

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF Environmental
Notification Form

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|--|----------------------|
| <i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i> | |
| EOEA No.: | <u>14255</u> |
| MEPA Analyst: | <u>Beiony Angus</u> |
| Phone: | 617-626- <u>1029</u> |

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: Seaport Square | | |
| Street: Generally bounded by Northern Avenue, Seaport Boulevard, Congress Street and Summer Street | | |
| Municipality: Boston | Watershed: Boston Harbor | |
| Universal Transverse Mercator Coordinates: UTM (Zone 19) 331526, 4690863 | Latitude: 42°21'06.4" N | Longitude: 71°02'44.0" W |
| Estimated commencement date: Third quarter 2009 | Estimated completion date: 2014 | |
| Approximate cost: \$3 billion | Status of project design: 5-10 %complete | |
| Proponent: Gale International, Morgan Stanley and W/S Development Associates, LLC | | |
| Street: One Post Office Square, Suite 3150 | | |
| Municipality: Boston | State: MA | Zip Code: 02109 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Corinne Snowdon | | |
| Firm/Agency: Epsilon Associates, Inc. | Street: 3 Clock Tower Place, Suite 250 | |
| Municipality: Maynard | State: MA | Zip Code: 01754 |
| Phone: (978) 897-7100 | Fax: (978) 897-0099 | E-mail: csnowdon@epsilonassociates.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 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): Phase 1: None. Whole Project: Financial Assistance: Yes* (Project may seek financial assistance; agency and amount TBD. Land Transfer: Yes* (Project may involve land transfers from Boston Redevelopment Authority and/or MassHighway). Land area TBD.

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals:

FEDERAL

US EPA - National Pollution Discharge Elimination System

FAA - FAA Height Restriction Notice; Section 19 Determination

LOCAL:

Boston Redevelopment Authority – Article 80B Large Project Review; Article 80C Planned Development Area Review

Boston Zoning Commission – Article 80C Planned Development Area Approval

Boston Civic Design Commission – Review and Approval

Boston Air Pollution Control Commission – Parking Freeze Permits

Boston Water and Sewer Commission - Sewer Use Discharge Permit; Site Plan Approval; Construction Dewatering Permit; Sewer Extension/ Connection Permit; Stormwater Connection; Cross Connection/Backflow Prevention Permit; Hydrant Meter Permit; Construction Permit for Facilities; Termination Verification Permit

Boston Inspectional Services Department - Building and Occupancy Permits; Termination Verification Permit

Boston Public Improvement Commission - Acceptance of New Public Way or Private Way Open to Public Travel; Street and Sidewalk Occupation Permits; Tieback/Earth Retention license Agreement; Curb Cut; Subsurface/Surface Discontinuances; Specific Repair Plan Approval; Street Opening; Licenses for Awning or Projections

Boston Zoning Board of Appeal - Conditional Use Permits, variances, and Interim Planning Permit

Boston Conservation Commission – Notice of Intent

Boston Department of Public Works - Street Occupancy Permit; Curb Cut Permit

Boston Transportation Department - Transportation Access Plan Agreement; Construction Management Plan

Boston Landmarks Commission - Article 85 Demolition Delay Review; Seaport Boulevard/Boston Wharf Road Protection Area

Boston Parks and Recreation Commission - Approval of Demolition and Construction within 100 feet of park or parkway

Boston Public Safety Commission, Committee on Licenses - Permit to erect and maintain parking garage; Flammable storage license

Boston Fire Department - Storage tank permit; Burner and permit for fuel oil; Cross connection backflow preventer; Approval for sprinkler systems; Permit for maintenance of fire protection/equipment; Permit for safe access to the site; Permit for welding and cutting equipment

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- 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"/> Superseding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit (if required) <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: |
| Total site acreage | Full Build Phase 1 | 23 1 | | | |
| New acres of land altered | Full Build Phase 1 | | 23 1 | | |
| Acres of impervious area | Full Build Phase 1 | 23 1 | -3 -0.2 | 20* 0.8 | |
| 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 | Full Build Phase 1 | | 1.64 0.44 | | |
| STRUCTURES | | | | | <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: |
| Gross square footage | Full Build Phase 1 | 8,000 2,400 | 6,492,000 196,300 | 6.5 million 198,700 | |
| Number of housing units | Full Build Phase 1 | 0 0 | 2500 110 | 2500 110 | |
| Maximum height (in feet) | Full Build Phase 1 | 35 35 | 205 81 | 240** 116 | DEP: Landlocked Tidelands Public Benefit Determination; Air Plan Approval (if required) MWRA: Sewer Use Discharge Permit; Construction Dewatering Permit MHC: State Register Review MAC: Height Restriction Notice (FAA notice) EOT: Compliance with Chapter 40, Section 54A MBTA: Approvals related to Silver Line facility |
| TRANSPORTATION | | | | | |
| Vehicle trips per day | Full Build – Unadjusted ITE adjusted for mode split | 7,294 7,294 | 91,822 7,366 | 99,116 14,660 | |
| | Phase 1 - Unadjusted ITE adjusted for mode split | 230 230 | 2,658 478 | 2,888 708 | |
| Parking spaces | Full Build Phase 1 | 3,647 115 | 2,853 -72 | 6,500 43 | |

*A significant portion of the site will include green roofs, which are not included as pervious area in this figure.

**Height as measured by the Boston Zoning Code to the last occupiable space.

| WASTEWATER | | | | |
|--|-----|-----------|-----------|--|
| Gallons/day (GPD) of water use | | | | |
| Full Build | 0 | 1,087,000 | 1,087,000 | |
| Phase 1 | 0 | 30,000 | 30,000 | |
| GPD water withdrawal | 0 | 0 | 0 | |
| GPD wastewater generation/ treatment | | | | |
| Full Build | 350 | 987,650 | 988,000 | |
| Phase 1 | 0 | 27,000 | 27,000 | |
| 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 Chapel of Our Lady of Good Voyage) No

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

Phase 1 does not include any structure, site or district listed in the State Register of Historic Places.

Yes (Specify Chapel of Our Lady of Good Voyage) No

Phase 1 does not involve any demolition or destruction of any listed or inventoried historic or archeological resource.

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.)

Seaport Square

Full Build - Seaport Square will establish 20 new urban blocks in Boston's South Boston waterfront (see attached USGS Figure 1 for the location of the Project as well as Figure 1.1-1 of this PNF/ENF for the existing

condition). The Proponent will develop more than 23 acres of land, devoting approximately 36% (approximately eight acres) of the total land area to streets, sidewalks and public open space, and constructing 19 new buildings (see Figures 1.1-2 and 2.1-3 in this PNF/ENF for the proposed condition). The Project proposes to create three significant new urban places, including two new green open spaces, as well as significant landscape improvements to Seaport Boulevard, new streets, public sidewalks, and pedestrian ways. The program includes approximately 6.5 million square feet made up of 2.75 million square feet of residential, 1.25 million square feet of retail, 1.4 million square feet of office and research, 500,000 square feet of hotel, and 600,000 square feet of educational, civic, and cultural uses. A more detailed breakdown of the program can be found in Table 2.2-1 of this PNF/ENF. The Project also includes approximately 6,500 below-grade parking spaces. Every building, with the exception of the Chapel and the schools, will have retail uses at ground level to provide an inviting and animated pedestrian experience. Approximately 42% of the Project will be residential, the largest use within the Project, in keeping with the BRA's ongoing intention to create a neighborhood within the South Boston waterfront. See Chapter 1.0 of this PNF/ENF for a more detailed description of the Project and its benefits.

Phase 1 Waiver Blocks A, H and J - The Proponent is requesting a Phase 1 waiver for three Blocks to enable Seaport Square to provide early public benefits, including a waterfront way which will provide a Harborwalk connection, additional open space, and the relocation of Our Lady of Good Voyage Chapel, which will facilitate development of the remainder of the Project. With a combined floor area of less than 200,000 square feet (127,100 sf of residential, 46,600 sf of retail/entertainment space and a 25,000 sf chapel), the buildings on Blocks A, H, and J comprise only 3% of the Project's overall square footage (see Figure 2.7-1 in this PNF/ENF for a site plan of Blocks A, H and J). Blocks A, H and J will have positive impacts on the visual and pedestrian experience along the Harborwalk and Seaport Boulevard, with minimal transportation, wind, shadow and other environmental impacts.

Block A is a gateway site that will provide a missing connection to the Harborwalk as well as an inviting program of restaurants, retail, and housing that will energize a new pedestrian pathway around the existing Barking Crab restaurant. Block H creates a much-needed edge to Seaport Boulevard on its south side, and its two-story base of stores and restaurants are the first step in building the shopping promenade which will act as an anchor to the entire neighborhood. Block J relocates a neighborhood institution, Our Lady of Good Voyage Chapel, next to the Silver Line T station. The construction of a new Our Lady of Good Voyage Chapel is critical to allow for the future removal of the existing Chapel on Block D and construction of below-grade parking structures beneath Blocks B, C, and D (the present location of the Chapel). The Archdiocese is looking forward to the new Chapel on Block J to improve and expand its current ministry.

Together, the construction of these buildings on these three prominent sites will provide early public benefits, including street and sidewalk improvements, and will begin to knit the South Boston waterfront and Fort Point Channel areas together. See Section 2.7 of this PNF/ENF for a more detailed description of Phase 1 and its benefits.

Alternative Analysis - Prior to submitting this Plan, the Proponent had considered Project alternatives that included a greater amount of hotel and commercial uses, did not include a new road connecting Summer and Harbor Street, and had not fully realized the potential for open space at Seaport Square and Seaport Hill. However, in response to community needs, the Proponent has proposed a mixed-use Project that includes a

substantial residential component, supported and enhanced by open space and office/research, retail, civic and cultural uses.

The Boston Redevelopment Authority has convened five public meetings on the Seaport Square Project to provide South Boston residents and others with the opportunity to receive detailed presentations on the Project, and a chance to ask questions as well provide feedback. The Proponent has provided the following presentations at the Community meetings: project overview, public realm and landscape plan including LEED requirements, traffic analysis, as well as a final meeting to summarize public comments and Project responses to date.

During these well attended meetings (attendance estimated at 650 individuals) the Project Team responded to questions, listened to feedback, and took into consideration public comment resulting in a Project that is reflective of community concerns. For example, in response to the strong sentiments of residents and the City alike, calling for new housing in an early phase of the Project and in the Project overall, the Proponent is proposing early development of 110 residential units in Phase 1, as well as providing residential uses in 42% of the whole Project. The Proponent also proposes to connect a long-missing Harborwalk link as suggested by those looking for a connection from the Children's Museum to the Federal Courthouse.

Should the Proponent decide not to develop Seaport Square (the no-build alternative), the approximately 23 acre site currently composed of parking lots and fencing would continue in its present condition. Important Project benefits such as \$35 million in linkage funds to the City of Boston, as well as the generation of approximately \$40 million in property taxes, state and local hotel occupancy taxes and convention center finance fees would not be realized. The Project is also estimated to generate approximately \$25 million in annual sales taxes. The City of Boston residents would not see an increase in construction and long-term employment opportunities. Stormwater would continue to flow untreated into the Fort Point Channel as well as Boston Harbor. The Proponent's vision of a vibrant, sustainable residential neighborhood, an active commercial boulevard, new cultural and civic uses, as well as two new urban open spaces would not be realized.

Mitigation Measures - Seaport Square will be a Transit-Oriented Development which will provide significant improvements to the public realm, including two substantial public open spaces, new streets, extensive streetscaping and bicycle and pedestrian friendly areas. These improvements will transform an area which is now made up of parking lots into a new neighborhood within the South Boston waterfront with green open spaces, enlivened streets and retail establishments, pedestrian and bicycle ways, including new schools and civic uses.

Environmental sensitivity and long-term sustainability will shape everything about Seaport Square – from the methods and materials used in its construction, to the efficiencies built into the delivery of energy and water to its homes and businesses, to the thoughtful design of the city's streets, pedestrian walkways, open space, and its buildings, to the mandate for devoting over one third of its land to the public realm.

The Proponent will employ energy-efficient technologies; for example, green vegetated roofs will be planted on many buildings, and others will have reflective white roofs, leading to a reduction in the "heat island effect" commonly found in large urban areas. In addition, buildings will utilize high-performance glazing systems and possibly strategic shading, to reduce heat loss in winter and solar heat gain in summer. The

Project's sustainable design elements include the use of low emitting materials, including adhesives and sealants, paints, and carpet systems. Section 3.3.14 includes detailed information about the sustainable measures proposed.

The Proponent has committed to working toward LEED-ND Silver for the overall Project. In addition, the Proponent is targeting LEED-NC Silver standard on Blocks A and H. As construction on Block J is to be directed by the Archdiocese, the final design parameters of the building will continue to be developed. The materials used in construction and interiors will include local and recycled content, and construction waste will be recycled to the greatest possible extent. Low-VOC paints, finishes, and carpeting will be chosen, and the refrigerant systems in many buildings will minimize detrimental impact to the ozone layer and to greenhouse gas emissions. Buildings will be designed to take advantage of natural light, maximize open space, and minimize light pollution. Through efficient irrigation and plumbing fixtures, water conservation will be maximized. To improve overall efficiencies of delivered energy to discrete blocks, the feasibility of siting a central energy plant with cogeneration capabilities is being investigated.

The Project will contribute approximately \$35 million in linkage funds to the City of Boston, as well as generate approximately \$40 million in property taxes, state and local hotel occupancy taxes and convention center finance fees, and approximately \$25 million annually in sales tax revenue.

New civic, cultural and community contributions include:

- ◆ Performing Arts Center: An approximately 1,800 seat, 250,000-square foot facility designed for performance arts could be located on Summer Street. This performing arts center could be used by such arts institutions as the Boston Ballet or the Berklee College of Music, and will provide a new venue for performances to be enjoyed by both tourists and locals. Final determination is dependent on local demand and funding.
- ◆ Flexible Gallery Space: A flexible gallery space is proposed adjacent to the largest open space associated with the Project, Seaport Square Green. The Proponent envisions a space where neighboring artists can show their work, as well as a place for arts classes and community gathering, as well as coordination with the ICA. This arts space will increase community interest and connection to the area.
- ◆ Educational Facilities: To attract families to the site, a privately funded Pre-K -1 public pilot school for 200 children will be located within the Project. The Proponent has also committed to substantial annual scholarships for City residents to a new K-12 international school. After hours this space may be used for adult education programs or other continuing education needs open to City residents.
- ◆ Public Library: Seaport Square will include a new neighborhood branch of the Boston Public Library to serve area residents and complement the South Boston Branch Library.
- ◆ Catholic Chapel: A new facility will be constructed to relocate the existing Chapel (Our Lady of Good Voyage Chapel) to a site that is more conveniently located within the community, providing better access for churchgoers and greater visibility for the new Chapel.

The Project will also improve the existing infrastructure in the area, as well as create new infrastructure. Specific contributions include:

- ◆ **New Streets and Sidewalks:** \$25 million will be spent for new public streets and sidewalks. Improvements to existing public streets will be made and new streets will be constructed including Harbor Street, Autumn Lane, and Thompson Street. Based on conversations with BWSC, National Grid, NSTAR Electric, etc., there will be a need to upgrade distribution in the immediate area to serve the needs of the new neighborhood. Currently it is anticipated that some of this infrastructure will be funded by the Proponent and some will be funded by the utility company. Also, a feasibility study is underway to explore the viability of various types of co-generation and central energy plant alternatives. Final determination on energy systems and distribution methods will be developed as various schemes are refined.
- ◆ **New Pedestrian Connection:** As envisioned in the Fort Point Channel Watersheet Activation Plan, a new waterfront way will be created to connect the long-missing Harborwalk link between the Children's Museum and the Federal Courthouse. Restaurants and outdoor seating will enliven the area during day and evening hours.
- ◆ **Northern Avenue Bridge:** The Proponent will contribute \$5 million in infrastructure improvements for the Old Northern Avenue Bridge, including repainting, repaving, relighting and adding seasonal kiosks and public art, thereby assisting toward refurbishing this historic link and Gateway to the South Boston waterfront.
- ◆ **Bridging Grade to Summer Street:** An estimated \$10 million will be spent to construct Harbor Street which will bridge the grade separation from Summer Street and Seaport Hill, providing direct access from Summer Street to Seaport Square and the surrounding area.
- ◆ **Open Space and Landscape Improvements:** The Project includes \$25 million in open space and landscaping improvements, including two new open spaces, Seaport Square and Seaport Hill.
- ◆ **Public Art Trail:** An emphasis on public art venues is planned to celebrate and support the talent from the nearby neighborhood, drawing many to the site, strengthening connections from Fort Point Channel open spaces to the South Boston waterfront and Seaport Square green and supporting existing institutions, like the ICA and the Children's Museum.

In addition, Transportation Demand Management measures will be incorporated and are described in Section 3.1.4.2 of the PNF/ENF and in the Transportation Section, III of this ENF.

The proposed Project will comply with the MEPA Greenhouse Gas Emissions Policy and Protocol. A Greenhouse Gas analysis will be prepared for the Draft EIR/PIR.