

13047
 Lee Andrea Dames
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Environmental ENF Notification Form

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: 555 Huntington Avenue Student Residence Facility		
Street: 555 Huntington Avenue		
Municipality: Boston	Watershed: N/A	
Universal Transverse Mercator Coordinates:	Latitude: 42.375°	Longitude: -71.103°
Estimated commencement date: 01/01/04	Estimated completion date: 06/01/05	
Approximate cost: \$25 million	Status of project design: approx. 50 %complete	
Proponent: Wentworth Institute of Technology		
Street: 550 Huntington Avenue		
Municipality: Boston	State: MA	Zip Code: 02115
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William H. McCarthy, Jr., Esq.		
Firm: Law Office of William H. McCarthy, Jr.	Street: Nine Killam Farm Lane	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: (508) 481-8252	Fax: (508) 481-1208	E-mail: mccarthylaw@charter.net

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): MDFA \$25 million

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify: Requesting EOEA defer to BRA Art. 80 review) No

List Local or Federal Permits and Approvals:

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 type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" 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 checked="" 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
Total site acreage	25,400 s.f.			
New acres of land altered		0		
Acres of impervious area	<1	<1		
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				X DEP or MWRA Sewer Connection/ Extension Permit x Other Permits (including Legislative Approvals) – Specify:
Gross square footage	104,000 s.f.			
Number of housing units	0	300 student beds		
Maximum height (in feet)	76±			MWRA: Section 8(m) permit Sewer use discharge permit
TRANSPORTATION				
Vehicle trips per day				
Parking spaces	0	0		
WASTEWATER				
Gallons/day (GPD) of water use	2,000	31,900	33,900	
GPD water withdrawal				
GPD wastewater generation/ treatment	2,000	31,900	33,900	
Length of water/sewer mains (in miles)	0.02	0.0	0.03	

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 _____) xNo

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) xNo

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 _____) xNo

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 _____) xNo

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

Yes (Specify _____) xNo

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) xNo

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.*)

(a) Wentworth Institute of Technology proposes to construct an approximately 300-bed, apartment-style student residence facility (the "Project") on Wentworth-owned land along Huntington Avenue in the Mission Hill section of Boston. The Project site (the "Site") is located on the north side of Huntington Avenue between Evans Way (to the west) and Vancouver Street (to the east). The Site is currently occupied by two buildings (549 Huntington Avenue and 553/555 Huntington Avenue) operated by Wentworth for offices and a vacant lot that was formerly a gas station (541 Huntington Avenue). At present, the structure is contemplated to be seven (7) stories high and to contain approximately 104,000 square feet of gross floor area. The approximate 76±-foot height of the building (exclusive of parapets, unoccupied penthouses, antennas, etc.) is driven, in this case, by the limited footprint of the land which comprises the Site. Based on current planning and design concepts, the construction cost for the Project is estimated at \$19,150,000. The total development cost for the Project, including soft costs, is estimated at \$25,000,000;

(b) An on-site alternative under consideration is an eight- (8) story structure with approximately 350 beds and approximately 1,200 s.f. of ground floor retail (convenience store) space. No additional impacts of any consequence would be associated with this alternative. No off-site alternatives are deemed feasible alternatives;

(c) The project itself is considered to be mitigation of existing traffic conditions by reducing commuter traffic to the Site. Additional mitigation would be the reduction in college students residing in nearby neighborhood housing units. The on-site alternative would represent proportionately greater mitigation in the same respects.