

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13619
MEPA Analyst: Dierdra Buckley
Phone: 617-626-1044

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: Neponset Field Residential Project		
Street: Poydras and Tchapitoulas Streets		
Municipality: Boston, MA	Watershed: Charles River	
Universal Transverse Mercator Coordinates: X: 4,680,972.13 m Y: 0326334.83 m	Latitude: 42.2617	Longitude: 71.1056
Estimated commencement date: 4 th Q 2005	Estimated completion date: 2 nd Q 2007	
Approximate cost: \$22 million	Status of project design: Less than 10% complete	
Proponent: ETC Development Corporation		
Street: 405 Shawmut Avenue		
Municipality: Boston	State: MA	Zip Code: 02118
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mitchell L. Fischman		
Firm/Agency: Daylor Consulting Group, Inc.	Street: 10 Forbes Road	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 782-884-2553	Fax: 617-849-0096	E-mail: mfischman@daylor.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 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). **Financial assistance is anticipated from Massachusetts Department of Housing and Community Development.**

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

List Local or Federal Permits and Approvals: **(1) BRA Article 80 Review; (2) Conditional Use Permit or Variances from the Boston Zoning Board of Appeal; (3) Schematic Design Review by the Boston Civic Design Commission; (4) Article 85 Demolition Delay Request for Determination of Applicability from Boston Landmarks Comm.; (5) Project Review by Boston Parks Comm.; (6) Notice of Intent from Boston Conservation Comm.; (7) Transportation Access Plan Agreement/Construction Management Plan with Boston Transportation Dept.; (8) Approval of Specific Repair Plans, Curb Cut and Sidewalk Occupancy Permits from Boston Dept. of Public Works, Public Improvement Comm.; (9) Water and Sewer Connection Permit/Drainage Discharge Permit from Boston Water & Sewer Commission; (10) Building Permits, Certificates of Occupancy/other construction related permits from Boston Dept. of Inspectional Services**

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

- | | | |
|---------------------------------|---------------------------------------|--|
| <input 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 checked="" 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 (including Legislative Approvals) – Specify: Massachusetts Department of Environmental Protection, Division of Air Quality Control – Notice of Commencement of Demolition and Construction Massachusetts Historical Commission, Determination of No Adverse Impact
Total site acreage	3.7± acres			
New acres of land altered		None		
Acres of impervious area	2.05± acres	- 0.38 acres	1.67± acres	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		<2,000*		
Acres of new non-water dependent use of tidelands or waterways		None		
STRUCTURES				
Gross square footage	52,000±	+ 53,632±	105,632±	
Number of housing units	None	+ 99	99	
Maximum height (in feet)	12 to 36±	+ 16 ±	36 to 52±	
TRANSPORTATION				
Vehicle trips per day	0	+ 356	356	
Parking spaces	15±	+ 101±	116±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	22,935±	22,935±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	20,850±	20,850±	
Length of water/sewer mains (in miles)	0	0	0	

*Square footage of riverfront area to be impacted to determined after Project design is further advanced

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?
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

The Project Site is located in the Hyde Park neighborhood of Boston, to the north of the Neponset River and the Neponset River State Reservation and to the south of River Street and the MBTA Fairmount line commuter railroad tracks (see Figure 1-1, Project Locus and Figure 1-2, Project Aerial in Attachment A. It is roughly rectangular in shape, located to the east of Belnel Road and its residential sub-neighborhood known as Belnel Village and on the west by property owned by a site contractor. The proposed Project Site is an assemblage of nine lots, which total approximately 161,600 square feet (3.7± acres) containing one former vacant manufacturing building and one vacant former residence (60 Poydras Street). Undeveloped areas of the property contain paved areas and debris.

Project Description and Alternatives

The Project proposes the redevelopment of the site into a mixed-income residential community with clusters of housing, each with a distinctive character, and designed to be at a scale similar to other residential buildings in the neighborhood. Three building types are proposed, including two-family attached townhouse units (24 units) and attached multi-family housing with flats on the ground floor and duplexes above (24 units) in Phase One; and, in Phase Two, one mid-rise building providing elderly housing (51 units). The Phase One buildings will be 2-1/2 stories with pitched roofs. The elderly building will have up to 5 stories with service amenities on the ground floor. Total parking spaces on the Project Site will be 116 spaces.

Vehicles will be able to enter the Project Site from Poydras Street. A new street entering from Poydras Street – Street “A” – will extend through the Project Site roughly parallel to Belnel Road along the length of the parcel. This road will connect at a right angle to another new one-way street – Street “B” – that directs vehicles to the exit at Tchapitoulas Street. These new streets are designed to reflect similar characteristics of roads in the neighborhood and will be built to city of Boston standards.

The overall site development plan proposes new open space areas within the Project Site and near the Neponset River to take advantage of the natural amenity of its location adjacent to the river along the southern property boundary. The design proposes a pedestrian path leading to sitting areas, a small gazebo overlooking the Neponset River, and a potential canoe launch on

the river's edge. There will be a separate outdoor sitting area to the south of the senior building linked to community space within the building. The Project Site also includes a children's play area in a central location. To the rear of each townhouse unit and ground floor flat is a private patio and garden area; upper floor duplexes in the multifamily buildings each have a private deck. In addition, a shrub/vegetative buffer approximately 10 feet wide is proposed adjacent to the existing stockade fence along the eastern border of the site abutting existing residences on Belnel Road.

The Proponent has worked closely with the neighborhood and local organizations, the Boston Redevelopment Authority, and City agencies to present and discuss the Project. This effort has included regular meetings with the neighbors and the community at large. The currently proposed project consists of 99 residential units. Alternative site designs and the mix and number of units (up to 114 residential units in an earlier site plan) have been evaluated by the Project team over the past year. Under the No Build alternative, the Project site will remain an underutilized and vacant former manufacturing building.

The Proponent filed a Project Notification Form with the Boston Redevelopment Authority ("BRA") on August 15, 2005 in accordance with Article 80 of the Boston Zoning Code (the "Code"). A copy of the PNF is included as Attachment C, and provides an assessment of potential project impacts and measures to minimize potential environmental impacts. The PNF includes a comprehensive transportation study, as well as an analysis of urban design, noise impacts, water quality and stormwater management, solid and hazardous materials, geotechnical, construction, historic resources, and infrastructure.

The transportation improvement and mitigation plan proposed by the Proponent will provide for the completion of design of improvements that will support improved access in the general area – particularly at the River Street and Old River/Wachusett Streets intersection. Specifically, the Proponent has committed to funding the design for potential geometric and pedestrian access improvements at this location. It is expected that the proposed parking for the Project will satisfy parking demands generated by the Project, so that residents of the Project will not generate additional parking demands on area on-street parking resources. In addition, the Proponent will explore proactive transportation demand management measures ("TDM") and supporting amenities to encourage and support the use of transit, walking and bicycling, as well as other recreational transportation opportunities.

This Environmental Notification Form is being submitted to the Executive Office of Environmental Affairs, Massachusetts Environmental Policy Act ("MEPA") Office on a voluntary basis to provide for additional state agency review as the Project is adjacent to the Neponset River. The Neponset River State Reservation is under the jurisdiction of the Massachusetts Department of Conservation and Recreation.