



**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No: *14188*
MEPA Analyst: *Holly Johnson*
Phone: 617-626-*1023*

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: Charlesview Redevelopment		
Street: Western Avenue/Telford Street		
Municipality: Boston (North Allston)	Watershed: Charles River	
Universal Transverse Mercator Coordinates: UTM (Zone 19) 323893, 4692199	Latitude: 42 21'43.66" N Longitude: 71 8'18.83" W	
Estimated commencement date: Spring 2009	Estimated completion date: Fall 2011	
Approximate cost: \$129 million	Status of project design: 10% complete	
Proponent: The Community Builders as developer for Charlesview, Inc.		
Street: 95 Berkeley Street, Suite 500		
Municipality: Boston	State: MA	Zip Code: 02116
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Corinne Snowdon		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: csnowdon@epsilonassociates.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): **No financial assistance or land transfer from any Commonwealth Agency is required for the project.**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes No (The Project is, however, also undergoing review by the Boston Redevelopment Authority (BRA) pursuant to Article 80 (Large Project Review) of the City's Zoning Code.)

List Local or Federal Permits and Approvals. **Federal:** U.S. Environmental Protection Agency, NPDES General Permit for Discharge from Small Construction Activity. **Local:** Boston Redevelopment Authority Article 80 Large Project Review, Planned Development Area Approval (potential), Chapter 121A Designation, Greenbelt Protection Overlay District Site Plan Review; Boston Civic Design Commission – Approval of Schematic Design; Boston Zoning Commission - Planned Development Area Approval (potential); Boston Board of Appeal - Variance and Conditional Use Permit (Telford Street site only); Boston Transportation Department – Transportation Access Plan Agreement, Construction Management Plan Approval; Boston Inspectional Services Department – Building and Occupancy Permits; Boston Water and Sewer commission – Sewer Extension/Connection Permit; Boston committee on Licenses – Parking Garage License, Fuel Storage License; Public Works Department/Public Improvement Commission – Curb Cut Permits, Street discontinuances and Acceptances, Specific Repairs; Boston Parks and Recreation Commission – Approval of Construction within 100 Feet of a Park.

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 checked="" type="checkbox"/> Wastewater | <input 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 ¹	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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	6.9	0	6.9	
New acres of land altered	0	0	0	
Acres of impervious area	6.5	-2.9	3.6	
Square feet of new bordering vegetated wetlands alteration	0	0	0	
Square feet of new other wetland alteration	0	0	0	
Acres of new non-water dependent use of tidelands or waterways	0	0	0	
STRUCTURES				
Gross square footage	~135,000 <i>(see note 1)</i>	~421,486	556,486	
Number of housing units	213 <i>(see note 2)</i>	187	400	
Maximum height (in feet)	36 <i>(see note 3)</i>	105	105	
TRANSPORTATION				
Vehicle trips per day	4,611 <i>(see note 4)</i>	-1,512	3,099 <i>(see note 5)</i>	
Parking spaces	325	129	454	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	~6,000 <i>(see note 6)</i>	~90,630	96,630	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	~5,500 <i>(see note 6)</i>	87,800	93,300	
Length of water/sewer mains (in miles)	0	0	0	

NOTES:

1. The existing Brighton Mills site contains approximately 116,400 square feet (sf) of gross leasable area (GLA) for retail use; the Telford Street site consists of approximately 18,300 sf of office space. These buildings will be demolished by their current owner, Harvard University, prior to the construction of the proposed project.
2. There are 213 Units at the existing Charlesview Apartments on North Harvard Street, approximately a half mile east of the proposed project site, which will be relocated to the new site.
3. The building at 355 Western Avenue, which is part of the Telford Street site, is the tallest building on the proposed site.
4. This estimate based upon ITE traffic generation rates and the previous use of the Brighton Mills Site for retail and for office use at the Telford Street Site.
5. The 3,099 reported trips represent the anticipated unadjusted traffic volume. When trip generation is adjusted based on Boston Transportation Department mode split data (47% auto for residential and 52% auto for retail) and local vehicle occupancy adjustments, the expected trip generation is reduced to 1,490 vehicle trips per day. It should also be noted that the trip generation analysis assumes that 100 percent of the trips are "new" and that no credit (i.e. reduction) has been taken for the vehicle trips generated by the existing Charlesview Apartments, located a half mile east of the project site, which will in effect be shifted to the new site.
6. Existing water demand and wastewater generation are approximated based on former retail use and existing office use at the site as described in note 1. Because these uses will be discontinued, they have been subtracted from the future conditions. No credit has been taken for the existing Charlesview apartments.

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.*)

Project and Project Site The proposed project consists of the relocation and reconstruction of Charlesview Apartments ("Charlesview") from its current location near the corner of Western Avenue and North Harvard Street in Allston to a new location approximately a half-mile to the west along Western Avenue. Deterioration of the existing physical plant and chronic system failure, as systems reach the end of their useful lives, have led to a decision that a reconstruction of the apartments is necessary to maintain the long term viability of this critical housing resource into the future.

The site of the new Charlesview development will be acquired via a land swap that has been negotiated with Harvard University. The 4.5-acre site, owned by Charlesview, Inc., that houses the current Charlesview Apartments, will be swapped for two sites containing, in the aggregate, 6.9 acres. The first site (the "Brighton Mills site") is approximately 6.2 acres and is currently located on a portion of the underutilized Brighton Mills Shopping Plaza on the south side of Western Avenue. As proposed, this site will include housing, surface and underground parking, new streets, landscaped park areas, as well as new commercial development and shared community space. The existing Shaw's Supermarket, McDonald's Restaurant, and Petco adjacent to the site will remain. The second site is opposite the northeast corner of the Brighton Mills site and consists of approximately 0.72 acres along the west side of Telford Street between Western Avenue and Soldiers Field Road (the "Telford Street site"). This site will have housing and an underground parking garage.

The existing complex has 213 affordable residential units. The Brighton Mills site will house 282 mixed income rental units, inclusive of the 213 existing Charlesview affordable units. The Telford Street site will contain up to 118 affordable and market rate homeownership units.

The proposed project will provide a number of public benefits, including the following:

- ◆ Creation of 400 mixed income residential units, including 213 affordable units relocated from the existing Charlesview complex and 69 additional affordable rental units, and up to 118 home ownership units of which 20 percent will be affordable;
- ◆ Relocation of all residents of Charlesview Apartments from older, physically deteriorating structures to new, high quality, affordable units with modern amenities;
- ◆ Reactivation of commercial uses on the former Brighton Mills site;
- ◆ Creation of new space for community functions;
- ◆ Creation of approximately 3.66 acres of new open space, featuring landscaped courtyards, parks and children's play areas, that will be maintained by Charlesview, Inc.;
- ◆ Establishment of pedestrian friendly connections between existing residential neighborhoods and the Charles River;
- ◆ Realignment and reconnection of surrounding streets to create a new, lively residential neighborhood linked to the Western Avenue corridor;
- ◆ Opportunity to create both construction jobs and new permanent jobs;
- ◆ Increased property tax revenue to the City through new residential and commercial uses;
- ◆ Creation of a smart growth/transit-oriented development, by locating housing adjacent to three MBTA bus routes and within walking distance to schools, shopping, and other public resources; and
- ◆ Construction of LEED certifiable green buildings designed to be environmentally friendly and sustainable.