

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA
Office

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	12845
MEPA Analyst:	Jay Wickersham
Phone: 617-626-	1022

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: Midway		
Street: A Street/Midway Street		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: 331011 meters E, 4690174 meters N	Latitude: 42.345479 degrees N	Longitude: -71.051524 degrees W
Estimated commencement date: October 2002	Estimated completion date: Phase I - Spring 2004 Full Build - 2007	
Approximate cost: Phase I - \$70 million Full Build - \$400 million	Status of project design: 50 % complete	
Proponent: Beacon Capital Partners		
Street: One Federal Street		
Municipality: Boston	State: MA	Zip Code: 02110
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Will Donham		
Firm/Agency: Epsilon Associates	Street: 150 Main Street, PO Box 700	
Municipality: Maynard	State: MA	Zip Code: 01754-0700
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 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):

Financing from MHFA and/or MDFA - Amount to be determined

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

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 Phase I/ Full Build	Total Phase I/ Full Build	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit (see footnote) <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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <u>See Attachment 1 for a Table of State and Local Permits and Approvals</u>
Total site acreage	7.1 acres			
New acres of land altered		0 acres/ 0 acres		
Acres of impervious area	7.1 acres	-0.1 acres/ -0.1 acres	7.0 acres	
Square feet of new bordering vegetated wetlands alteration		0 sf/0 sf		
Square feet of new other wetland alteration		0 sf/0 sf		
Acres of new non-water dependent use of tidelands or waterways		0 acres/ 0 acres		
STRUCTURES				
Gross square footage	800,000	1,750,000	1,550,000	
Number of housing units	0	230/359	230/359	
Maximum height (in feet)	80 ±	+ 45/ + 70	125/150	
TRANSPORTATION				
Vehicle trips per day	4,912* (2,416*)	8,618 (758)	13,530 (3,174)	
Parking spaces	350-400	630	1,030	
WASTEWATER				
Gallons/day (GPD) of water use	17,601 gpd 55,180 gpd	34,255 gpd 145,152 gpd	51,856 gpd/ 200,332 gpd	
GPD water withdrawal	NA	NA	NA	
GPD wastewater generation/ treatment	16,001 gpd/ 50,164 gpd	31,141 gpd/ 131,956 gpd	47,142 gpd/ 182,120 gpd	
Length of water/sewer mains (in miles)	NA	NA	NA	

* Unadjusted Trips (Trips adjusted for mode split.)

* Estimated trips using ITE trip generation rates.

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 is located within the Fort Point Channel historic area which has been determined eligible for listing in the National and State Registers of Historic Places. The buildings within the Project area are included in the Inventory of Historic and Archaeological Assets of the Commonwealth maintained by the Massachusetts Historical Commission.) No

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

Yes (Specify: Of the nineteen buildings on site, fourteen buildings, most with exteriors in poor condition, are to be retained and will undergo a high-quality rehabilitation. The remaining five buildings will be demolished. The Project proponent has completed Chapter 254 review with the Massachusetts Historical Commission (MHC) and has entered into a Memorandum of Agreement with the MHC, Department of Environmental Protection (DEP), and Boston Landmarks Commission (BLC) [copy attached].) 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 Description

The Midway Project ("Project") will revitalize an underutilized 7.1-acre site within the Fort Point Channel section of South Boston. The Project site, located along A Street between Binford Street and Richards Street and bisected by Midway Street, is at a juncture in the community with light industrial, commercial, and residential uses in the immediate vicinity.

Nineteen existing buildings, totaling approximately 800,000 square feet (sf) in area, are currently on the site. Many of these buildings, built as warehouses supporting the rail distribution infrastructure that was constructed in the area over the latter half of the nineteenth century, present handsome five to seven story ornamental brick street facades on one streetfront. However, overall streetscape coherence for the entire site is compromised by several buildings that lack this character, as well as open lots that are currently used for surface parking.

Today, most of the space within the existing, on site buildings is either vacant or utilized for seasonal warehouse or self-storage.

The proposed mixed-use redevelopment of this underutilized site envisions an overall development program of 1,550,000 sf of rehabilitation and new construction, including residential, office, artist live/work space, and ground floor retail uses. Phase I of the project consists of the development of Parcels 5, 6, and 7, as shown on the Phase I Site Improvement Plan (Attachment 2) for residential, live/work space and other uses. The development program proposed for the Midway Project includes as a whole and for Phase I of the Project:

Use	Full Build Amount	Phase I Amount
Residential and Live/Work Space	597,000 sf	400,000 sf
Gallery	20,000 sf	0 sf
Retail/Restaurant	96,700 sf	20,083 sf
Office/R&D	836,300 sf	0 sf
Total Midway GSF	1,550,000 sf	420,083 sf
Residential and Live/Work Units	359 units	230 units
Below Grade Parking	1010 spaces	Approx. 100 space

B) Alternatives

The current Project program and design is the result of nearly two years of planning and public participation, coordinated through the BRA's Article 80 Review process. As part of the Article 80 Review process, a number of alternatives to the current program were studied and considered. The proponent has worked with the BRA, the Project's Impact Advisory Group, and a variety of community groups, abutters and interested parties to refine the Project. In addition, under the leadership of the BRA, the proponent has participated with the Gillette Corporation and the United States Postal Service in a series of discussions regarding the overall coordinated planning for the property that these three entities own in the Fort Point District. The so-called 100 Acre Plan that emerged from these discussions advances the district-wide planning principles incorporated in the City's 1999 Seaport Public Realm Plan for the area.

C) On-Site Mitigation

The Project's impacts and mitigation have been studied through the BRA's Article 80 Large Project review process, which is described in more detail in the ENF Land Section III.D. below. Beacon expects shortly to enter into an agreement to sell Parcel 7, as shown on the site plans attached hereto (Attachment 2), to the Fort Point Development Collaborative, a joint venture of the Fort Point Cultural Coalition and Keen Development Corporation, for conversion of the two existing buildings on the parcel to approximately 110 artist live/work units, approximately 22 of which will be affordable. Beacon intends to develop Parcels 5, 6, 8, and 9 shown on the plan (comprising a combination of rehabilitation and infill construction) for market-rate housing. These parcels would contain a total of approximately 359 residential and live/work units, approximately 47 of which would be affordable, containing approximately 597,000 square feet of floor area.

The Project received a favorable recommendation from the Boston Civic Design Commission on October 2, 2001.

A Planned Development Area Development Plan and Map Amendment ("PDA") for the Project were approved by the BRA Board on December 20, 2001 and by the Boston Zoning Commission on February 27, 2002. Copies of these documents are appended to this ENF (Attachments 5 & 6).

On March 14, 2002, the proponent concluded State Register Review by entering into a Memorandum of Agreement (MOA) with the MHC, DEP, and BLC regarding impacts to historic resources from the Project, a copy of which is appended to this ENF (Attachment 7).

The proponent has entered into a Transportation Access Plan Agreement (TAPA) with the City of Boston Transportation Department (BTD) for the Project. All issues have been negotiated and accepted and the plan has been submitted to the BTD for approval.

The table in Attachment 1 summarizes the state and local permits and approvals required for the Project and the status of each review.