

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13063
MEPA Analyst: Bill GAGE
Phone: 617-626-1025

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: Lakeville State Hospital Redevelopment		
Street: Off Main Street (Route 105) and Rhode Island Road (Route 79)		
Municipality: Lakeville	Watershed: Taunton River	
Universal Transverse Mercator Coordinates:	Latitude: 4637593N Longitude: 340014E	
Estimated commencement date: 2003	Estimated completion date: 2008	
Approximate cost: \$50,000,000	Status of project design:	10 %complete
Proponent: National Development		
Street: 2310 Washington Street		
Municipality: Newton Lower Falls	State: MA	Zip Code: 02462
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lawrence Carr		
Firm/Agency: Earth Tech	Street: 196 Baker Avenue	
Municipality: Concord	State: MA	Zip Code: 01742
Phone: 978-371-4000	Fax: 978-371-4288	E-mail: Lawrence.carr@earthtech.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 301 CMR 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): None

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

Yes (Specify _____) No

List Local or Federal Permits and Approvals: Site Plan Approval by the Lakeville Planning Board; Order of Conditions by the Lakeville Conservation Commission; NPDES for Construction

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

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

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" 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 checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval
Total site acreage	±72 acres			
New acres of land altered		±10 acres		
Acres of impervious area	±10 acres	±17 acres	±27 acres	
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				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <u>BRP SW 25 for removal of solid waste and re-grading of former on-site landfill.</u> <u>Notifications:</u> <u>Asbestos Removal Notification (Form ANF-001)</u> <u>Construction / Demolition Notification</u>
Gross square footage	311,000 gsf	4,000 gsf	315,000 gsf	
Number of housing units	3	97	100	
Maximum height (in feet)	85 feet ±	(-40 feet)	45 feet	
TRANSPORTATION				
Vehicle trips per day	0 ¹	9,280	9,280	
Parking spaces	450-500	950-1,000	1,450+	
WASTEWATER				
Gallons/day (GPD) of water use	55,000 gpd ²	(-5,000 gpd)	50,000 gpd	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	55,000 gpd ²	(-5,000 gpd)	50,000 gpd	
Length of water/sewer mains (in miles)	0	0	0	

- 1 While exact trip generation data are not available, the site is estimated to have generated approximately 5,200 vehicle trips on a typical weekday. As this site has been inactive for several years, no credit is being taken for the former site trip generation.
- 2 Estimated average daily water usage and wastewater flow when hospital was fully operational.

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? See MANHESP Letter in Attachment A

Yes (Specify Vernal Pool) 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: MHC#LAK.B / MHC#18510) No See MHC Letter in Attachment B.

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify: All existing structures will be razed.) 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 proponent plans to redevelop the former Lakeville State Hospital. The 72 acre site is located between Routes 105 and 79 near the Route 495 interchange. The existing hospital complex contains over 311,000 square feet of vacant buildings including the former main hospital, a men's dormitory, a nurses' residence, a former children's ward, and other minor buildings. Portions of the site have been developed for parking and for recreational use. All existing buildings at the site will be razed.

The proposed project is a mixed-use campus consisting of business, commercial and residential components. Conceptual plans include approximately 100,000 square feet of retail stores, 50,000 square feet of "R&D/flex" space, and two restaurants in the business zone along Route 105. With the approval of the Massachusetts Highway Department, the proposed principal driveway opposite Bridge Street, will be signalized.

The balance of the project consists of approximately 100 units of age-qualified housing and 150,000 square feet of office development to be constructed in three phases. The proposed uses will share stormwater management features, parking, and amenities. The integrated mixed-use campus will help limit off-site trips during the hours of operation for the office buildings and provide sustainable development synergies between business and residential uses.

Impacts to other resources are minimal. No direct alteration of wetlands is proposed; activities in the buffer zone are limited to grading and landscaping and to the development of passive recreational amenities such as walking trails. The Massachusetts Historic Commission has issued a Finding of No Significant Effect related to the razing of all existing structures.