Environmental Justice Screening Form

Project Name	**Scanlon Drive Project**
Anticipated Date of MEPA Filing	**November 2, 2026**
Proponent Name	**Core Investments Development, Inc. and A Yankee Line, Inc.**
Contact Information (e.g., consultant)	**Michael Rooney, Senior Planner** **Howard Stein Hudson** **mrooney@hshassoc.com**
Public website for project or other physical location where project materials can be obtained (if available)	**To be determined. Project materials will be made available electronically upon request and through the MEPA review process.**
Municipality and Zip Code for Project (if known)	**Town of Randolph, Massachusetts 02368**
Project Type* (list all that apply)	**Commercial – Hotel** **Commercial – Retail/Restaurant** **Recreation** **Transportation – Trails** **Other: Mixed-Use Hospitality & Entertainment Development**
Is the project site within a mapped 100-year FEMA flood plain? Y/N/ unknown	**No. The Project Site is located within FEMA Zone X, Area of Minimal Flood Hazard.**
Estimated GHG emissions of conditioned spaces (click **here** for GHG Estimation tool)	**Using the MEPA Emissions Footprint Estimation Tool required by the MEPA Public Involvement Protocol for Environmental Justice populations, estimated stationary-source GHG emissions for the Project are approximately 2,243 tons per year (tpy). This estimate includes approximately 972 tpy associated with the proposed 171,000-square-foot hotel and approximately 1,271 tpy associated with the proposed 65,000-square-foot event, restaurant, and dinner theater facility.**

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 Scanlon Drive Project is a mixed-use redevelopment located on approximately 13.4 acres in Randolph, Massachusetts. The Project includes redevelopment of the existing site with an approximately 171,000-square-foot hotel containing approximately 200 guest rooms and an approximately 65,000-square-foot events building. The events building will include function and event space, an approximately 11,000-square-foot ballroom, restaurant uses, and an approximately 400-seat dinner theater.

   The two buildings will be connected by a pedestrian bridge. Site improvements will include approximately 540 parking spaces, landscaping, stormwater management improvements, pedestrian circulation improvements, and a public trail connection and associated amenities providing improved access to adjacent DCR lands. The Project is intended to redevelop an underutilized property as a regional hospitality, entertainment, and recreation destination while improving access to adjacent public open space resources.

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

301 CMR 11.03(6)(b)(13) – Generation of 2,000 or more New average daily trips (ADT) on roadways providing access to a single location.

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

State
MEPA Environmental Notification Form Review
MassDOT Access/Transportation Review
DCR Review and Coordination
MassDEP Wetlands and Stormwater Approvals

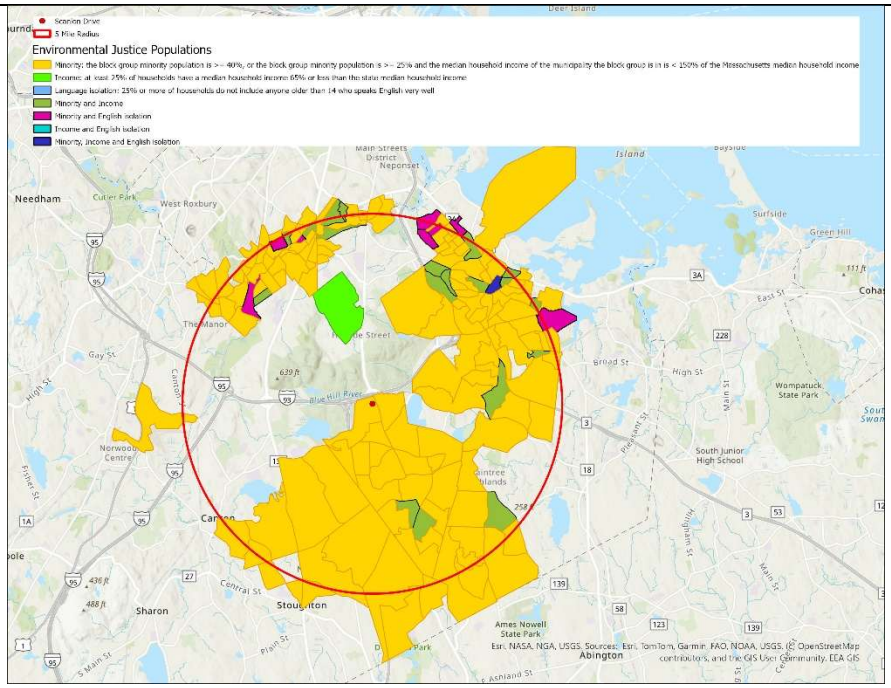
Local
Randolph Site Plan Approval
Building Permits
Conservation Commission permits/orders as applicable
Utility and roadway permits

Federal
None currently identified; federal reviews to be determined if wetlands or other jurisdictional resources are affected.

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)

There are a total of 158 Environmental Justice populations within five miles of the Project Site. These include 1 Income population, 1 Minority, Income & English Isolation population, 8 Minority & English Isolation populations, 19 Minority & Income populations, and 129 Minority populations. A map identifying Environmental Justice populations within five miles of the Project Site is attached.

A map depicting the identified EJ Populations within five miles of the Project site is provided below.



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

Based on review of the Massachusetts Department of Public Health Environmental Justice Tool, the Census Tract containing the Project Site does not meet the vulnerable health Environmental Justice criteria for Low Birth Weight or Elevated Blood Lead Prevalence. At the municipal level, the Town of Randolph meets the vulnerable health Environmental Justice criterion for Pediatric Asthma Emergency Department Visits, with rates statistically significantly higher than the statewide average. Randolph does not meet the vulnerable health Environmental Justice criteria for Heart Attack, Elevated Blood Lead Prevalence, or Low Birth Weight. Accordingly, Pediatric Asthma is the primary vulnerable health criterion identified within the Project area.

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

Temporary Construction Period Impacts
Potential temporary impacts associated with construction may include noise, vibration, construction vehicle traffic, dust, temporary changes to pedestrian and vehicular circulation, and localized air quality impacts associated with construction equipment and delivery vehicles.

Construction Mitigation
The Project will implement construction-period mitigation measures to minimize impacts to surrounding neighborhoods and Environmental Justice populations. Measures are anticipated to include dust suppression, erosion and sedimentation controls, anti-idling requirements, construction vehicle routing and scheduling, maintenance of safe pedestrian access, and compliance with applicable state and local construction requirements.

Long-Term Impacts
The completed Project will generate additional vehicle trips associated with hotel, event, restaurant, and entertainment uses and will increase water demand and wastewater generation compared with existing conditions. Potential transportation, air quality, noise, and other environmental effects will be evaluated through the MEPA review process.

Long-Term Mitigation
The Project will incorporate modern stormwater management infrastructure, landscaping and tree plantings, energy-efficient building systems, improved pedestrian connections, and transportation demand management measures. The Project will also improve public access to adjacent DCR lands through the proposed trail connection and associated amenities. Additional mitigation measures will be identified through the MEPA review and design process.

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

The Project is anticipated to provide multiple benefits to Environmental Justice populations and the broader community, including:

- **Redevelopment of an underutilized property;**
- **Creation of construction and permanent employment opportunities;**
- **Increased local tax revenue and economic activity;**
- **Improved public access to adjacent DCR open space through a new trail connection and associated amenities;**
- **Improved pedestrian infrastructure and site circulation;**
- **Modernized stormwater management and water quality treatment;**
- **Landscaping, tree planting, and site greening;**
- **Energy-efficient building systems and measures to reduce building-related GHG emissions; and**
- **Improved site infrastructure and overall environmental performance compared with existing conditions.**

8. Describe how the community can request a meeting to discuss the project, and how the

Community members may request a meeting to discuss the Project, electronic and/or hard copies of MEPA filings and supporting Project materials, oral language interpretation services at public

meetings, and other reasonable accommodations. Requests may include meetings outside normal business hours or at accessible locations convenient to public transportation.

Requests for meetings, Project materials, interpretation services, or other accommodations may be directed to:

Michael Rooney
Howard Stein Hudson
mrooney@hshassoc.com

The Project Team will conduct public involvement and outreach in accordance with the MEPA Public Involvement Protocol for Environmental Justice Populations. Project information, public meeting materials, and updates regarding the MEPA review will be made available throughout Project review. Translation, interpretation, and other reasonable accommodations will be provided upon request to support meaningful participation by Environmental Justice populations and other interested members of the public.

**MEPA Project Types [Note: this list can be omitted when circulating this form.]*

Article 97	Marijuana
Agriculture	Marine Industrial
Airport	Master Plan – Development
Aquaculture/Shellfish	Master Plan – Urban Renewal Plan
Beach/Coastal Nourishment	Other (Specify)
Coastal Infrastructure	Recreation
Commercial - Office/Lab/R&D	Regulations
Commercial - Hotel	Remediation
Commercial - Warehouse	Residential
Commercial- Retail	Resiliency
Dam Removal	Solid Waste
Dam Repair/Replacement	Transportation – Roadways/transit
Dredging	Transportation - Trails
Ecological Restoration	Wastewater – Treatment/conveyance
Energy Generation	Wastewater - CWMP
Energy Storage	Water Supply - New Source
Energy Transmission	Water Supply – Treatment/conveyance
Industrial	
Institutional - Educational	