

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>	
EOEA No.:	<u>13779</u>
MEPA Analyst:	<u>Anne Canaday</u>
Phone:	<u>617-626-1033</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: Gloucester Commons		
Street: Side Street Highway (off Route 128 Extension)		
Municipality: Gloucester	Watershed: Gloucester Harbor	
Universal Transverse Mercator Coordinates: UTM 19 364085E 4720315N (WGS84/NAD83)	Latitude: 42 37' 22" N	Longitude: 70 39' 31" W
Estimated commencement date: June 2006	Estimated completion date: 2008	
Approximate cost: \$58 million	Status of project design: 10	%complete
Proponent: Sam Park & Company		
Street: Three Central Plaza Suite 420		
Municipality: Boston	State: MA	Zip Code: 02108
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Amy Green		
Firm/Agency: Amy Green Environmental Consulting	Street: 26 Captain Brown's Lane	
Municipality: Acton	State: MA	Zip Code: 01720
Phone: 978-266-0217	Fax: 978-266-0219	E-mail: amy@amy-green.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. 12816) 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): None

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

Yes (Specify _____) No

List Local or Federal Permits and Approvals: Local Order of Conditions, Sewer Connection Permit, Special Permit, Variance, Building Permit

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 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 type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change (Phase I/Phase II)	Total (Phase I / Phase II)	State Permits & Approvals
LAND				<input checked="" 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 checked="" 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____
Total site acreage	36.1			
New acres of land altered		12.5/13.5		
Acres of impervious area	0.2	6.7/11.0	6.9/11.2	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0.5/0 Isolated Land Subject to Flooding		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	260,000/ 160,000	260,000/ 160,000	
Number of housing units	0	120/0	120/0	
Maximum height (in feet)	0	60/36	60/36	
TRANSPORTATION				
Vehicle trips per day	0	1,519/6,479	1,519/6,479	
Parking spaces	0	250/700	250/700	
WASTEWATER				
Gallons/day (GPD) of water use	0	40,000/28,000	40,000/28,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	36,000/26,000	36,000/26,000	
Length of water/sewer mains (in miles)	0.2	<0.1*	0.2*	

*- the existing 0.2 mile water main that cuts through the site will be relocated to a new 0.2 mile easement.

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.)

Sam Park & Company proposes phased construction of a mixed-use development that will total approximately 180,000 square feet (sf) of retail uses and 120 units of senior care facility (i.e., assisted living) with ancillary commercial uses on the ground floor. The project site is located in a Concentrated Development Center (CDC), as identified by the Metropolitan Area Planning Council (MAPC) and the City of Gloucester. It is just east of the Route 128 Extension ("the Extension") Blackburn Circle in Gloucester, Massachusetts. The area, totaling approximately 36 acres, consists generally of wooded and scrub/shrub areas that have been previously disturbed by excavation and rock removal activities and utility easement construction. Dirt roads criss-cross the site, as does an electric and water line easement. Surrounding land uses include the Extension to the north, the Fuller Elementary School ("Fuller School") to the west, residential areas to the southwest and east, and a public playing field (Green Street Fields) to the south.

Phase I will include the 120 units of senior care facility and 20,000 sf of stand alone retail, as well as approximately 250 parking spaces (surface and underground) and all access improvements. Phase II will complete the project with 160,000 sf of additional retail and 700 parking spaces. The project will have access from the Extension via a new Loop Road that will service this project and the Fuller School, and has been designed at the neighbor's request so as to avoid access through adjacent residential areas. The Loop Road has been designed to accomplish two goals: enhance access to this development area and improve access and safety at the Fuller School. The Loop Road will maintain the critical throughput on the Extension, while providing efficient and direct access to the site and connecting remaining parcels within this targeted development area. The site will be designed to encourage pedestrian and bicycle connections between the mixed-use development, school and adjoining residential areas will be provided. Water and sewer will be

provided by municipal services.

The proposed project meets the City's need to expand its tax base and provide senior care housing units. The City has identified this site in the Comprehensive Plan as a site for potential development and, as stated above, the MAPC has identified it as part of Gloucester's Concentrated Development Center (CDC). Community meetings have revealed a need for dry goods retail and senior care housing in the Gloucester area. Residents of Gloucester and Rockport presently have to drive to Beverly for a limited selection of dry goods retail and to the Danvers/Peabody area (approximately 15 miles) for full service retail. A similar situation exists with senior care housing since there is very limited availability on Cape Ann, and families must place their seniors in accommodations that are 10 to 15 miles from their community. An existing facility in Gloucester closed recently, and its residents had to find alternative programs, for which there are already long waiting lists. One of the goals of the CDC is to provide a variety of housing options and to increase elderly housing units. The project elements have been designed in response to these stated needs.

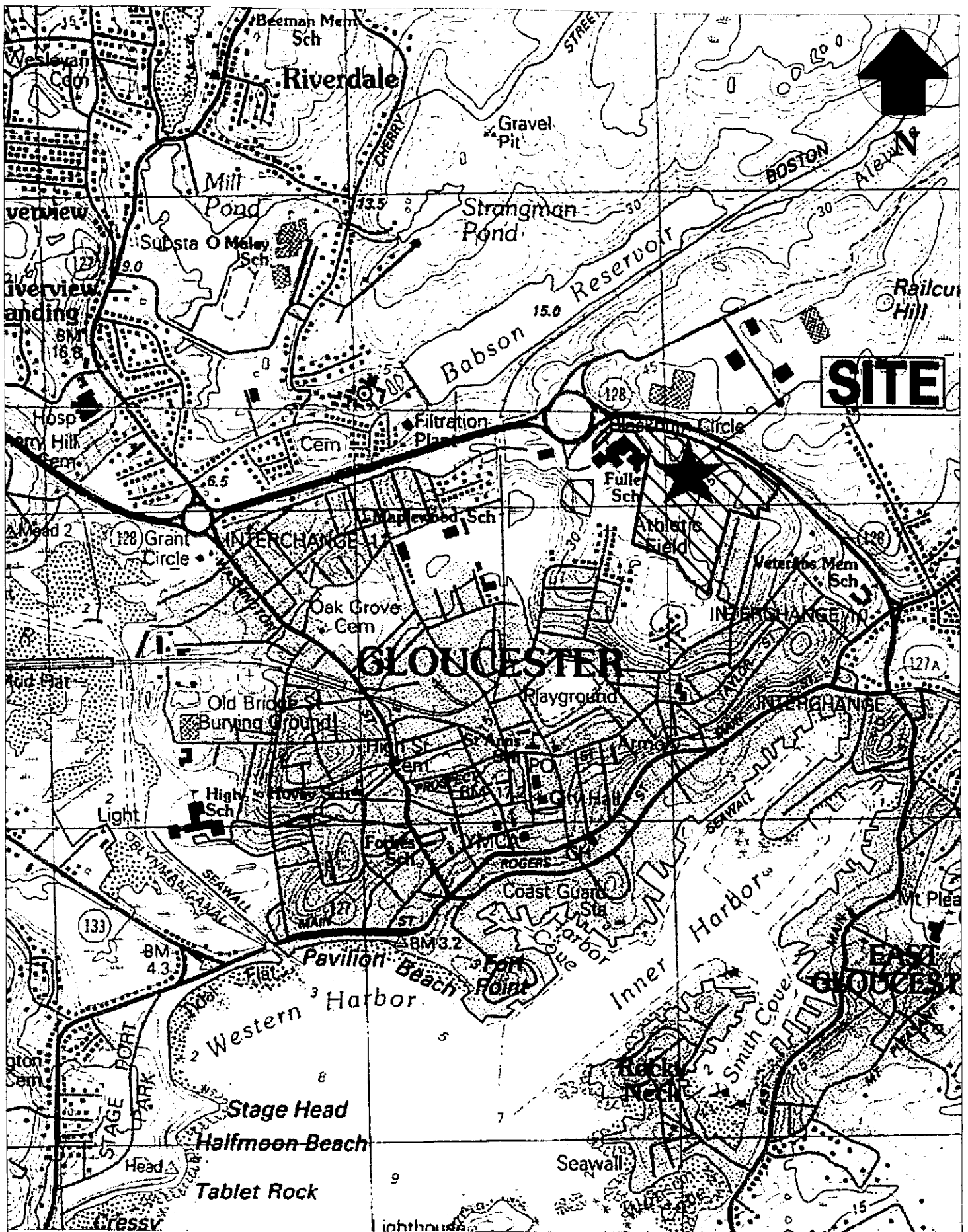
Three general development alternatives were considered, including large retail, small retail, and the proposed mixed use. The all retail options were eliminated for a variety of reasons including inability to fit on the site, not meeting local and regional planning goals, especially for senior care and mixed use, and economics. In addition, four access alternatives were explored.

The site has been designed to minimize environmental impacts. It is sited in an area that is targeted for development, on a site that has had historic disturbances, and avoids key sensitive areas. Impervious area has been reduced by limiting roadway widths and surface parking spaces. Approximately 60 of the proposed spaces will be under the senior care facility. Stormwater will be managed to meet or exceed MADEP standards, using both structural and non-structural Best Management Practices and decentralizing stormwater treatment facilities to provide localized treatment to the greatest extent practicable. Impacts to Isolated Lands Subject to Flooding will occur from the Loop Road and access, but have been minimized. These impacts include removing flood areas from school parking, roads and fields.

The project will require a new Loop Road, which will provide access to the Extension as part of a comprehensive transportation plan endorsed by the City. The Loop Road will provide direct access to the site, the school and the adjoining properties. The Loop Road will intersect the Extension approximately 500 feet east of Blackburn Circle. Under the proposed plan, commercial traffic would use the upper part of the new connection to the Extension. The lower part would be used primarily by the Fuller School and a small number of trips from the proposed development, especially trips related to the senior housing. A Transportation Demand Management plan will be in place. The project will also consider demand responsive signals, signal priority/pre-emption, and intelligent transportation initiatives. A mesoscale air quality analysis demonstrates that the proposed project will not have an adverse impact on regional air quality and will be compatible with the Commonwealth's future SIP to achieve attainment of the new eight-hour NAAQS for ozone. Noise barriers will be provided so that the proposed project will not create a noise nuisance condition, and will comply with the MADEP Noise Policy and the Gloucester Noise Ordinance.

The Massachusetts Office for Commonwealth Development has established ten sustainable development principles that address smart growth issues. The MAPC also has fifteen smart growth principals. The project is clearly a smart growth project, responding to most of these principals, as summarized below.

- The project meets local and regional planning goals. MAPC has designated the area as a Concentrated Development Center. The incorporation of this mixed use project into the area will not only meet regional planning goals, but will also help to bring the area together. In addition, both the retail and senior care components satisfy regional needs.
- Development is concentrated. The immediate environs include residential, business, industrial and educational land uses. The proximity of these land uses, and the provision of connecting walkways and/or bike paths, will provide an integration of the uses and users that compliment each other.



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Gloucester Commons
 Route 128
 Gloucester, Massachusetts

Scale:	1" = 300'	Revision:	
Date:	04/18/06	Project No:	05150
Drawn By:	AZA	Checked By:	CSD

Site Location

FIG. 1