

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.:	<u>13001</u>
MEPA Analyst:	<u>LEANDREA DAMES</u>
Phone:	617-626- <u>1028</u>

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: Mattapan Heights II			
Street: River Street			
Municipality: Mattapan, MA		Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: X: 328,300 m Y: 4,682,000 m		Latitude: 42° 16.38' N Longitude: 71° 4.96' N	
Estimated commencement date: 07/2002		Estimated completion date: 07/2004	
Approximate cost: \$36 million		Status of project design: 15 % complete	
Proponent: Trinity Mattapan Heights Limited Partnership			
Street: 40 Court Street			
Municipality: Boston		State: MA Zip Code: 02108	
Name of Contact Person from Whom Copies of This ENF May Be Obtained: Vince Droser			
Firm/Agency: Trinity Mattapan Heights Limited Partnership		Street: 40 Court Street	
Municipality: Boston		State: MA Zip Code: 02108	
Phone: (617) 720-8400	Fax: (617) 720-8401	E-mail: vdroser@trinityfinancial.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. 12287) 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): **121A Tax Agreement. Proponent will request assistance from the Department of Housing and Community Development in the amount of \$750,000 in HSF funds, \$6.9 million in State LIHTC equity, \$4.8 million in Historic Tax Credit equity, and \$7 million in tax-exempt bond financing from MassHousing.**

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

Yes (Specify Boston Redevelopment Authority) No

List Local or Federal Permits and Approvals: **BRA Article 80 Large Project Review; BRA 121 Approval, including Zoning Deviations; Boston Civic Design Commission Review; Boston Transportation Department Transportation Access Plan and Construction Management Plan; Boston Landmark Commission; Boston Department of Inspectional Services Building and Construction Permits, Certificate of Occupancy; Massachusetts Historical Commission; State Register of Historic Places; Boston Public Improvements Commission.**

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 type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input 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 |

While the Mattapan Heights II redevelopment does not meet any review thresholds, Trinity has committed to submitting an ENF for each phase of redevelopment of the Boston Specialty and Rehabilitation Hospital campus. Trinity has created a separate partnership for each phase of development. Phase I was filed by Trinity* Limited Partnership. Phase II, presented herein, is presented by Trinity Mattapan Heights Limited Partnership.

*Foley

Summary of Project Size & Environmental Impacts	Existing	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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	17.4			
New acres of land altered		16.42		
Acres of impervious area	7.47	-0.21	7.26	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
STRUCTURES				M.G.L. C.121A Approval MA Historical Commission Review “No Adverse Effect” Determination
Gross square footage	96,134	162,725	258,859	
Number of housing units	116	94	210	
Maximum height (in feet)	63'	0	63'	
TRANSPORTATION				
Vehicle trips per day	395	1,265 (773)	1,660 (1,168)	
Parking spaces	58	131	189	
WASTEWATER				
Gallons/day (GPD) of water use	17,380	19,800	37,180	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	15,800	18,000	33,800	
Length of water/sewer mains (in miles)	0	0	0	

() Adjusted vehicle trips. See project description below.

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*).

The Boston Specialty & Rehabilitation Hospital (former Boston Sanatorium) campus comprises 19 buildings, internal roads, and dedicated parking on a 52-acre site. Due to the existence of wetlands, dense vegetation, and natural rock outcroppings, 10 acres will be preserved as an "urban wild." (The designation process for this parcel was begun by the Boston Parks Department in July 2002.) The remaining campus is mostly vacant and abandoned buildings. Four of the buildings on campus are occupied by various Boston Public Health Commission (BPHC) programs. In November 1999, BPHC selected a development team led by Trinity Financial to undertake the redevelopment of 27 acres of the campus on a phased basis over time. The remaining 15 acres will remain under BPHC management and control.

The project will be developed in three phases. The existing conditions reflect the Phase I development. The proposed "change" in this ENF reflects Phase II only.

Phase I of the 27-acre Trinity development effort consisted of rehabilitation of the Foley Building and Building E. The Foley Building, currently under construction, will meet the critical need for assisted and independent living for low- and moderate-income seniors in Boston with 49 units of assisted living and 49 units of independent living affordable to seniors across a broad range of incomes. The renovation of Building E will accommodate 18 residential units for the Entre Familia program, a licensed residential treatment program for Latina women recovering from alcohol and drug addiction, mental illness, and trauma related to domestic violence. The E Building was completed in April 2002, and a letter waiving further review was issued on September 8, 2000. The approved Phase I is the existing condition of the site for development of Phase II.

Phase II consists of rehabilitation of seven buildings. The buildings proposed for rehabilitation include the Ward Buildings (A, B, C, D), I Building, the Kitchen, and the Chapel. The completed project will result in 94 residential units (75% of which will be available to families with incomes of \$37,000), and approximately 33,000 square feet of community meeting space.

The proponent has made a commitment to the community that it will be involved in the development process. Therefore, the details of Phase III of the project cannot be anticipated at this time.

LAND SECTION – all proponents must fill out this section

I. Thresholds/Permits

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))

Yes No If yes, specify each threshold.

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	Existing	Change	Total
Footprint of buildings	2.33	0	2.33
Roadways, parking, and other paved areas	7.47	-0.21	7.26
Other altered areas (describe)	0	0	0
Undeveloped areas	7.6	+0.21	7.81

B. Has any part of the project site been in active agricultural use in the last three years?

Yes No If yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?

Yes No If yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan.

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?

Yes No If yes, describe.

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction?

Yes No If yes, does the project involve the release or modification of such restriction?

Yes No If yes, describe.