

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13020
 MEPA Analyst: Andrea 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: Salem Heights Apartments		
Street: 12 Pope Street		
Municipality: Salem	Watershed: <u>North Coastal</u>	
Universal Transverse Mercator Coordinates:	Latitude:	Longitude:
Estimated commencement date: 7/1/03	Estimated completion date: 12/31/03	
Approximate cost: \$2,500,000	Status of project design: 50	%complete
Proponent: Salem Heights Preservation Associates, Limited Partnership		
Street: 153 Milk Street		
Municipality: Boston	State: MA	Zip Code: 02109
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Patricia Belden		
Firm/Agency: Preservation of Affordable Housing, Inc.	Street: 153 Milk Street	
Municipality: Boston	State: MA	Zip Code: 02109
Phone: 617-261-9898 x11	Fax: 617-261-6661	E-mail: pbelden@poah.org

- 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): Approximately \$25,155,000 permanent mortgage loan from Massachusetts Housing Partnership Fund funded by taxable/tax-exempt bonds issued by MassDevelopment. MassDevelopment is also allocating 4% low-income housing tax credits that are expected to generate approximately \$6,550,000 in equity. Approximately \$1,750,000 in Capital Improvement and Preservation Funds and Housing Stabilization Funds from DHCD. Consent to Chapter 121A Transfer Application by DHCD.

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

Yes (Specify _____) No

List Local or Federal Permits and Approvals: From the City of Salem: Approval under MGL Chapter 121A of acquisition of existing Salem Heights Apartments Chapter 121A. From U.S. Department of Housing and Urban Development ("HUD") approvals for enhanced Section 8 vouchers, approval of subsidy-layering.

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 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	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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify: City of Salem Approval under Chapter 121A to transfer of existing Chapter 121A project.</i>
Total site acreage	Approx. 6.5 acres			
New acres of land altered		No change		
Acres of impervious area	Approx. 3.7 acres	No change		
Square feet of new bordering vegetated wetlands alteration		No change		
Square feet of new other wetland alteration		No change		
Acres of new non-water dependent use of tidelands or waterways		No change		
STRUCTURES				
Gross square footage	Approx. 277,000 sq. ft.	No change		
Number of housing units	283	No change		
Maximum height (in feet)	Approx. 100 ft	No change		
TRANSPORTATION				
Vehicle trips per day	No change	No change		
Parking spaces	267	No change		
WATER/WASTEWATER				
Gallons/day (GPD) of water use	No change	No change		
GPD water withdrawal	No change	No change		
GPD wastewater generation/treatment	No change	No change		

Length of water/sewer mains (in miles)	No change	No change	
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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 Project site is located at 12 Pope Street in Salem, Massachusetts, located less than one mile from downtown Salem. The site is located in a largely residential neighborhood, overlooking Spillane Park and Gallows Hill Park. The Project contains two buildings (9 and 10 stories) containing approximately 277,000 square feet. Constructed in 1974, the two buildings are connected by a one-story lobby area and provide 283 residential units (comprised of one-bedroom and two-bedroom units), two units available for community functions, and 267 on-site parking spaces. The property represents approximately 15% of the City's stock of affordable housing and is currently occupied by low and moderate income elderly and family households.

The Project was originally financed under the Section 236 program of the U.S. Department of Housing and Urban Development and was developed as an urban redevelopment project under MGL Chapter 121A. The Proponent has applied to the City of Salem for the approvals required under Chapter 121A to transfer the Project. The Proponent will undertake moderate renovations to the existing buildings, which will include replacement of the heating and elevator systems, and the roof on one of the buildings, and minor updating of the kitchen and bathroom areas in the residential units.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits