

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

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| <p><i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i></p> <p>EOEA No.: <i>14389</i> MEPA Analyst: <i>Purvi Patel</i> Phone: 617-626- <i>1029</i></p> |
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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: PROPOSED RIVERWALK REDEVELOPMENT | | |
| Street: 280-350 MERRIMACK STREET | | |
| Municipality: LAWRENCE | Watershed: Merrimack | |
| Universal Transverse Mercator Coordinates: | Latitude: 42.7033 | Longitude: 71.1475 |
| Estimated commencement date: 06/01/09 | Estimated completion date: 10/31/12 | |
| Approximate cost: 63.5M | Status of project design: 90% | %complete |
| Proponent: 280 RIVERWALK LLC, 290 RIVERWALK LLC, & 350 RIVERWALK LLC | | |
| Street: 354 MERRIMACK STREET | | |
| Municipality: LAWRENCE | State: MA | Zip Code: 01843 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: JODY TRUNFIO, P.E. | | |
| Firm/Agency: TEC, Inc. | Street: 65 GLENN STREET | |
| Municipality: LAWRENCE | State: MA | Zip Code: 01843 |
| Phone: 978-794-1792 X125 | Fax: 978-794-1793 | E-mail: jtrunfio@tecmass.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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify DEP & NHESP, Notice of Intent) No

List Local or Federal Permits and Approvals: LAWRENCE PLANNING BOARD SPECIAL PERMIT FOR PLANNED UNIT DEVELOPMENT

LAWRENCE HISTORICAL COMMISSION,
CONSERVATION COMMISSION APPROVAL
(ORDER OF CONDITIONS IS FORTHCOMING
PENDING APPEAL PERIOD)

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 checked="" 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 checked="" 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> |
| Total site acreage | 11.8 | | | |
| New acres of land altered | | 0 | | |
| Acres of impervious area | 11.4 | -2.1 | 9.3 | |
| Square feet of new bordering vegetated wetlands alteration | | 0 | | |
| Square feet of new other wetland alteration | | +51,989 BLSF | | |
| Acres of new non-water dependent use of tidelands or waterways | | 0 | | |
| STRUCTURES | | | | |
| Gross square footage | 749,900 | -111,700 | 638,200 | |
| Number of housing units | 0 | 0 | 0 | |
| Maximum height (in feet) | ±100' (bldg) 283' (stacks) | 0 (bldg) -283' (stacks) | ±100' | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | 1,411 | +6,269 | 7,680 | |
| Parking spaces | 489 | +662 | 1,151 | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | 1,738 | +11,073 | 12,810 | |
| GPD water withdrawal | 0 | 0 | 0 | |
| GPD wastewater generation/treatment | 1,738 | +11,073 | 12,810 | |
| Length of water/sewer mains (in miles) | 0.35 | -0.14 | 0.21 | |

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 (Project is adjacent to Priority Habitat)

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 The Wood Worsted Main Mill Building (280 Merrimack) and Power House (290 Merrimack) are registered with the Massachusetts Historical Commission.) No

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

Yes (Specify The project proposes to demolish the Power House (290 Merrimack), which has received a Notice of Violation from the Lawrence Department of Inspectional Services and has been ordered to be razed pursuant to the Massachusetts Building Codes. This demolition has been approved by the Lawrence Historical Commission.) 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.)

THE PROPOSED PROJECT INVOLVES THE REDEVELOPMENT OF AN 11.8 ACRE HISTORIC MILL PROPERTY TO A MIXED-USE DEVELOPMENT. THE PROJECT INCLUDES ABATEMENT AND DEMOLITION OF THE DEGRADED AND CONDEMNED BUILDINGS LOCATED AT 290 AND 300 MERRIMACK STREET, AND HALF OF THE MILL BUILDING LOCATED AT 350 MERRIMACK STREET (COTTON MILL). ONCE THE BUILDINGS ARE DEMOLISHED A NEW PUBLIC RIGHT-OF-WAY WILL BE CREATED TO PROVIDE THE INFRASTRUCTURE TO ACCESS 638,200 SF OF NEW CONSTRUCTION AND RENOVATED MILL SPACE (COTTON MILL AND WOOD MILL), INCLUDING A NEW PUBLIC PARK, PARKING GARAGE, COMMUNITY BUILDING AND RENOVATING THE PARKING AREAS, UTILITIES, AND SITE FEATURES. THE PROJECT WILL CONVERT A DESOLATE MILL SITE INTO A PRODUCTIVE SITE CONTAINING OFFICE, COMMERCIAL, AND RETAIL USE ALONGSIDE RECREATIONAL AREAS.

IN THE EARLY PLANNING PHASE OF THE PROJECT SEVERAL ALTERNATIVES WERE CONSIDERED, HOWEVER, BECAUSE OF THE NEED TO RAZE THE EXISTING POWER HOUSE BUILDING (290 MERRIMACK), UNEVEN SITE GRADING, AND POOR VEHICULAR AND PEDESTRIAN CIRCULATION THERE WERE LIMITED OPTIONS TO AVOID THE IMPACTS ASSOCIATED WITH REDEVELOPING THIS SITE.

THE PROJECT TRIGGERS AN ENF FILING BECAUSE IT WILL UTILIZE PUBLIC FUNDING TO CONSTRUCT AND EXCEEDS MEPA THRESHOLDS IN THE WETLANDS, WATERWAYS, AND TIDELANDS, TRANSPORTATION, AND HISTORICAL AND ARCHAEOLOGICAL SECTIONS. THE MASTER PLAN (PHASES 1 & 2) EXCEEDS THE THRESHOLD FOR AN EIR FILING UNDER THE TRANSPORTATION SECTION, MORE THAN 3,000 NEW VEHICLE TRIPS PER DAY. THE APPLICANT IS REQUESTING A "PHASE 1 WAIVER" TO CONSTRUCT PHASE 1 OF

THE PROJECT WHICH DOES NOT, BY ITSELF, EXCEED THE MANDATORY EIR THRESHOLD.

FILL WITHIN THE 100-YEAR FLOODPLAIN IS MITIGATED; THE PROJECT INCREASES THE AMOUNT OF FLOOD STORAGE ONSITE. THE ADDITIONAL TRAFFIC GENERATED BY THIS SITE WILL BE FURTHER ANALYZED AS PART OF THE EIR DOCUMENT PRIOR TO PHASE 2. THE CITY OF LAWRENCE IS CURRENTLY CONDUCTING A MERRIMACK STREET CORRIDOR STRUDY, WHICH INCLUDES THE SECTION NEAR THE PROJECT SITE. OFFSITE MITIGATION FOR THE PHASE 2 DEVELOPMENT WILL BE DETERMINED IN THE PENDING EIR DOCUMENT AND THE IMPROVEMENTS WILL BE DEVELOPED TO COMPLIMENT THE CITY'S PROPOSED MERRIMACK STREET VISION.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
 Yes No; if yes, specify each threshold:

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

| | <u>Existing</u> | <u>Change</u> | <u>Total</u> |
|--|-------------------|-------------------|-------------------|
| Footprint of buildings | <u>4.65</u> | <u>-1.49</u> | <u>3.16</u> |
| Roadways, parking, and other paved areas | <u>11.4</u> | <u>-2.1</u> | <u>9.3</u> |
| Other altered areas (describe) | <u> </u> | <u> </u> | <u> </u> |
| Undeveloped areas | <u>0</u> | <u>0</u> | <u>0</u> |

B. Has any part of the project site been in active agricultural use in the last three years?
 Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes No; if yes, does the project involve the release or modification of such restriction? Yes No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes No ; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy:
THE PROJECT PROPOSES A COMBINATION OF LOW IMPACT DESIGN (LID) AND CONVENTIONAL BEST MANAGEMENT PRACTICES (BMPs) TO BRING THE SITE INTO COMPLIANCE WITH DEP'S STORMWATER MANAGEMENT STANDARDS. SEE DRAINAGE CALCULATIONS IN SECTION 2 WETLANDS, WATERWAYS, AND TIDELANDS.

I. Is the project site currently being regulated under M.G.L.c.21E or the Massachusetts