

**ENF Environmental Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOEА No.: 13983  
 MEPA Analyst: Deirdre Buckley  
 Phone: 617-626-1044

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: <b>Wheelock College Institutional Master Plan</b>		
Street: <b>The Riverway</b>		
Municipality: <b>Boston</b>	Watershed: <b>Charles River</b>	
Universal Transverse Mercator Coordinates: <b>19 326533E 4689788N (NAD27)</b>	Latitude: <b>42° 20' 35"N</b> Longitude: <b>71° 06' 21"W</b>	
Estimated commencement date: <b>Fall 2007</b>	Estimated completion date: <b>Fall 2017</b>	
Approximate cost: <b>\$30,000,000</b>	Status of project design: <b>10 %complete</b>	
Proponent: <b>Trustees of Wheelock College</b>		
Street: <b>200 The Riverway</b>		
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02215</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Felipe Schwarz, AICP</b>		
Firm/Agency: <b>Vanasse Hangen Brustlin, Inc.</b>	Street: <b>101 Walnut Street</b>	
Municipality: <b>Watertown</b>	State: <b>MA</b>	Zip Code: <b>02471</b>
Phone: <b>617-924-1770</b>	Fax: <b>617-924-2286</b>	E-mail: <b>fschwarz@vhb.com</b>

- 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): **The Project anticipates seeking financial assistance from the Higher Education Finance Authority (HEFA) or MassDevelopment**

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

List Local or Federal Permits and Approvals:

**CITY OF BOSTON: Boston Redevelopment Authority** (IMP Approval, Large Project Review Approval); **Boston Civic Design Commission** (Schematic Design Review); **Boston Water and Sewer Commission** (Water and Sewer Connections Permits, Construction De-Watering Permit); **Boston Zoning Commission** (IMP Approval); **Boston Landmarks Commission** (Historic Resource Review); **Boston Transportation Department** (TAPA, CMP); **Boston Inspectional Services** (Demolition Permit,

Foundation Permit, Building Permit, Occupancy Permit); **Boston Fire Department** (Site Access Plan); **Boston Parks and Recreation Department** (Site and Landscape Design Approval); **Boston Air Pollution Control Commission** (Compliance with Construction Noise Restrictions); **Public Improvement Commission** (Changes to/Discontinuances of Public Ways);

**FEDERAL: U.S. Environmental Protection Agency** (NPDES General Permit for Stormwater Discharge from Construction Activities)

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
<b>LAND</b>				<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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	±1.22 acres			
New acres of land altered		±0.29 acres		
Acres of impervious area	±0.51 acres	- 0.33 acres	±0.18 acres	
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-		
<b>STRUCTURES</b>				
Gross square footage	±37,000 SF	+158,000 SF	±195,000 SF	
Number of housing units	100 student beds	+200 student beds	300 student beds	
Maximum height (in feet)	±45 ft.	+37 ft.	±82 ft.	
<b>TRANSPORTATION</b>				
Vehicle trips per day	330	+2,070	2,400	
Parking spaces	57	-32	25	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	±7,150 GPD	+28,570 GPD	±35,720 GPD	
GPD water withdrawal	n/a	n/a	n/a	
GPD wastewater generation/ treatment	±6,500 GPD	+25,973 GPD	±32,473 GPD	
Length of water/sewer mains (in miles)	n/a	n/a	n/a	

**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.*)

Trustees of Wheelock College (the "Proponent") are proposing to construct three new campus buildings over time on its Boston campus located along the Riverway in the Longwood Medical and Academic Area (LMA) of Boston, Massachusetts (see Figure 1). The Project consists of three new campus buildings with approximately 195,000 total square feet (SF) of campus uses including 300 new student beds.

Wheelock College is bounded by the Riverway to the north, a condominium building to the east, Pilgrim Road to the south and the Winsor School to the west (see Figure 2). The three new buildings are proposed on three college-owned sites on approximately 1.22 acres on the eastern portion of the campus (the "project site"). The project site consists of a surface campus parking lot, campus open space and the Riverway House (an existing 100-bed student residence building).

Established in 1888, Wheelock College has been educating through programs in social work, education, juvenile justice, and child life, along with its traditional liberal arts curriculum. Wheelock serves a student body of over 650 undergraduates and 350 graduate students. The College must be able to support its first-rate faculty and provide them with the resources necessary to continue their leadership in research and teaching in fields critical to meet society's needs. In order to restore its financial viability, Wheelock—which is a tuition driven college—must grow. The only way the college can meet its financial requirements and balance its budget is to increase revenue from tuition and fees.

The Proponent is currently seeking Institutional Master Plan (IMP) approval under Article 80D of the Boston Zoning Code for the three new campus buildings (the "IMP projects"). The IMP prepared by the Proponent and under review by the Boston Redevelopment Authority (BRA) includes the new Campus Center and Student Residence project (CCSR), the East Wing project, and the West Wing project (see Figure 3). The CCSR, currently undergoing Article 80B Large Project Review by the BRA, is a 65,000 square foot (SF) mixed-use building containing 129 new student beds, student dining, and administrative uses. The CCSR is proposed on the site of campus open space and a portion of a surface campus parking lot. The East Wing project will contain 55,000 SF and include 70 new student beds, academic and administrative uses. The East Wing project is proposed on a portion of a surface campus parking lot. The West Wing project includes the demolition of the existing Riverway House (removal of 100 student beds) and construction of a

**new 75,000 SF student residence building with 180 new student beds as well as academic and administrative uses.**

**While the CCSR project is designed and undergoing review by City of Boston agencies, the East Wing and West Wing projects are considered "Future Proposed Projects" as required by IMP requirements for projects. Future proposed projects are institutional projects contemplated, but not fully designed, within a 10-year horizon under Article 80D of the Boston Zoning Code. Environmental impacts associated with the East Wing and West Wing projects have been estimated for purposes of this ENF filing.**

**The environmental impacts of the IMP projects are minimal. The only MEPA threshold surpassed by the construction of the IMP projects is associated with vehicle trip generation. Based on ITE protocol, the IMP projects will generate approximately 2,070 new unadjusted vehicle trips to campus. However, due to urban conditions of the project site and immediate area, the inter-relationships of the IMP projects to the college campus (i.e. mostly internal tripmaking only), and the small percentage of students at Wheelock who possess automobiles, the IMP projects will likely generate only approximately 506 new adjusted vehicle trips according to mode share guidelines for Area 5 widely used by the Boston Transportation Department. The IMP projects do not trigger any EIR impact thresholds. The CCSR, the first proposed building within the IMP Projects, will require the submittal of a Compliance Certification for sanitary connections greater than 15,000 GPD but less than or equal to 50,000 GPD to the Department of Environmental Protection. Currently, the Proponent anticipates seeking financial assistance from the Higher Education Finance Authority (HEFA) or MassDevelopment for the CCSR, the first of the IMP projects.**

**As part of the Article 80D IMP and Article 80B Large Project Review process, the Proponent is participating in project review with the Wheelock College Task Force ( the "Task Force"), a 10-member stakeholder group appointed by the BRA representing abutters to the campus. Ongoing discussions with the Task Force have resulted in further refinement of the IMP projects, discussion of immediate impacts, and potential mitigation measures. The Proponent will continue participation with the Task Force as required by the BRA.**

**The Proponent has considered alternatives to the IMP projects. The No-Build alternative would result in no additional student beds being added to campus; adding beds on campus is a major goal of the College as well as the City of Boston to encourage colleges and universities to house more of its students. Alternative site locations on campus were studied and dismissed because of the lack of open land on campus. The CCSR and East Wing project are proposed on the only available undeveloped land on campus capable of accommodating these structures without disrupting existing college campus operations. The West Wing project includes the demolition of an existing functional residence building. Alternative massing of the East Wing project has been discussed with the Task Force and has resulted in a shorter building height for the East Wing and a higher building height on the CCSR than what was proposed in the previous IMP Notification Form (IMP NF) filing with the BRA.**

**The Proponent is committed to mitigating the impacts of the IMP projects. In order to encourage fewer vehicle trips to campus, the Proponent will continue and enhance its travel demand management (TDM) measures including designating an employee transportation advisor, offering subsidies for transit passes for employees and students, coordinating ridematching services to employees through MASCO's CommuteWorks Transportation Management Association, providing bicycling incentives and amenities, offering a Guaranteed Ride Home program, and participating as an Active CommuteWorks member. The Proponent will work with city agencies to mitigate the impacts of construction of the IMP projects. A Construction Management Plan (CMP) will be prepared for the IMP projects and submitted to the Boston Transportation Department for review and approval. In addition, to further the College's sustainable measures, the Proponent will incorporate water conservation measures as required, enhance recycling efforts on campus, and design the IMP Projects as LEED certifiable buildings, pursuant to new Boston zoning regulations.**