

EOEA # 13567  
 Anne Canaday  
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**Commonwealth of Massachusetts**

Executive Office of Environmental Affairs ■ MEPA Office

# ENF Environmental 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.

<b>Project Name: Simmons College School of Management and Quad Project</b>		
Street: Avenue de Lafayette/Palace Road		
Municipality: Boston, MA	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: X: 4,689,528.73 m Y: 326,976.59 m	Latitude: 42° 20' 19" Longitude: 71° 06' 01"	
Estimated commencement date: 2006	Estimated completion date: 2009	
Approximate cost: \$67 million	Status of project design: Less than 5% complete	
Proponent: Simmons College		
Street: 300 The Fenway		
Municipality: Boston	State: MA	Zip Code: 02115
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mitchell L. Fischman		
Firm/Agency: Daylor Consulting Group, Inc.	Street: 10 Forbes Road	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 782-884-2553	Fax: 617-451-5065	E-mail: mfischman@daylor.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  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). **It is anticipated that tax-exempt bonds to finance the Project will be issued by a State Agency.**

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

List Local or Federal Permits and Approvals: **(1) BRA Article 80 Large Project Review & Institutional Master Plan (IMP) Amendment, (2) Schematic Design Review by Boston Civic Design Comm. (3) Approval of IMP Amendment by Boston Zoning Commission; (4) Transportation Access Plan Agreement/Construction Management Plan with Boston Transportation Dept., (5) Sewer and Water Connection Permit/Site Plan Approval by Boston Water & Sewer Commission, (6) Curb Cut Permit Modifications (if required) by Boston Department of Public Works, Public Improvement Commission, (7) License for Storage of Fuel in Gas Tanks of Vehicles & Garage Permit with Boston Public Safety Comm./Committee on Licenses; (10) Building Permits, Certificates of Occupancy/other construction**

**related permits with Boston Dept. of Inspectional Services; (11) U.S. EPA, NPDES General Permit for Construction Stormwater Discharges**

**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 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	Total	State Permits & Approvals
<b>LAND</b>				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding 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 (including Legislative Approvals) – Specify:
Total site acreage	2.28 ± ac.			
New acres of land altered		None		
Acres of impervious area	2.02 ± ac.	-0.42 ± ac.	1.6 ± ac.	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
<b>STRUCTURES</b>				
Gross square footage <sup>1</sup>	0	66,000±	66,000±	
Number of housing units	None	None	None	
Maximum height (in feet) <sup>2</sup>	0	82 ±	82 ±	
<b>TRANSPORTATION</b>				
Vehicle trips per day <sup>3</sup>	6,033	672	6,705	
Parking spaces	335	380 <sup>4</sup>	715	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	+11,000	+11,000	
GPD water withdrawal	0	+11,000	+11,000	
GPD wastewater generation/ treatment	0	+10,000	+10,000	
Length of water/sewer mains (in miles)	NA	NA	NA	

<sup>1</sup>GSF as defined in the Boston Zoning Code <sup>2</sup>Boston Zoning Code height to top of highest occupied floor  
<sup>3</sup>Note: All vehicle trips are unadjusted ITE vehicle trips (LUC 550, College) defined as total trips unadjusted for transit usage and other modal splits. <sup>4</sup>Please refer to Section 4.1.3 of the PNF/IMP NF in Attachment C for discussion of parking demand

**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.

### Overview

**Simmons College, founded in 1899, is a nationally distinguished, small university in the heart of Boston. The undergraduate women's college provides an exceptional liberal arts education integrated with professional preparation. The College offers co-ed graduate programs in health studies, education, communications management, social work, library and information science, and liberal arts — plus a unique MBA program designed specially for women.**

### Project Site

**The Project Site is located within the Main Academic Campus bordered by Avenue Louis Pasteur on the west, The Fenway on the north, Palace Road on the east, and the Boston Latin High School on the south. Five buildings are situated on the Main Academic Campus. These buildings include: The Main Academic Building (300 The Fenway), Lefavour Hall, Park Science Center, the new Simmons Library, and One Palace Road (see Figure 1-1 and 1-2 in Attachment A). An internal surface parking lot, striped for 275-spaces, is located internally to the rear of the Main Academic Building.**

### Project Description and Alternatives

**Simmons' renowned School of Management (SOM) is currently housed in a satellite location on Commonwealth Avenue in the Back Bay, occupying approximately 95,500 square feet. The Project proposes the relocation of the School of Management from the Back Bay/Kenmore Square neighborhood to the Main Academic Campus, and to construct a new below-grade garage for approximately 715 vehicles, a portion of which will serve as the foundation of the**

**new building (the "Project"). The new five-story building of approximately 66,000 square feet will be situated on the current parking lot between the Park Science Center and One Palace Road parallel to the campus border with Boston Latin High School (the "Project Site"). This new building will also serve academic and administrative needs for the College including event areas, classrooms, and administrative and faculty offices. The garage will serve uses on the Academic Campus and residents of Simmons' Main Residential Campus (between Brookline Avenue and the Riverway). As part of the Project, a new landscaped green quadrangle above the garage will be introduced, providing a new center on the campus. Proposed future enhancements of the quadrangle's green space include landscaped spaces for teaching and campus life.**

**A new building designed specifically to meet current and future requirements will allow SOM to compete more effectively for top MBA and undergraduate management students; provide state-of-the-art teaching and executive education facilities; strengthen Simmons' work culture by housing all of our faculty and staff together; and provide more opportunities for fruitful collaboration with other Simmons schools and programs.**

**Vehicular access and egress will occur from Avenue Louis Pasteur. Service and loading facilities currently at the existing loading docks for the Main Building are being conceptually evaluated to be moved into the underground garage. The existing loading dock at the Park Science Center will also remain. Pedestrian access will be improved through the design of the new quadrangle. Simmons will have a green space that accommodates pedestrian circulation between all buildings on its central campus.**

**Simmons College filed a Project Notification Form/Institutional Master Plan Notification Form with the Boston Redevelopment Authority ("BRA") on June 20, 2005 in accordance with Article 80 of the Boston Zoning Code (the "Code"). A copy of the PNF/IMP NF is included as Attachment C. The Proponent expects to submit a Draft Project Impact Report ("DPIR") and an amendment to the Institutional Master Plan ("IMP") to the BRA which will assess potential project impacts on transportation, shadow, noise, air quality, water quality, solid and hazardous wastes, geotechnical, construction, historic resources, and infrastructure. The DPIR will also propose measures to mitigate potential environmental impacts. Under the No Build Alternative, the School of Management will remain in the Back Bay and the project site will remain as a surface parking lot.**

**The filing of this ENF is required because the project exceeds the MEPA review threshold of creating more than 300 new parking spaces and involves "state action" in that Simmons may seek financing from a State Agency (e.g. the Massachusetts Health and Educational Facilities Authority) and the project exceeds a MEPA review threshold of creating more than 300 new parking spaces.**