

For Office Use Only Executive Office of Environmental Affairs
EOEA No.: 13497
MEPA Analyst: Rick Bourré
Phone: 617-626- 1130

ENF Environmental Notification Form

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: Mattapan Heights III			
Street: River Street			
Municipality: Mattapan, MA		Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: X: 328,300 m Y: 4,682,000 m		Latitude: 42° 16.38' N Longitude: 71° 4.96' N	
Estimated commencement date: 10/2005		Estimated completion date: 10/2006	
Approximate cost: \$23.7 million		Status of project design: 15 % complete	
Proponent: Trinity Mattapan Heights Three Limited Partnership			
Street: 40 Court Street			
Municipality: Boston		State: MA Zip Code: 02108	
Name of Contact Person from Whom Copies of This ENF May Be Obtained: Ashani Collins			
Firm/Agency: Trinity Mattapan Heights Three Limited Partnership		Street: 40 Court Street	
Municipality: Boston		State: MA Zip Code: 02108	
Phone: (617) 720-8400	Fax: (617) 720-8401	E-mail: acollins@trinityfinancial.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 No
If yes, EOEA #: (_____)

Has any project on this site been filed with MEPA before? Yes No
If yes, explain: 3001 (Mattapan Heights II) and 12287 (The Foley)

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

a Single EIR? (see 301 CMR 11.06(8))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
a Special Review Procedure? (see 301 CMR 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

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):

121A Tax Agreement. Proponent will request assistance from the Department of Housing and Community Development in the amount of \$1 million in HSF funds and \$1 million in HOME funds; funding from the City in the amount of \$2 million in HOME funds and \$225,000 in Neighborhood Housing Trust funds; funding from MassHousing in the amount of \$2 million in Affordable Housing Trust funds and \$250,000 in Priority Development Funds; Federal LIHTC equity in the amount of \$2.98 million; Federal Historic Tax Credit Equity in the amount of \$564,556; and \$5.38 million in tax-exempt bond financing and \$11,000,000 in construction financing from MassHousing.

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes No If yes, specify: Boston Redevelopment Authority

List Local or Federal Permits and Approvals:

- **BRA Article 80 Large Project Review;**
- **BRA 121 Approval, including Zoning Deviations for rental/limited equity coop portion;**
- **Zoning Commission for PDA approval or Zoning Board of Appeals for zoning relief for home ownership portion;**
- **Boston Transportation Department Transportation Access Plan and Construction Management Plan;**
- **Boston Landmark Commission;**
- **Boston Department of Inspectional Services Building and Construction Permits, Certificate of Occupancy;**
- **Massachusetts Historical Commission; State Register of Historic Places;**
- **Boston Public Improvements Commission;**
- **U.S Interior Department Parts 1, 2 and 3 approvals for federal historic credits;**
- **Findings of No Significant Impact under NEPA.**

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

Land	Rare Species	Wetlands, Waterways, & Tidelands
<input type="text"/>	<input type="text"/>	<input type="text"/>
Water	Wastewater	Transportation
<input type="text"/>	<input type="text"/>	<input type="text"/>
Energy	Air	Solid & Hazardous Waste
<input type="text"/>	<input type="text"/>	<input type="text"/>
ACEC	Regulations	Historical & Archaeological Resources
<input type="text"/>	<input type="text"/>	<input type="text"/>

While the Mattapan Heights III redevelopment does not meet any review thresholds, Trinity has committed to submitting an ENF for each phase of redevelopment of the Boston Specialty and Rehabilitation Hospital campus. Trinity has created a separate partnership for each phase of development. Phase I was filed by Trinity Limited Partnership. Phase II was presented by Trinity Mattapan Heights Limited Partnership. Phase III, presented herein, is presented by Trinity Mattapan Heights Three Limited Partnership.

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	12.77			
New acres of land altered		6.57		
Acres of impervious area	0.84	3.64	4.48	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
STRUCTURES				M.G.L. C. 121 A Approval
Gross square footage	13,788	35,901	49,689	
Number of housing units	0	79	79	
Maximum height (in feet)	40'	0	40'	MA Historical Commission Review
TRANSPORTATION				
Vehicle trips per day	0	534*	534*	No Adverse Effect Determination
Parking spaces	0	190	190	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	17,787	17,787	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	16,170	16,170	
Length of water/sewer mains (in miles)	0	0	0	
* Unadjusted vehicle trips. Total daily vehicle trips adjusted for mode split: 362. Mattapan Heights only.				

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: Building F _____ 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 Boston Specialty & Rehabilitation Hospital (former Boston Sanatorium) campus comprises 19 buildings, internal roads, and dedicated parking on a 52-acre site. Due to the existence of wetlands, dense vegetation, and natural rock outcroppings, 10 acres will be preserved as an "urban wild." (The designation process for this parcel was begun by the Boston Parks Department in July 2002.) The remaining campus is mostly vacant and abandoned buildings. Four of the buildings on campus are occupied by various Boston Public Health Commission (BPHC) programs. In November 1999, BPHC selected a development team led by Trinity Financial to undertake the redevelopment of 27 acres of the campus on a phased basis over time. The remaining 15 acres will remain under BPHC management and control.

The project will be developed in multiple phases. The existing conditions reflect the Phase I and Phase II developments. The proposed change in this ENF reflects Phase III only.

Phase I of the 27-acre Trinity development effort consisted of rehabilitation of the Foley Building and Building E. The Foley Building, which opened in 2003, has met a critical need for assisted and independent living for low- and moderate-income seniors in Boston with 49 units of assisted living and 49 units of independent living affordable to seniors across a broad range of incomes. The renovation of Building E accommodates 18 residential units for the Entre Familia program, a licensed residential treatment program for Latina women recovering from alcohol and drug addiction, mental illness, and trauma related to domestic violence. The E Building was completed in April 2002, and a letter waiving further review was issued on September 8, 2000. The approved Phase I was the existing condition of the site for development of Phase II.

Phase II consists of the rehabilitation of 5 buildings. The buildings proposed for rehabilitation include the Ward Buildings (A, B, C, D), and I Building. The completed Phase II project, expected to open in Winter 2005, will result in 83 residential units (100% of which will be affordable to households earning up to 60% of area median income).

Phase III proposes 79 residential units for this portion of the campus. The program includes 19 single family homes, 14 units in two-family structures, 12 attached town-house units, 12 units in a renovated Building F, and 22 units in a newly constructed condominium building at the rear of the campus. A 100-foot wide wooded buffer zone on the south, north and west side of this portion of the site will be retained to screen the new development from abutting residential properties.

LAND SECTION (all proponents must fill out this section):

I. Thresholds/Permits

- A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))
 Yes No If yes, specify each threshold.

II. Impacts and Permits

- A. Describe, in acres, the current and proposed character of the project site, as follows:

	Existing	Change	Total
Footprint of buildings	0.12	.93	1.05
Roadways, parking, and other paved areas	.72	2.71	3.43
Other altered areas (describe)	0	0	0
Undeveloped areas	12.05	-6.57	5.48

- B. Has any part of the project site been in active agricultural use in the last three years?
 Yes No If yes, how many acres of land in agricultural use (with agricultural soils) will be converted to non-agricultural use?
- C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes No If yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan.
- D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?
 Yes No If yes, describe.