Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13345
MEPA Analyst: LeAndrea Dames
Phone: 617-626-1028

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: Bank Stabilization and Parking Deck Construction		
Street: 108 Myrtle Street		
Municipality: Quincy	Watershed: Neponset	
Universal Tranverse Mercator Coordinates: 19 332090E, 4682686N	Latitude: 42° 16' 42" N Longitude: 71° 02, 11" W	
Estimated commencement date: Spring 2005	Estimated completion date: Fall 2005	
Approximate cost: $2,000,000	Status of project design: 50 %complete	
Proponent: Boston Properties Limited Partnership		
Street: Prudential Center, 111 Huntington Ave, Suite 300		
Municipality: Boston	State: MA	Zip Code: 02199-7610
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Holly S. Johnson		
Firm/Agency: Beals and Thomas, Inc.	Street: 144 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: 508-366-0560	Fax: 508-366-4391	E-mail: hjohnson@btiweb.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): N/A

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

List Local or Federal Permits and Approvals:
Order of Conditions-Quincy Conservation Commission, Superceding Order of Conditions-DEP, Site Plan Review Special Permit-Quincy Planning Board, Flood Plain Special Permit-Quincy Zoning Board of Appeals.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- ☐ Land
- ☐ Water
- ☐ Energy
- ☒ ACEC
- ☐ Rare Species
- ☐ Wastewater
- ☐ Air
- ☐ Regulations
- ☒ Wetlands, Waterways, & Tidelands
- ☐ Transportation
- ☐ Solid & Hazardous Waste
- ☐ Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	8.3±		
New acres of land altered		0	
Acres of impervious area	4.25±	-0.16±	4.1±
Square feet of new bordering vegetated wetlands alteration			
Square feet of new other wetland alteration			
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	171,780	66,000[1]	210,180
Number of housing units	0	0	0
Maximum height (in feet)	77'	0	77'
TRANSPORTATION			
Vehicle trips per day[2]	2,000	0	2,000
Parking spaces	503	161±	664±
WATER/WASTEWATER			
Gallons/day (GPD) of water use	8,550±	0	8,550±
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	5,600±	0	5,600±
Length of water/sewer mains (in feet)	700'	0	700'

State Permits & Approvals

- ☒ Order of Conditions
- ☒ Superceding Order of Conditions
- ☐ Chapter 91 License
- ☐ 401 Water Quality Certification
- ☐ MHD or MDC Access Permit
- ☐ Water Management Act Permit
- ☐ New Source Approval
- ☐ DEP or MWRA Sewer Connection/ Extension Permit
- ☐ Other Permits (*including Legislative Approvals*) – Specify:

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

1 Approximate square footage of 2-level parking garage deck, however, only new footings will be placed atop existing pavement.

2 Estimated using ITE Land Use Code 710, General Office Building, ITE Trip Generation, 6th Edition.

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 Neponset River Estuary) ☐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.*)

Project Site

The proposed project is located at 108 Myrtle Street on the site of an existing 6-story office building situated adjacent to Sagamore Creek and proximate to the Neponset River. The site presently contains approximately 503 at-grade paved parking spaces and is located in an area dominated by commercial and office uses. The majority of the site consists of impervious surfaces, with a variable width strip of vegetation (lawn or wetland vegetation and bank) adjacent to the edge of the creek. The subject site is bounded to the west, south, and east by Sagamore Creek, and to the north and northeast by commercial properties. Beyond the commercial development to the east is Newport Avenue. This project site is located within the Neponset River Estuary, a designated Area of Critical Environmental Concern (ACEC).

Project Proposal

This project is twofold: stabilize the eroding bank along a portion of the property adjacent to Sagamore Creek that is presently being eroded during specific types of storm events and facilitate construction of a parking deck above existing paved parking spaces to accommodate tenants of the office building located on the property. Bioengineering techniques will be implemented to assist in the establishment of new vegetation along the eroded coastal bank, with all work being concentrated above the mean high water line, using species consistent with existing conditions. New vegetation will stabilize the coastal bank, alleviating the erosive conditions exhibited during spring tides and storm events characterized by strong westerly winds. The parking garage is anticipated to be approximately 125' by 264' and situated above the existing pavement to increase parking efficiency on site. It is projected that this new parking garage will result in a net gain of 161± parking spaces on the property. To accommodate this parking garage a reconfiguration of existing at grade parking spaces will be necessary in order to ensure safe and logical circulation patterns and to provide space for the footings of the parking garage and ramp. The parking garage will include at least one elevated parking level above existing at-grade parking and will likely be constructed of precast concrete.

Impacts and Mitigation

The bank stabilization portion of this project will effectively mitigate existing erosion to the coastal bank adjacent to the property site by reestablishing a healthy bank and associated vegetation. This will serve to protect the existing building on the property while maintaining the buffer between the building and the wetland resource areas. All work associated with the bank stabilization will occur above the mean high water elevation, therefore additional Chapter 91 Waterways Licensing is not required for the project. Reestablishing and stabilizing the bank and vegetation will improve these resource areas within the Neponset River Estuary to a more healthy condition.

The parking garage will be constructed above existing paved parking spaces, thereby not increasing the overall impervious area on the property. The parking garage has been set back as far as practicable from nearby

wetland resource areas, while still providing an appropriate number of parking spaces to service the site and maintain safe and logical circulation patterns. During construction of this parking garage appropriate best management practices will be implemented and appropriate stormwater management techniques will be utilized in the design process to effectively convey stormwater on site.

Other Alternatives:

No-Build: Under a No-Build Scenario the coastal bank proximate to the property's western section of the shorefront of Sagamore Creek would continue to erode during spring tides and strong westerly winds, potentially leading to concerns regarding the building's stability itself and exposing the property to enhanced storm damage. Additionally, without the construction of additional parking on site, parking problems will continue to persist, hampering the ability of Boston Properties to effectively lease building space and contributing to safety and circulation concerns.

Bank Stabilization Improvements Only: This alternative would effectively only resolve one of the two issues presently facing the project proponent on site. While implementing the bank stabilization project will effectively reduce erosion of the Sagamore Creek coastal bank, not accommodating additional parking on the site will continue to hinder the ability to lease office space. More parking is necessary to meet the needs of present and future tenants.

Bank Stabilization and Non-Structured Parking: This alternative is not feasible in its entirety due to the developed nature of the area. The site already has many at-grade parking spaces as possible on the property and expansion within the lot or onto other lots is not practicable. The bank stabilization project could proceed as anticipated under this scenario, reaping all the anticipated benefits of restoring coastal bank within an ACEC.