

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: 15772

MEPA Analyst: Alex Stejsky

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Endicott College Campus Projects		
Street Address: 376 Hale Street		
Municipality: Beverly	Watershed: North Coastal	
Universal Transverse Mercator Coordinates:	Latitude: 42° 33' 11" Longitude: 70° 50' 27"	
Estimated commencement date: 2018	Estimated completion date: 2027	
Project Type: Institutional	Status of project design: 5 %complete	
Proponent: Endicott College		
Street Address: 376 Hale Street		
Municipality: Beverly	State: MA	Zip Code: 01915
Name of Contact Person: Jamie Fay		
Firm/Agency: Fort Point Associates, Inc.	Street Address: 31 State Street, 3 rd Floor	
Municipality: Boston	State: MA	Zip Code: 02109
Phone: (617) 357-7044	Fax: N/A	E-mail: jfay@fpa-inc.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you 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
(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?
301 CMR 11.03 6(b)15: 300 parking spaces

Which State Agency Permits will the project require?
MassDOT Access Permit

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:
MassDevelopment Tax Exempt Bonds \$35 million

12778
Alex Stegner

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	232		
New acres of land altered		1	
Acres of impervious area	45	1.2	46.2
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	1,382,000	119,000	1,501,000
Number of housing units ¹	634	19	653
Maximum height (feet)	35'	35'	35'
TRANSPORTATION			
Vehicle trips per day	6,246	589	6,835
Parking spaces ²	1,948	165	2,113
WASTEWATER			
Water Use (Gallons per day)	102,000	31,000	133,000
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	91,800	27,900	119,700
Length of water mains (miles)	0	0	0
Length of sewer mains (miles)	0	0	0
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input checked="" type="checkbox"/> Yes (EEA # 10652, 11474) <input type="checkbox"/> No			

¹For the purposes of estimating housing units, it is assumed that there are an average of four students per housing unit. Actual unit sizes may vary.

²Per 301 CMR 11.01 (2)(c), Endicott College is choosing to aggregate previous and future projects in determining applicability of thresholds. Previous and proposed campus projects will exceed the ENF threshold of 300 new parking spaces.

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

Endicott College is a four-year residential college with over 3,000 full-time equivalent undergraduate and graduate students studying on campus. Founded in 1939, the College is distinct in its preservation and restoration of many late 19th-early 20th century oceanfront estates, which have been converted into student residences, instructional space, and administrative offices. The 232 acre campus is comprised of institutional buildings, student residence halls ranging from converted single-family homes to hundred-bed dorms, athletic facilities, parking structures, and dining halls. A small number of buildings are outdated and in need of demolition or repair. Endicott is located in a suburban neighborhood, as is reflected by the quantity and quality of open space.

Describe the proposed project and its programmatic and physical elements:

Endicott College intends to undertake nine new institutional projects over the next ten years in order to accommodate academic and enrollment growth. The projects will include new parking structures, additions and renovations to existing buildings, and the removal and replacement of residences. All projects will be located within Endicott's campus, and the majority of projects will be constructed on previously developed sites in order to reduce the impact on open space. The projects will result in a net gain of 75 student bed spaces, 165 parking spaces, and 112,000 to 119,000 gross square feet. Excluding the construction of new parking structures, no new infrastructure will be required to support these projects.

The College is also including, for the purposes of determining review thresholds, approximately 30 similar campus projects constructed within the last ten years.

For a detailed description of the proposed and completed projects, see Chapter 1, Project Summary.

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

Endicott College has defined certain programmatic needs that require new or improved campus facilities, including housing, infrastructure, athletic, and academic structures. In considering how to respond to these programmatic needs, Endicott College has attempted to site these facilities in the location of existing campus facilities and parking lots rather than on new, undeveloped sites.

Alternatives to the proposed action that were considered include: no build, off-campus locations, and alternative locations within the campus.

The No Build option would mean that the College would continue to be underserved by facilities to support its educational mission and athletic programs and would be constrained in terms of meeting its limited goals for growth in the size of the graduate programs. The College considers this option to be contrary to its mission of providing quality educational experiences and therefore infeasible.

The Off-Campus Alternative would generically include off-campus locations for the planned new facilities. The construction of these needed facilities at an off-campus location would lead to a greater number of vehicle trips for faculty, staff, and students who transit between on and off campus locations. This alternative would generate potential traffic and noise impacts on adjacent residential neighborhoods. Many of the planned projects are expansions or additions to existing facilities that would be infeasible in off-campus locations. The Off-Campus alternative is deemed to be either infeasible or to have greater environmental and social impacts than the proposed action.

The Alternative On-Campus locations, depending on the locations chosen, could include impacts to wetland resource areas and buffer zones, impacts to existing historic structures on the campus, and the development of previously undeveloped sites. This alternative, while feasible, would have greater environmental impacts than the proposed action.

NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

The preferred alternative intends to update outdated facilities in order to improve student livability and environmental sustainability. New buildings will feature energy efficient design, employ water conserving fixtures, and comply with state stormwater regulations. Most projects will be constructed on previously developed sites in order to preserve open space. The location of each project was carefully chosen to create the smallest possible environmental effects and to avoid direct impact to any and all historic resources on the campus.

By constructing additional residences on campus, Endicott seeks to reduce the student demand for housing in surrounding neighborhoods. This will also reduce the number of trips to and from campus each day, thereby reducing traffic on Hale Street.

If the project is proposed to be constructed in phases, please describe each phase:

The nine proposed projects will be constructed over the next ten years. See Table 1-2, Proposed Projects (10 years) for details. The exact sequence and timing of projects is subject to change based on circumstances.

AREAS OF CRITICAL ENVIRONMENTAL CONCERN:

Is the project within or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____)

No

if yes, does the ACEC have an approved Resource Management Plan? ___ Yes ___ No;

If yes, describe how the project complies with this plan.