

**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.: 14371  
 MEPA Analyst: Purvi Patel  
 Phone: 617-626-1629

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: UNION CROSSING REDEVELOPMENT		
Street: 50 ISLAND STREET		
Municipality: LAWRENCE	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude: 42.7058	Longitude: 71.1519
Estimated commencement date: 4/1/2009	Estimated completion date: 10/31/2010	
Approximate cost:	Status of project design: 90	%complete
Proponent: EAST ISLAND COMMUNITY WORKS, LLC.		
Street: 168 NEWBURY STREET		
Municipality: LAWRENCE	State: MA	Zip Code: 01840
Name of Contact Person From Whom Copies of this ENF May Be Obtained: JODY TRUNFIO, P.E.		
Firm/Agency: TEC, INC.	Street: 65 GLENN STREET	
Municipality: LAWRENCE	State: MA	Zip Code: 01843
Phone: (978)794-1792 x 125	Fax: (978)794-1793	E-mail: JTRUNFIO@TECMASS.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)

State Historic Tax Credit *	\$ 4,600,000	State/ Private	\$500,000 award received 11/08; second application will be submitted 1/15/09
Low-Income Housing Tax Credit **	\$ 6,800,000	State/ Private	One-Stop application submitted 10/30/08
MA HOME Funds	\$ 1,000,000	State	One-Stop application submitted 10/30/08
Affordable Housing Trust Fund/ Housing Innovation Fund	\$ 1,500,000	State	One-Stop application submitted 10/30/08
TOD Bond program	\$ 1,000,000	State	FY08 application submitted 4/08
CDAG grant	\$ 1,000,000	State	FY08 application submitted 10/15/08
PWED grant	\$ 1,000,000	State	FY08 application submitted 9/15/08
Transportation Bond Bill	\$ 1,000,000	State	earmark included in final bond bill approved by Governor Patrick
Environmental Bond Bill	\$ 1,300,000	State	earmark included in final bond bill approved by Governor Patrick

\* Allocation of credits by State, equity investment by private finance.

\*\* Allocation of credits by State, equity investment by private finance. Amount based on yield which is determined by investors, this amount based on information from 10/2008 yield.

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

Yes (Specify LAWRENCE LAND USE PLANNER REVIEW)  No

List Local or Federal Permits and Approvals: LAWRENCE ZONING BOARD OF APPEALS,  
LAWRENCE HISTORICAL COMMISSION,  
ORDER OF CONDITIONS FROM LAWRENCE  
CONSERVATION COMMISSION, AND  
MESA REVIEW FROM NHESP

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

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input checked="" 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 type="checkbox"/> Historical & Archaeological Resources       |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<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 type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	5.6			
New acres of land altered		0		
Acres of impervious area	5.3	0	5.3	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		+ 55,568 BLSF		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	244,100	-1,400	242,700	
Number of housing units	0	+ 60	60	
Maximum height (in feet)	68	0	68	
<b>TRANSPORTATION</b>				
Vehicle trips per day	911	+ 1,444	2,355	
Parking spaces	271	+ 200	471	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	1,950	+ 18,180	20,130	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	1,950	+18,180	20,130	
Length of water/sewer mains (in miles)	0.3	0	0.3	

**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 PRIORITY HABITAT OF RARE SPECIES)  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 Mill Buildings onsite are in the North Canal Historic District )  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 PROPOSED PROJECT INVOLVES THE REDEVELOPMENT OF A FULLY DEVELOPED 5.6 ACRE PROPERTY AT 50 ISLAND STREET IN A DENSELY DEVELOPED AREA OF LAWRENCE. THE SITE CONTAINS HISTORIC MILL BUILDINGS WHICH ARE PROPOSED TO BE RETAINED, REHABILITATED, AND CONVERTED FROM A MANUFACTURING USE TO A MIXED-USE DEVELOPMENT COMPRISED OF GENERAL OFFICE SPACE, A DAY-CARE CENTER, 60 APARTMENT UNITS, AND WAREHOUSING. THE PROJECT WILL ALSO PROVIDE AN IMPROVED PEDESTRIAN CONNECTION VIA AN ELEVATED PEDESTRIAN PROMENADE, IMPROVED VEHICULAR CIRCULATION, AND IMPROVED STORMWATER MANAGEMENT. ADDITIONAL SITE IMPROVEMENTS INCLUDE A BUILD-OUT OF THE ISLAND STREET EDGE AND A GREAT LAWN. THE ISLAND STREET EDGE WOULD PROVIDE A STREET LEVEL (ELEVATED ABOVE THE SITE) PLAYGROUND, COMMUNITY LAWN PANEL, AND A COMMUNITY GARDEN WITH PARKING BENEATH. THE GREAT LAWN WOULD PROVIDE APPROXIMATELY 0.5 ACRE OF ELEVATED GREEN SPACE IN THE CENTER OF THE PROPERTY ADJACENT TO THE PROPOSED ELEVATED PEDESTRIAN PROMENADE.

IN THE EARLY PLANNING PHASE OF THE PROJECT SEVERAL ALTERNATIVES WERE CONSIDERED, HOWEVER, BECAUSE OF THE NEED AND THE DESIRE TO RETAIN AND REHABILITATE THE HISTORIC MILL BUILDINGS, THE SITE LAYOUT FOR EACH ALTERNATIVE VARIED LITTLE FROM PROPOSED PROJECT. BECAUSE THE LAYOUT OF EACH ALTERNATIVE IS SIMILAR AND THE BUILDINGS HAVE A PRE-DETERMINED SIZE AND LOCATION, THE IMPACTS ASSOCIATED WITH EACH ALTERNATIVE VARIED LITTLE.

THE PROJECT TRIGGERS AN ENF FILING BECAUSE IT REQUIRES PUBLIC FUNDING TO CONSTRUCT AND INCLUDES FILL WITHIN THE 100-YEAR FLOODPLAIN AND ADDS OVER 1,000 ADT AND 150 PARKING SPACES TO THE SITE. FILL WITHIN THE 100-YEAR FLOODPLAIN IS MITIGATED AND THE PROJECT ACTUALLY INCREASES THE AMOUNT OF FLOOD STORAGE ONSITE BECAUSE A PORTION OF THE SITE WILL BE LOWERED TO PROVIDE THE APPROPRIATE CLEARANCES BENEATH THE ELEVATED PROMENADE AND GREAT LAWN. THE ADDITIONAL TRAFFIC GENERATED BY THE SITE WILL BE MITIGATED BY A NEW BRIDGE BEING PROPOSED AND CONSTRUCTED BY THE CITY OF LAWRENCE DIRECTLY ACROSS FROM THE PROJECT SITE. THE NEW BRIDGE WILL PROVIDE A SECOND MEANS OF ACCESS/EGRESS FROM THE ISLAND WHICH WILL MITIGATE THE PROJECT'S IMPACT ON THE UNION STREET AND ISLAND STREET INTERSECTION. THE PROJECT DOES NOT MEET OR EXCEED THE THRESHOLDS THAT TRIGGER A MANDATORY EIR.