

Environmental Justice Screening Form

Project Name	Navy Hangar Project
Anticipated Date of MEPA Filing	June 2, 2025
Proponent Name	North Airfield Ventures, LLC and Runway Realty Ventures LLC
Contact Information (e.g., consultant)	Lauren DeVoe, ldevoe@vhb.com , 617-607-0091
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)	Research & Development ("R&D"), specialty and time sensitive medical services, specialty delivery services of pharmaceutical and other products and other aviation and non-aviation related uses, not, however, including uses that involve the movement of passengers for hire (the "Proposed Uses").
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)	Based on the MEPA EJ Emissions Footprint Estimation Tool the Navy Hangar Project is estimated to generate 1,034 tons per year (tpy) of stationary source GHG emissions, which is below the 2,000 tpy threshold for requiring a full GHG emissions assessment.

Project Description

1. Provide a brief project description, including overall size of the project site and square footage of proposed buildings and structures if known.

The Proponent will submit a Notice of Project Change with a Phase One Waiver request (the "NPC") in connection with state environmental review of the renovation and reuse of the existing Navy Hangar building (the "Existing Navy Hangar") on a privately owned parcel (the "Navy Hangar Parcel") adjacent to L.G. Hanscom Field's North Airfield and what will be a separate and distinct project (the "Navy Hangar Project"). The Navy Hangar Project does not meet any MEPA Review Thresholds. Accordingly, the NPC will be filed to both set forth the changes to the L.G. Hanscom Field North Airfield Development, as presented and analyzed in the March 2024 Draft Environmental Impact Report ("DEIR") (the "North Airfield Project") and to formally request a Phase One

Waiver under 301 CMR 11.11(5) to the extent the Secretary considers such a waiver required in these circumstances.

The Navy Hangar Project consists of the restoration of the Existing Navy Hangar for the Proposed Uses, consistent with its original R&D use dating back to the 1950s, including approximately 58,000 square feet (SF) of building space for office, research, and other similar uses, reuse of approximately 36,400 SF of existing hangar space, creation of approximately 140 surface parking spaces and reconfiguration of the access drive to Hartwell Road within and adjacent to the Navy Hangar Parcel. The Navy Hangar Project also consists of the reconfiguration and reconstruction of the ramp and taxiway for those aviation Tenants requiring access to the existing taxiway to the south.

2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known)

None

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

Federal:

- Federal Aviation Administration – Notice of Proposed Construction or Alteration
- Federal Aviation Administration – NEPA review in the form of a Categorical Exclusion
- U.S. Environmental Protection Agency – National Pollutant Discharge Elimination System Construction General Permit
- U.S. Fish and Wildlife Service – Section 7 Consultation under the Endangered Species Act
- Massachusetts Historical Commission – Section 106 Review

Commonwealth of Massachusetts:

- Executive Office of Energy and Environmental Affairs – MEPA review of an NPC for change in use for the Navy Hangar renovation
- Massachusetts Historical Commission – Reviewed as part of the MEPA review process
- Massachusetts Port Authority – Modification of Airport Layout Plan
- Massachusetts Port Authority – Land Transfer
- Massachusetts Port Authority – Through the Fence Agreement
- Massachusetts Port Authority – Massport Tenant Alteration Application

Town of Bedford:

- Bedford Zoning Board of Appeals – Special Permit for Earth Removal (if required)
- Bedford Conservation Commission – Order of Conditions (if required)
- Bedford Dept. of Public Works – Water Service Connection
- Bedford Dept. of Public Works – Sanitary Sewer Service Connection
- Bedford Building Department – Building Permit

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:

Minority:

- Block Group 6, Census Tract 3593.03

Within 5-mile:

Minority:

- | | |
|---------------------------------------|---------------------------------------|
| • Block Group 1, Census Tract 3162.02 | • Block Group 4, Census Tract 3584 |
| • Block Group 3, Census Tract 3162.02 | • Block Group 1, Census Tract 3585 |
| • Block Group 1, Census Tract 3163 | • Block Group 2, Census Tract 3585 |
| • Block Group 2, Census Tract 3163 | • Block Group 3, Census Tract 3585 |
| • Block Group 5, Census Tract 3164 | • Block Group 1, Census Tract 3586 |
| • Block Group 4, Census Tract 3321 | • Block Group 2, Census Tract 3586 |
| • Block Group 1, Census Tract 3322 | • Block Group 3, Census Tract 3586 |
| • Block Group 2, Census Tract 3322 | • Block Group 4, Census Tract 3586 |
| • Block Group 1, Census Tract 3322.01 | • Block Group 5, Census Tract 3586 |
| • Block Group 2, Census Tract 3323 | • Block Group 6, Census Tract 3586 |
| • Block Group 1, Census Tract 3324.02 | • Block Group 1, Census Tract 3587 |
| • Block Group 2, Census Tract 3324.02 | • Block Group 2, Census Tract 3587 |
| • Block Group 4, Census Tract 3581 | • Block Group 6, Census Tract 3593.03 |
| • Block Group 1, Census Tract 3583 | • Block Group 5, Census Tract 3603 |
| • Block Group 2, Census Tract 3583 | • Block Group 3, Census Tract 3612 |
| • Block Group 3, Census Tract 3583 | • Block Group 2, Census Tract 3631.05 |
| • Block Group 4, Census Tract 3583 | • Block Group 2, Census Tract 3681.01 |
| • Block Group 3, Census Tract 3584 | • Block Group 3, Census Tract 3682 |

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

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 DPH EJ Tool indicates that no census tracts within a one-mile radius of the Navy Hangar Project meet the Vulnerable Health EJ criteria for elevated blood lead or low birth weight. The DPH EJ Tool also 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 falls within the one-mile radius but does not contain any EJ block groups within the one-mile radius and does not meet the Vulnerable Health EJ criteria for heart attack, elevated blood lead, low birth weight or pediatric asthma.

The Town of Concord falls within one-mile of the Navy Hangar Project but does not contain any EJ block groups within the one-mile radius and does not meet the Vulnerable Health EJ criteria for heart attack, elevated blood lead, low birth weight or pediatric asthma.

There are no Vulnerable Health EJ criteria within the DGA; therefore, the Navy Hangar Project activities will not exacerbate existing burdens from heart attack, elevated blood lead, low birth weight or pediatric asthma conditions.

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

The Navy Hangar Project on its own does not meet any MEPA Review Thresholds; therefore, would not result in significant environmental effects, including on EJ populations. Furthermore, the Proponent have exhibited a strong commitment to incorporate environmentally beneficial features (e.g., removal of pavement and upgraded stormwater management facilities to improve water quality; site remediation activities) and sustainable elements (e.g., energy efficient building systems, rooftop solar, and EV parking) into the Navy Hangar Project.

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

It is the goal of the Proponent to design the facility to accelerate decarbonization goals, including:

- *De minimis* impact on Airport operations and associated emissions (including GHG emissions) because the Proposed Uses are limited.
- Installing new EV charging stations for tenant use.
- Installing rooftop solar (if possible, in accordance with historic renovation design standards).
- Making sustainable aviation fuel (SAF) as available to RRV tenants of the Existing Navy Hangar.

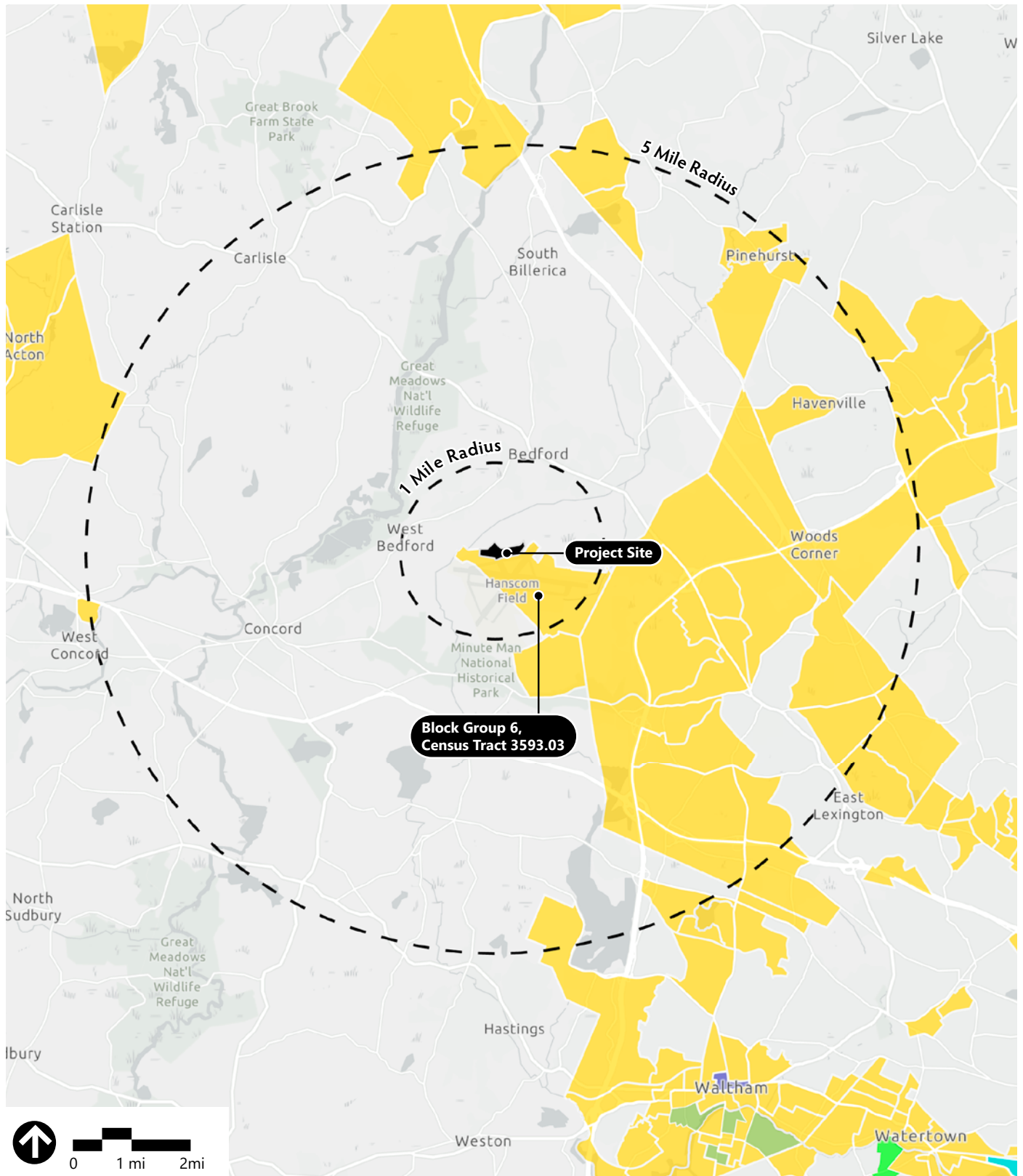
The other Navy Hangar Project public benefits include:

- Renovating and revitalizing the historically significant Existing Navy Hangar with uses that complement existing R&D uses at Hanscom.
- Installing a new stormwater management system that uses a combination of Best Management Practices (BMPs) focused on groundwater recharge and enhancement of water quality, including phosphorous removal.
- Cooperating with participating state and federal agencies involved in environmental remediation efforts on and adjacent to the Navy Parcel.
- Providing the opportunity for a Massachusetts-based technology employer to grow in Massachusetts and increase its workforce, re-establish an R&D use in the Existing Navy Hangar, and revitalize a historic building that has been vacant for 25 years.
- Creating over 100 jobs ranging from entry-level to high technology and scientific professional jobs.
- Generating significant real estate tax revenue for the Town of Bedford and income tax revenue for the Commonwealth.

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 virtual meeting to discuss the Navy Hangar Project; and
- Oral language interpretation services at public meetings.



Source: 2020 MA EJ Block Groups November 2022 update

2020 MA EJ Block Groups

- Minority
- Income
- Minority and Income
- Income and English Isolation
- Minority, Income, and English Isolation



Environmental Justice Populations

**Navy Hangar Project
Bedford, Massachusetts**