

**Commonwealth of Massachusetts**

Executive Office of Environmental Affairs ■ MEPA Office

**ENF**

**Environmental Notification Form**

<i>For Office Use Only</i> Executive Office of Environmental Affairs
EOEa No.: <b>13009</b> MEPA Analyst: <b>ANDREA DAMAS</b> Phone: 617-626- <b>1026</b>

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>Yard's End Research Center</b>		
Street: <b>Parcels 6 and 7, Sixteenth Street</b>		
Municipality: <b>Boston</b>	Watershed: <b>Boston Harbor</b>	
Universal Transverse Mercator Coordinates: 331,261 <sup>m</sup> E, 4,693,896 <sup>m</sup> N	Latitude / Longitude: 42° 22' 44.5" / 71° 02' 58.7"	
Estimated commencement date: <b>Fall 2004</b>	Estimated completion date: <b>Spring 2006</b>	
Approximate cost: <b>\$120,000,000.00</b>	Status of project design: <b>25% complete</b>	
Proponent: <b>LDA Acquisitions, L.L.C.</b>		
Street: <b>42 Eighth Street, Constitution Quarters</b>		
Municipality: <b>Charlestown</b>	State: <b>MA</b>	Zip Code: <b>02109</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Gregory A. Carrafiello, Senior Associate</b>		
Firm/Agency: <b>Fort Point Associates, Inc.</b>	Street: <b>286 Congress Street, 6<sup>th</sup> Floor</b>	
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02210</b>
Phone: <b>(617) 357-7044</b>	Fax: <b>(617) 357-9135</b>	E-mail: <b>gcarrafiello@fpa-inc.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. **2383 & 8883**)  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): **N/A**

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

List Local or Federal Permits and Approvals: **NPDES Notice of Intent; CZM Federal Consistency; City of Boston Conservation Commission; Article 80 Large Project Review; Boston Civic Design Commission; Boston Transportation Department – Transportation Access Plan Agreement and Construction Management Plan; Boston Water and Sewer Commission – Site Plan Review and Sewer Connection Permit; Boston Inspectional Service Department-Buildin Permit**

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 checked="" 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 checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input checked="" 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 (including Legislative Approvals) – Specify:  <b>MHC- No Adverse Impact;</b>
Total site acreage	5.6 acres			
New acres of land altered		0.0 acres		
Acres of impervious area	- 0 -	~3 acres	~3 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		2.8 acres		
<b>STRUCTURES</b>				
Gross square footage	- 0 -	~527,000 s.f.	~527,000 s.f.	
Number of housing units	- 0 -	- 0 -	- 0 -	
Maximum height (in feet)	- 0 -	~140	~140	
<b>TRANSPORTATION</b>				
Vehicle trips per day	- 0 -	3,210	3,210	
Parking spaces	- 0 -	719	719	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	- 0 -	41,805 gpd	41,805 gpd	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/ treatment	- 0 -	38,000 gpd	38,000 gpd	
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 \_\_\_\_\_ )  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 proponent proposes to construct first-class research and development space within two separate buildings, totaling approximately 527,000 square foot (sf). The buildings, Building A and Building B, will consist of approximately 362,200 sf and 164,800 sf, respectively.

The development program incorporates ground floor spaces that are publicly accessible, offering uses and amenities that will provide an active and enlivened streetscape, as well as lobbies, service and upper floor accessory uses. The upper floors will contain a mix of office, lab and lab support space. The upper floor will also offer floor-to-floor heights of approximately 15 feet, commensurate with laboratory usage. Two levels of below-grade parking will provide approximately 719 structured parking spaces.

The buildings have been designed to include predominantly low-scale elements immediately adjacent to the water with heights ranging from as low as fifty-five (55) feet (ft) along the waterfront to maximum heights along Sixteenth Street of one hundred twenty (120) ft for Building A and seventy (70) for Building B, excluding mechanicals.

The exterior design aesthetic draws on many of the architectural elements and materials of the existing Navy Yard, without literally replicating the traditional design aesthetic. The design of the buildings will integrate masonry cladding with an accent curtain-wall system to respect the existing urban fabric, yet reflect a state-of-the-art research environment.

The Project will also provide almost three acres of public open space on the site adjacent to the waters of Boston Harbor. The open space will include the addition of over 700 linear feet of new walkway to the City of Boston's Harborwalk system. Along the Harborwalk and throughout the waterfront open space, the public will be provided with benches, a variety of professionally landscaped spaces, and other typical pedestrian amenities.

Two generous pedestrian corridors along the extension of First and Second Avenues will lead the public from the street into the waterfront open space. The public spaces will be professionally designed and well maintained to create an accessible and enjoyable waterfront environment for the entire community.

Overall, the proposed design and development program will significantly improve the public's passive and active recreational opportunities onsite. The public will be afforded access both within the ground floor of the building and throughout the site's exterior open space. The Project markedly improves the physical, aesthetic and environmental aspects of the site and transforms an underutilized and degraded parcel into a substantial asset for the community and City of Boston.

Overall, the proposed design and development program will significantly improve the public's passive and active recreational opportunities onsite. The public will be afforded access both within the ground floor of the building and throughout the site's exterior open space. The proposed project dramatically improves the physical, aesthetic and environmental aspects of the site and transforms an underutilized and blighted parcel into a substantial asset for the community and City of Boston.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1)?  
 Yes  No; if yes, specify each threshold:

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>- 0 -</u>	<u>2.6</u>	<u>2.6</u>
Roadways, parking, and other paved areas	<u>- 0 -</u>	<u>0.4</u>	<u>0.4</u>
Other altered areas (describe)	<u>- 0 -</u>	<u>- 0 -</u>	<u>- 0 -</u>
Undeveloped areas	<u>- 0 -</u>	<u>- 0 -</u>	<u>- 0 -</u>

B. Has any part of the project site been in active agricultural use in the last three years?  
 Yes  No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?  
 Yes  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?  Yes  No; if yes, describe: