

# Environmental Notification Form

*For Office Use Only*

EEA#: 14839

MEPA Analyst: D. BUCKLEY

*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: Worcester State Hospital, Clock Tower Demolition		
Street Address: off Plantation Street		
Municipality: Worcester	Watershed:	
Universal Transverse Mercator Coordinates: 766405, 4685773, UTM Zone 18	Latitude: 42.27857	Longitude: -71.769263
Estimated commencement date: Spring 2012	Estimated completion date: Summer 2012	
Project Type: Institutional	Status of project design: 80 %complete	
Co-Proponent: Division of Capital Asset Management		
Street Address: One Ashburton Place, 15 <sup>th</sup> Floor		
Municipality: Boston	State: MA	Zip Code: 02108
Co-Proponent: Department of Mental Health		
Street Address: 25 Staniford Street		
Municipality: Boston	State: MA	Zip Code: 02114
Name of Contact Person: Corinne Snowdon		
Firm/Agency: Epsilon Associates, Inc.	Street Address: 3 Clock Tower 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<i>(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)</i>		
Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?		
Demolition of all or any part of any Historic Structure listed in or located in any Historic District listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth [301 CMR 11.03 (10) (b) (1)]		

Which State Agency Permits will the project require?

- State Building Inspector, Demolition Permit
- Review by the Massachusetts Historical Commission in accordance with M.G.L. Chapter 9, Sections 26-27C (950 CMR 71)\*

\* note, MHC review does not constitute a state permit, rather a consultative process

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:

The Project is being undertaken by DCAM and DMH and will involve the use of state funds.

Summary of Project Size & Environmental Impacts	Existing	Change	Total
<b>LAND</b>			
Total site acreage	Less than 2		
New acres of land altered		Less than 2	
Acres of impervious area	10,000 sq.ft.	- 10,000 sq.ft.	0
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	
<b>STRUCTURES</b>			
Gross square footage	50,000 sq.ft.	-50,000 sq.ft.	0
Number of housing units	0	0	0
Maximum height (feet)	114	-114	0
<b>TRANSPORTATION</b>			
Vehicle trips per day	0	0	0
Parking spaces	0	0	0
<b>WASTEWATER</b>			
Water Use (Gallons per day)	0	0	0
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	0	0	0
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:**

The project involves the demolition of the remaining portion of the former Administration Building at the Worcester State Hospital, Worcester, Massachusetts. Constructed in 1874-1877, the former Administration Building (a.k.a. the Clock Tower) was originally part of the once sprawling 275 acre psychiatric hospital complex. Today, a new Department of Mental Health (DMH) facility, the Worcester Recovery Center and Hospital, is located on a portion of the original hospital grounds. Occupying approximately 26 acres, the new facility is scheduled to open in the summer of 2012. The new facility is located approximately 115 feet northeast of the Clock Tower.

The planning process for the new facility began in 2004 when a Special Commission was created by Act of the General Court to study the feasibility of constructing a new DMH facility to serve central Massachusetts. Between 2004 and 2006, the Commission engaged the public in an open process that explored various sites for the new facility. This process, which included nine public meetings and hearings, concluded with a recommendation in 2006 that the new facility be constructed on the grounds of the original Worcester State Hospital.

The Worcester State Hospital campus was listed on the National Register of Historic Places in 1980. In 1991, a fire destroyed a large percentage of the wings that stepped back from the central Administration Building. Following the 1991 fire, the most heavily damaged sections of the historic building were demolished. Soon after the site selection was made in 2006 for the new hospital facility, the Division of Capital Asset Management (DCAM) and DMH began consultations with the Massachusetts Historical Commission (MHC) about the project. An MHC Project Notification Form (PNF) was filed with MHC in May 2006 initiating the consultation process (Appendix A).

Construction of the new facility required the demolition of some of the remaining National Register-listed hospital buildings. Following a year of consultation meetings involving DCAM, DMH, MHC, Preservation Worcester and the Worcester Historical Commission, the consultation process concluded with the execution of a Memorandum of Agreement in August 2007 (MOA) (Appendix B). The MOA identified a number of measures to mitigate the demolition activities. Among the mitigation measures, the MOA stipulated that a Reuse and Redevelopment Feasibility Study (Reuse Study) be prepared to explore possible reuse opportunities for the former Worcester State Hospital campus, with particular attention to the Clock Tower building.

In January 2008, a Request for Advisory Opinion was filed with the MEPA Office regarding the applicability of MEPA review to the proposed new hospital facility. In a February 8, 2008 letter, the MEPA Office determined that an ENF was not required for the project (Appendix C).

As discussed in greater detail in the Historical and Archaeological Resources section below, the Reuse Study concluded that reuse and redevelopment of the Clock Tower is not financially feasible. Therefore, DCAM and DMH propose demolishing the Clock Tower. Concurrent with the filing of this ENF, DCAM and DMH are filing an MHC Project Notification Form (PNF) for the proposed demolition of the Clock Tower (Appendix D). DCAM and DMH are committed to continuing to consult with MHC, Preservation Worcester and the Worcester Historical Commission in an effort to develop appropriate measures to mitigate the demolition of the Clock Tower. Included with the filing of the MHC PNF is a draft MOA that includes potential measures to mitigate the demolition of the Clock Tower (Appendix E).

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

The Worcester State Hospital campus currently houses a variety of uses, including DMH facilities, the Community Health Link medical office building, Seven Hills Camp Joy special needs day care facility, Massachusetts Department of Developmental Services offices, UMass Medical School offices, UMass Memorial Health Care offices and several former Worcester State Hospital buildings. Large portions of the original 275 acre campus, which originally extended to the shore of Lake Quinsigamond, have been parceled off for use by the University of Massachusetts Medical Center and the Massachusetts BioTech Park.

Describe the proposed project and its programmatic and physical elements:

As noted above, the project is limited to the demolition of the Clock Tower, a remnant of the original Worcester State Hospital Administration Building, and any associated mitigation measures which may arise out of the on-going MHC consultation process.

*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:

The Reuse Study attached in Appendix F contains a full analysis of Clock Tower redevelopment alternatives. The Reuse Study also details the reasons why none of the alternatives to demolition are feasible.

*NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.*

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

As outlined in the draft MOA (Appendix E), potential measures to mitigate the demolition of the Clock Tower may include archival quality photographic documentation of the structure prior to demolition, the salvage of architectural elements of the Clock Tower, and development of an installation commemorating the historic and architectural significance of the former Worcester State Hospital.

If the project is proposed to be constructed in phases, please describe each phase:

The project will be a single phase project, commencing in the Spring 2012 and completed by mid-Summer 2012.

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:**

Is the project within or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_)  
 No

If yes, does the ACEC have an approved Resource Management Plan? \_\_\_ Yes \_\_\_ No;  
If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? \_\_\_ Yes \_\_\_ No;

If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

**RARE SPECIES:**

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/priority\\_habitat/priority\\_habitat\\_home.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/priority_habitat/priority_habitat_home.htm))

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 Worcester State Hospital Administration Building (a.k.a. the Clock Tower) and Worcester State Hospital campus)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?  Yes (Specify Worcester State Hospital Administration Building (a.k.a. the Clock Tower))  No

The project involves the demolition of the Worcester State Hospital Clock Tower, a portion of a property listed in the National Register of Historic Places. In response to a Part 1 Historic Preservation Certification Application for the Clock Tower, the National Park Service determined that the Clock Tower does not qualify as a "certified historic structure" for the purposes of the Tax Reform Act of 1986 (Appendix G). Citing the demolition activities that occurred following the 1991 fire, and those associated with the development of the new hospital facility, the NPS concluded that the Clock Tower, and the Worcester State Hospital campus as listed in the

National Register in 1980, no longer retains architectural integrity. Despite the NPS determination that the Clock Tower and the Worcester State Hospital no longer retain architectural integrity, they continue to be listed in the National Register.

**WATER RESOURCES:**

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site? \_\_\_ Yes X No;  
if yes, identify the ORW and its location. \_\_\_\_\_

*(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.)*

Are there any impaired water bodies on or within a half-mile radius of the project site? \_\_\_ Yes X No; if yes, identify the water body and pollutant(s) causing the impairment: \_\_\_\_\_.

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission? \_\_\_ Yes X No

**STORMWATER MANAGEMENT:**

Generally describe the project's stormwater impacts and measures that the project will take to comply with the standards found in MassDEP's Stormwater Management Regulations:

The project will comply with DEP's stormwater management regulations to the extent required. With the removal of the Clock Tower, and the anticipated increase in the amount of pervious areas, stormwater runoff will be reduced.

**MASSACHUSETTS CONTINGENCY PLAN:**

Has the project site been, or is it currently being, regulated under M.G.L.c.21E or the Massachusetts Contingency Plan? Yes \_\_\_ No X; if yes, please describe the current status of the site (including Release Tracking Number (RTN), cleanup phase, and Response Action Outcome classification): \_\_\_\_\_

Is there an Activity and Use Limitation (AUL) on any portion of the project site? Yes \_\_\_ No X; if yes, describe which portion of the site and how the project will be consistent with the AUL: \_\_\_\_\_.

Are you aware of any Reportable Conditions at the property that have not yet been assigned an RTN? Yes \_\_\_ No X; if yes, please describe: \_\_\_\_\_

**SOLID AND HAZARDOUS WASTE:**

If the project will generate solid waste during demolition or construction, describe alternatives considered for re-use, recycling, and disposal of, e.g., asphalt, brick, concrete, gypsum, metal, wood:

The Proponent will reuse or recycle demolition materials to the greatest extent feasible. As part of the on-going MHC consultation process, measures to mitigate the demolition of the Clock Tower are being explored. One such measure includes the salvage of architectural elements of the Clock Tower for possible future incorporation in an on-site installation commemorating the historic and architectural significance of the former Worcester State Hospital.

Procedures will be developed for the segregation and recycling of materials not included in the architectural salvage plan. Materials that cannot be reused or recycled will be transported in covered trucks by a contract hauler to a licensed facility.

*(NOTE: Asphalt pavement, brick, concrete and metal are banned from disposal at Massachusetts landfills and waste combustion facilities and wood is banned from disposal at Massachusetts landfills. See 310 CMR 19.017 for the complete list of banned materials.)*

Will your project disturb asbestos containing materials? Yes  No  ;  
if yes, please consult state asbestos requirements at <http://mass.gov/MassDEP/air/asbhom01.htm>

Describe anti-idling and other measures to limit emissions from construction equipment:

The construction contract will require contractors to use a number of measures to reduce potential emissions and minimize impacts from construction vehicles, including:

- ◆ Use wetting agents where needed on a scheduled basis;
- ◆ Use covered trucks;
- ◆ Minimize exposed storage of debris on-site;
- ◆ Monitor construction practices to minimize unnecessary transfers and mechanical disturbances of loose materials;
- ◆ Store aggregate materials away from the areas of greatest pedestrian activity, where and when possible;
- ◆ Establish a tire cleaning area at the exit gate to prevent dirt from reaching the street;
- ◆ Clean streets and sidewalks regularly to minimize dust accumulations;
- ◆ Use appropriate mufflers on equipment, and properly maintain intake and exhaust mufflers;
- ◆ Use muffling enclosures on continuously-operating equipment (e.g., air compressors and welding generators);
- ◆ Use the most quiet construction operations, techniques, and equipment, where feasible;
- ◆ Schedule equipment operations to keep average noise levels low, synchronize noisiest operations with times of highest ambient noise levels, and maintain relatively uniform noise levels;
- ◆ Turn off idling equipment; and
- ◆ Use shielding or distance to separate noisy equipment from sensitive receptors.

**DESIGNATED WILD AND SCENIC RIVER:**

Is this project site located wholly or partially within a defined river corridor of a federally designated Wild and Scenic River or a state designated Scenic River? Yes \_\_\_ No X; if yes, specify name of river and designation:

If yes, does the project have the potential to impact any of the "outstandingly remarkable" resources of a federally Wild and Scenic River or the stated purpose of a state designated Scenic River? Yes \_\_\_ No \_\_\_; if yes, specify name of river and designation: \_\_\_\_\_;

if yes, will the project will result in any impacts to any of the designated "outstandingly remarkable" resources of the Wild and Scenic River or the stated purposes of a Scenic River.

Yes \_\_\_ No \_\_\_; if yes, describe the potential impacts to one or more of the "outstandingly remarkable" resources or stated purposes and mitigation measures proposed.