

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOE No.: 13752  
 MEPA Analyst: Ann Canada  
 Phone: 617-626-1035

# 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: <b>Franklin Hill Revitalization</b>	
Street: <b>1 Shandon Rd.</b>	
Municipality: <b>Boston</b>	Watershed: <b>Boston Harbor</b>
Universal Tranverse Mercator Coordinates: <b>Northing: 4684676.002 Easting: 327732.911</b>	Latitude: <b>42-17-43 N</b> Longitude: <b>71-05-23 W</b>
Estimated commencement date: <b>9/2006</b>	Estimated completion date: <b>9/2010</b>
Approximate cost: <b>\$95 million</b>	Status of project design: <b>10% complete</b>
Proponent: <b>Trinity Franklin Hill Limited Partnership</b>	
Street: <b>40 Court Street, 8<sup>th</sup> Floor</b>	
Municipality: <b>Boston</b>	State: <b>MA</b> Zip Code: <b>02108</b>
Name of Contact Person from Whom Copies of This ENF May Be Obtained: <b>Kenan Bigby</b>	
Firm/Agency: <b>Trinity Financial</b>	Street: <b>40 Court Street, 8<sup>th</sup> Floor</b>
Municipality: <b>Boston</b>	State: <b>MA</b> Zip Code: <b>02108</b>
Phone: <b>(617) 720-8400</b>	Fax: <b>(617) 720-8401</b> E-mail: <b>Kbigby@trinityfinancial.com</b>

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, EOE #: ( )

Has any project on this site been filed with MEPA before?  Yes  No  
 If yes, explain:

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):

**Phase I of the project will involve funding from the following state sources:**

Department of Housing and Community Development (DHCD) HOME	\$750,000
DHCD Housing Stabilization Fund	\$750,000
Massachusetts Affordable Housing Trust	\$1,000,000
Application under review for DHCD 9% Low Income Housing Tax Credits	\$2,000,000

**Phase II of the project anticipates applications for the following funds:**

Department of Housing and Community Development (DHCD) HOME	\$750,000
DHCD Housing Stabilization Fund	\$750,000
DHCD 9% Low Income Housing Tax Credits	\$2,000,000
Massachusetts Affordable Housing Trust	\$1,000,000

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

Yes  No      If yes, specify: BRA Article 80 review

List Local or Federal Permits and Approvals:

- **Housing and Urban Development, FONSI;**
- **BRA Article 80 Large Project Review;**
- **Boston Zoning Board of Appeals zoning relief;**
- **Boston Transportation Department Transportation Access Plan and Construction Management Plan;**
- **Boston Civic Design Commission;**
- **Boston Water and Sewer Commission;**
- **Boston Landmarks Commission;**
- **Boston Department of Inspectional Services Building and Construction Permits, Certificate of Occupancy;**
- **Boston Public Improvements Commission; and**
- **Boston Parks Department Greenbelt Protection approval and permit for construction within 100 feet of park.**

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 style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Water	Wastewater	Transportation
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Energy	Air	Solid & Hazardous Waste
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
ACEC	Regulations	Historical & Archaeological Resources
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<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>  <input checked="" type="checkbox"/> MWRA Sewer Discharge Permit  <input checked="" type="checkbox"/> MA Historical Commission Review Determination of No Adverse Effect
Total site acreage	9.9			
New acres of land altered		NA		
Acres of impervious area	7.3	0.3	7.6	
Square feet of new bordering vegetated wetlands alteration		NA		
Square feet of new other wetland alteration		NA		
Acres of new non-water dependent use of tidelands or waterways		NA		
<b>STRUCTURES</b>				
Gross square footage	393,200	41,800	435,000	
Number of housing units	366	(16)	350	
Maximum height (in feet)	38'	32	70'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	2,460	(88)	2,372	
Parking spaces*	74	139	213	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	102,245	(9,992)	92,323	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	92,950	(9,020)	83,930	
Length of water/sewer mains (in miles)	0	0	0	
*Off street				

**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 Site**

The Franklin Hill site, located on a 9.9-acre "super-block" between American Legion Highway, Franklin Hill Avenue, and Blue Hill Avenue in Dorchester (see **Figure 1**) is owned by the Boston Housing Authority (BHA). The existing Franklin Hill housing development, constructed in 1952, consists of 9 buildings containing 366 units with 1 to 5 bedrooms each, located in 3-story structures.

Franklin Hill is an anomaly in a neighborhood that is experiencing new public and private investments and strong real estate demand. Unfortunately, Franklin Hill, with its institutional buildings on a hill overlooking the main commercial corridor, has a depressing effect on the surrounding area. Despite its current deteriorated and unsafe conditions, the Franklin Hill site occupies a prime location in the larger community. It is adjacent to Franklin Park, a "jewel" in Frederick Law Olmsted's "Emerald Necklace."

By maximizing views of and access to Franklin Park, the development program helps to knit Franklin Hill back into the community through better street connections, presence on Blue Hill Avenue, and safe, logical access to parks and existing green space.

Abutting the site on the west is the 448-acre Franklin Park. To the east is Harambee Park/Franklin Field, another City park containing athletic fields, basketball courts, and a Boys & Girls Club. Blue Hill

Avenue, which forms part of the eastern border of the site, is a major route to downtown Boston and nearby neighborhood centers, as well as a home to many neighborhood services and businesses.

### **Proposed Development Program**

The Franklin Hill revitalization component includes a total of 350 units in 21 three-story structures and 4 six-story mid-rise buildings. This development program replaces the existing 366 units at Franklin Hill, resulting in a reduction in density of 16 units. The Project will feature 17 three-story structures and 4 six-story mid-rise buildings with a community center on the ground floor. All 300 units of rental housing at the redeveloped Franklin Hill will be available to households earning up to 60% area median income, and all 50 units of the homeownership housing will be available to households earning between 80% and 100% area median income. The Project will be developed in two phases over a four-year period and will feature a new street grid to better integrate the development with the surrounding neighborhood.

The Project will extend the public street system through the Project off Franklin Hill Avenue, thereby improving connections to the surrounding neighborhood. In addition to providing critically needed new and upgraded affordable housing units and re-establishing the public street network, the development will also provide open space throughout the site, including a large interior green and courtyard of 0.46 acres.

### **Alternatives Considered**

#### **1. Renovate rather than redevelop:**

Renovation of the existing buildings is possible, but not cost-effective. Further, renovation would not accomplish the goal of reducing the isolation of the development; would not allow increasing square footage of the units to meet today's standards without a loss of units; and would not significantly change the uniform appearance of the building and the overall appearance of the "housing project."

#### **2. Develop market-rate units and fewer public housing replacement units:**

Incorporating market-rate units into the Project would result in an unacceptable loss of affordable housing units. Further, the creation of homeownership units at Franklin Hill will transform the site into a higher-income development without market-rate units.

#### **3. Design a program with a significant off-site component:**

This alternative included a significant number of off-site units that would allow for inclusion of market-rate units and placement of public housing units in other neighborhoods and in suburban communities. However, this alternative was not acceptable because of the shortage of large sites suitable for residential development in the region; the City is already redeveloping its vacant lots; and 50% of the land within a half-mile radius is dedicated open space.

Through a process involving existing residents, community organizations, and others, it was determined that the only way to rectify the situation is to redevelop Franklin Hill, reintegrating it into the larger community, to provide residents with opportunities that should be afforded to all citizens regardless of income, and attract and support the efforts of other public and private investment in the neighborhood.

### **Mitigation**

Redevelopment of this deteriorated site is in itself mitigation. In addition to eliminating blight and unsafe conditions on the site, the Project will reintegrate the development into the neighborhood by extending the public street system through the Project site off Franklin Hill Avenue. The Project will also expand and upgrade open space throughout the Franklin Hill site, including a large interior public green and courtyard of close to one-half acre.

The Project Proponent will promote non-automobile alternatives, including transit, walking, and pedestrian options. Bicycle racks will be provided, and the new street pattern will provide sidewalks and an improved pedestrian environment. Information on MBTA services will be posted in the management office and community center.

The Project Proponent will work with the Boston Parks and Recreation Department to develop a grading and planting plan that provides landscaping treatment to protect the natural and aesthetic quality of American Legion Highway, which is a Greenbelt Protection Overlay District per Article 29 of the Boston Zoning Code. Along the site edges, adjacent to major roadways, landscaping will consist of new trees, hedges, and ground cover. The scale of plantings along American Legion Highway will respond to Franklin Park. Trees will be planted at regular intervals along Franklin Hill Avenue and along the proposed public streets, in accordance with City of Boston standards, and decorative street light fixtures will be added. The two wide "boulevards" will have a median green strip with trees and ground cover.