

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: *14165*
 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: 111 Boylston Street		
Street: <i>111 Boylston Street</i>		
Municipality: <i>Brookline</i>	Watershed: <i>Charles</i>	
Universal Transverse Mercator Coordinates: <i>Zone-19 E324811 N4689005 meters</i>	Latitude: <i>42°19'52" N</i>	Longitude: <i>71°07'14" W</i>
Estimated commencement date: <i>12/31/2008</i>	Estimated completion date: <i>2/28/2010</i>	
Approximate cost: <i>\$19 Million</i>	Status of project design: <i>10 %complete</i>	
Proponent: <i>Karl Neubauer – 111 Boylston Street LLC</i>		
Street: <i>10 Post Office Square</i>		
Municipality: <i>Boston</i>	State: <i>MA</i>	Zip Code: <i>02109</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Christopher DiStefano, PE</i>		
Firm/Agency: <i>Stantec Consulting Services, Inc.</i>	Street: <i>141 Portland Street</i>	
Municipality: <i>Boston</i>	State: <i>MA</i>	Zip Code: <i>02114</i>
Phone: <i>617-226-9253</i>	Fax: <i>617-523-4333</i>	E-mail: <i>Christopher.DiStefano@stantec.com</i>

- 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): **None**

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

List Local or Federal Permits and Approvals:
Special Permit from the Town of Brookline Board of Appeals
Town of Brookline Demolition Delay Permit
EPA NPDES Notice of Intent

RECEIVED

JAN 11 2008

MEPA

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 checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	0.81			
New acres of land altered		0.81		
Acres of impervious area	0.81	-0.08	0.73	
Square feet of new bordering vegetated wetlands alteration		N/A		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	36,575	34,053	70,628	
Number of housing units	3	-3	0	
Maximum height (in feet)	16	44	60	
TRANSPORTATION				
Vehicle trips per day	0	2,284	2,284	
Parking spaces	36	220	256	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	660	4,300	4,960	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	660	4,300	4,960	
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 Letter Sent to MHC 12/27/2007) No

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

Yes (Specify Letter Sent to MHC 12/27/2007) 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.)

111 Boylston Street LLC is proposing the construction of a mixed use retail and office space at 111 Boylston Street in Brookline, Massachusetts (see Figure 1, USGS Map).

The existing site is comprised of a large building known formerly as the "Red Cab Building," an abutting single story building, a three (3) story residential dwelling, and a private way (Kerrigan Place). The remainder of the site consists of bituminous concrete parking areas that can accommodate parking for approximately thirty-six (36) vehicles. The size of the project site is 35,318± SF (0.81 Acres) and ranges in elevation from 42-feet at the Kerrigan Place entrance at Boylston Street to approximately 32-feet at the rear of the property (Town of Brookline Datum). Please refer to the existing conditions plan enclosed with this submittal for more information.

The three (3) existing structures will be demolished before the proposed mixed use building is constructed. The new four (4) story, sixty (60) foot high, building will consist of office, medical office and retail space as well as a garage and parking area that can accommodate up to 256 vehicles. Access to the parking area will be off of Boylston Street. The existing curb cut will be reconstructed to accommodate two-way traffic. An additional service entrance located at the eastern most portion of the site will also be established. It will allow for service delivery vehicles to access the site as well as permit passenger vehicles to exit the parking area onto Boylston Street.

Sewer service from the proposed building will be connected to an existing twelve (12) inch sewer line located within a utility easement at the rear of the project site. Water services for domestic and fire protection will be connected to the existing twelve (12) inch water main in Boylston Street.

The alternative to the proposed project is a "no-build" scenario in which the existing "Red Cab Building" will remain in its present condition. This "no-build" alternative is not beneficial to the Town of Brookline as the tax revenues are minimal as compared to those that will be realized after the project is redeveloped. The "no-build" scenario is not beneficial to adjacent property owners along Boylston Street, as the existing site detracts from the streetscape's appearance.

Mitigation measures will be employed for the projects transportation related impacts. A comprehensive Transportation Demand Management (TDM) program will be implemented to reduce single occupant vehicle travel and to take advantage of existing available public transportation resources in the area. To reduce project-related vehicle trips, the project proponent commits to a rideshare matching program for employees, employee shifts to reduce peak-hour impacts, and direct deposit to reduce off-peak hour trips. To encourage the use of public transportation, the project proponent will post public transit schedules in a centralized location.