Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13513
MEPA Analyst: Briony Angus
Phone: 617-626- 1029

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: **University of Massachusetts New Student Residences**		
Street: **Eastman Lane**		
Municipality: Amherst	Watershed: **Connecticut River**	
Universal Tranverse Mercator Coordinates: **UTM 18 703777E 4696829N**	Latitude: **42° 23.82'N** Longitude: **72° 31.45'W**	
Estimated commencement date: **June 2005**	Estimated completion date: **August 2006**	
Approximate cost: **$80,000,000**	Status of project design: **60** %complete	
Proponent: **University of Massachusetts**		
Street: **360 Campus Center Way**		
Municipality: **Amherst**	State: **MA**	Zip Code: **01003**
Name of Contact Person From Whom Copies of this ENF May Be Obtained: **Mark Dolny**		
Firm/Agency: **ARC/Architectural Resources Cambridge Inc.**	Street: **140 Mount Auburn Street**	
Municipality: **Cambridge**	State: **MA**	Zip Code: **02138**
Phone: **617-547-2200**	Fax:	E-mail: **mdolny@arcusa.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._____) ☒No

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

a Single EIR? (see 301 CMR 11.06(8))	☐Yes	☒No
a Special Review Procedure? (see 301CMR 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):

Are you requesting coordinated review with any other federal, state, regional, or local agency? ☐Yes(Specify_____) ☒No

List Local or Federal Permits and Approvals:
National Pollution Discharge Elimination System (NPDES) Notice of Intent (to be granted by EPA)
Sewer Connection/Extension Permit (to be granted by DEP)

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

- ☒ 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
LAND			
Total site acreage	19.0 Ph I 9.90 Ph II		
New acres of land altered		+3.72 Ph I +9.90 Ph II	
Acres of impervious area	3.79 Ph I 0.00 Ph II	+6.05 Ph I +3.58 Ph II	9.84 Ph I 3.58 Ph II
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	543,000	543,000
Number of housing units	0	1500 beds	1500 beds
Maximum height (in feet)	0	60'	60'
TRANSPORTATION			
Vehicle trips per day	0	502	502
Parking spaces	0	452	452
WATER/WASTEWATER			
Gallons/day (GPD) of water use	0	107,822	107,822
GPD water withdrawal	-	-	-
GPD wastewater generation/ treatment	0	98,020	98,020
Length of water/sewer mains (in miles)	0	0.50 +/-	0.50 +/-

State Permits & Approvals

- ☐ Order of Conditions
- ☐ Superseding Order of Conditions
- ☐ Chapter 91 License
- ☐ 401 Water Quality Certification
- ☐ MHD or MDC Access Permit
- ☐ Water Management Act Permit
- ☐ New Source Approval
- ☒ DEP or MWRA Sewer Connection/ Extension Permit
- ☐ Other Permits (*including Legislative Approvals*) – Specify:

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 1500 beds of new student apartment style housing. The Project will be constructed in two phases on two adjacent sites located on the University of Massachusetts property. The development of the Phase I site will involve the construction of approximately 313,000 SF of student housing, in four buildings, with 864 total beds. Phase II, which will be constructed when funding becomes available at a later date, will consist of 636 beds of apartment style student housing, in two buildings of approximately 213,000 SF. The University intends to provide 448 total parking spaces plus additional service spaces (approximately 6 per building, or 36 total.).

1) **The Phase I site is currently a series of grass terraces and parking lots located adjacent to a large parking area for students, and the University's Sylvan Housing Complex. The project is bordered by Eastman Lane, and North Pleasant Street. The site is currently graded with extensive fill, and is mostly open with little vegetation.**
2) **Phase II site is currently an open field with small amounts of vegetation and trees located just south of Eastman Lane, and southeast of the existing Sylvan Housing Complex. The site borders open fields once used as horse pastures but are currently not utilized. There is a significant grade change across the site compared to the Phase I site. There are no existing utilities currently located on the Phase II site.**

On Site and Off Site Alternatives-

The University of Massachusetts Amherst typically faces a housing shortage annually. The existing housing stock, almost entirely double rooms in dormitories with community bathrooms, is outmoded, older than many competing Universities housing stock, and does not address the current demands of prospective Umass students. Market conditions are such that the University needs to increase the amount of apartment style housing on campus to meet enrollment needs and encourage students to choose Umass instead of competing institutions. During preliminary discussions with the University about where to site the new residence halls various alternatives were discussed. The following is a breakdown of all the alternatives that were discussed prior to settling on the current Phase I & II sites.

Off-site alternatives:

a. **Renovation of Exiting Facilities: The existing housing stock could not easily be converted in a way that would be practical, or meet these needs of students looking for apartment style living.**
b. **New structures on other sites: The University looks to cluster housing into "village" complexes. Individual dormitory structures offer little economy of means, or sense of community. The University looks to keep students as near to the core of the campus as possible. There are no other sites on campus that allow for the quantity of students required to make the project viable economically, or connected to the campus infrastructure and services physically.**
c. **Continue to rely on external off-campus housing: This is deemed as an unpopular way of providing housing. The cost of off-campus housing is prohibitive to many students attending state colleges and universities. The current housing supply off campus in the Town of Amherst and the surrounding areas is extremely limited, and attempts to increase that supply are often looked upon unfavorably by**

the community that is directly affected. Construction of on campus apartment style housing will assist in easing the burden upon the community, and reduce the travel impacts that off-campus students create on the transportation and road systems.

On site alternatives:

The project team studied two alternatives to the current design for the on-site housing.

a. **Option I- Placing the majority of housing on the phase I site and building nothing on the phase II site. This was deemed as creating too much density on one site, and increasing the amount of parking and impervious materials that would be necessary on the Phase I site.**
b. **Option II- Placing the majority of housing on the Phase II site. The phase II site has no existing utility infrastructure making the Development cost on this site much higher than the Phase I site. It is believed that building the phase I site option will provide a logical fist stage in the development, reducing the distances that students will have to travel, or utilities will need to run.**