

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF Environmental
Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
E.O.A. No.:	<u>12987</u>
MEPA Analyst:	<u>Andrea Dames</u>
Phone:	617-626- <u>1028</u>

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 Phase II - Site Remediation/Park Development		
Street: Three parcels at 140 Granite Avenue, 170 Granite Avenue, and 62R Hilltop Street		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: 19 03 30 743E 46 82 521N	Latitude: 042°16' 43" N Longitude: 071°03' 9" W	
Estimated commencement date: July 1, 200	Estimated completion date: October 2004	
Approximate cost: \$7,000,000	Status of project design: 25 %complete	
Proponent: Metropolitan District Commission		
Street: 20 Somerset Street – 4 th Floor		
Municipality: Boston	State: MA	Zip Code: 02108
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Isabel Simoes		
Firm/Agency: CDM	Street: One Cambridge Place	
Municipality: Cambridge	State: MA	Zip Code: 02139
Phone: 617.452.6603	Fax: 617.452.8603	E-mail: simoesim@cdm.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. 10664) 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): This is an MDC Funded Project.

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: Order of Conditions per the MA WPA; Water Quality Certification per Section 401 of the CWA; Ch. 91 Waterways License; MA Coastal Zone Management Review; ACOE PGP II per Section 10 of the Rivers & Harbors Act and Section 404 of the CWA; and NPDES General Construction Stormwater Permit.

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 checked="" 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 checked="" 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"/> Superseding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input checked="" 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	± 7 acres			
New acres of land altered		± 7 acres		
Acres of impervious area	4.8 acres	- 3.0 acres	± 1.8 acres	
Square feet of new bordering vegetated wetlands alteration		N/A		
Square feet of new other wetland alteration		Coastal Bank = ± 950 lf LSCF = ± 243,025 sf Tidal Flat = ± 9,500 sf		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				<input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Gross square footage	213,485 sf	-212,860 sf	625 sf – seasonal structure	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	20 feet existing bldgs	-8 feet	12 feet proposed bldg	<u>CZM Consistency</u>
TRANSPORTATION				
Vehicle trips per day	64	-28	36	
Parking spaces	100	-64	36	
WASTEWATER				
Gallons/day (GPD) of water use	375 GPD	+ 1,225 GPD	1,500 GPD	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	300	- 300	0	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

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 Neponset River Estuary) 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.*)

Please refer to Attachment A for more detailed information regarding project description, on-site conditions, and mitigation measures.

(A) Project Description: The Metropolitan District Commission (MDC) proposes remediation and re-use of three former industrial properties as parkland for passive and active uses in Boston (Dorchester), Massachusetts. The purpose of the project is to remediate the parcels, stabilize the dilapidated seawall and armored bank, and construct an approximately 7-acre waterfront park consistent with the Lower Neponset Master Plan (EOEA No. 10644).

The proposed Neponset Phase II park project, the subject of this ENF, will encompass lands on three properties formerly known as: J. Sax (140 Granite Avenue), T- Construction Co. (170 Granite Avenue), and J. Schlager Autobody (62R Hilltop Street). MDC ownership of the J. Sax parcel located at 140 Granite Avenue is pending approval by the Executive Office of Environmental Affairs. The MDC proposes to assess and remediate the former industrial properties in accordance with the Massachusetts Contingency Plan (MCP) Regulations. Various Phase I, II and III assessments are completed for the parcels. The MDC and CDM will continue to work closely with the Massachusetts DEP to assess and develop remediation plans pursuant to the MCP (310 CMR 40.000).

Post-remediation re-use of the former industrial properties involves construction of a public park facility planned to include passive and active uses with pedestrian pathways, a seasonal park structure for potential canoe and kayak rentals, spray pool with low-flow heads and computer control with automatic shut-off to minimize water use, picnic/sun shelters, extensive landscape plantings, skateboard park, car-top boat ramp, and parking for approximately 36 vehicles. Reconstruction of the dilapidated seawall and rubble riprap slope is also proposed as part of the park project for bank stabilization. The recently built portion of the Neponset River Trail that passes through these former industrial parcels will be relocated to accommodate the pedestrians and bicyclists to the new site layout.

(B) Alternatives: The basic purpose of this project is to remediate three former industrial parcels and develop a park that will respond to the recreational needs of the surrounding community and Boston Metropolitan area and restore and enhance the natural qualities of the river. The project site is located within the Neponset River Estuary ACEC. As such, all work within the ACEC should be in keeping with the overall Area of Critical Environmental Concern Management Plan goals to improve the water quality conditions, protect and preserve wetland resource areas, and enhance the recreational and educational value of the Lower Neponset River Reservation. Each alternative was examined with respect to how well it supports the ACEC goals. Alternatives for the project are:

No-Action Alternative-Under the no-action alternative the former industrial properties would remain as they are. This alternative would preclude remediation (by application of a permanent solution) and reuse of this site. If remediation of the site does not occur then public access to the site will be prohibited and would eliminate the potential for development of a park, thereby removing any opportunities for recreational use or public enjoyment of the site. The no-action alternative is not consistent with the overall goals of the ACEC. Therefore, the no-action alternative was rejected from further consideration.

Remediation of Former Industrial Properties-Remediation of the parcels, per the MCP will serve to protect and improve the water quality conditions of the Neponset River by eliminating potential contamination sources to the river. This alternative meets one of the goals of the ACEC designation to protect and improve the water quality conditions of the Neponset River Estuary. However, preservation and protection in the Neponset Estuary would not be addressed and it excludes the potential to enhance and increase publicly-owned open space in the estuary. Therefore, this alternative alone is not recommended.

Remediation and Site Re-use as Parkland-Remediation is important and necessary for health and safety concerns and reuse of the site. Construction of a park on-site following remediation will meet all three goals of the ACEC Management Plan. Since this alternative allows obtainment of the ACEC goals, it is the recommended alternative.

(C) Mitigation Measures: Construction at the site will have short-term impacts with respect to wetland resource areas, traffic, air pollution and noise. However, the proposed clean-up activities and the reuse project will provide numerous long-term environmental benefits particularly in the areas of water pollution, open space/recreation, air pollution, aesthetics, and the built environment. Construction activities will not create additional impacts compared with existing and historic site conditions, while remediation of the former industrial properties and reuse of the area as an active and passive park will significantly improve the site and surrounding environs.

Construction of the park and removal of impervious cover on the site will decrease runoff volume and will stabilize the soils for the long-term. This will serve to reduce the sediment load to the Neponset River from the site. The storm water management system for the proposed park will be designed to comply with the DEP Stormwater Management Policy to the extent possible, including the skateboard park and parking lot. The system will utilize site appropriate BMPs to remove total suspended solids from runoff from paved areas prior to discharge. The majority of the site will be maintained as lawn and landscaped areas, which will generate less runoff than paved surfaces, and less sediment than existing conditions.

The contractor will be required to develop and follow a designated truck route minimizing truck traffic on residential roadways during remediation activities and park construction. Post-construction measures include installation of a traffic signal to allow Neponset River Trail users to safely cross Granite Avenue.