

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEА No.: **13870**
 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: Jacob Wirth's		
Street: 31-45 Stuart Street, Boston		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: UTM Zone 19; 330048 , 4690832	Latitude: 42 21'4.30" N	Longitude: 71 3'48.44" W
Estimated commencement date: Late 2007	Estimated completion date: Spring 2009	
Approximate cost: \$136 million	Status of project design: Conceptual Design	
Proponent: Weston Associates		
Street: 170 Newbury Street		
Municipality: Boston	State: MA	Zip Code: 02116
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Doug Kelleher		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: dkelleher@epsilonassociates.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. _____)
- 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)) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Special Review Procedure? (see 301CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No The Project is also undergoing review by the Boston Redevelopment Authority ("BRA") under Article 80B of the Boston Zoning Code (Large Project Review).

List Local or Federal Permits and Approvals: **US Environmental Protection Agency** – NDPES Permit; **Federal Aviation Administration** – Determination of No Hazard to Air Navigation; **Boston Redevelopment Authority** – Article 80 Large Project Review; **Boston Air Pollution Control Commission** - Approval for parking spaces; **Boston Civic Design Commission** - Approval of Schematic Design; **Boston Water and Sewer Commission** - Sewer Use Discharge Permit, Site Plan Approval, Sewer Extension/ Connection Permit, Stormwater Connection; **City of Boston Committee on Licenses** - Parking Garage Permit, Fuel Storage License; **Boston Inspectional Services Department** - Building and Occupancy Permits; **Boston Landmark Commission** - Landmark Designation Review; **Boston Zoning Commission** - U-District Approval

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 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 type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input checked="" 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"/> 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 (Direct & Indirect) <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 (including Legislative Approvals) – Specify: Massachusetts Historical Commission – Chapter 25A State Register review
Total site acreage	0.57			
New acres of land altered		0		
Acres of impervious area	0.57	0	0.57	
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	14,006	362,000	376,006	
Number of housing units	0	181	181	
Maximum height (in feet)	35 +/-	254	289	
TRANSPORTATION				
Vehicle trips per day				
Unadjusted:	980	1,872	2,852	
Adjusted:	680	493	1,173	
Parking spaces	86	133	219	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	3,850	49,973	53,823	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	3,500	45,430	48,930	
Length of water/sewer mains (in miles)	0	0	0	

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: Jacob Wirth's Building, 31-39 Stuart Street, Boston) No

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

Yes (Specify: Jacob Wirth's Building rear kitchen addition) 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 necessary.*)

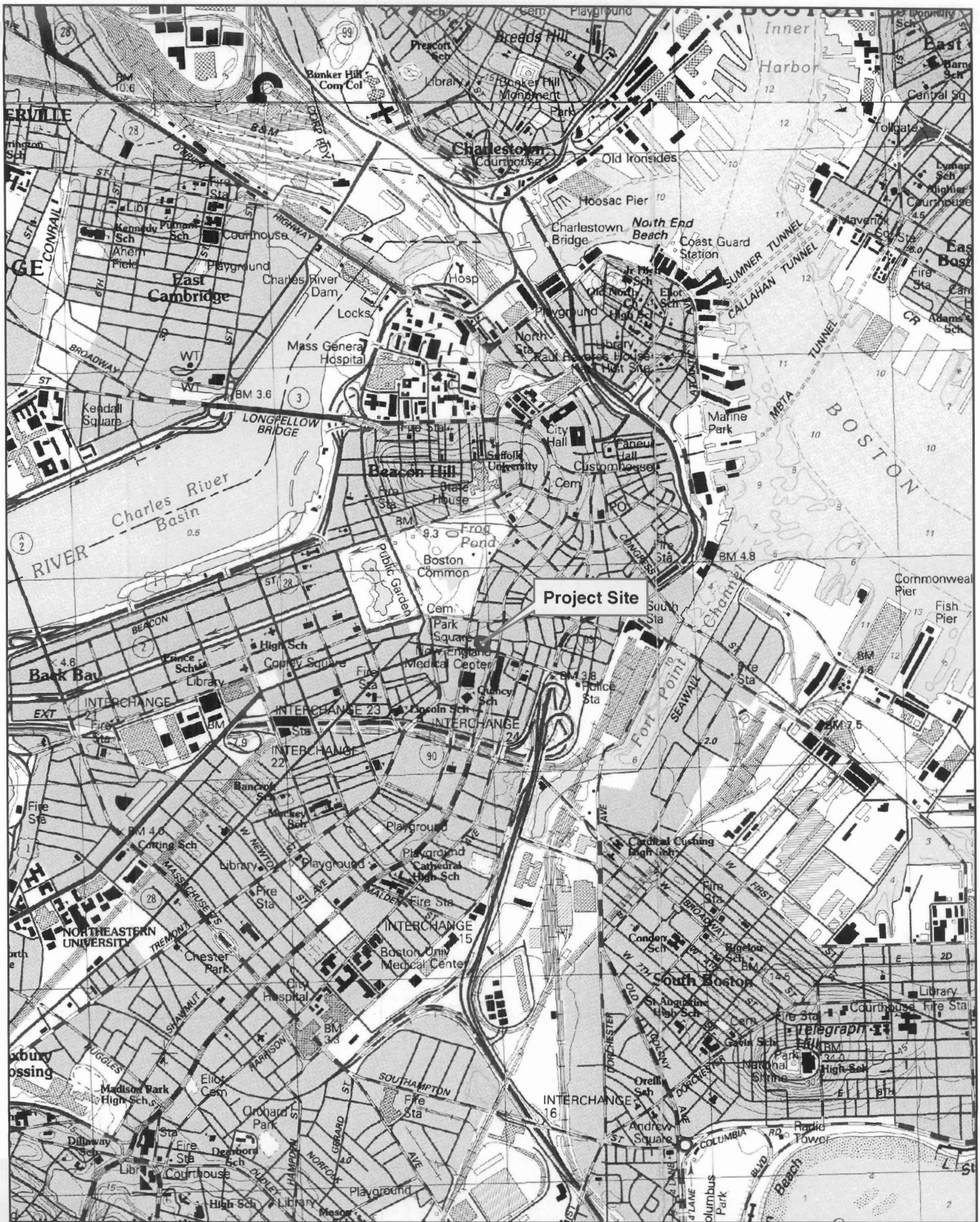
Project Site: The Jacob Wirth's Project ("the Project") will be located on an approximately 0.57-acre (24,622-square foot) parcel at 31-45 Stuart Street in Boston's Midtown Cultural District, adjacent to the Chinatown neighborhood. The site is bounded by LaGrange Street to the north, 29 Stuart Street and 24 LaGrange Street to the east, Stuart Street to the south, and the buildings at 59-61 Stuart Street and 216 Tremont Street to the west. Figures 1-1 and 1-2 show the Project location. The Project area includes a mix of uses and is characterized by a collection of high- and mid-rise residential and commercial buildings. It is immediately adjacent to office uses, health care institutions, and has excellent access to mass transit and vehicular transportation systems.

Proposed Project: The proposed Project includes the construction of a 28-story mixed use building with approximately 362,000 square feet of hotel and residential space. The proposed building will house a 108-room hotel on the first six floors and approximately 181 residential units on the upper 22 floors. The Project will establish affordable housing opportunities in accordance with the Mayor's Executive Order from May 16, 2006. The Project program also includes a three-level, below-grade parking garage with 219 spaces. The proposed Project will also include the removal of the rear kitchen ell of the Jacob Wirth's restaurant at 31-39 Stuart Street. It will be replaced by a new kitchen in approximately the same location but incorporated as part of the new building (see Figure 1-3 and 1-3.1).

Alternatives Considered: In addition to the Proposed Project Alternative, through the Article 80 City of Boston review processes, Weston Associates will examine a No-Build Alternative, and an Alternative that fully complies with the Project site's current zoning by right. Thus far, Weston Associates has been working with the Boston Redevelopment Authority (BRA) on various conceptual designs for the proposed building. This review has focused primarily on the building's architectural massing.

Proposed Mitigation Measures: The proposed Project will include mitigation measures to avoid and

minimize potential environmental impacts to the greatest extent practicable. Mitigation measures will likely include those designed to prevent impacts in the following categories: historic resources, traffic, groundwater levels, stormwater runoff quantity and quality, air quality, noise, the potential for solar glare, and wind patterns. In addition to the proposed long-term mitigation measures included in the Project, all appropriate measures will be taken during construction to minimize disruptions in the area.



Scale 1:24,000
1 inch = 2,000 feet

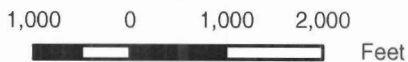


Figure 1-1
USGS Locus Map

Basemap: 1985 Boston North and 1987 Boston South USGS Quadrangles, MassGIS

Jacob Wirth's
Boston, Massachusetts

Epsilon
ASSOCIATES INC.