

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 14014
MEPA Analyst: Nick ZAVOLAS
Phone: 617-626-1030

ENF Environmental Notification Form

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: GrandMarc at St. Botolph Street | | |
| Street: St. Botolph Street | | |
| Municipality: Boston, MA | Watershed: Boston Harbor | |
| Universal Transverse Mercator Coordinates: 767768 Easting, 2949396 Northing | Latitude: 42° 20' 26" N | Longitude: 71° 5' 13.50" W |
| Estimated commencement date: 2 nd Quarter 2008 | Estimated completion date: 2 nd Quarter 2010 | |
| Approximate cost: \$110 million | Status of project design: Schematic Design | |
| Proponent: Phoenix Property Company Land Ventures, Inc. c/o Lincoln Property Company | | |
| Street: 225 Franklin Street, 23 rd Floor | | |
| Municipality: Boston | State: MA | Zip Code: 02110 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mitchell L. Fischman | | |
| Firm/Agency: Daylor Consulting Group, Inc. | Street: 10 Forbes Road | |
| Municipality: Braintree | State: MA | Zip Code: 02184 |
| Phone: 782-884-2553 | Fax: 617-849-0096 | 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 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). **Not Applicable**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify Boston Redevelopment Authority) No The project will be reviewed under the provisions of Article 80 (Large Project Review) of the Boston Zoning Code.

List Local or Federal Permits and Approvals: (1) BRA Article 80 Large Project Review and BRA Agreements, as necessary; (2) Boston Civic Design Comm., Design Review under Article 28; (3) Boston Landmarks Commission, Article 85 Demolition Delay Review; (4) Boston Transportation Department, Transportation Access Plan Agreement/Construction Management Plan (5) Boston Zoning Board of Appeal, Conditional Use Permits and Zoning Relief; (6) Boston Water & Sewer Comm., Approval for Sewer and Water Connections; Construction Site Dewatering and Stormwater Drainage; (7) Boston Dept. of Public Works, Curb Cuts or Other Work in Streets; (8) Boston Public Improvement Comm., Street Improvements and Specific Repairs of Sidewalks; (9) Boston Public Safety Comm., Construction of Parking Garage (if required); (10) Boston Fire Department, Fuel Storage License for Parking Garage;

Approval of Fire Safety Equipment; (11) Boston Inspectional Services, Demolition and Building Permits; (12) Federal Aviation Administration, Determination of No Hazard to Air Navigation; (13) U.S. Environmental Protection Agency, NPDES General Stormwater Permit During Construction.

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 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 |
|--|--------------------------|----------|-------------|---|
| LAND | | | | <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: Massachusetts DEP, Division of Air Quality Control – Notice of Commencement of Demolition and Construction; Notice of Asbestos Removal MWRA – Temporary Construction Dewatering Permit; Sewer Use Discharge Permit Massachusetts Historical Commission, Review in accordance with 950 CMR 71.00 and Section 106 Review |
| Total site acreage | 0.82± ¹ acres | | | |
| New acres of land altered | | None | | |
| Acres of impervious area | 0.82± acres | None | 0.82± acres | |
| 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 | | |
| STRUCTURES | | | | |
| Gross square footage | 93,000± | 377,000± | 470,000± | |
| Number of housing units (dormitory beds) | None | + 1,140 | 1,140± | |
| Maximum height (in feet) | 87± | + 258 | 345* | |
| TRANSPORTATION | | | | |
| Vehicle trips per day** | 0 | + 136 | 136 | |
| Parking spaces | 16 | 0 | 16 | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | 0*** | 81,510± | 81,510± | |
| GPD water withdrawal | 0 | 0 | 0 | |
| GPD wastewater generation/ treatment | 0*** | 74,100± | 74,100± | |
| Length of water/sewer mains (in miles) | 0 | 0 | 0 | |

¹Does not include approximately 7,900± sq. ft. within the private portion of St. Botolph Street that is not open to public use.

*Height to top of highest occupied floor as defined by the Boston Zoning Code (not including mechanical level)

**The Institute of Transportation Engineer's (ITE) does not include a category for university residence hall. The trip generation was based on actual survey data collected at the existing 345-bed Nathan R. Miller Residence Hall located at 10 Somerset Street, Boston, MA. A 12-hour survey of all pedestrian, pick-up/drop-off, and loading activity at the site was conducted on Tuesday, March 7, 2006, from 7:30 a.m. to 7:30 p.m. to estimate daily and peak-hour pedestrian and vehicle trip generation.

***No credit taken for existing water usage or sewage generation.

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: The existing YMCA building is listed in the National and State Registers of Historic Places)
 No

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

Yes (Specify: The Project calls for the demolition of certain YMCA-owned buildings along St. Botolph Street and the rear of the Hastings Wing. The portion of the building along St. Botolph Street is not visible from Huntington Avenue. The Hastings Wing is visible from Huntington Avenue at an angle along the west elevation in a narrow passage between the YMCA and Northeastern University. The significant elements of the main block including its full depth, the Huntington Avenue façades, and the lavish detailing designed by Shepley, Rutan and Coolidge will be retained. New construction will be set back behind the main block and will appear as background, a common visual effect in Boston among historic buildings and later construction.) 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.)

Project Site

YMCA currently owns approximately 67,172 square feet of land and the building thereon located at 316 and 320 Huntington Avenue (the "Building"), plus an approximately 1,434 square foot portion of St. Botolph Street subject to a City of Boston street easement. The Building was originally comprised of two separate buildings that are now integrated and function as a single building. The portion of the Building located at 316 Huntington Avenue is known as the "YMCA Branch" and the portion of the Building located at 320 Huntington Avenue is known as the "Hastings Wing." The Hastings Wing is occupied mostly by third parties and does not contain core YMCA services.

Phoenix has entered into an agreement with YMCA to purchase approximately 35,920 square feet of land, plus about 7,900 square feet within the privately-owned portion of St. Botolph Street (collectively, the "Project Site"), together with the Hastings Wing and a portion of the YMCA Branch presently situated thereon (the "Surplus YMCA-Owned Property") (see Figure 1-3 in Appendix A). YMCA shall retain ownership of approximately 24,786 square feet of land and the YMCA Branch, all as shown on Figure 1-3 (the "Retained YMCA"). The Retained YMCA and the Surplus YMCA-Owned Property will be separated in a way that is mutually beneficial and cost effective for both parties.

Project Description

PPC Land Ventures, Inc., ("Phoenix"), the Proponent, proposes to construct a residence hall for undergraduate and graduate students and faculty, with accessory uses and amenities,

possibly including game room, lounge, bistro or café, retail space, media rooms, meeting and conference rooms (collectively, “the Project”) on property to be acquired from YMCA of Greater Boston, Inc. and Huntington Affordable Housing Limited Partnership (together, the “YMCA”). The Project will be built on St. Botolph Street behind the main YMCA branch on Huntington Avenue, and will provide approximately 1,140 dormitory beds, consisting of a mix of dormitory and suite-style units leased to neighborhood colleges and universities and/or students and faculty of these institutions.

The tallest portion of the new construction along St. Botolph Street is 34-stories adjacent to a lower 12-story portion of the building that is designed to minimize the massing of the structure as viewed from Huntington Avenue. A portion of the Hastings Wing will be retained and the re-built eight-story section will maintain the massing and scale of the original structure. The main building entrance will be on St. Botolph Street, and a secondary building entrance will be located on Huntington Avenue.

The proposed new construction is situated to take advantage of the available property while providing much-needed student housing in an area unpopulated by permanent neighborhood residents. Regarding the integration with the Hastings Wing, the proposed building will replace approximately half of the existing structure at a similar scale and height, and, in this way, will “marry” the new building to its immediate context of the original YMCA building.

The treatment of the façade and the building massing at street level will establish a scale that is consistent with the current pedestrian experience. Wide sidewalks with planted trees along St. Botolph Street will maintain a welcoming and animated environment. Potential retail opportunities along St. Botolph Street will be explored to enliven the street, which now has no opportunity for such use.

Project Alternatives

Under the No Build alternative, the Project Site remains as is, and will not provide new student or faculty housing to address the critical needs of educational institutions in the local Boston neighborhoods or relieve some of the pressure in the tight housing markets in the Fenway, Mission Hill, Roxbury and South End neighborhoods.

BRA Article 80 Review

The Proponent has initiated meetings with the Boston Redevelopment Authority, City agencies, and neighborhood and local organizations, to present and discuss the Project. The Proponent filed a Project Notification Form with the Boston Redevelopment Authority (“BRA”) on April 19, 2007 in accordance with Article 80 of the Boston Zoning Code. A copy of the PNF is included as Appendix C of this ENF.

The Project will be reviewed under the Large Project Review provisions of Article 80, and a Draft Project Impact Report will be prepared to address impacts and potential mitigation measures, if required, related to transportation, parking, environmental impacts (including wind and shadow), infrastructure, and historic resources. The Proponent is committed to implementing Transportation Demand Management (“TDM”) measures and will be seeking sustainable design and energy conservation measures as the design process continues.

It is the end user's responsibility to verify the accuracy and appropriateness of the data contained herein. Use of this map constitutes agreement with the terms of Daylor GIS Disclaimer.



Daylor
Consulting
Group
Inc.



Ten Forbes Road | Braintree, MA 02184 | 781-949-1870

Project Locus

GrandMarc at St. Botolph Street
Boston, Massachusetts

10/20/06



Figure

1-1

Source: MassGIS, USGS