

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	12982
MEPA Analyst:	LEANDREA DAMES
Phone: 617-626-	1028

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: Quincy High School and Central Middle School Project		
Street: Coddington Street and Hancock Street		
Municipality: Quincy	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: 19:03:36:449E / 46:81:203N	Latitude: 042° 15' 19.49" North Longitude: 070° 59' 54.75" West	
Estimated commencement date: Fall 2004	Estimated completion date: Summer 2006	
Approximate cost: \$30,000,000	Status of project design: 10 %complete	
Proponent: The City of Quincy		
Street: 1305 Hancock Street		
Municipality: Quincy	State: MA	Zip Code: 02169
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dwight R. Dunk, PWS		
Firm/Agency: CDM	Street: 1Cambridge Place, 50 Hampshire St.	
Municipality: Cambridge	State: MA	Zip Code: 02139
Phone: 617-452-6000	Fax: 617-452-8000	E-mail: dunkdr@cdm.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): School Construction Reimbursement from the Massachusetts Department of Education.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify Army Corps of Engineers) No

List Local or Federal Permits and Approvals: Conservation Commission Approval – Order of Conditions, Section 401 Water Quality Certification, and Section 404 ACOE Permit.

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
LAND				<input checked="" type="checkbox"/> Order of Conditions <input checked="" type="checkbox"/> Superseding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input checked="" 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 <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	19.3			
New acres of land altered		6.5		
Acres of impervious area	5.64	+1.86	7.5	
Square feet of new bordering vegetated wetlands alteration		278,784		
Square feet of new other wetland alteration		788,350		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	93,220	+63,600	156,820	
Number of housing units	NA	NA	NA	
Maximum height (in feet)	40	0	40	
TRANSPORTATION				
Vehicle trips per day	7750	+835	8585	
Parking spaces	375	+325	700	
WATER/WASTEWATER				
Gallons/day (GPD) of water use**	58,750	0	58,750	
GPD water withdrawal	NA	NA	NA	
GPD wastewater generation/treatment**	47,000	0	47,000	
Length of water/sewer mains (in miles)	NA	NA	NA	

**Existing and proposed numbers presented here reflect both students, faculty, and staff of the QHS and CMS.

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

Please see correspondence with the Natural Heritage and Endangered Species Program, attached to the Rare Species Section of this form.

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

A December 19, 2001 letter from the Massachusetts Historical Commission (MHC) (attached) states that the existing Quincy High School (at 70 Coddington Street) is listed on the State Register of Historic Places as a contributing resource in the Quincy Center Local Historic District. The Central Middle School (1012 Hancock Street) is eligible for listing in the National Register of Historic Places. A follow-up telephone call was made to the MHC on January 21, 2003, and no changes have been made to the information described above. The MHC has requested the opportunity to review additional project information associated with this project. A copy of this ENF will be forwarded to the MHC for review.

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 represents the culmination of years of work by the Quincy School Committee, City staff, and citizens to identify and develop a plan to resolve the problems at the Quincy High School (QHS) and Central Middle School (CMS). Both facilities are in need of repair and lack necessary facilities to provide a quality educational environment. The CMS is located on a 1.9 acre site, while the Quincy High School and the Technical Education Center utilize the Faxon Field area.

The QHS and CMS project includes the construction of a replacement QHS on City-owned property adjacent to the existing high school on a site known locally as Faxon Field, and renovation of the existing QHS for use as the CMS.

The proposed QHS will include the high school building itself, athletic facilities, parking facilities, and open lawn areas. The CMS will be relocated to the existing QHS building once renovations are complete and will include support facilities such as athletic fields. The proposed school construction program is part of a long-term plan to:

1. Build a new QHS while the existing school remains in use,
2. Relocate the high school student population to the new QHS,
3. Demolish the Center for Technical Education, and
4. Renovate the existing QHS as a middle school to replace the CMS.

(a) The existing QHS is located at 52 Coddington Street on 10.2 acres of land. This parcel is bounded by Coddington Street, Woodward Avenue, Quincy College, and the Southern Artery. The QHS is a four-story structure, built circa 1922 and supports a population of approximately 1,400 students, plus approximately 200 faculty and staff. The Center for Technical Education (CTE) is located across Woodward Avenue from the QHS building, and is connected to the QHS by an overhead walkway. The CTE was built in the 1960s as the Quincy Vocational Technical High School. Athletic facilities and additional parking for the QHS are located on Faxon Field, adjacent to the CTE.

The Faxon Field site is an approximately 18-acre parcel, located along Coddington Street. The site is characterized by one wetland area occupying a total of approximately 6.4 acres of the 18 acre site. Uplands on the site support the CTE plus parking lots and athletic fields. The site is currently used as open space and for passive recreational activities.

The CMS is located at 1012 Hancock Street and is bounded by developed parcels, Woodward Avenue, a Historic Site adjacent to the Quincy National Guard Armory, and Hancock Street. The CMS is a 3-story timber frame brick building constructed circa 1888. It was constructed for 450 students and currently supports 650 students, resulting in overcrowded conditions. It currently lacks any outdoor playing fields, green space, indoor auditorium, or paved parking areas.

(b) The current QHS and CMS facilities are insufficient to meet the demands of the student populations. The City of Quincy, in conjunction with the Massachusetts Department of Education, developed a strategy to resolve the problem of insufficient school facilities and lack of space within the City by constructing a new high school facility to serve the student population currently attending the Quincy High School, and to renovate the existing Quincy High School to serve the students at the Central Middle School. To complete the project, the City needed to find a parcel of land on which to construct the new Quincy High School facility without displacing existing public or private land uses. Faxon Field was chosen as the preferred site for the construction of the new Quincy High School. This solution allows the greatest utilization of existing school facilities while meeting the needs of the student population. Please see the attached *New Quincy High School Siting Study* (Siting Study) completed in December 2002.

(c) As described in the Wetlands, Waterways, and Tidelands Section, construction on this site will require the filling of approximately 6.4 acres of vegetated wetlands and work within approximately 18 acres of FEMA mapped floodplain. As the project will require placement of fill in wetlands and floodplain, the City proposes a mitigation plan consisting of three major components: (1) design and construction of a new drainage system to alleviate area flooding; (2) design and construction of off-site wetlands or salt marsh replication with at least a 1:1 ratio of replication to filled wetland; and (3) restoration of approximately six acres of degraded off-site salt marsh.

Existing traffic counts have been completed for the area to evaluate the possible effects that the new QHS and CMS complex would have on traffic flow in the area. These are described in the Transportation-Traffic Generation Section. A traffic management plan will be in place for the construction period.