

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13416
MEPA Analyst: Ann Canada
Phone: 617-626-1035

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: Waterworks Park		
Street: 2436 and 2520 Beacon Street		
Municipality: Boston (Brighton)	Watershed: Charles	
Universal Transverse Mercator Coordinates: Zone 19 (X,Y) 322506, 4688957	Latitude: 42°, 19', 57.5" N	Longitude: 71°, 9', 15.9" W
Estimated commencement date: Spring 2005	Estimated completion date: Fall 2006	
Approximate cost: \$55 million	Status of project design: 50 %complete	
Proponent: Waterworks Park, LLC		
Street: 65 Allerton Street		
Municipality: Boston	State: MA	Zip Code: 02119
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Holly Carlson		
Firm/Agency: Epsilon Associates, Inc.	Street: 150 Main Street	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978)897-7100	Fax: (978)897-0099	E-mail: hcarlson@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 MWRA filed an ENF to relocate its facilities in the early 1990s. The project proposal was subsequently withdrawn.

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 301 CMR 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): The 7.9-acre site will be conveyed to the proponent by the Commonwealth, acting by its Division of Capital Asset Management, pursuant to Chapter 218 of the Acts of 2000 and a Land Disposition Agreement.

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

List Local or Federal Permits and Approvals:
See Attachment A

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 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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> MWRA 8(M) Permit Boston Water & Sewer Commission Approval Chapter 218 of the Acts of 2000 (Attachment C)
Total site acreage	7.9			
New acres of land altered		0		
Acres of impervious area	3.99	0	3.99	
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	125,209	180,625	305,834	
Number of housing units	0	108	108	
Maximum height (in feet)	70	5	75	
TRANSPORTATION				
Vehicle trips per day	0	921 (unadjusted ITE trips)	921 (unadjusted ITE trips)	
Parking spaces	30	194	224	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	26,405	26,405	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	26,405	26,405	
Length of water/sewer mains (in miles)	0	0.36 (1,500' water line; 400' sewer line)	0.36 (1,500' water line; 400' sewer line)	

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: **Consistent with Chapter 218 of the Acts of 2000, the project will convert Article 97 land, the Chestnut Hill Waterworks, to a non-Article 97 use. See Attachment C. The site will be conveyed to the proponent subject to Conservation and Preservation Restrictions. See Attachment B.**

See Project Description for other mitigation measures.) 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: **The Chestnut Hill Reservoir and Pumping Stations complex, of which the Chestnut Hill Waterworks (the project site) is a significant component, is a designated Boston Landmark, and is listed in the State and National Registers of Historic Places.**) 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.)

The proposed Waterworks Park (the "project") is located on a 7.9-acre site on the south side of Beacon Street across from the Chestnut Hill Reservoir in Boston's Brighton neighborhood. The project involves the conversion of the historic Chestnut Hill Waterworks to a mixed-use community providing public access and significant associated public benefits. The Chestnut Hill Waterworks combines several of Boston's best examples of public architecture, engineering, technology, and landscape design, and is considered to be the finest and most intact 19th century complex of the Metropolitan Water System (see Site Plans). The Chestnut Hill Reservoir and Pumping Stations complex, of which the Chestnut Hill Waterworks is a significant component, is a designated Boston Landmark, and is listed in the State and National Registers of Historic Places. Constructed between 1865 and 1901 to serve the water needs of the growing City of Boston, the pumping station was phased out beginning in 1951, and regular service ended in the 1970s. After continuing to use the pumping station for emergency capacity, the Massachusetts Water Resources Authority (MWRA) closed the site and transferred care and control of the Chestnut Hill Reservoir to the Metropolitan District Commission (MDC; now the Massachusetts Department of Conservation and Recreation (DCR)) for passive recreation.

The project proposal is the culmination of a decade-long public planning process for the disposition and reuse of the historic Chestnut Hill Waterworks. In June 1999, over 200 people attended the Chestnut Hill Waterworks Disposition Planning Charette, resulting in a reuse plan for the existing structures and additional development to make restoration and reuse of the existing structures financially feasible. In August 2000, the Massachusetts General Court (legislature) enacted special legislation providing for the disposition of the facilities (see Attachment C) for private development or public commercial or residential uses. In May 2002, the Waterworks site was rezoned to allow for the future preservation and development. A Memorandum of Agreement, signed in September 2002, stipulates an ongoing role of the Massachusetts Historical Commission (MHC) in the review of the design of the proposed new construction, the rehabilitation of the existing historic buildings and landscapes, and proposed appurtenant site work (see Attachment B). Since designation as developer of the site in July 2003, the

proponent has continued the commitment to community outreach and has conducted public meetings with relevant officials of the Commonwealth, preservation groups, neighborhood groups, and various stakeholders whose interests relate both to the site and the surrounding area.

Protection of the site will continue in perpetuity under Conservation and Preservation Restrictions to be executed by the Secretary of Environmental Affairs pursuant to M.G.L. Chapter 184, section 32, and recorded in the Registry of Deeds as part of the Deed to the property. The Conservation Restriction, to be held by the Commonwealth and its DCR, is intended to assure the restricted area will be retained in perpetuity predominantly with respect to its historic, natural, scenic, and open condition; provide appropriate public access and recreation opportunities; further conservation and open space uses; and prevent use of the restricted area that will significantly impair or interfere with its conservation values. The Preservation Restriction, to be held by the Commonwealth and its MHC, is intended to maintain in perpetuity those characteristics which contribute to the architectural, archaeological and historical integrity of the site. The MWRA will reserve an easement for water supply purposes. Also reserved are rights of the general public to use portions of the exterior grounds for passive outdoor recreational activities such as walking, hiking and jogging, and a portion of the High Service Pumping Station will remain open to the public. See the proposed Conservation and Preservation Restrictions in Attachment B.

Proposed activities related to the project include extensive rehabilitation and new construction, emphasizing preservation of the existing historic buildings and landscape. The project site contains three vacant historic buildings: the High Service Pumping Station, Low Service Pumping Station, and Operations Building (see Site Plans). All three buildings will be rehabilitated. The High Service Pumping station will contain commercial office space, public exhibit space, a lobby area, and shared community space (including a restroom) that can be reserved by appointment; the Operations Building will contain seven residential units (three affordable); and the Low Service Pumping Station will be retrofitted with 20 residential units and approximately 31 structured parking spaces (see Site Plans). An important facet of the proposed project will be the restoration of the historic Leavitt steam engine in the High Service Pumping Station. Designated a National Historic Mechanical Engineering Landmark, the engine will be restored to operable condition. The restored engine will serve as the centerpiece in the Hall of Machines, a public exhibit space that will interpret the history of the Chestnut Hill Reservoir and Pumping Stations complex to the public and area school children through exhibits and activities. The site's park-like setting and historic landscape will be preserved and enhanced.

The construction component of the project involves a new residential building on a 1.2-acre portion of the site known as the Pipe Yard (see Site Plans). Pipe Yard buildings were demolished in 2002 to provide a staging area for the MWRA, and this land is currently vacant. The project will enable beneficial reuse of this underutilized property formerly used for industrial purposes. Design of the new Pipe Yard building will be compatible with the existing landmarked buildings on the site. This new 180,000 gross-square-foot building will contain one level of structured parking with 108 spaces, 81 condominium units (eight affordable), and will be built to a maximum height of 75 feet. See Attachment D, Supplemental Information Report, for additional information.

It is anticipated that the project will generate approximately 26,405 gallons per day (gpd) of sewage. This includes approximately 23,870 gpd from the condominiums and 2,535 gpd from the commercial, shared community, and exhibit spaces. A proposed on-site sewage system will collect flows from the proposed buildings and discharge into the Brookline sewer system. Preliminary discussions with the Town of Brookline Department of Public Works have indicated that connection to the Brookline system is feasible. The Boston Water and Sewer Commission (BWSC) will require a new water service be installed to the site from its existing network. The nearest BWSC water service is an eight-inch main located in the adjacent Reservoir Road, approximately 250 feet away. The new service will be installed in Beacon Street or in the sidewalk and will enter the site at the northwest corner. The new water main will be transferred via a license to BWSC after installation and will service the site's fire and domestic water needs. Each building will require an individual metered water service.