

**Commonwealth of Massachusetts**  
**Executive Office of Environmental Affairs ■ MEPA Office**  
**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOE No.: 13300  
 MEPA Analyst: Bill GAGE  
 Phone: 617-626-1025

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 Clarendon		
Street: Clarendon Street / Stuart Street		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: 329151 meters E, 4690605 meters N	Latitude: 42° 20' 56" N	Longitude: 71° 04' 27" W
Estimated commencement date: 3 <sup>rd</sup> Quarter 2005	Estimated completion date: 3 <sup>rd</sup> Quarter 2007	
Approximate cost: \$90 million	Status of project design: 10% complete	
Proponent: Clarendon Street Associates, LLC		
Street: c/o The Beal Companies at 177 Milk Street		
Municipality: Boston	State: MA	Zip Code: 02109-3410
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Will Donham		
Firm/Agency: Epsilon Associates, Inc.	Street: 150 Main Street	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: wdonham@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 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): Funding from Mass Development Financing Agency.

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

List Local or Federal Permits and Approvals: See Attachment 1

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 checked="" 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 <i>(including Legislative Approvals) – Specify:</i> DEP: Sewer Connection Permit; Fuel Utilization Facility Approval (if required); Notice Regarding Asbestos Removal (if applicable); Notice Regarding Demolition or Construction MHC: Determination of No Adverse Effect MWRA: Construction Dewatering Permits, if necessary MDFA: Bond Financing Approvals EOTC: Construction on Former Railroad Land (if applicable)
Total site acreage	1.04 ±			
New acres of land altered		0.77 ±		
Acres of impervious area	1.04 ±	0	1.04 ±	
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		0		
<b>STRUCTURES</b>				
Gross square footage	109,258 sf	419,242 sf	528,500 sf	
Number of housing units	0	400	400	
Maximum height (in feet)	108	232	340	
<b>TRANSPORTATION</b>				
Vehicle trips per day	460	3,936 (ITE unadjusted) 954 (adjusted)	4,396 (ITE unadjusted) 1,414 (adjusted)	
Parking spaces	93	300	393	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	5,704	122,111	127,815	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	5,186	111,009	116,195	
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: United States Post Office, Back Bay Annex, 390 Stuart Street)  No

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

Yes (Specify: Demolition of the United States Post Office, Back Bay Annex, 390 Stuart Street)  
 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

The Project site includes several parcels of land at the intersection of Clarendon Street and Stuart Street in Boston's Back Bay neighborhood.

The Project site currently consists of an open paved parking lot, the 131 Clarendon Street Building, and a 3- to 4-story brick building currently occupied by the United States Postal Service. The site is bounded by Stuart Street and the 8-story John Hancock Building to the north, Clarendon Street and the 11-story YWCA Building (140 Clarendon Street) to the west, a series of 2- to 7-story brick buildings to the south, and a 9-story brick structure to the east. The John Hancock Tower is located to the northwest of the site, and the John Hancock Garage is located to the southwest.

### Proposed Development Program and Site Uses

*Residential Use:* The Project includes a total of 400 residential units, in a combination of rental and condominium units. In accordance with City of Boston policy, rental units equal to 13% of the total number of units will be affordable.

The total residential square footage is approximately 405,000 square feet.

The residential component will include separate condominium and rental lobbies accessed from Stuart Street.

*Post Office:* The Project includes approximately 22,000 square feet of USPS use. A new lobby will be created on Clarendon Street.

*Restaurant:* The Project includes an approximately 20,000 square foot restaurant located at the corner of Clarendon Street and Stuart Street.

*Health Club:* The Project includes a health club for building residents.

*Parking:* The Project site currently includes 93 public parking spaces. As part of the Project, these existing spaces will be replaced and 300 new parking spaces will be constructed, resulting in a total of 393 parking spaces. These will be located in a four level below-grade garage. Access to and egress from the parking garage will be via ramps to and from Stuart Street.

The 131 Clarendon Street Building will be retained and not enlarged as part of the Project.

## **Alternatives**

The analyses included in this Expanded PNF/ENF include a No Build alternative.

## **Mitigation**

The Project's impacts and mitigation measures are described in more detail throughout this Expanded PNF/ENF.

The project proponent is committed to implementing Travel Demand Management ("TDM") measures to reduce dependence on autos. These TDM and other mitigation measures are described in Chapter 3, Transportation, and will be studied further through consultation with the Boston Transportation Department ("BTD"), leading to the signing of a Transportation Access Plan Agreement ("TAPA") with the City.

The proponent and design team are committed to green building measures and will seek LEED Certification for the Project.

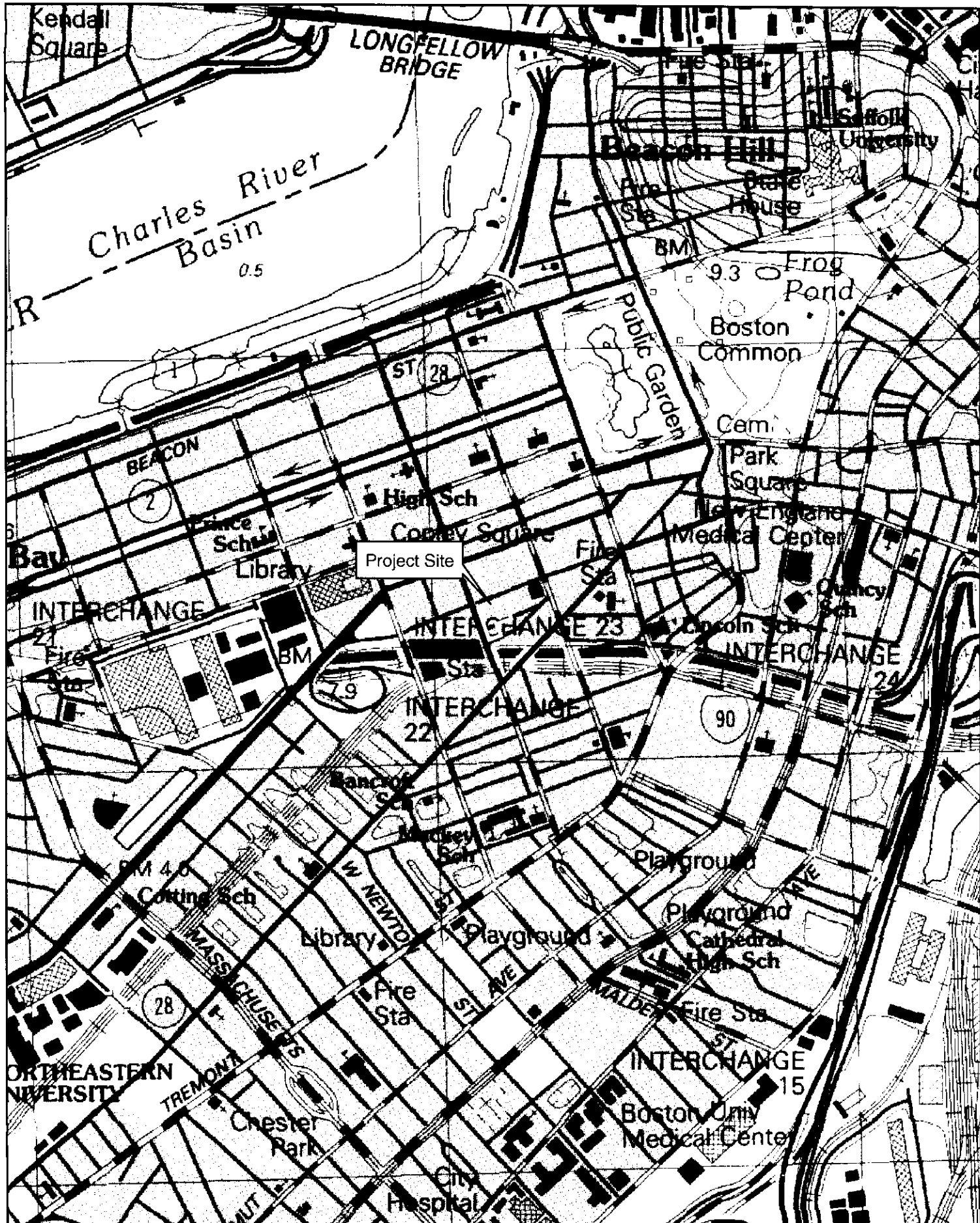
To support the efforts of the Boston Groundwater Trust, monitoring data for existing and new groundwater observation wells collected during design and construction will be provided to the Groundwater Trust.

A Construction Management Plan ("CMP") in compliance with the City's Construction Management Program will be submitted to the BTD. The Proponent intends to follow the guidelines of the City of Boston and the Massachusetts Department of Environmental Protection ("DEP") which direct the evaluation and mitigation of construction impacts. As part of this process, the Proponent and its construction team will evaluate the mitigation methods employed by the Central Artery/Tunnel project and the Commonwealth's Clean Air Construction Initiative.

These measures are discussed in more detail in Chapter 4, Environmental Protection Component.

## Attachment 1: Local and Federal Permits and Approvals

Agency	Permit/Approval
<i>Federal</i>	
Environmental Protection Agency	NPDES General Permit for Storm Water Discharge
Federal Aviation Administration	Notice of Construction of Structure Exceeding 200 Feet
<i>Local</i>	
Boston Air Pollution Control Commission	Parking Freeze Permit and/or Exemption Certificate
Boston Board of Appeal	Building Code Variances, if necessary
Boston Civic Design Commission	Design Review
Boston Fire Department	Plan Review
Boston Landmarks Commission	Demotion Delay Review
Boston Public Safety Commission - Committee on Licenses	Fuel Storage License Permit to Operate Parking Garage
Boston Redevelopment Authority	Article 80 Large Project Review Affordable Housing Agreement
Boston Redevelopment Authority/Boston Zoning Commission/Board of Appeal	Appropriate Zoning Relief
Boston Transportation Department	Construction Management Plan Transportation Access Plan Agreement
Boston Water and Sewer Commission	Site Plan Review and Sewer Connection Permit
City of Boston Inspectional Services Department	Building and Occupancy Permits
City of Boston Public Health Commission	Restaurant Licenses
City of Boston Public Improvement Commission	Surface Restoration Plan Review Tieback Agreement - for below-grade construction, if necessary Canopies and Awnings, if necessary
City of Boston Public Works Department	Curb Cut Permits Street Occupancy Permits



Scale 1: 12,000  
1 inch = 1,000 feet

USGS Locus Map

Basemap: 1987 USGS Quadrangles, MassGIS

500 0 500 1,000 Feet



The Clendon  
Boston, Massachusetts

**EPSILON** ASSOCIATES INC.  
Engineers ■ Environmental Consultants