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LEANDREA DAMES

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Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

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: The Residences at Pier 5
Street: Pier 5, Eighth Street
Municipality: Boston Watershed: Boston Harbor
Universal Transverse Mercator Coordinates: 331086"E, 4692999"N Latitude / Longitude: 42 22' 22" N/71 03' 05" W
Estimated commencement date: Fall 2004 Estimated completion date: Spring 2006
Approximate cost: \$80-100,000,000.00 Status of project design: 25% complete
Proponent: LDA Acquisition, L.L.C.
Street: c/o Shipyard Quarters Marina, One Pier 8, 13th Street
Municipality: Charlestown State: MA Zip Code: 02129
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Gregory A. Carrafiello, Senior Associate
Firm/Agency: Fort Point Associates, Inc. Street: 286 Congress Street, 6th Floor
Municipality: Boston State: MA Zip Code: 02210
Phone: (617) 357-7044 Fax: (617) 357-9135 E-mail: gcarrafiello@fpa-inc.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)? [X] Yes [] No
Has this project been filed with MEPA before? [] Yes (EOEA No.) [X] No
Has any project on this site been filed with MEPA before? [X] 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)) [X] Yes [] No
a Special Review Procedure? (see 301CMR 11.09) [] Yes [X] No
a Waiver of mandatory EIR? (see 301 CMR 11.11) [] Yes [X] No
a Phase I Waiver? (see 301 CMR 11.11) [] Yes [X] 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? [X] Yes (Specify BRA Article 80) [] No

List Local or Federal Permits and Approvals: Army Corps of Engineers Section 10 Permit, NPDE Notice of Intent; 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 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 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: MHC- No Adverse Impact
Total site acreage	~5 acres			
New acres of land altered		0.0		
Acres of impervious area	1.9	0.0	1.9	
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		~2.5		
STRUCTURES				
Gross square footage	- 0 -	~170,000 s.f.	~170,000 s.f.	
Number of housing units	- 0 -	59	59	
Maximum height (in feet)	- 0 -	55	55	
TRANSPORTATION				
Vehicle trips per day	- 0 -	508	508	
Parking spaces	- 0 -	106	106	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	- 0 -	14-17,800	14-17,800	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/ treatment	- 0 -	13-15,500	13-15,500	
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 Charlestown Navy Yard Historic Landmark District) 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 project site is located at the seaward end of Eighth Street in the Charlestown Navy Yard. The Project consists of three parcels, Parcels 1B, 1C and 2A3, totaling approximately 5 acres. Pier 5 is part of Parcel 1B and is approximately 1.85 acres in size. Parcel 1B also includes approximately 1.8 acres of watersheet to the north and south of Pier 5. Immediately landward of Pier 5 is Parcel 1C, which is approximately 8,000 s.f. in size. North of Pier 5 is Parcel 2A3, which is approximately 1.1 acres in size.

The site is abutted by the waters of Boston Harbor to the north, east and south, and by land owned by the BRA and Flagship Wharf to the west.

The proponent proposes to construct approximately 59 residential units within an approximately 170,000 s.f. building on Pier 5. The building has been designed as a low-scale structure and will consist of a 5-story structure, with a maximum height of fifty-five (55).

The development program incorporates ground floor spaces that will be publicly accessible, offering uses and amenities that will activate and enliven the waterfront, as well as lobbies, service and upper floor accessory uses. The upper floors will contain residential units.

The Project will also provide almost one acre of new public open space on the site adjacent to the waters of Boston Harbor. The open space will include the addition of over 1,400 linear feet of new walkway to the City of Boston's Harborwalk system. Along the Harborwalk the public will be provided with benches, and other typical pedestrian amenities. The end of the Pier will incorporate special features such as seasonal planters, art/sculptures, an expanded public space and seating. The ground floor use, such as a restaurant, will also provide greater activation and public use of this portion of the project site.

floor use, such as a restaurant, will also provide greater activation and public use of this portion of the project site.

The proponent also intends to construct a 21-slip marina within the waters along the southern portion of the Pier. The marina will be accessed via a ramp system located at the central portion of the Pier.

The Boston Redevelopment Authority has informed and assured the proponent that Flagship Wharf, adjacent to Pier 5, was approved and permitted by the BRA for additional parking to support the parking needs for development on Pier 5. The proponent in cooperation with, and as requested by the BRA, will seek to acquire such parking. The proposed Project also includes the construction of an approximately 106 space underground parking structure on Parcel 2A3. The parking garage will be accessed via Eighth Street. The at-grade land above the parking garage will be landscaped and preserved as waterfront open space. The proponent upon acquisition of parking at Flagship Wharf will not pursue its proposal for parking on Parcel 2A3.

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>~0.9</u>	<u>~0.9</u>
Roadways, parking, and other paved areas	<u>1.9</u>	<u>0.05</u>	<u>2.0</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:
- E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes No; if yes, does the project involve the release or modification of such restriction? Yes No; if yes, describe:
- F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes No; if yes, describe: