

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: **12938**
 MEPA Analyst: **Bill GAGE**
 Phone: 617-626-**1025**

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: Squantum Gardens & Naval Terrace		
Street: 77 Saratoga Street		
Municipality: Quincy, MA 02169	Watershed NEPONSET	
Universal Transverse Mercator Coordinates: 333,000 E 4683520 N NAD 27	Latitude: 42-17-17 N	Longitude: 71-01-30 W
Estimated commencement date: 1/24/03	Estimated completion date: 8/27/04	
Approximate cost: \$44,700,000	Status of project design: 10 %complete	
Proponent: Elder Housing, LLC		
Street: 77 Saratoga Street		
Municipality: Quincy	State: MA	Zip Code: 02169
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jason Wedlick		
Firm/Agency: EAFish Associates, LLC	Street: 65 Allerton Street	
Municipality: Boston	State: MA	Zip Code: 02119
Phone: (617) 442-0211	Fax: (617) 442-6121	E-mail: jwedlick@eafish.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): **\$1M-Affordable Housing Trust Fund. \$750,000- State HOME funds. \$250,000- State HSF money.**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes No

List Local or Federal Permits and Approvals: ZONING ZBA, LOCAL FLOODPLAIN, CHAPTER 91 DETERMINATION OF APPLICABILITY, CONSERVATION COMMISSION (NOI) CONSTRUCTION PERMITS

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 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: *Determination of applicability
Total site acreage	<u>14.9</u>			
New acres of land altered		<u>0</u>		
Acres of impervious area	<u>4.49</u>	<u>0.41</u>	<u>5.0</u>	
Square feet of new bordering vegetated wetlands alteration		<u>0</u>		
Square feet of new other wetland alteration		<u>0</u>		
Acres of new non-water dependent use of tidelands or waterways		<u>0</u>		
STRUCTURES				
Gross square footage	<u>43,680</u>	<u>197,750</u>	<u>197,750</u>	
Number of housing units	<u>48</u>	<u>223</u>	<u>271</u>	
Maximum height (in feet)	<u>14</u>	<u>70</u>	<u>70</u>	
TRANSPORTATION				
Vehicle trips per day	<u>60</u>	<u>350</u>	<u>410</u>	
Parking spaces	<u>0</u>	<u>280</u>	<u>280</u>	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	<u>11,616</u>	<u>34,243</u>	<u>45,859</u>	
GPD water withdrawal				
GPD wastewater generation/treatment	<u>10,560</u>	<u>31,130</u>	<u>41,690</u>	
Length of water/sewer mains (in miles)	<u>0.95</u>	<u>(.09)</u>	<u>0.86</u>	

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

Project Description:

The proposed project is a 271-unit independent living, affordable apartment community for seniors. Currently, there are 48 duplex apartments on the portion of the site known as Naval Terrace, which are fully occupied. The Squantum Gardens site, containing mainly abandoned buildings, is located on roughly 14.97 acres near the intersection of East Squantum Street and Quincy Shore Drive in Quincy, Massachusetts. The site was acquired from the United States Department of Housing and Urban Development with the express goal of creating affordable housing. The new development at Squantum Gardens will consist of 223 units of new construction in 3 separate buildings: one 5-story building with 163 units and two 3-story buildings with 30 units in each building.

Onsite alternatives could include a number of alternate designs, including one large building, many smaller buildings and perhaps a minor decrease or increase in the number of units. Responding to the needs of the community, the owner and development manager have crafted a plan that meets the requests of the community. Impacts of an alternate design would have no change in the necessity of the project to seek and Environmental Determination from MEPA, or the need to seek a Determination of Applicability from the Department of Environmental Protection. If located offsite, this project would have significant difficulty finding another site in North Quincy to support a project of this size. In addition, environmental cleanup on the site prior to construction by the proponents would not occur if the project did not move forward at the current location. }

The proponent is prepared to consider proposed mitigation by the appropriate government agencies. The site has been the historical location of recorded releases of oil or hazardous material (OHM) to the environment, according to Massachusetts Department of Environmental Protection (MA DEP) and U.S. Department of Defense (DoD) and at least one Activity and Use Limitation (AUL) has been recorded on a portion (1.46 acres) of the subject property. At present, a Phase I and Phase II Environmental Site Assessment will be performed. In addition, a Lead Paint and Asbestos assessments will be performed as well as a soil management plan to provide mitigation of current environmental conditions on the Squantum Gardens site.