

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.: 13544
 MEPA Analyst: Rick Bourré
 Phone: 617-626-1130

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: Ashmont TOD		
Street: 1900 Dorchester Avenue		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: UTM zone 19 (X,Y) 329788 , 4683369	Latitude: 42°, 17', 2.3" N	Longitude: 71°, 3', 51.9" W
Estimated commencement date: 2 nd Quarter 2005	Estimated completion date: 4 th Quarter 2006	
Approximate cost: \$48 million	Status of project design: 60% complete	
Proponent: Trinity Ashmont Limited Partnership		
Street: c/o Trinity Financial 40 Court Street		
Municipality: Boston	State: MA	Zip Code: 02108
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Will Donham		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: wdonham@epsilonassociates.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 301CMR 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): Financing is expected to come from a variety of sources, including construction and permanent financing from MassHousing, tax credit equity, State Housing Tax Credits, MassHousing's Priority Development Fund, and State Department of Housing and Community Development soft loan allocations. It is presently anticipated that the Project will also request funds from the City of Boston HOME and/or Neighborhood Housing Trust Funds. The Project would also require an allocation of State Transit Oriented Development Funds. This approximately 0.87 acre parcel of land will be leased under an 85 year ground lease from the MBTA.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No The Project has completed review by the Boston Redevelopment Authority ("BRA") under Article 80 of the Boston Zoning Code. The Project has also received approval from the Executive Office of Transportation under MGL Chapter 40, Section 54A (included as Appendix A).

List Local or Federal Permits and Approvals: **Boston Air Pollution Control Commission** – BAPCC Review; **Boston Civic Design Commission** - Review; **BRA** – Article 80 Review and 121A Approval; **Boston Transportation Department** – Transportation Access Plan Agreement and Construction Management Plan; **Boston Water and Sewer Commission** – Sewer connection permits and Temporary Construction Dewatering Permit.

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"/> Superceding 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> DEP: Groundwater Discharge Permit (if required); MHC: Chapter 254 Review (received) MWRA: Construction Dewatering Permits (if required) EOT: Approvals under MGL 40, Section 54A (received)
Total site acreage	0.87			
New acres of land altered		0		
Acres of impervious area	0.71	0.13	0.84	
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	0	155,000	155,000	
Number of housing units	0	105	105	
Maximum height (in feet)	0	67	67	
TRANSPORTATION				
Vehicle trips per day	100 ±	1,755	1,855	
Parking spaces	35 ±	45	80	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	24,145	24,145	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	21,950	21,950	
Length of water/sewer mains (in miles)	0	0	0	

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 and Project: The Project being proposed by Trinity Ashmont Limited Partnership will be completed in conjunction with the redevelopment of the MBTA's Ashmont Peabody Square Transit Center in Dorchester. The MBTA Transit Center Redevelopment and the Ashmont TOD Project, with a combined investment of nearly \$100 million, will dramatically improve public transit access for thousands of daily commuters, provide important new mixed income housing and retail opportunities, and contribute significantly to the revitalization of historic Peabody Square. As part of the MBTA's Ashmont Station effort, a development parcel was made available for bid. Trinity Ashmont Limited Partnership has been designated by the MBTA as the developer of the Ashmont Station development parcel. The Ashmont Station development parcel is approximately 38,000 square feet and is bordered by Dorchester Avenue on the west and the new Ashmont Station busway on the east.

The Project will include 105 units of rental housing. As currently designed, the Project will include 21 one-bedroom apartments and 84 two-bedroom apartments. Seventy-five (75%) percent of the 105 residential units will be affordable to households earning up to 60% of area median income. The market appears to favor one-bedroom with dens and roommate-style two-bedroom apartments. The Project will also include approximately 20,000 square feet of ground floor retail space. This amount of space will allow for an anchor drugstore type of tenant and two or three smaller retail operators, and may include a restaurant. This building will also include approximately 80 below-grade parking spaces, no more than three of which will be allocated to the management staff of the retail operators and some of which will be set aside as bicycle storage space.

Alternatives/Community Process: The Project presented in this ENF and studied through the BRA's recently completed Article 80 Review process was the result of an extensive community process lasting over three years. The Proponent held a series of meetings with the community early in the planning and design process. Comments were received from the community and resulted in major redesign of Project. These comments led to the proponent reducing the number of units, reducing the parcel size in order to establish the "Kiss and Ride" or pick up/drop off area, and further reducing the parcel size in order to allow for a wider sidewalk and additional metered parking spaces on Dorchester Avenue.

In addition, the St. Mark's Area Main Streets ("SMAMS"), the local Main Streets organization, conducted an extensive survey in the community about the community's priorities for the development of the Project site. SMAMS sent out an email ballot to its membership and received responses from more than 100 residents.

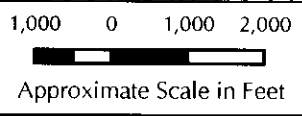
A total of six meetings were held with the community prior to release of a draft Project Notification Form ("PNF"). Over 40 copies of a draft PNF were then circulated to the community and the draft PNF was also put on a Project website. The Proponent received comments on the draft PNF and incorporated many of the comments into the final version of the PNF which was formally submitted to the BRA (and put on a Project website) on November 22, 2004. At the time of the submittal of the PNF, the Proponent agreed to extend the comment period for an additional three weeks. Regular meetings were held during the BRA's Article 80 Review process, and the Proponent has also agreed to continue to participate in monthly meetings in the community to provide updates on the Project.

Mitigation and Benefits: The Project includes numerous mitigation measures and public benefits, including:

- ◆ Seventy-five (75%) percent of the 105 residential units will be affordable to households earning up to 60% of area median income.
- ◆ The proponent will seek LEED Certification for the Project, and the Project will include a 50 KW photovoltaic panel as part of a grant that MassHousing has received from the Mass. Technology Council.
- ◆ The Project proponent is committed to implementing Travel Demand Management ("TDM") measures to reduce dependence on autos.
- ◆ A Construction Management Plan ("CMP") in compliance with the City's Construction Management Program will be submitted to the BTM. The Proponent intends to follow the guidelines of the City of Boston and the Massachusetts DEP which direct the evaluation and mitigation of construction impacts.
- ◆ Working with the MBTA, Trinity will design and construct the temporary bus operations plan that will allow both the station and the development parcel to be constructed simultaneously, thereby reducing the overall construction duration by two years and thus reducing the impact on the neighborhood.
- ◆ Trinity has pledged \$50,000 per year for annual improvement and upkeep of the station area in its agreements with the MBTA.
- ◆ As part of the construction effort associated with the development parcel it is anticipated that approximately 100 construction jobs will be created as a result of the nearly \$50 million investment.
- ◆ Once completed, the retail, restaurant, and housing associated with the Ashmont TOD is anticipated to create approximately 10 permanent jobs and 25 part time positions.



Basemap: 1987 USGS Quadrangles, MassGIS



Epsilon

Locus Map
 Ashmont TOD
 Boston, Massachusetts