



Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: **14312**
 MEPA Analyst: **Rick Bourre**
 Phone: 617-626-**X 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: Washington Beech		
Street: 2-77 Beechland Street; 4550-4576 Washington Street		
Municipality: Roslindale	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates:	Latitude: 42.385 N Longitude: -71.06 W	
Estimated commencement date: March 2009	Estimated completion date: February 2013	
Approximate cost: \$95 million	Status of project design: 20% %complete	
Proponent: Trinity Washington Beech Limited Partnership		
Street: 40 Court Street, 8 th Floor		
Municipality: Boston	State: MA	Zip Code: 02108
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Meena Jacob		
Firm/Agency: Fort Point Associates, Inc.	Street: 33 Union Street, 3 rd Floor	
Municipality: Boston	State: MA	Zip Code: 02108
Phone: 617-357-7044	Fax: 617-357-7044	E-mail: mjacob@fpa-inc.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): The funding requests for the entire project will be approximately DHCD- (\$2M allocation of 9%) LIHTC, 4% Tax Exempt Bonds, HOME Funds (\$1.5M) , HSF(\$750,000), Affordable Housing Trust Fund (\$2M): No funds have been committed yet.

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

List Local or Federal Permits and Approvals: See Section 1.3, Regulatory Permits and Approvals.

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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> 121A Plan Approval
Total site acreage	7.6			
New acres of land altered		0		
Acres of impervious area	6.0	-0.7	5.3	
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	94,395 gsf	176,729 gsf	271,124 gsf	
Number of housing units	266	- 60	206	
Maximum height (in feet)	33.5	+ 21	54.5	
TRANSPORTATION				
Vehicle trips per day	1753	-359	1358	
Parking spaces	125	+ 24	149	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	77,320 gpd	-26,500 gpd	50,820 gpd	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	70,290 gpd	-24,090	46,200 gpd	
Length of water/sewer mains (in miles)	0.35 miles sewer 0.30 miles water	+0.10 miles sewer +0.10 miles water	0.45 miles sewer 0.41 miles water	

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.*)

Trinity Washington Beech Limited Partnership (“the proponent”) is proposing to redevelop an approximately 7.6 acre site located on Washington Street in Roslindale. The site is bounded by Washington Street to the north, June Street to the south, Beech Street to the east, and Blue Ledge Street to the west.

The proposed project involves the redevelopment of the Washington Beech Public Housing Complex. The Boston Housing Authority (BHA) applied for and received funds through the U.S. Department of Housing and Urban Development Hope VI program to demolish the existing units and replace them with new townhouses and apartments. The BHA solicited proposals from private developers to undertake this project and selected the proponent as the designated developer. The proponent will redevelop the site under long term ground leases from the BHA.

The project will redevelop the current 266 rental units to 191 rental units and 15 homeownership units, which will range from one to five bedrooms. As part of the rental program, a 72-unit building will be constructed on the corner of Washington and Beech Street, which will house predominantly elderly residents in one-and two-bedroom units. The building will also include community uses on the ground floor such as a large meeting room, a computer center, and management and tenant offices. The balance of the site will be two, three, and four bedroom townhouse units, which boast individual stoops and private back yards. Currently the site plan provides 149 on-street parking spaces.

The project will create two new public streets and one new private street within the site to ease the flow of traffic and create a neighborhood-like atmosphere comparable to the surrounding area.