

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>12923</u>
MEPA Analyst:	<u>Bill GAGE</u>
Phone:	617-626- <u>1025</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: West Broadway Redevelopment		
Street: 81 Orton Marotta Way		
Municipality: Boston, MA	Watershed: Charles River	
Universal Transverse Mercator Coordinates: Zone 19 330800E 4689300N	Latitude: 42° 20' 30" N	Longitude: 71° 03' W
Estimated commencement date: Spring 2003	Estimated completion date: Fall 2004	
Approximate cost: \$24.8 million	Status of project design: 75% complete	
Proponent: Boston Housing Authority		
Street: 52 Chauncy Street		
Municipality: Boston	State: MA	Zip Code: 02111
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kate Bennett		
Firm/Agency: Boston Housing Authority	Street: 52 Chauncy Street	
Municipality: Boston	State: MA	Zip Code: 02111
Phone: 617-988-4108	Fax: 617-988-4194	E-mail: kate.bennett@bostonhousing.org

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 301 CMR 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): **DHCD grant of approx. \$13.5 million; DHCD authorizing issuance of approx. \$18 million in tax exempt bonds and guaranteeing repayment; DHCD operating subsidies of approx. \$840,000/yr; no land transfer**

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

List Local or Federal Permits and Approvals: See below (next page)

- (i) Article 80 Certification of Compliance (the Boston Redevelopment Authority (the "BRA"));
- (ii) Approval under General Laws Chapter 121A, and pursuant to the Acts of 1960, Chapter 652, both as amended (the BRA);
- (iii) Boston Civic Design Commission ("BCDC") Approval;
- (iv) Project Notification Form (separate and distinct from this PNF) filed with the Massachusetts Historical Commission, whereon we expect the Commission to certify that the Project is "unlikely to affect significant historic or archeological resources";
- (v) Notice of Determination from the Boston Landmarks Commission under the Demolition Delay Ordinance;
- (vi) Sewer Extension Permit (DEP);
- (vii) Sewer Connection Permit (BWSC);
- (viii) Pre-Construction Notification to Department of Environmental Protection;
and
- (ix) Building permit and ancillary permits (Boston Inspectional Services Department).

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
Total site acreage <i>(project site area 5.38 ac)</i>	26			
New acres of land altered		0		
Acres of impervious area <i>(in project area only)</i>	3.78	(-1.17)	2.61	
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 <i>(project area only)</i>	148,062	(-1,451)	146,611	<input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Number of housing units	180	(-47)	133	
Maximum height (in feet)	30'-0"	7'-6"	37'-6"	
TRANSPORTATION				
Vehicle trips per day <i>(Note: based on currently unoccupied project area)</i>	0	882	882	
Parking spaces	30	132	102	
WASTEWATER				
Gallons/day (GPD) of water use	50,094	(-12,100)	37,994	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	45,540	(-11,000)	34,540	
Length of water/sewer mains (in miles)	0.334	0.136	0.47	

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.)

The Boston Housing Authority (the "BHA") is proposing the construction of 133 units of affordable public housing and related site improvements (the "West Broadway Redevelopment" or "Project"). The Project will replace five existing apartment buildings which currently occupy 5.38 acres within the

26-acre West Broadway Development in South Boston. Activities in a wider area affect traffic and parking conditions on the Project site. For this reason, the traffic and parking investigations encompass the entire West Broadway Development as well as off-development areas. The BHA Police Building located within the redevelopment area will be demolished prior to redevelopment. (A new BHA Police building is under construction in Jamaica Plain and is not included in this ENF.)

Five basic "building blocks" have been developed by combining different arrangements of units ranging from 1 bedroom flats to 4 bedroom townhouses. These building blocks will be arranged on the Project site to create a variety and texture in keeping with the surrounding community.

In addition to the new residential development, a 2,434 square foot management and maintenance office will be created as part of the Project through the renovation of existing multipurpose office and classroom space in Building 22 at the southwest corner of Crowley Rogers and Joyce Hayes Ways. This office will be on the first floor of the existing three-story building and will be fully-accessible. There will also be a 624 square foot, 2 bay garage (of new construction) attached to the renovated office space and accessible from Joyce Hayes Way. The garage will provide space for two vehicles and maintenance equipment, including mowers and snowplows and snow blowers.

Anticipated Stormwater Impacts and Mitigation Measures (refer to Land Section, Item II.H)

The streets that bound the Project site contain combined sewer systems that are owned and maintained by the BWSC. A public 12"x16" combined sewer pipe flows in an easterly direction in West Broadway and becomes a 20"x24" shortly after the intersection of West Broadway and C Street. This combined sewer ultimately flows to the Deer Island Treatment Plant. BWSC is currently planning to separate the existing combined sewer system in West Broadway. Within Crowley Rogers Way, two 24"x27" combined sewer pipes travel from both the east and the west where they connect to a manhole north of the existing park. From this manhole, a 20"x24" combined sewer travels in a southerly direction beneath the park to a manhole in Flaherty Way. From this manhole, a 24"x28" combined sewer travels in a westerly direction beneath Flaherty Way and it is ultimately treated in the Deer Island Treatment Plant. The existing combined sewer system is illustrated in sketch entitled, "Existing Storm/Sewer System", prepared by Judith Nitsch Engineering, Inc., a copy of which is available upon request.

The Project will result in a decrease in the amount of impervious area. Therefore, there will be a decrease in the peak rates and volume of stormwater discharge from the project. The increase in pervious areas (landscaping, trees, etc.) will allow greater infiltration of stormwater into the ground. A stormwater detention system is not required as a result of the decrease in impervious area.

Stormwater runoff from buildings, parking lots, driveways and streets within the Project site will flow overland and will be collected and conveyed within a proposed closed drainage system. At the request of the BWSC, the closed drainage system for the majority of the Project site (located between West Broadway and Crowley Rogers Way) will be discharged into the combined sewer system in West Broadway. The BWSC is planning to separate the combined sewer in West Broadway in the future. The portion of the Project site between Crowley Rogers Way and Flaherty Way will be collected and discharged into the combined sewer system beneath Flaherty Way.

The Project will incorporate best stormwater management practices ("BMPs") to satisfy the DEP Stormwater Management Standards and Policy (the "Policy"). Due to the decrease in impervious area, the peak rate of stormwater runoff in the developed condition will be less than the existing peak rate of runoff for the 2-, 10-, 25-, and 100-year storm events. The stormwater management design will remove Total Suspended Solids ("TSS") from the storm flows before connecting to the BWSC system. Mitigation measures that will be incorporated in the Project design include catch basins with

sediment sumps and oil/grease traps, water quality inlets ("Stormceptor Units") and the implementation of an Operations and Maintenance Plan.

The design objective for the stormwater management system proposed for the Project site is to meet the Massachusetts Stormwater Management Standards to the greatest extent possible.