

# ENF Environmental Notification Form

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: **12758**  
MEPA Analyst: **ARTHUR Rugsley**  
Phone: 617-626-**1029**

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.

<b>Project Name: The Dover Residences</b>		
Street: Harrison Avenue/East Berkeley Street/Washington Street (South End)		
Municipality: Boston, MA	Watershed: Charles River Watershed	
Universal Transverse Mercator Coordinates: X: 235.812.73 m Y: 899.268.7 m	Latitude 42.3432	Longitude: -71.0654
Estimated commencement date: Third Quarter 2002	Estimated completion date: Fourth Quarter 2003	
Approximate cost: \$44 million	Status of project design: 25%	
Proponent: Demetrios Dasco, Managing Partner, Atlas Investment Group, LLC		
Street: 1200 Washington Street		
Municipality: Boston	State: MA	Zip Code: 02118
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mitchell L. Fischman, Vice President		
Firm/Agency: Daylor Consulting Group, Inc.	Street: 10 Forbes Road	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781-884-2553	Fax: 781-849-0096	E-mail: mfischman@daylor.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 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 includes the land transfer of existing passageways and an approximately 870 s.f. surplus parcel of land, at the corner of East Berkeley Street and Harrison Avenue, which is proposed to be acquired by the Boston Redevelopment Authority from the City, and conveyed to the Proponent.

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Coordinated review under MEPA with Boston Redevelopment Authority under Article 80 of the Boston Zoning Code)  No

List Local or Federal Permits and Approvals: (1) Boston Redevelopment Authority- Article 80 Review, "U-District" Zoning Designation Recommendation, New Land Disposition Agreement; Minor Modifications to the South End Urban Renewal Plan; (2) Boston Zoning Commission – "U-District" Zoning Designation; (3) Boston Civic Design Commission –Schematic Design Review Recommendation; (4) South End Landmark District Commission - Design Review and Approval within Protection District and Demolition

Delay Waiver Approval; (5) Boston Transportation Department – Transportation Access Plan Agreement; Construction Management Plan Approval; (6) Boston Public Improvement Commission – Specific Repairs Plan Approval; Curb Cut Re-Alignment Approval; Subsurface Excavation in City Street Approval; (7) Boston Water and Sewer Commission – Sewer and Water Connection Permits; Site Plan Approval and Construction Dewatering Permit; (8) Boston Public Safety Commission, Committee on Licenses – Permit to Erect and Maintain a Parking Garage; License for Storage of Flammables; (9) Boston Air Pollution Control Commission – Parking Freeze Exemption; (10) Boston Parks and Recreation Commission – Approval of improvements within 100 feet of a City park (Peters Park); and (11) Boston Department of Inspectional Services – Demolition Permit; Building Permit; Certificates of Occupancy.

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 checked="" 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"/> Superceding 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 (including Legislative Approvals) – Specify: (1) MA Historical Commission, Determination in Accordance with 950 CMR 71.00 (2) MA DEP, Division of Air Quality Control- Notice of Commencement of Demolition & Construction (3) MWRA - Temporary Construction Dewatering Permit (4) Boston Redevelopment Authority- Land Transfer Involving New Land Disposition Agreement (LDA) and Minor Modifications to South End Urban Renewal Plan
Total site acreage	1.1±	0	1.1±	
New acres of land altered		None		
Acres of impervious area	1.1±	None	1.1±	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
<b>STRUCTURES</b>				
Gross square footage	18,000±	+181,940±	199,940± <sup>1</sup>	
Number of housing units	0	+ 140±	140±	
Maximum height (in feet)	14 to 28	+2 to 52	16 to 80 <sup>2</sup>	
<b>TRANSPORTATION</b>				
Vehicle trips per day	Negligible	+ 1,510	1,510	
Parking spaces	70 <sup>3</sup>	+ 118	188	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	990 <sup>4</sup>	+ 27,610	28,600	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	900 <sup>4</sup>	+ 25,100	26,000	
Length of water/sewer mains (in miles)	0	0	0	

<sup>1</sup>Gross Square Footage (Gross Floor Area) as defined in the Boston Zoning Code

<sup>2</sup>84 feet will be reached at tower (an architectural element) at Harrison Avenue/East Berkeley Street

<sup>3</sup>Estimate of number of existing informal parking spaces

<sup>4</sup>Estimated sewage flow based on 50 gpd per 1,000 s.f. (water use based on estimated sewage flow plus 10%)

**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 South End Harrison/Albany Protection Area (local district))  No

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

Yes (Specify Four buildings within the Protection Area will be demolished. Only one, 1166 Washington Street, as part of the Protection Area, is currently included in the Inventory of Historic Assets of the Commonwealth. The Proponent prepared individual building inventory forms for all four structures on the Project site (see Attachment B). None of the structures appear to be historic due to reconstruction or substantial alteration.)  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.*)

Atlas Investment Group, LLC (the "Proponent") proposes to construct the Dover Residences, a mixed-use residential/commercial project containing approximately 199,940± gross square feet and comprised of approximately 140 residential units, of which 10% will be affordable units; about 15,000 gross square feet of commercial space on the first floor; and approximately 188 parking spaces in two-level enclosed parking garage (the "Project"). The 47,790± square foot Project site, bisected into two parcels by Fay Street, is bordered by Washington Street, Harrison Avenue, and East Berkeley Street. The majority of the Project site, approximately 68 percent, is vacant or occupied by informal parking lots. The remaining land contains existing buildings consisting of a one- and two-story brick building fronting on Washington Street containing a retail use and residential space; a long, narrow one-story brick building (Adams Transmission) at 421 Harrison Avenue; a very small one-story, partially occupied brick building at 415-419 Harrison Avenue; and an one-story brick building at the corner of Harrison Avenue and East Berkeley Street (149-155 East Berkeley Street).

Laconia Condominiums, an up to five-story (70 feet) brick residential building with ground floor retail space, adjoin the southwesterly property line extending from Washington Street to Harrison Avenue. The Columbia/City Lights Building ("Columbia Building"), a six-story brick residential building, is adjacent to the Project site facing Washington Street. Other nearby uses include Peters Park, a 3.3± acre City park, located directly across Washington Street from the Project site; a 6-story, 75-foot 38-unit loft apartment building with ground floor commercial space under construction at

## Project Description (continued)

160 East Berkeley Street, across from the Project site; the Pine Street Inn; residential condominiums; and commercial businesses.

The height of the buildings comprising the Project varies from 16 feet (private courtyard above parking garage) to approximately 80 feet (7 stories) along Harrison Avenue between Fay Street and East Berkeley Street. Adjacent to Laconia Condominiums, the building is 38 feet (3 stories). A single element at the Harrison Avenue/East Berkeley Street corner rises to 84 feet. Along the south side of Fay Street, the height ranges from 30 to 70 feet. The portion of the building adjacent to Washington Street is approximately 68 feet at Washington Street, matching the height of the Columbia Building; then it steps back 15 feet and rises to 78 feet.

Over the past fourteen months, the Project design has been developed and refined with the active involvement of the Old Dover Neighborhood Association, Washington Gateway Main Streets, and other interested parties. The result of these efforts has led to a proposed project that is respectful of the existing character and scale of this part of the South End neighborhood; enlivens this South End neighborhood with new residential and commercial uses; and offers an architecturally appealing design, including a pedestrian-friendly streetscape. On April 9, 2002, the Proponent submitted a comprehensive *Project Notification Form* ("PNF") for the Dover Residences to the Boston Redevelopment Authority ("BRA") in accordance with Article 80 of the Boston Zoning Code. The PNF provides a detailed description of the Project and a comprehensive analysis and assessment of potential impacts including transportation, wind, shadow, daylight, air quality, noise, water resources, solid and hazardous materials, geotechnical/groundwater, construction, infrastructure systems, and historic resources. A copy of the PNF has been provided to the MEPA Office with this ENF, and is available, upon request, to reviewers from the Project contact person.

The Project's massing, design and program have evolved significantly in advance of this filing. The current development program reflects modifications that have been developed in response to comments and suggestions made by community representatives, city agencies and abutters. This proposal has also led to the acquisition of additional parcels to address setback and height concerns of residential abutters. The Proponent will continue to work with the BRA and the neighborhood to address outstanding issues. Overall, the development of the Project site will result in substantial public benefits, including providing 10% of the residential units as affordable housing units; redeveloping a currently underutilized, partially vacant site; and enhancing the streetscapes of East Berkeley Street, Fay Street, Harrison Avenue, and Washington Street adjacent to the Project site. Under the No Build alternative, the Project site will remain occupied by informal parking lots and one- to two-story structures which will not reinforce the character of this South End neighborhood which has been substantially improved over the last few years with new residential and commercial uses. The filing of this ENF is required because the Project involves "Land Transfer" by the Boston Redevelopment Authority to the Proponent; may result in the generation of over 1,000 or more new vehicle trips per day and the construction of 150 or more new parking spaces; and meets a MEPA historic review threshold.