

Commonwealth of Massachusetts

ENF

Executive Office of Environmental Affairs ■ MEPA Office

Environmental Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13187
MEPA Analyst:	Andrea 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: Parking Garage Expansion		
Street: 830/850 Boylston Street		
Municipality: Brookline	Watershed: Charles River	
Universal Transverse Mercator Coordinates: 322965 E 4688214 N NAD83 Zone 19N	Latitude: 42°19'34"	Longitude: 71°8'55"
Estimated commencement date: April 2004	Estimated completion date: Fall 2005	
Approximate cost: \$8,000,000	Status of project design: 40 %complete	
Proponent: 830 Ventures, LLC and Eight Fifty Ventures LP		
Street: c/o The Davis Companies, One Appleton Street		
Municipality: Boston	State: MA	Zip Code: 02116
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William L. Schwartz		
Firm/Agency: The Louis Berger Group, Inc.	Street: 75 Second Avenue	
Municipality: Needham	State: MA	Zip Code: 02494
Phone: 781-444-3330 X 399	Fax: 781-444-0099	E-mail: bschwartz@louisberger.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): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify) **Mass Highway, Town of Brookline** No

List Local or Federal Permits and Approvals:

Massachusetts Highway Department Direct Access Permit. Town of Brookline Special Permits: Section 4.01.3.b Medical Use on Route 9; Section 4.03 Pre-existing S.P. Modification; Section 4.07 Use 20 on Route 9; Section 5.09.2.a&h Design Review – Boylston Street; Section 6.04.3 Tandem Parking; Section 8.02.2 Alteration of Dimensionally Non-Conforming Use; Modification of Existing Board of Appeals Decisions 1992 and 1996.

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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Town of Brookline Special Permits, see list above
Total site acreage	5.4			
New acres of land altered		0.25		
Acres of impervious area	4.20	0.25	4.45	
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 (buildings)	192,500	0	192,500	
Number of housing units	0	0	0	
Maximum height (in feet—approx)	63	0	63	
TRANSPORTATION				
Vehicle trips per day *	4,062	1,783*	5,845	
Parking spaces	631	287	918	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	NA	NA	NA	
GPD water withdrawal	NA	NA	NA	
GPD wastewater generation/ treatment	NA	NA	NA	
Length of water/sewer mains (in miles)	NA	NA	NA	

*The garage expansion will serve expanded medical use at 850 Boylston Street. Based on ITE trip generation rates, the increase in Average Daily Traffic (ADT) exceeds the MEPA ENF review threshold of 1,000 daily trips. Observed traffic conditions on-site indicate an actual trip generation rate for the facility that is 25 percent below published ITE rates. See Transportation Appendix for details.

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 _____) 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.)

830 Ventures, LLC and Eight Fifty Ventures, LP, own the contiguous properties at 830 and 850 Boylston Street in Brookline, respectively. They are both affiliates of The Davis Companies. The sites are being combined as one lot. There are approximately 192,500 gross square feet of medical and general office space on the 5.4 acre combined site. The project includes a new parking facility that will support the conversion of existing general office space at 850 Boylston Street to medical use for Brigham & Women's Hospital or other medical uses. Brigham & Women's Hospital currently leases 89% of the building at 850 Boylston Street. After completion of the project, there will be 918 parking spaces on the combined sites (including valet spaces), a net increase of 287 spaces.

The new garage will consist of expansion of the existing underground parking level, replacement of the existing surface rear parking level with a new structured level at the same elevation and construction of a new partial deck level. The below grade level will connect with the existing parking under the building at 830 Boylston Street. All 3 levels will directly connect with existing parking garage at 850 Boylston Street. A new surface parking lot in front of 830 Boylston will provide 61 parking spaces. There are no planned changes to the existing curb cuts on Boylston Street (State Route 9) nor are there any proposed changes to the timing of the traffic signal at the intersection of Boylston Street/Reservoir Road/830 Boylston Street driveway. (See Transportation Appendix.)

Except in connection with the expansion of the below grade level and removal of the surface parking level at the rear of 830 Boylston, and minor earthmoving related to the new parking in front of the building, the project does not involve any demolition. An existing 8 foot fence and mature trees screen the project area from abutting residences off Cutler Lane to the south. The proponent will provide extensive new landscaping and additional evergreen planting to enhance the visual screening.