

For Office Use Only Executive Office of Environmental Affairs
EOEA No.: <u>13032</u>
MEPA Analyst: <u>NE Andree DAMES</u>
Phone: 617-626- <u>1028</u>



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: Morville House Apartments		
Street: 100 Norway Street		
Municipality: Boston	Watershed: Charles River	
Universal Transverse Mercator Coordinates: Latitudinal 4690189.3432 meters Longitudinal 328000.9127 meters	Latitude: 42.344958 Longitude: -71.088114	
Estimated commencement date: Dec. 2003	Estimated completion date: June 2005	
Approximate cost: \$30,000,000.00	Status of project design: 50 %complete	
Proponent: The Episcopal City Mission		
Street: 138 Tremont Street		
Municipality: Boston	State: MA	Zip Code: 02111
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Thomas G. Schnorr		
Firm/Agency: Palmer & Dodge LLP	Street: 111 Huntington Avenue	
Municipality: Boston	State: MA	Zip Code: 02199
Phone: 617-239-0363	Fax: 617-227-4420	E-mail: tschnorr@palmerdodge.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): \$14,000,000.00 permanent mortgage loan from Massachusetts Housing Partnership Fund funded by taxable/tax-exempt bonds issued by MassDevelopment under its MATCH Program. MassDevelopment is also allocating 4% low-income housing tax credits that are expected to generate approximately \$8,000,000.00 in equity.

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 Boston Redevelopment Authority ("BRA"): approvals under MGL Chapter 121A of acquisition of existing Morville House Chapter 121A project, construction of up to 30 additional apartments, and deviations from Boston Zoning Code and Boston Parks Commission regulations; under Boston Zoning Code's Small Project Review process; and amendment to Land Disposition Agreement. From U.S. Department of Housing and Urban Development ("HUD") approvals for the "decoupling" of the project's Section 236 Interest Reduction Payments (IRP) contract and assignment of the project's existing Section 8 Housing Assistance Payments Contract. Building permit and certificates of occupancy from Boston Inspectional Services Department.

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: Boston Redevelopment Authority approval under Chapter 121A to transfer of existing Chapter 121A project and enlarging project by constructing of an additional 30 dwelling units.</i>
Total site acreage	0.94			
New acres of land altered		0		
Acres of impervious area	0.80	+0.01	0.81	
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	101,420	+27,880	129,300	
Number of housing units	146	+30	176	
Maximum height (in feet)	122	0	122	
TRANSPORTATION				
Vehicle trips per day	50	10	60	
Parking spaces	31	+5	36	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	24,090	4,950	29,040	

¹ water use estimated at 110% of sewage flows

GPD water withdrawal	N/A	N/A	N/A
GPD wastewater generation/ treatment	21,900	4,500	26,4002
Length of water/sewer mains (in miles)	N/A	N/A	N/A

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 consists of 40,768 square feet located at 100 Norway Street in the Fenway Urban Renewal Area in Boston acquired from the BRA in 1972. Surrounding the site to the north, west and south are four- to five-story, multifamily residential structures. Directly to the east of the Project site is a City-owned public park. Also located to the east of the Project are a variety of retail uses and restaurants. The Project site is well served by public transportation, including the MBTA Orange and Green Lines and the #1 Bus Route.

Located on the site currently is Morville House, a 146-unit affordable housing development for low-income elders and disabled persons developed and financed in 1972 under the HUD Section 236 program and as an urban redevelopment project under MGL Chapter 121A. One hundred forty-five (145) units (excluding the concession unit) are assisted under a HUD Section 8 contract. The existing Morville House consists of a single building with a 12-story high-rise wing and a 5-story mid-rise section and containing approximately 101,420 square feet of space.

The Proponent has applied to the BRA for the approvals required under Chapter 121A to transfer the Morville House project to a newly formed limited partnership whose general partner will be controlled by The Episcopal City Mission ("ECM") and for approval under the Boston Zoning Code's Small Project Review process. The new owner will (a) undertake substantial renovations to the existing building, including conversion of the existing heating system from electric to gas, renovation of the

2 Estimated sanitary sewage flow based upon 150 gpd per dwelling unit of elderly housing

ground floor commercial space into a senior center containing approximately 10,000 square feet of space, redesign of the existing entryways located along Norway Street and fronting the public park to the east, and reconfiguration and adaptation of eleven studio units for handicapped accessibility, and (b) construct a new, approximately 27,880 square foot, addition attached to the building's existing 12-story wing to house 30 new accessible one-bedroom units affordable to elderly and disabled persons. This addition will share utility and base building systems with the existing building. The ground floor of the new addition will provide a small common dining and meeting room. Proposed site improvements include the reconfiguration of the existing parking lot to accommodate the addition of 4 new parking spaces and an outdoor patio area for use by Morville House residents.

The stacked nature of the new 12-story addition will provide for efficient building systems (structural, mechanical, and electrical) and cost savings through shared systems with the existing building (elevators, stairwells, fire suppression, heat/hot water). Both the new 12-story addition and the renovations to the existing building will use high quality materials to reduce life-cycle costs. The conversion of the existing heating system will greatly reduce operating costs and improve resident comfort. The renovations to the ground floor of the existing building will improve Morville House's physical, visual, and programmatic connection to the neighborhood. For example, increased areas of glazing at the ground floor level will increase the visual connection to Norway Street. A patio with large windows and doors will link the building to the existing adjacent park, while increased areas of glazing will improve the visual connection to the sidewalk along Norway Street.

The Project has undergone a substantial neighborhood review process that began in March of 2002. Meetings were held with representatives from the BRA, Fenway Civic Association, Symphony United Neighbors and the Fenway Community Development Corporation to share the schematic design plans. The Proponent also met with the representatives from all abutting properties and went before the Fenway Planning Task Force in April and October of 2002. In response to neighborhood and Fenway Planning Task Force concerns voiced at those meeting, the development team studied several massing alternatives of lower height and residential unit configuration and assessed each based on its impact on abutters, cost and function. These alternatives were the focus of numerous meetings with both abutters and the BRA. The extensive neighborhood process that has taken place over the past five months has produced the current design alternative that addresses the neighborhood and Task Force's concerns about height and overall massing. The current design contains one unit on the 12th floor, two units on the 11th floor, and three units on floors 1 through 10. In addition, the massing of floors 1 through 10 has been modified to allow for maximum sun exposure to the abutting properties. The Proponent believes that the proposed renovations and addition are fully compatible with, and will serve to enhance, the existing urban scale and context of the project and neighborhood. Through the neighborhood review process, the new addition has been configured to minimize adverse neighborhood impacts. The small footprint of the new addition, and its location at the interior of the site, will maximize the amount of retained open space as well as access to light and air for the adjacent residential uses, while confining shadow impacts largely to the site.

If the new addition were not built, the Proponent would nevertheless proceed with the renovation program for the existing building. Under this "no new-build" alternative, the City of Boston would lose the addition's 30 new units of housing affordable to the elderly poor, which the Proponent would seek to locate in other municipalities. Under such "no new-build" alternative, the Project would not constitute a "fundamental change" under Chapter 121A and an ENF would not be required.