

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs
 EOE A No.: 14273
 MEPA Analyst: Holly Johnson
 Phone: 617-626-1023

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: Bayside Development		
Street: 150 Mount Vernon Street		
Municipality: Boston	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude: 42° 19' 17"	
Easting: 331306	Longitude: 71° 02' 50"	
Northing: 4687490		
Estimated commencement date: 9/2010	Estimated completion date: 9/2013	
Approximate cost:	Status of project design: 10 %complete	
Proponent: Corcoran Jennison Companies		
Street: 150 Mount Vernon Street, Suite 500		
Municipality: Boston	State: MA	Zip Code: 02125
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard Jabba		
Firm/Agency: Fort Point Associates, Inc.	Street: 33 Union Street, 3 rd Floor	
Municipality: Boston	State: MA	Zip Code: 02108
Phone: 617-357-7044	Fax: 617-357-9135	E-mail: rijabba@fpa-inc.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 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): Land transfer from the Department of Conservation and Recreation, and possible state infrastructure funding

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: NPDES NOI; FAA Notice of Construction; Boston Transportation Department (Transportation Access Plan); Boston Water and Sewer Commission (Water and Sewer Connection Permits); Boston Conservation Commission; Boston Public Works

Department (Street Opening/Occupancy permits); Boston Zoning Commission (PDA); Boston Parks and Recreation; and Boston Public Improvement Commission.

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 checked="" 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
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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Article 97 – Land Disposition; DEP Notification of Construction and Demolition; DEP Dewatering Discharge; CZM – Consistency Determination
Total site acreage	27.8			
New acres of land altered		0		
Acres of impervious area	25.7	-3.6	22.1	
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				
Gross square footage	309,276	680,536	989,812	
Number of housing units	0	300	300	
Maximum height (in feet)	65	16	81	
TRANSPORTATION				
Vehicle trips per day	3,195	8,380	11,575	
Parking spaces	2,295	-411	1,884	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	46,096	174,850	220,946	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	41,905	158,955	200,860	
Length of water/sewer mains (in miles)	Water -0.12* Sewer - **	1.02 0.61	1.14 0.61	

* There is about 0.12 of water line that may be reused.

** Although there is approximately 0.13 miles of existing sewer line on the site, none of it is planned for reuse. The existing sewer line is not a sewer main, used only for building connections, private, and is not indicated on BWSC maps.

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 There may be a long-term easement, transfer of property) 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 - However, there will be offsite improvements to historic parkways.

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

Yes (Specify_There will be alteration of some of the historic parkways including transportation improvements in with road alignments, signals, and pedestrian crossings.) 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 necess ary.)

(a) Project Description: The proponent plans to redevelop the existing site into a mixed-use development that will transform the large exhibition center, hotel, and office area into a vibrant, attractive, mixed-use community with increased open space and transit-oriented features. The development will be built in two phases: Phase I and Full Build over a period of approximately 4 to 8 years. This ENF/PNF details the Phase I portion of the project and provides an overview of the project at Full Build. Phasing will allow the project to meet expected market absorption rates as well as to maximize public benefits and minimize construction related impacts to the neighborhood and the project itself.

Phase I - Phase I of the Bayside Development will consist of retail at the ground level with residential and some office uses on the upper levels. The focus of Phase I of the development will be the boulevard-style main street that will support a range of retail uses with office and residential above. Approximately 300 dwelling units, 250,000 gsf of retail space, and 105,000 gsf of office space would be built during this phase. These areas will accommodate space for a large supermarket and a retail outlet along the Mount Vernon Street side of the site. Supporting uses will include a health club and parking spaces at grade and in structured parking. Vehicular access will continue to be from existing points along Mount Vernon Street and the William J. Day Boulevard. The existing office and hotel buildings will remain, and the existing exposition buildings will be demolished

Full Build - The Full Build project will include an addition of approximately 650 residential units in as many as 6 distinct building. It is anticipated that the development of these units will proceed as market conditions warrant. While not currently planned, there may also be a substitution of office space for residential space as the market allows. During these future phases, the remaining portion of the site will be developed with residential and open space uses. These buildings will range from 1 to 21 stories. There will be substantial open space uses, mainly along the north and east sides of the property adjacent to the Department of Conservation and Recreation (DCR) property. Direct connections to the DCR recreational property that fronts Dorchester Bay will be enhanced and allow users to seamlessly access the site at key locations.

Public Areas - The project will provide substantial new public access to existing public areas adjacent to the site, including Moakley Park to the north and West Link to the east, and within the site at sidewalk cafes, shops, and other public open space areas. A key component of the Phase I program is to provide a direct visual and physical connection through the site between the waterfront open space areas and the JFK/UMass public transit station. Visitors, residences, and others will be able to walk from this station to the site in less than five minutes and then

directly to the waterfront along the site's Main Street.

(b) Other than additional design refinements, there is one project alternative: a No Build Alternative. Under the No Build Alternative, the site would remain in its present state as a 280,000 sf showroom and associated 11.3 acres of paved parking. Most of the site would remain inaccessible to the public except during use of the Bayside Exposition Center. There would not be any off-site transportation improvements.

(c) On and Off-site Mitigation Measures - The project provides substantial public access both to Boston Harbor (Old Harbor/Dorchester Bay). A community room or similar component that supports use along the waterfront and/or Carson Beach is being proposed. The building heights, massing, orientation, landscaping and uses will create a view corridor to the Harbor and a destination for both residents and visitors. Off-site mitigation measures include transportation upgrades to signals, roadways, pedestrian crossings, and sidewalks.