

ENF Environmental Notification Form

EOEA No.: *13031*
 MEPA Analyst: *LeAndrea 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: Hodge Boiler Works		
Street: 111 Sumner Street		
Municipality: East Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: Easting: 332015.31569 Northing: 4692431.54085	Latitude: 42° 21' 57.6" Longitude: 71° 02' 24.2"	
Estimated commencement date: 6/2004	Estimated completion date: 8/2005	
Approximate cost: \$30-50 million	Status of project design: 20% complete	
Proponent: Boiler Works LLC		
Street: 12 Marshall Street		
Municipality: Boston	State: MA	Zip Code: 02108
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kathleen Cosgrove		
Firm/Agency: Fort Point Associates, Inc.	Street: 286 Congress Street – 6 th Floor	
Municipality: Boston	State: MA	Zip Code: 02210
Phone: (617) 357-7044 x202	Fax: (617) 357-9135	E-mail: kcosgrove@fpa-inc.co

- 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. 6407- Shipyard) 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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Boston Redevelopment Authority and DEP Waterways for Chapter 91 License) No

List Local or Federal Permits and Approvals: NPDES NOI; FAA Notice of Construction; Army Corps of

Engineers Section 10/404; CZM Consistency Determination; Massachusetts Historic Commission; Boston Transportation Department (Transportation Access Plan); Boston Water and Sewer Commission (Water and Sewer Connection Permits); Boston Conservation Commission; Boston Public Works Department (Street Opening/Occupancy permits); Boston Public Improvement Commission; and Building 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 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 checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input checked="" 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 <i>(including Legislative Approvals) – Specify:</i> DEP Notification of Construction and Demolition Massachusetts Historic Commission – Finding of No Adverse Impact CZM – Consistency Determination
Total site acreage	1.5	N/a	1.5	
New acres of land altered		- 0 -		
Acres of impervious area	1.42	-0.62	0.80	
Square feet of new bordering vegetated wetlands alteration	N/a	- 0 -	N/a	
Square feet of new other wetland alteration	N/a	+10,197*	10,197	
Acres of new non-water dependent use of tidelands or waterways	1.5	0	1.5	
STRUCTURES				
Gross square footage	31,880	165,935	197,815	
Number of housing units	- 0 -	+109	109	
Maximum height (in feet)	68'	+12'	80'	
TRANSPORTATION				
Vehicle trips per day	60	+500	560	
Parking spaces	15	+151	166	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	200	+22,600	22,800	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/ treatment	200	+20,740	20,940	
Length of water/sewer mains (in miles)	- 0 -	Service connection only	Service connection only	

* Of this amount 70% occurs on Land Subject to Coastal Storm Flowage

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 (The site contains buildings associated with the former Hodge Boiler Works company that began operation in the late 1800's) 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.*)

(a) Project Site - The Hodge Boiler Works site consists of a 2.5-acre site located south of Sumner Street on Boston Harbor in East Boston. The site is bounded by the City-owned LoPresti Park to the west, Sumner Street to the north, the Carlton Wharf site to the east and Boston Harbor to the south. The proposed development project involves the construction of a single, eight-story residential building with 109 housing units consisting of studio flats and one and two bedroom units, a 100 slip marina, a marina service building and a small cafe. A two level subsurface parking structure for 164 cars (1.5 spaces per unit) is provided beneath the building footprint. A 3,680 sf area for facilities of public accommodation is proposed on the ground floor of the building along the water side of the site. Eight Bed and Breakfast units and a common room are programmed for this area. The main lobby of the residential building and the entrance to the parking levels will be from the east on the extension to London Street (proposed by others). The exit from the parking levels will be on the west and opposite side of the building exiting onto Sumner Street.

(b) Alternatives – Other than additional design refinements, the only other project alternative is a No Build. Under the No Build Alternative, the site would remain in its deteriorated condition and the

buildings would be used for storage and/or remain vacant. The site would remain inaccessible to the public.

- (c) On and Off-site Mitigation Measures - The project provides substantial public access both to and along the harbor as well as connections to and from the adjacent LoPresti Park. The proposed building heights and massing have been designed to provide views toward the water and an open space corridor along the waterfront has been retained. The proposed development has been carefully designed to be consistent with the BRA's East Boston Master Plan and Municipal Harbor Plan.