

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13166
MEPA Analyst: Deirdre Buckley
Phone: 617-626-1044

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: Perry South Shore, LLC Office Development including Blue Cross and Blue Shield of Massachusetts, Inc. Office Building		
Street: Commerce Road		
Municipality: Hingham and Rockland	Watershed: South Coastal	
Universal Transverse Mercator Coordinates: 19 342 504 E 46 70 352 N	Latitude: 42° 10' 10" N	Longitude: 70° 54' 24" W
Estimated commencement date: 2004	Estimated completion date: 2006	
Approximate cost: \$60 million	Status of project design: 25% complete	
Proponent: Perry South Shore, LLC		
Street: One Pond Park		
Municipality: Hingham	State: MA	Zip Code: 02043
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Doug Vigneau		
Firm/Agency: BSC Group, Inc.	Street: 384 Washington Street	
Municipality: Norwell	State: MA	Zip Code: 02061
Phone: (508) 792-4500	Fax: (508) 792-4509	E-mail: Dvigneau@bscgroup.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. 12091) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8)) (see attached letter) 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): There will not be any financial assistance or land transfer from an agency of the Commonwealth to support this project.

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify MADEP and MASSHIGHWAY) No

List Local or Federal Permits and Approvals: NPDES Construction Permit (SWPPP); Hingham Special Permit; Hingham Conservation Commission Order of Conditions.

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

Land-301 CMR 11.03 (1)(a)(2); Transportation 301 CMR 11.03(6)(a)6. and 7.

- Land
 Water
 Energy
 ACEC

- Rare Species
 Wastewater
 Air
 Regulations

- Wetlands, Waterways, & Tidelands
 Transportation
 Solid & Hazardous Waste
 Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" 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 checked="" 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 <i>(including Legislative Approvals) – Specify:</i> NPDES – Stormwater Pollution Prevention Plans for Construction – General Permit
Total site acreage	44.6*			
New acres of land altered		24.4		
Acres of impervious area	0	12.8	12.8	
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	0	525,000	525,000	
Number of housing units	0	0	0	
Maximum height (in feet)	0	48	48	
TRANSPORTATION				
Vehicle trips per day	0	5,608**	5,608	
Parking spaces	0	2,625	2,625	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	39,375	39,375	
GPD water withdrawal	0	0***	0	
GPD wastewater generation/ treatment	0	39,375	39,375	
Length of water/sewer mains (in miles)	w-0 s-0	w-1.03 s-0.31	w-1.03 s-0.31	

* The figures included in this table represent the full build of 525,000 sf of office space for both BC/BS and another building – Please refer to the table following the project narrative for a breakdown specific to the two projects; **ITE-LUC 710 – General Office; ***An irrigation well may be drilled; however its yield will be minimal.

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

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.*)

The project consists of the construction of a four-story, 325,000 sf office building and 1,965-space structured parking garage for the sole use of Blue Cross and Blue Shield of Massachusetts, Inc. (BC/BS). The project is to be constructed in two phases, with 325,000 sf to be constructed initially and 75,000 sf to be constructed in the future and a future expansion of 75,000 sf for BC/BS. In addition, the project includes up to 125,000 sf of expansion to an existing building on an adjacent lot. The impacts associated with the 125,000 sf project are included for planning and disclosure purposes and because the tenant on the adjacent property retains the right to seek such an expansion at this location. The Expanded ENF includes disclosure of impacts to infrastructure (i.e., trip generation, wastewater, water, etc.) and estimates to land impacts (e.g., impervious area, land alteration, etc.). Regulatory approvals will be sought for the 125,000 sf project at the discretion of the tenant. Nevertheless, the EENF discloses all impacts associated with the projects so that they may be reviewed together.

The 44.6-acre project site is located in Hingham but is accessed from Commerce Road from Hingham Street in Rockland. The project site is primarily forested upland with approximately 1.9 acres of wetland resource area. The topography of the project site is variable and rolling, sloping towards the wetland area along the project site's border with Route 3. The upland habitat consists of a mixed deciduous/coniferous moderately vegetated forest of American Beech, Red, White and Black Oak, and White Pine and Hemlock, the predominant species. There will be no impacts to bordering vegetated wetland (BVW), although there will be some work within buffer zone to BVW. The project site is zoned Industrial Park.

The proposed building will be constructed for BC/BS as part of a strategic plan that consolidates BC/BS operations to better serve patrons and employees. BC/BS is one of the region's largest employers with its existing headquarters in Boston and Quincy; BC/BS has over 3,800 employees in its Massachusetts' workforce of which 1,400 will be relocated to

the new Hingham campus. BC/BS has spent over a year in search of a site on the South Shore that meets its criteria for access to a major highway (Route 3) and capacity for 325,000 sf with the potential to build out to 400,000 sf. The project would include a garage in lieu of surface parking to minimize stormwater impacts and preserve open space on the 35-acre site.

Because of the structured parking garage, impacts/disruption to land are greatly minimized. There will be no impacts to wetland resource areas and sufficient infrastructure exists to support the project. In an effort to mitigate the potential traffic impacts, expected within the planning time horizon (i.e. the next five years), associated with the A.W. Perry/Blue Cross Blue Shield project, the proponent has proposed physical improvements and traffic signal improvements to the existing roadway network that are expected to address project-related impacts. These improvements also address existing operational deficiencies at roadway intersections that are independent of the traffic that is to be generated by the proposed buildings. Furthermore, Transportation Demand Management (TDM) measures are proposed in order to further mitigate the potential effects of the proposed office buildings on the roadway network. A summary of the proposed improvements is provided in the following sections.

As part of this project, proponents will construct roadway improvements that add capacity, reduce existing congestion and enhance safety for existing motorists. The improvements include minor modifications to the Route 3 ramps, additional turn lanes on Hingham Street, donations of right-of-way to allow minor widening of Hingham Street, and signal timing improvements.

Additionally, the proponent is committed to contributing funds to the Hingham Street, Weymouth Street, Reservoir Park Drive Roadway Improvement Project proposed by others. This project is currently being funded through the Commonwealth of Massachusetts' Public Works Economic Development (PWED) Program. The proponent is committed to a financial contribution that will supplement the assistance received from the PWED program. This contribution is expected to expedite design and timely construction of these improvements.

In addition to these improvements, and with or without the project or the redevelopment of the Naval Air Station (NAS), continued rapid growth along the Route 3 corridor will require improvements to better connect and utilize Route 3 and the two east-west connector roads, Route 53 and Route 228. To that end, Perry South Shore, LLC (Perry) has reserved land for a potential connection through its property, critical for a future Commerce Road connector between Hingham and Rockland; land for access to Weymouth Street and Reservoir Park Drive; and, potentially a connection to the NAS.