

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13901
 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: Jackson Square		
Street: Neighborhood surrounding Columbus Avenue/Center Street intersection		
Municipality: Boston, MA	Watershed: Charles River Watershed	
Universal Transverse Mercator Coordinates: UTM Zone 19; 327086 , 4687732	Latitude: 42° 19'21.51" N	Longitude: 71° 5'54.51" N
Estimated commencement date: Spring 2008	Estimated completion date: Winter 2013	
Approximate cost: \$225 million	Status of project design:	5 %complete
Proponent: Jackson Square Partners LLC.		
Street: 31 Germania Street		
Municipality: Boston	State: MA	Zip Code: 02130
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Ron Morad		
Firm/Agency: Epsilon Associates	Street: 3 Clock Tower Place	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: rmorad@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. _____) 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):

The Project involves the transfer of approximately 2.0 acres of land owned by the Division of Capital Asset Management (DCAM) and 1.7 acres owned by the MBTA. The Project will receive financial assistance from the Massachusetts Department of Housing and Community Development (DHCD), the Massachusetts Executive Office of Transportation (EOT) and the Office for Commonwealth Development (OCD).

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

List Local or Federal Permits and Approvals: **US Environmental Protection Agency** – coverage under NDPEs General Permit for Stormwater during Construction; **Boston Redevelopment Authority** – Article 80 Large Project Review, Planned Development Area Approval; **Boston Civic Design Commission** - Approval of Schematic Design; **Boston Zoning Commission** – Planned Development Area Approval; **Boston Transportation Department** – Transportation Access Plan Agreement, Construction Management Plan; **Boston Inspectional Services Department** - Building and Occupancy Permits; **Boston Water and Sewer Commission** - Sewer Extension/ Connection Permit; **Boston Committee on Licenses** - Parking Garage License, Fuel Storage License; **Public Works Department/Public Improvement Commission** – Curb Cut Permits, Street Discontinuances and Acceptances, Specific Repairs; **Boston Parks Commission** – Approval of construction within 100 feet of park.

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
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 <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	9.1			
New acres of land altered		9.1		
Acres of impervious area	4.6	3.7	8.3	
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	70,000	695,320	765,320	
Number of housing units	0	429	429	
Maximum height (in feet)	40 +/-	80 +/-	120 +/-	
TRANSPORTATION				
Vehicle trips per day	496	7,131*	7,627	
Parking spaces	58	570	628	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	2,000	102,719	104,719	
GPD water withdrawal	0	0	0	

GPD wastewater generation/treatment	1,800	93,399	95,199
Length of water/sewer mains (in miles)	0	0.17	0.17

* The adjusted number of vehicle trips per day generated by the Project is expected to be 2,888.

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: Stony Brook Industrial Area) 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 (You may attach one additional page, if necessary.)

(a) Project site: Jackson Square ("the Project") includes approximately 9.1 acres of land in Boston's Jamaica Plain and Roxbury neighborhoods. The land is concentrated in three areas ("Site I," "Site II," and "Site III") surrounding the existing Jackson Square MBTA Station. Figure 1 shows the location of the Project. Figure 2 shows existing conditions on the Project site.

Proposed Project: The proposed Project includes the construction of multiple buildings and facilities in five phases over six years between 2007 and 2013. At 429 units (452,010 square feet (s.f.)), housing represents the largest single element of the program. The program includes approximately 251 units (59 percent) affordable to households earning up to 80 percent of the area median income (AMI), and an additional 39 units affordable to moderate income households (earning less than 110 percent of the AMI). It also includes approximately 67,700 s.f. of ground floor retail space, approximately 13,500 s.f. of office space and approximately 50,600 s.f. of community facilities, including a Youth and Family Center and an indoor active recreation facility. The Project also includes streetscape, public infrastructure and open

space improvements, and there will be approximately 500 off-street and 128 on-street spaces. Figure 3 shows the location and proposed program for each of the sites.

An early start, preparatory phase, is expected to commence in late 2007 and be completed in 2008. The early start includes replacing the existing Division of Youth Services (DYS) facility (Building F), which is located in a one-story annex building attached to 1542 Columbus Avenue. This annex must be demolished to allow for construction of the new retail/residential building (Building C). Temporary access, surface parking and outdoor play space will be developed. In addition, an early start to the environmental remediation of a portion of Site I will allow a timely start of the buildings on Site I.

Phase 1 is expected to commence in 2008 and be completed in 2010. On Site I, Phase 1 will include 94 apartments (mixed income rental) and 22,600 s.f. of retail space, as well as the Youth and Family Center, parking and site improvements (Buildings A and B). On Site II, the Phase 1 program will include the a mixed-use building on the corner of Columbus Avenue and Ritchie Street, with 14,600 s.f. of retail space on the ground floor and 42 units of affordable and moderate income ownership housing above (Building C). With the relocation of DHS, the Webb Building will be renovated for office space (Building D). The Site II projects are planned to use surface parking on a temporary basis. Building C requires use of a small portion of the adjacent DPW property, likely through an easement agreement.

Phase 2 is expected to begin in 2009 and be completed in 2011. It involves construction of approximately 55 residential units in a six-story building (Building K) located at the southern end of Site III. This building requires approximately 40 parking spaces, proposed to be provided at the first level of the building and along the newly created Jackson Street, which is the key public infrastructure element in Phase 2. This phase also includes development of open space improvements on the MBTA easement area.

Construction of Phase 3 is expected to commence in 2010 and be completed in 2013. Phase 3 involves completion of the Site III area. The residential and retail program totals approximately 150 housing units and approximately 20,100 s.f. of ground floor retail. An above-grade parking structure (Building L), which will be ringed with duplex townhouses, will provide the parking for Site III. The building at 15 Jackson Street (Building M) will be an affordable four-story residential rental building with 36 units. Building N, along the extension of Amory Street, will be a mixed-income condominium building with small scale retail use on the ground floor. Finally, 250 Centre Street (Building O) will be a mixed-income condominium. Also projected for Phase 3 is the redevelopment of the DPW facility.

Phase 4 will complete the development of Site II. Construction is expected to commence in 2011 and be completed in 2013. Building E includes 36 units of rental housing in a four-story building. Building H is the active indoor recreation facility. Building G provides parking for Site II. Also included in Phase 4 is a proposed six-story mixed-use building (Building P) on the NSTAR parcel.

(b) Alternatives/Community Process. In the 1960s, homes and businesses in Jackson Square were bulldozed to make way for a proposed extension of I-95. While a multi-community mobilization succeeded in stopping the highway, the land cleared for the project has remained vacant or underutilized to this day. Since that time, various development plans have been created, but none of these plans has been realized. In 1999, Mayor Menino appointed the Jackson Square Coordinating Group to work with the Boston Redevelopment Authority (BRA) to lead a community planning process for vacant public land

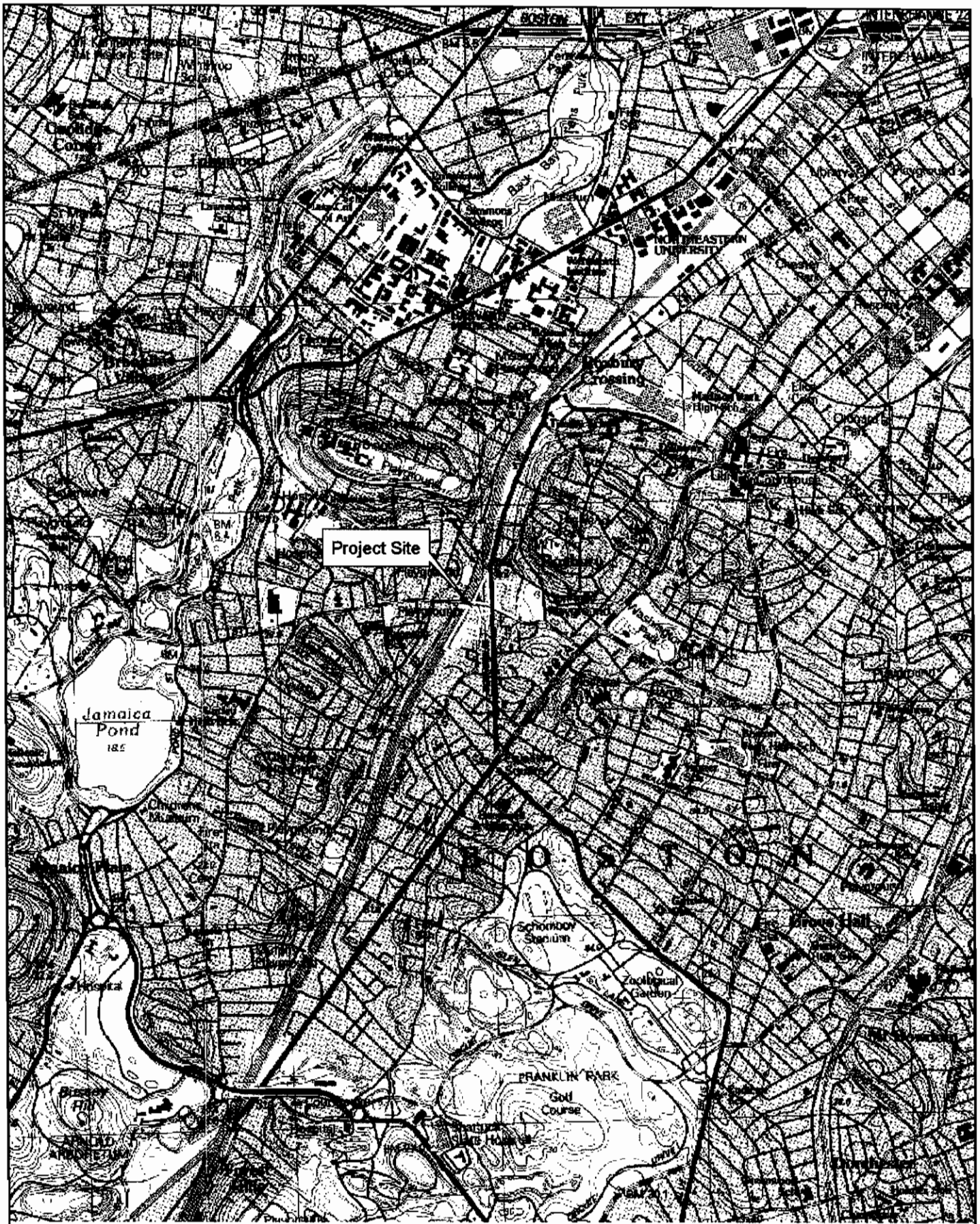
around the T station. Figure 4 shows the Project's proximity to the Jackson Square MBTA Orange Line station. Over the next two years, more than 800 residents participated in small meetings about the future of Jackson Square. This series of discussions culminated in a community-wide charrette in January 2001, attended by 250 residents who articulated a shared vision for Jackson that included 200 units of affordable housing and a youth center. In October 2003, more than 400 residents embraced a vision for Jackson Square of affordable housing, youth and family facilities, and small scale commercial development. In its formal requests for qualifications and proposals in 2004, the Boston Redevelopment Authority incorporated this vision as a requirement for the prospective development. Jackson Square Partners LLC (the Proponent) submitted a proposal, and on September 29, 2005, the Boston Redevelopment Authority voted to grant a Tentative Designation to the Proponent for the public land in the Jackson Square Development Area. The plan shown in this ENF updates the plan that resulted from the community visioning process to reflect community comments and to improve the plan's feasibility. The Proponent remains committed to community outreach and will continue to engage the community to ensure ongoing public input into the Project.

(c) Proposed Mitigation Measures and Public Benefits: The proposed Project will include measures to avoid or minimize potential environmental impacts to the greatest extent practicable in the following categories: traffic, groundwater levels, stormwater runoff quantity and quality, air quality, noise, and shadow impacts. Measures will also be taken to minimize construction impacts. In addition, the Project will bring the following benefits:

- ◆ The Project will meet the goals of the community expressed in the BRA's document, "Putting the Pieces Together," and the specific requirements detailed in the RFP. These goals include over 200 units of affordable housing, community facilities for youth and families, and small-scale retail that will support and complement existing retail in the Hyde Square and Egleston Square districts.
- ◆ Boston's Main Streets Initiative is an economic development program promoting and sustaining 19 designated neighborhood business districts. Situated at a key crossroads between Jamaica Plain and Roxbury and between two Boston Main Streets districts – the Hyde/Jackson Main Street District in Jamaica Plain and the Egleston Square Main Street District in Roxbury - the Project will bridge these two districts and increase the number of potential customers for the businesses in these districts.
- ◆ The Project will provide 429 residential units, consistent with the goals of Executive Order 418, Assisting Communities in Addressing the Housing Shortage.
- ◆ The Project will replace vacant or underutilized property with a new, mixed use sub-neighborhood. Located within a quarter-mile radius of the Jackson Square MBTA Station, this transit-oriented development will enhance pedestrian and bicycle access to public transit by incorporating sidewalk, street, and signage improvements.
- ◆ In accordance with the City's policy that new developments be certifiable under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards, the Project will include multiple "green" buildings. The Project will result in the remediation of several contaminated sites. It will minimize energy use and greenhouse gas emissions by incorporating aggressive energy conservation measures and, if feasible, by generating renewable energy to meet a portion of the

Project's energy needs. It may include use of pervious materials, green roofs, and cisterns and bioswales to reduce stormwater runoff. It will conserve potable water supplies through water conservation and capture and reuse of rainwater on-site.

- ◆ Planned street and sidewalk improvements, including new crosswalks, pedestrian "bump-outs" and median strips, lighting, attractive buildings facades, signage and plantings, will foster pedestrian activity and increase safety and vitality of the area.
- ◆ The Project will create new construction jobs and permanent positions. The permanent positions will result primarily from the proposed commercial component and from building maintenance.
- ◆ The Project will generate approximately \$1.05 million in annual property taxes from the residential and the retail components.



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

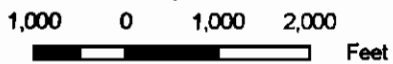


Figure 1
USGS Locus

Basemap: 1987 USGS Quadrangles, MassGIS

Jackson Square Redevelopment
Boston, Massachusetts

