

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13301
MEPA Analyst: LEANDREA DAMES
Phone: 617-626-1028

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: Hayward Place		
Street: Washington Street / Hayward Place / Harrison Avenue / Ave. de Lafayette		
Municipality: Boston, MA	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: X: 330,176.66 m Y: 4,691,141.0 m		Latitude: 42°21'12" N Longitude: 71° 3'44" W
Estimated commencement date: 2006	Estimated completion date: 2008	
Approximate cost: \$125 million	Status of project design: Less than 5 % complete	
Proponent: Millennium Hayward LLC, c/o Millennium Partners-Boston		
Street: 75 Arlington Street		
Municipality: Boston	State: MA	Zip Code: 02116
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Raffi Berberian		
Firm/Agency: Millennium-Partners Boston	Street: 75 Arlington Street	
Municipality: Boston	State: MA	Zip Code: 02116
Phone: 617-451-0300	Fax: 617-451-5065	E-mail: hayward@mdaboston.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. 6929 (Boston Crossing); 10764 (Boston Crossing/Lafayette Place)) 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). **The Project involves a land transfer of less than one acre from the Boston Redevelopment Authority, acting as a Chapter 121B redevelopment agency, to the Proponent.**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify Boston Redevelopment Authority) No

List Local or Federal Permits and Approvals: **(1) BRA Article 80 Review, Land Disposition Agreement, Minor Modifications or Amendment to Urban Renewal Plan, Possible 121A Project Designation; PDA Plan amendment, (2) Schematic Design Review by Boston Civic Design Comm. (3) Zoning Map Amendment or other relief; PDA revision by Boston Zoning Comm., (4) Transportation Access Plan Agreement/Construction Management Plan with Boston Transportation Dept., (5) Sewer and Water Connection Permit/Site Plan Approval with Boston Water & Sewer Commission, (6) Street/Sidewalk**

Occupancy/Commercial Curb Cut Permit with Boston Department of Public Works, Public Improvement Commission, (7) License for Storage of Fuel in Gas Tanks of Vehicles & Garage Permit with Boston Public Safety Comm./Committee on Licenses, (8) Flammable Storage Permit with Boston Fire Department, (9) Parking Freeze Determination by Boston Air Pollution Control Commission; (10) Building Permits, Certificates of Occupancy/other construction related permits with Boston Dept. of Inspectional Services

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 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 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 <i>(including Legislative Approvals) – Specify:</i> MHC Determination of No Adverse Impact: Fossil Fuel Permit; Urban Renewal Plans - Minor Modifications. Possible 121A Project Designation. BRA land transfer.
Total site acreage	0.86± acres			
New acres of land altered		None		
Acres of impervious area	0.86± acres (entire)	0	0.86± acres (entire)	
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	MBTA Headhouse approx. 300 SF	+372,700±	373,000±**	
Number of housing units	None	None	None	
Maximum height (in feet)	MBTA Headhouse approx 12 feet	+131±	143±*	
TRANSPORTATION				
Vehicle trips per day	1,034	3,794***	4,828***	
Parking spaces	165	-12±	153±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	34,950±	34,950±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	31,450±	31,450±	
Length of water/sewer mains (in miles)	0	0	0	

*Height to top of highest occupied floor **GSF as defined in the Boston Zoning Code

***Note: Unadjusted vehicle trips defined as total trips unadjusted for transit usage and other modal splits

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 Project Site is within the boundaries of the Boston Theatre Multiple Resource Area. The existing structures (temporary parking booths and MBTA Headhouse) are neither contributing structures in the MRA nor individually of historic significance.**) 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?

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 "Hayward Place development" (the "Project"), located directly across the street from the Ritz-Carlton Hotel and Towers mixed-use complex in downtown Boston, will fill in the last remaining gap in the continuous Washington Street retail frontage from City Hall to Boylston Street. Its construction will signify the completion of the renaissance of lower Washington Street. The Project is proposed within the full city block bounded by Washington Street, Avenue de Lafayette, Hayward Place and Harrison Avenue (the "Project Site") and consists of approximately 38,000 SF of ground area. The Project Site has been occupied by a surface parking lot for 165 vehicles since the mid-1980's and by a publicly-owned parking garage structure for many years before that.

The development program will consist of a moderately scaled mixed-use retail and office building of twelve stories containing approximately 373,000 FAR square feet that will be contained within an FAR (Floor Area Ratio) of 10. The mixed-use structure will include up to 40,000 SF of retail usage within the first two above-ground levels, with the remaining 333,000 SF to comprise of office uses. Public access to the office and retail uses will be provided through a ground floor lobby entering off Avenue de Lafayette. There will also be access to the retail uses on Washington Street. A two level underground garage will be provided for up to 153 parking spaces.

Project Description (continued)

The Project's program and design is intended to enhance the lively 18-hour activity level of the neighborhood; be compatible with the design of neighboring structures; and contribute to the pedestrian friendly streetscape. As the Project proceeds through the schematic design stage with the BRA, the design and program may be modified as a result of public review and agency input.

Because the Project will be undergoing review at the BRA and MEPA offices concurrently, Millennium Hayward LLC (the "Proponent") has elected to file a combined PNF/ENF. Overall, the development of the Project Site will provide substantial public benefits without significant adverse impacts on the environment. Under the No Build Alternative, the Project Site remains a surface parking lot.

The filing of the ENF is required because the Project exceeds transportation thresholds specified in the MEPA regulations (calculated based on unadjusted ITE trip generation rates for all modes of travel, not taking into account transit trips). It also involves Agency Action by the Boston Redevelopment Authority, acting as a Chapter 121B redevelopment agency, and the Massachusetts Department of Environmental Protection ("DEP") for a DEP Sewer Connection Permit.

In 1988-1990, the former Boston Crossing project, encompassing a larger area that included the Hayward Place site as one component, was reviewed by the MEPA office. Campeau Massachusetts, Inc. filed a Final Environmental Impact Report in December 1989 (EOEA #6929), for which a Certificate of the Secretary of EOEA was issued on February 20, 1990. The project was not subsequently carried out. Whereas other projects have been implemented in other parts of the larger Boston Crossing site (completion of the Lafayette Corporate Center office/retail complex, EOEA #10764)¹, no subsequent filings are known to have been made to the MEPA office for the Project Site. This current filing, therefore, supersedes the prior project filing for Boston Crossing. This Project is unrelated to Boston Crossing or the Lafayette Corporate Center project.

¹ A Final Record of Decision was issued August 15, 1996 for EOEA #10764 (Lafayette Place Mall); there was also a Certificate of EOEA Secretary issued September 19, 1997 on the Notice of Project Change dated July 31, 1997.

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 the Daylor GIS Data Disclaimer.



**Daylor
Consulting
Group
Inc.**

Ten Forbes Road Braintree, MA 02184 781-849-7070

Project Locus
Hayward Place
Boston, MA

Scale 1" = 2,083 ft.



Figure
1-1

Sources: MassGIS, USGS