

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13262
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: Avalon at Hathorne Hill: Redevelopment of Danvers State Hospital		
Street: Maple Street		
Municipality: Danvers	Watershed: North Coastal / Ipswich	
Universal Transverse Mercator Coordinates: UTM 19 337932E 4716243N	Latitude: 42.5816°N Longitude: 70.9750°W	
Estimated commencement date: January 2005	Estimated completion date: January 2010	
Approximate cost: \$75 million	Status of project design: 50 %complete	
Proponent: AvalonBay Communities, Inc.		
Street: 1250 Hancock Street, Suite 804N		
Municipality: Quincy	State: MA	Zip Code: 02169
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Galeeb Kachra		
Firm/Agency: VHB	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02472
Phone: 617-924-1770 x1242	Fax: 617-924-2286	E-mail: gkachra@vhb.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 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): The Project involves the disposition of a 75 acre portion of the 500-acre former Danvers State Hospital campus from the Division of Capital Asset Management.

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

List Local or Federal Permits and Approvals: **Federal:** Construction Activity Notice of Intent (Environmental Protection Agency); Town of Danvers: Planning Board - Special Permit Approval; Site Plan Review (submitted March 2004); Subdivision Review (if necessary) Preservation Commission - Determination of Historic Significance (completed).

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing (Highland)	Change (Phase 1)	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 (including Legislative Approvals) – Specify: Division of Capital Asset Management: land transfer (site disposition.) Consultation with the Massachusetts Historical Commission per the terms of the MOA MassHighway: Curb Cut Permit onto State Highway/Traffic Signal Permit (if required) Massachusetts Architectural Access Board (if required)
Total site acreage	75 acres (51 acres)			
New acres of land altered		2.8 acres (2.1 acres)		
Acres of impervious area	20.7 acres (16.5 acres)	1.1 acres (2.4 acres)	21.8 acres (18.9 acres)	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage (rentable area)	676,300 SF (574,500 SF)	781,670 (681,670 SF)	105,370 SF (107,170 SF)	
Number of housing units	0	500	500	
Maximum height (in feet)	50 feet	50 feet	0	
TRANSPORTATION				
Vehicle trips per day	0	4,240 (2,900)	4,240 (2,900)	
Parking spaces	483 (363)	885 (605)	1,368 (968)	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	115,940 (107,690)	115,940 (107,690)	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	105,400 (97,900)	105,400 (97,900)	
Length of water/sewer mains (in miles) *on-site connection	0.32/0.36	0.08/0.02	0.40/038	

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

The former Danvers State Hospital property (aka the State Lunatic Hospital at Danvers) was listed in the State and National Registers of Historic Places in 1984. The historic district includes 40 buildings and structures of which 32 are considered contributing to the district.

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

Per the 2000 Memorandum of Agreement (MOA) between the Massachusetts Historical Commission (MHC), the MA Division of Capital Asset Management (DCAM), and the Town of Danvers, some of the existing buildings will be demolished as part of the redevelopment process. Approximately 15 buildings or structures are slated for removal during Phase I, of which 12 are considered contributing. Section 5 of this Expanded ENF presents a discussion on historic resources, while Appendix D presents a copy of the MOA.

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 lies on a part of the former Danvers State Hospital Campus (the campus) which was closed in October 1993. Figure 1-1 shows the site location. Of the entire 500 acre campus, currently owned by the Division of Capital Asset Management, 75 acres are being offered for redevelopment (the disposition site). Much of the land on the campus is open space with wooded areas, wetlands, community gardens, ponds, or farmlands transferred to the Department of Food and Agriculture (DFA). Other than the 75-acre disposition site, the following uses will take place:

- (1) 65 acres will continue with their current institutional use (including the Hogan Regional Center, Middleton Colony, various DMH and DMR facilities, and 2 cemeteries).
- (2) Approximately 250 acres, including land immediately adjacent to the disposition property, is subject to an Agricultural Preservation Restriction jointly held by DFA and the Town of Danvers.
- (3) The remaining 110 acres will remain as open space and public use, including wetlands, forest land and the Town Reservoir.

Figure 1-2 depicts the existing site conditions. The disposition site consists of two parcels, connected by an existing drive. The Highlands parcel (approximately 51 acres), is on top of the hill and is surrounded by agricultural land and heavily wooded slopes. Across from this open land to the east is Route 1. An underground water reservoir, part of the Danvers municipal water system, is located on 2.2 acres within the Highland parcel (this area is not included in the disposition site). The Lowlands parcel (24 acres) is surrounded by agricultural land, scattered residential development, and smaller municipal and institutional buildings.

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Environmental Notification Form

Project Description (continued)

Avalon at Hathorne Hill: Redevelopment of Danvers State Hospital – Danvers, Massachusetts

Figure 1-3 presents the proposed site plan for this mixed-use development. The Project which has been divided into two phases. The first phase of development (depicted in Figures 4 and 5) will consist of 500-unit intergenerational mixed-income residential community to be located on the Highlands portion of the site.

The second phase of development will include approximately 100,000 square feet of commercial office space to be located on the Lowlands portion of the site. The development plan is consistent with the Master Plan approved by the Citizen Advisory Committee (CAC) in April of 2002. Portions of the historically significant Kirkbride Administrative Building will be preserved and converted to residential use.

Under the No-Build Alternative, the site would remain in its primarily abandoned state. As identified in the 1994 Re-Use Implementation Report, leaving the existing buildings vacant indefinitely almost inevitably lead to disintegration of buildings. The site would become a liability to the Towns, instead of an asset that productive reuse would represent. The Danvers State Hospital Re-Use Study (1993) and the Reuse Implementation Report (1994) evaluated alternatives for the site. The 1994 report identified that “the key challenge Danvers and Middleton have faced is working to secure an economically viable reuse for the site that makes a contribution to the surrounding community and also maintains the integrity of this extraordinary site.”

Because the proposed Project redevelops an existing site, it will have minimal impacts to the environment as described in this Expanded ENF. While the Project in its entirety will trigger two EIR thresholds: transportation and wastewater, Phase 1 of the Project (the residential community on the Highlands) will not trigger any mandatory EIR thresholds. While wetlands are present on former state hospital land, east and north of the site, these areas are not included in the disposition site and will not be impacted by the Project. Significant capacity and safety improvements are proposed to offset impacts as well as to improve existing deficiencies. The proposed traffic modifications for the project include implementation of a one-way couplet to service turning vehicles on and off Route 62 in front of the site, signalization of the site drive at Route 62 eastbound, and signalization of left turns into the site from Route 62 westbound. Further, the proponent proposes to implement the improvements designed to accommodate Full-Build traffic, as part of the Phase 1 development. With the implementation of the proposed improvement, the existing transportation infrastructure within the study area can accommodate the traffic generated by the proposed Project.

Phase 1 of the Project includes partial and complete demolition of buildings contributing to an historic district listed on the State and National Registers of Historic Places. The proposed demolitions are consistent with local and state planning efforts to develop the former Danvers State Hospital site and with the Memorandum of Agreement (MOA) entered into in June 2000 by the Massachusetts Historical Commission, the Massachusetts Division of Capital Asset Management (DCAM), and the Town of Danvers prior to the issuance by DCAM of the Request for Proposals for the redevelopment of the site.