

For Office Use Only
 Executive Office of Environmental Affairs
 EOEA No.: 13592
 MEPA Analyst: Rick Bourke
 Phone: 617-626-1100

ENF 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: 56&61 Clyde Street (Project name to be determined)		
Street: Clyde Street		
Municipality: City of Somerville	Watershed: Mystic River	
Universal Transverse Mercator Coordinates: (NAD83) 326570E 4695651N	Latitude: 42 degrees, 23 min., 38 sec., North Longitude: 71 degrees, 6 min., 28 sec. East	
Estimated commencement date: March, 2006	Estimated completion date: March, 2008	
Approximate cost: \$35 million	Status of project design:	10 %complete
Proponent: 61 Clyde Street Acquisitions, LLC		
Street: 20 Park Plaza		
Municipality: Boston	State: MA	Zip Code: 02116
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mr. Matt O'Neil		
Firm/Agency: KSS Realty Partners, Inc.	Street: 20 Park Plaza	
Municipality: Boston	State: MA	Zip Code: 02116
Phone: 617-948-2637	Fax: 617-482-7882	E-mail: matto@kssrealtypartners.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes XNo
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) XNo
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) XNo
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes XNo
 - a Special Review Procedure? (see 301CMR 11.09) Yes XNo
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes XNo
 - a Phase I Waiver? (see 301 CMR 11.11) Yes XNo

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): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) XNo

List Local or Federal Permits and Approvals: **City of Somerville:**
Sewer/storm-water connection permit; Zoning Board approval; Planning Board approval

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	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 checked="" 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	5.49			
New acres of land altered		0		
Acres of impervious area	5.49	1.65	3.84	
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	147,000	118,000	265,000	
Number of housing units	0	220	220	
Maximum height (in feet)	55'	-7'	48	
TRANSPORTATION				
Vehicle trips per day	0	1254	1254	
Parking spaces	55	312	367	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	44,000	44,000	
GPD water withdrawal *	0	0	0	
GPD wastewater generation/treatment	0	44,000	44,000	
Length of water/sewer mains (in miles)	1/10	0	1/10	

* Municipal supply

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 _____) XNo

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) XNo

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 _____) XNo

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 _____) XNo

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

Yes (Specify _____) XNo

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) XNo

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.)

(a) Triangular 5.49 acre parcel bordered on east by active commuter rail line (and proposed Green line extension) on south by an abandoned rail spur (soon to be extension of community bike path that connects with Minuteman bike path) on north by a residential neighborhood and on south by Lowell Street, currently under reconstruction by Mass Highway (proponent intends to connect Lowell Street with a driveway) . Proponent is proposing a multi-family residential condominium development.

(b) No build which perpetuates a blighted and contaminated condition;
Single family subdivision – which is not economically feasible;
“Triple decker” subdivision- which is not economically feasible and would inundate the adjacent neighborhood with traffic;
Multi-family townhouse/condo development – the most economically feasible solution and more in context of the adjacent neighborhoods (proponents proposal)

(c) The community is currently engaged in a unique community workshop process which will guide what the City allows to be built on the site. Mindful of that, proponent would offer the following mitigation suggestions:

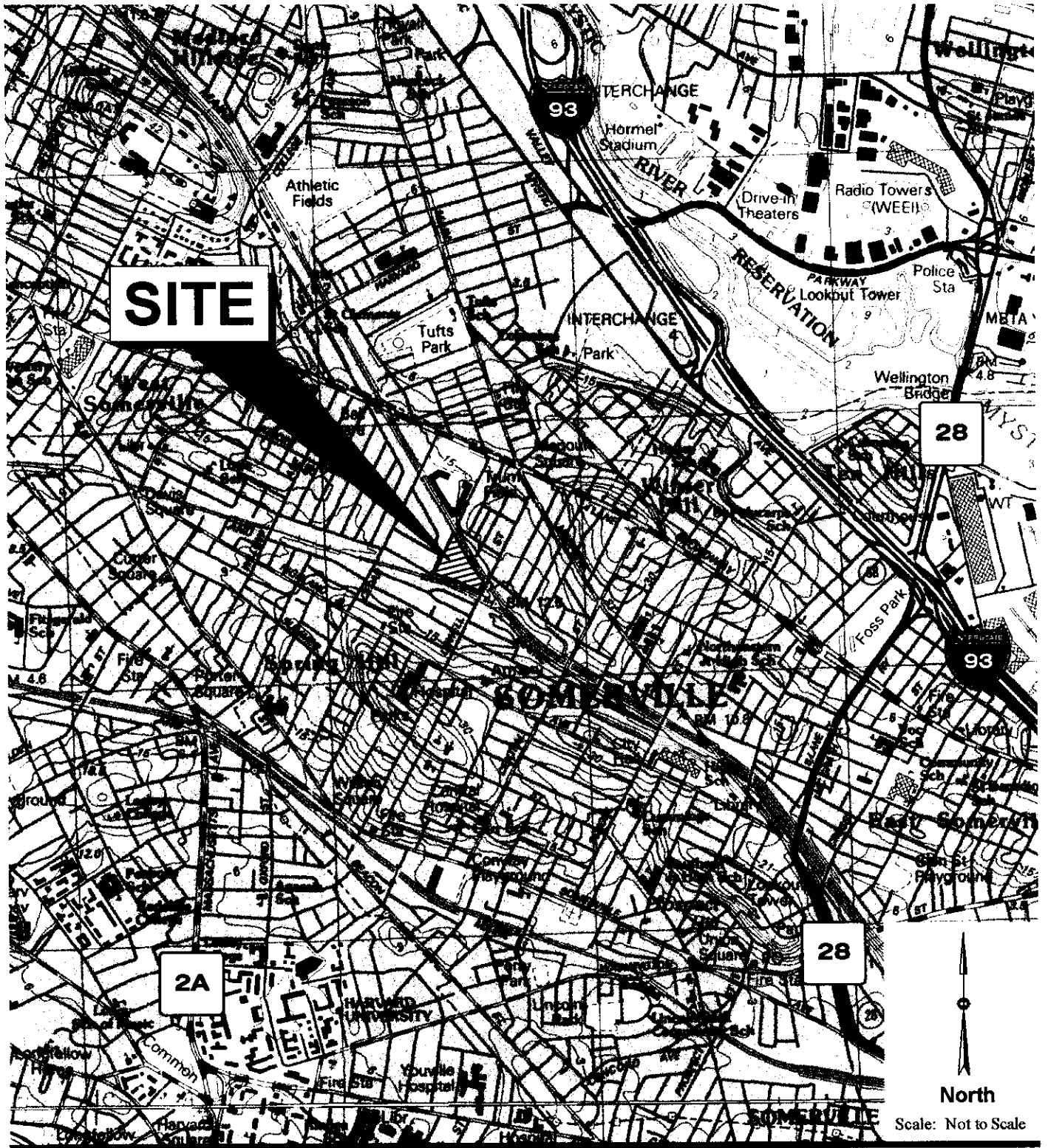
Sewer repair (offsite): Proponent will comply with the City’s in flow/infiltration program and will remove 274,000 GPD from combined system.

Proponent will meet and exceed City’s 25 % open space requirements in site plan.

Zip cars will be available to residents reducing the number of vehicles accessing the site.

Proponent will meet City’s Inclusionary Housing Bylaw providing 12.5% affordable units.

Create new access to Lowell Street by driveway reducing traffic impacts to existing neighborhood.



Site Location Map

Source: USGS Quadrangle; Boston, Ma.