length of water mains (miles)	0	0	0
Length of sewer mains (miles)	0	0	0
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			

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Boston Children's Hospital (BCH) is the nation's premier pediatric academic medical center with a commitment to being the worldwide leader in the advancement of children's health. BCH is the #1 ranked pediatric hospital in the nation for the seventh year in a row according to U.S. News & World Report's 2020-21 Best Children's Hospitals Honor Roll. It is home to the world's largest pediatric research enterprise, and it is the leading recipient of pediatric research funding from the National Institutes of Health.

Founded in 1869 as a 20-bed hospital for children, BCH has grown significantly and has a legacy of firsts that have improved the practice of pediatric care across the world with a clear focus on four interwoven missions: providing the best clinical care to children, researching new cures for diseases, training the next generation of pediatric caregivers, and improving the health and well-being of children with a special emphasis on making the communities it serves a better place for families to live, work, and play.

In order for BCH to continue delivering outstanding care, research, and teaching; as well as to ensure that patients and families have access to a full range of integrated pediatric care services in convenient, lower-cost settings as close to home as possible; and to address its growth in patients and employees, it is imperative that BCH increase its outpatient clinical care capacity within the surrounding local communities.

CHB Properties, Inc., an affiliate of The Children's Hospital Corporation holds the lease for the property and will develop a medical office building at 200 Libbey Industrial Parkway in Weymouth. The facility will provide first-class ambulatory medical care for patients, including among other uses, primary and specialty care, diagnostics and testing, imaging (including x-rays and MRIs) and physical and occupational therapy. The facility shall be occupied in part by The Children's Hospital Corporation (d/b/a as Boston Children's Hospital or BCH) and also in part by separately licensed physician practices.

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

The proposed project is located on a 4.3-acre parcel at 200 Libbey Industrial Parkway in Weymouth. The site abuts the South Cove portion of Whitman's Pond to the North. It is bounded by commercial developments to the east and south on the south side of Libbey Industrial Parkway. The area immediately to the west of the site is wooded with more commercial development further to the west. Figures 1 and 2 present a USGS and Aerial Map of the project site.

Whitman's Pond is a public water supply and is therefore classified as an Outstanding Resource Water (ORW). There is no rare species habitat at the site. MassGIS indicates that the site abuts the FEMA 100-year floodplain associated with Whitman's Pond. Environmental constraints are shown on Figure 3.

Based on a review of the MEPA Environmental Justice (EJ) map on the MEPA Web site, the nearest Environmental Justice Block Group (Block Group 3, Census Tract 4223.02, Norfolk County) is approximately 1,100 feet from the Project site on the south side of Route 3. The blockgroup has a median household income that is 91.4 percent of the State's median income, contains 35.2 percent minority population, and 2.7 percent of households with language isolation.

The project site itself is virtually 100 percent developed and impervious, with only a minor amount of landscaping and vegetation around its edges. It is occupied by a mostly vacant 2-story, approximately 41,480 square-foot industrial warehouse. The existing pavement extends to very near the edge of Whitman's Pond. Figure 4 shows the existing conditions site survey, Figure 5, an oblique aerial view of the site, and Figure 6 presents photos of the site's existing condition.

Describe the proposed project and its programmatic and physical elements:

The proposed project will replace the aging 2-story industrial building that is beyond its useful life with a first class, 3-story, 69,000 square-foot medical office building. The Project will raze the existing building and remove the existing site improvements. A new surface parking lot with 270 parking spaces will serve the Project. The site is well served by all needed utilities located in Libbey Industrial Parkway and no new utilities need to be brought to the site. Figure 7 presents the proposed Site Plan.

The Project will remove existing paving, structures, and walls that encroach within the 50-foot wetland buffer decreasing the existing lot's impervious cover area. Previously disturbed areas located near Whitman's Pond will be restored with native landscape plantings and rain gardens as part of the stormwater management system. A new accessible walking path will be constructed near the pond to provide access the pond's edge. New stormwater structures will be constructed to capture and release stormwater in compliance with MassDEP standards for a redevelopment site. The Project has been reviewed by the local Conservation Commission and received an Order of Conditions on April 13, 2021.

In summary, the Project will be a significant improvement to the site in terms of architecture, landscaping, stormwater runoff, and protection of Whitman's Pond; and, more importantly, will provide convenient access to medical care and services for the residents of Weymouth and the South Shore.

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.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

To provide a comparison of the proposed Project to other potential development schemes, the Proponent considered alternatives of both the existing conditions with no new construction/renovation ("No-Build Alternative") and an office alternative development concept ("Office Alternative").

The No-build/Refurbish Alternative would refurbish the existing building for reuse as an industrial building, but generally leave the project site in its existing condition in terms of impervious area. The project site is currently improved by a 2-story brick industrial building, with very little pervious area on the project site with most of the project site being covered by bituminous concrete and building footprint. Given that the proposed project will reduce impervious areas and improve the water quality of stormwater reaching Whitman's Pond, the No-build Alternative would be considered to be a less desirable alternative from an environmental perspective.