

Environmental Justice Screening Form

Project Name	L.G. Hanscom Field North Airfield Development
Anticipated Date of MEPA Filing	January 16, 2023
Proponent Name	North Airfield Ventures, LLC Runway Realty Ventures, LLC
Contact Information (e.g., consultant)	Ken Schwartz, VHB kschwartz@vhb.com
Public website for project or other physical location where project materials can be obtained (if available)	N/A
Municipality and Zip Code for Project (if known)	Bedford, MA 01730
Project Type* (list all that apply)	Airport (Hangar)
Is the project site within a mapped 100-year FEMA flood plain? Y/N/unknown	No
Estimated GHG emissions of conditioned spaces (click here for GHG Estimation tool)	1,237 tons per year

Project Description

<p>1. Provide a brief project description, including overall size of the project site and square footage of proposed buildings and structures if known.</p> <p>The proposed 49-acre development on the North Airfield and existing Navy Parcel of L.G. Hanscom Field (the Project) will provide approximately 495,470 square feet of hangar space in the form of 27 purpose-built hangars for aircraft parking and storage on-airport. The existing Navy Hangar building on the site, which will be refurbished and renovated, comprises 87,110 square feet of this total, resulting in 408,360 square feet of new development.</p> <p>As a complement to the existing fixed-base operator (FBO) and maintenance, repair, and overhaul (MRO) facilities currently at L.G. Hanscom Field (airport code: BED), the Project provides standalone hangar and aviation support space to meet the current and future demand for corporate hangar space at Hanscom Field. Currently, there is a waitlist for hangar space resulting in ferry flights for existing Hanscom Field users. The Project is expected to reduce the current practice of flying-in and flying-out to pick up aircraft owners who cannot secure hangar space at Hanscom, and employees of Massachusetts based companies in close proximity to the airport. By doing so, the Project will relieve pressure from Logan Airport in accordance with long-term planning efforts for Massport's general aviation services.</p>
<p>2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known)</p> <p>The Project exceeds the following Environmental Notification Form review threshold: --301 CMR 11.03(1)(a)(2) - Creation of ten or more acres of impervious area.</p>

3. List all anticipated state, local and federal permits needed for the project (if known)

- Federal Aviation Administration – Building and Crane Permits
- U.S. Environmental Protection Agency – National Pollutant Discharge Elimination System (NPDES) Permit
- Town of Bedford – Wetland Order of Conditions (Potentially required if work is proposed within 100 feet of wetlands)
- Town of Bedford – Zoning Board of Appeals, Special Permits (Potentially required)
- Town of Bedford – Water Connection
- Town of Bedford – Sanitary Sewer Connection
- Town of Bedford – Building Permit

Note: No state permits are anticipated for this Project at this time. The state agency action is State Land Transfer between the Proponent and the Massachusetts Port Authority (Massport).

4. Identify EJ populations and characteristics (Minority, Income, English Isolation) within 5 miles of project site (can attach map identifying 5-mile radius from [EJ Maps Viewer](#) in lieu of narrative)

Within 1 mile (See Figure 1):

Bedford

- Block Group 6, Census Tract 3593.03 (Minority)

EJ populations within the 1-mile radius (designated geographic area [DGA]) and the 5-mile radius can be found in Figure 1.

5. Identify any municipality or census tract meeting the definition of “vulnerable health EJ criteria” in the [DPH EJ Tool](#) located in whole or in part within a 1 mile radius of the project site

The Massachusetts Department of Public Health (DPH) EJ Tool indicates that no census tracts within a 1-mile radius meet the Vulnerable Health EJ criteria for elevated blood lead or low birth weight.

The DPH EJ Tool indicates that the Town of Bedford does not meet the Vulnerable Health EJ criteria for heart attack, elevated blood lead, low birth weight, or pediatric asthma. The Town of Lincoln, which falls within the 1-mile radius but does not contain any EJ block groups within the 1-mile radius, does not meet the Vulnerable Health EJ criteria for heart attack, elevated blood lead, low birth weight, or pediatric asthma. The Town of Concord, which falls within 1-mile of the Project Site but does not contain any EJ block groups within the 1-mile radius, and does not meet the Vulnerable Health EJ criteria for heart attack, elevated blood lead, low birth weight, or pediatric asthma.

6. Identify potential short-term and long-term environmental and public health impacts that may affect EJ Populations and any anticipated mitigation

The Project is not likely to create negative impacts or have disproportionate adverse effects on EJ populations because:

- The primary impact of the Project is related to alteration of land and the creation of impervious surface (in addition to the portions of the site that are already paved or have otherwise been altered). New impervious area will be mitigated through incorporation of stormwater management facilities designed to meet or exceed state and local requirements. While not part of this Project specifically, the reconstruction of Runway 5-23 in Summer 2023 will remove excess pavement and reduce existing impervious cover at the Airport.
- Traffic related to fueling and aircraft maintenance will be primarily confined to the airfield and will have minimal impact on the surrounding roadway network.
- The proposed Hangar buildings have been set back from Hartwell Road and a continuous row of hangars has been placed parallel to the road with the intended effect of minimizing visual impacts and buffering noise generated by aircraft ground movements.
- The existing Hartwell Road topography and plantings will be respected to the greatest extent possible to minimize the visual obtrusiveness of the development to the public.
- The proposed development will reduce unnecessary ferry flights (i.e., flights that require moving an aircraft from one place to another) for existing users of Hanscom who do not currently have a place to store their aircraft on-airport.
- The Project will incorporate climate impact reduction measures, including enhanced electrical infrastructure for electrical vehicles and solar power, and offer sustainable aviation fuels (SAF) to end users. The proposed Hangar buildings will be certified LEED Gold or better and will strive for the highest levels of energy efficiency.

Project activities are not expected to exacerbate any existing environmental or health burdens as identified by the DPH EJ Tool.

7. Identify project benefits, including “Environmental Benefits” as defined in 301 CMR 11.02, that may improve environmental conditions or public health of the EJ population

Anticipated Project benefits include:

- Expected decrease in total aircraft movements coming in and out of BED; thus, improving noise and air quality conditions;
- Incorporating a “living history” museum into the proposed development; and
- Designing and implementing a program through the Aviation Management degree at Bridgewater State University to introduce minority high school students to career options in the aviation industry.

8. Describe how the community can request a meeting to discuss the project, and how the community can request oral language interpretation services at the meeting. Specify how to request other accommodations, including meetings after business hours and at locations near public transportation.

Community members can request:

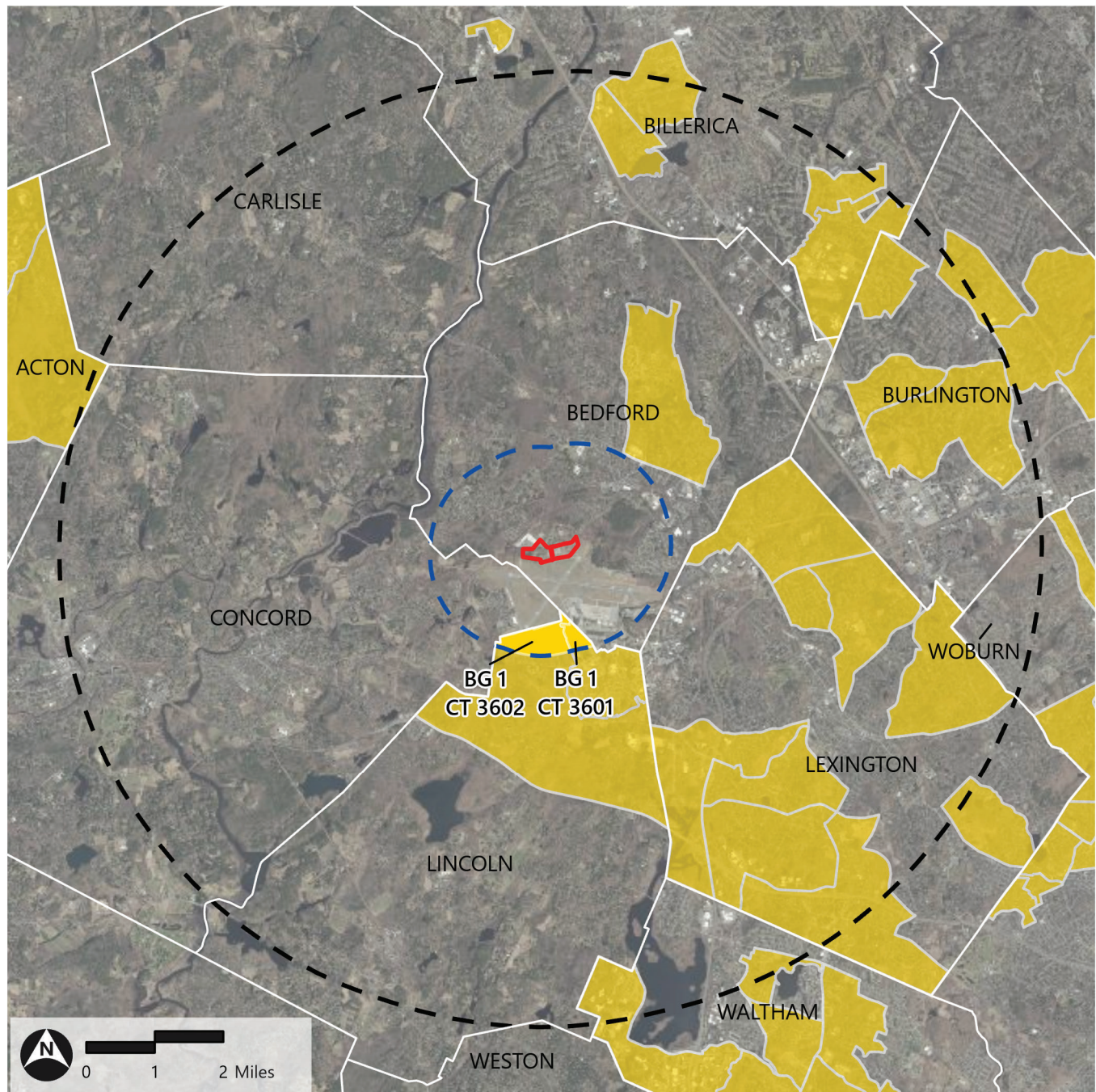
- Document language translations;
- An evening-time remote meeting and/or in-person at a location near public transportation to discuss the Project; and
- Oral language interpretation services at public meetings.

Please contact Ken Schwartz by phone (617) 607-2156 or email kschwartz@vhb.com to make a request.

NOTE: This figure has been updated based on the November 12, 2022 EJ Maps Viewer update. This version is presented for reference only.

Figure 1: Environmental Justice Populations within 1 and 5 Miles of the Project Area

North Airfield at Hanscom Field | Bedford, MA



-  Project Area
-  1-Mile Radius
-  5-Mile Radius
-  Municipal Boundary
- MA 2020 Environmental Justice Block Groups**
-  Minority