

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.: 13367
 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: Waterside Place	
Street: The project site for Waterside Place (the "Project") is located in the South Boston Waterfront area. The site is bounded by Congress Street, D Street, Summer Street, and World Trade Center Avenue.	
Municipality: Boston	Watershed: Boston Harbor
Universal Tranverse Mercator Coordinates: (zone 19) 3331805, 4690461 (x, y)	Latitude: 42° 20' 53.6" N Longitude: 71° 02' 31.3" W
Estimated commencement date: 1 st quarter 2006	Estimated completion date: 1 st quarter 2008
Approximate cost: \$380 million	Status of project design: 5 % complete
Proponent: Core Development Group, LLC c/o The Drew Company	
Street: World Trade Center Boston, Suite 50	
Municipality: Boston	State: MA Zip Code: 02210
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?¹
 Yes (EOEA No. 8505/11882) 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

¹ Massport filed an ENF for the Commonwealth Flats Replacement Parking Garage (EOEA #8505) in 1990. The baseline program for the Project was presented in Massport's CFDA MEPA filings under EOEA #11882.

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):

Massport will ground lease the parcels 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:

Although projects on Massport land are not subject to local regulation, the Proponent intends to work cooperatively with the City of Boston by voluntarily undergoing Article 80 Large Project Review and voluntarily seeking various permits and approvals.

The following approvals may be voluntary and/or subject to jurisdiction:

Boston Civic Design Commission: Design Review

Boston Inspectional Services Department: Electrical Permit and Gas Permit

Boston Public Improvement Commission: Projection or Discontinuance Permit

Boston Redevelopment Authority: Project Notification Form, Project Impact Report, and DIP Agreements

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

Boston Water and Sewer Commission: Sewer Connection Permit; Water Permit; Hydrant Permit

Environmental Protection Agency: National Pollutant Discharge Elimination System; Stormwater Notice of Intent

Federal Aviation Administration: Determination of No Hazard to Navigable Air Space

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

Land

Rare Species

Wetlands, Waterways, & Tidelands

Water

Wastewater

Transportation

Energy

Air

Solid & Hazardous Waste

ACEC

Regulations

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 (including Legislative Approvals) – Specify: EOT: Railroad Approvals DEP: Limited Air Plan Approval; Sewer Connection Permit; Cross Connection Permit; Notice of Construction and Demolition MHC: Determination of No Adverse Impact Massachusetts Port Authority: Ground Lease and Associated Development Approvals; Parking Freeze; Section 61 Finding Massachusetts Turnpike Authority: Air Rights Agreement (Approval only for a portion of Parcel D1) MWRA: Sewer Discharge Permit, Temporary Construction Site Dewatering.
Total site acreage	10.3			
New acres of land altered		0*		
Acres of impervious area	10.3	0	10.3	
Square feet of new bordering vegetated wetlands alteration		NA		
Square feet of new other wetland alteration		NA		
Acres of new non-water dependent use of tidelands or waterways		NA		
STRUCTURES				
Gross square footage	0	1,083,800**	1,083,800	
Number of housing units	0	209	209	
Maximum height (in feet)	0	250	250	
TRANSPORTATION				
Vehicle trips per day	0***	6,860	6,860	
Parking spaces	171***	2,179	2,350	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	95,564	95,564	
GPD water withdrawal	NA	NA	NA	
GPD wastewater generation/ treatment	0	86,876	86,876	
Length of water/sewer mains (in miles)	0	0	0	

* As described in more detail on Page 6, the Project site has previously been altered.

** Does not include parking garage

*** Existing trip generation and parking spaces on the Project site are limited to construction activities associated with public infrastructure projects (CA/T and Silver Line) and 171 Massport permit spaces on Parcel C.

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 _____) 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.)

(A) **Project Site & Summary:** Waterside Place is located on Massport-owned land known as the Core Block. The Core Block parcels comprise an approximately 10.3-acre development site within Massport's Commonwealth Flats Development Area ("CFDA"). The project site is bounded to the north by Congress Street, to the west by World Trade Center Avenue, to the south by Summer Street, and to the east by D Street. A portion of the overall site is located over air rights above the Massachusetts Turnpike (I-90) extension, the MBTA Silver Line, Track 61 (Massport-owned and CSX-operated), and the Massport Haul Road. Massport will ground-lease the project site to a private project proponent, Core Development Group LLC, a partnership of The Drew Company and Urban Retail Properties (collectively known as the "Proponent"), who will construct and operate the project.

Waterside Place (the "Project") is proposed to include an approximately 209-unit residential development on the northern portion of the Project site and approximately 750,000 square feet of commercial retail space, including retail shops and food court, a department store, and a multiplex cinema. In addition, the Project will also include an approximately 20,000 square foot Visitor Center.

The Project will also include a structured parking garage with approximately 2,350 spaces that will serve residents, employees, and visitors alike. Access to and egress from the parking garage will occur via Congress Street, D Street, Summer Street, and World Trade Center Avenue, and egress will also occur to the Massport Haul Road.

The Project also provides an important pedestrian link between the Boston Convention and Exhibition Center ("BCEC") to the south and the World Trade Center and waterfront to the north. Located among surrounding parcels that have been developed and that are slated for commercial and

residential developments, the Project site is ideally located for promoting a 24-hour neighborhood, providing amenities for existing and new residents, conventioners, and employees.

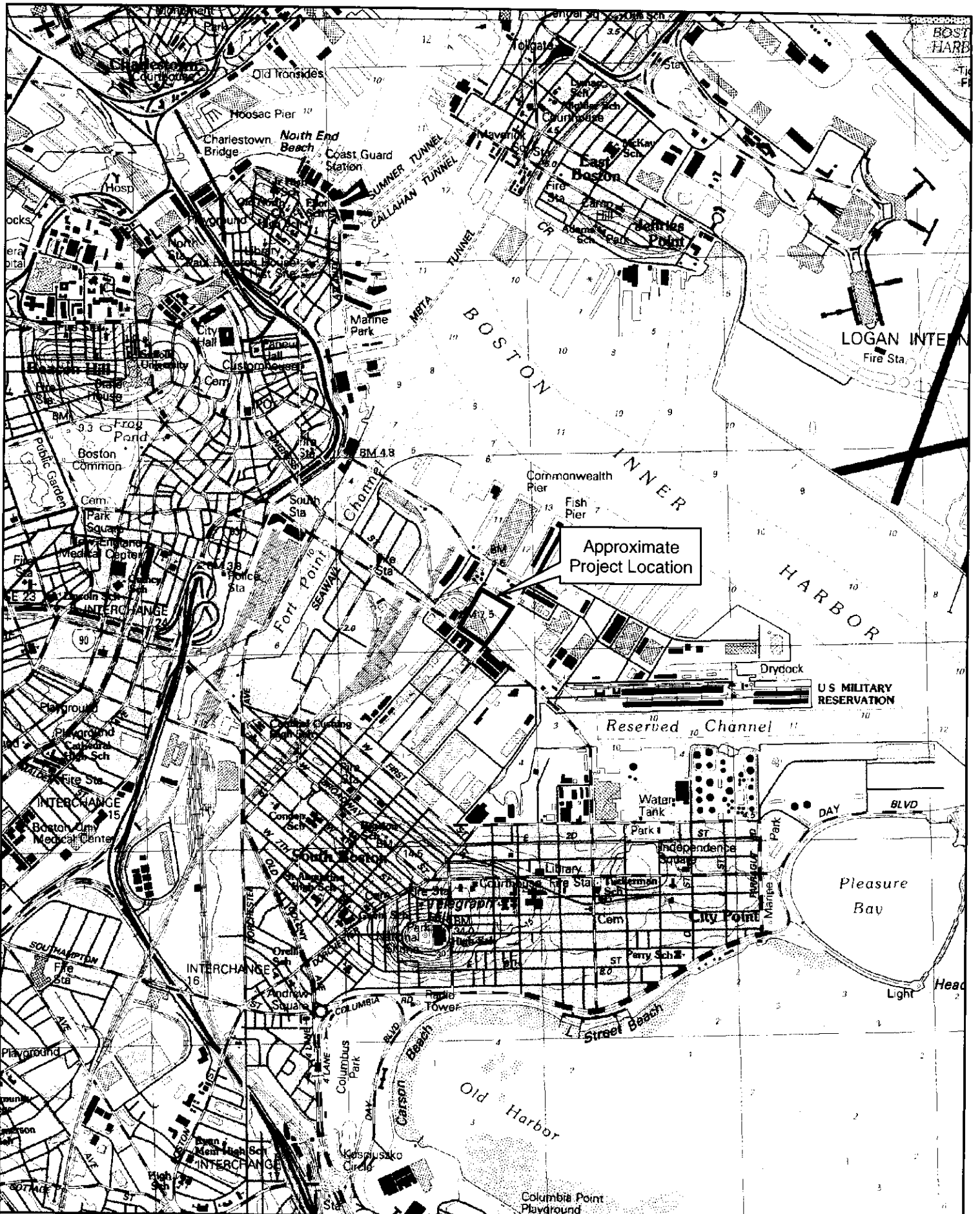
A more detailed description of the Project is included as Chapter 2, Project Description.

(B) On & Off-Site Alternatives: Massport, in conjunction with the City of Boston and other public and private parties, is making a major investment in the planning and construction of the public realm in the Commonwealth Flats and the South Boston Waterfront overall to establish a vital mixed-use district. Massport's plans, goals and alternatives for the area are outlined in various documents including the *Port of Boston Economic Development Plan* issued in 1996, the *Public Realm Plan* issued by the Boston Redevelopment Authority ("BRA") in 1999, Massport's *Commonwealth Flats Strategic Plan* (2000), and its recent (June 30, 2000; October 16, 2000; and December 15, 2000) regulatory filings for CFDA. As outlined in the CFDA filings, the Project will be a key component in the emerging South Boston Waterfront that is already defined by the completed Seaport Hotel, World Trade Center East Office Building and West Office Building, Eastport Park, Massport's South Boston Maritime Park, and Manulife Financial, as well as the recently approved Boston Waterfront Hotel at Parcel F2 and Residences at Parcels G and J (under construction). The Project is largely consistent with the planning goals that Massport and the Secretary of Environmental Affairs have established for the South Boston Waterfront in the MEPA-certified CFDA filings. Therefore, the Proponent requests that the Project presented in this Expanded Environmental Notification Form/Project Notification Form ("EENF/PNF") undergo the streamlined MEPA review in the form of a Single Environmental Impact Report ("Single EIR"), as contemplated in the CFDA Special Review Procedure and otherwise allowed under Section 11.06(8) of the MEPA Regulations.

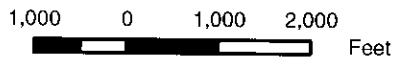
(C) Mitigation Measures: The Project is essentially the redevelopment of an urban infill site. By utilizing existing and new (and already planned) infrastructure and transportation systems, the environmental impacts from the Project are minimized and are far less than would occur if the development were constructed on an undeveloped or "greenfield" site without these services and infrastructure in place. The Project builds on and takes advantage of the considerable public investment in the area, including the Central Artery/Tunnel Project, the MBTA's Silver Line, and the BCEC. In addition, its proximity to future commercial, entertainment, office and leisure amenities will reduce vehicular traffic by minimizing the need for residents and employees to undertake daily vehicle trips outside of their neighborhood.

In addition, the Project is a transit oriented development with a complementary mix of uses designed to reduce impacts. The Project site includes the WTC Silver Line Station. The emphasis on establishing a critical mass of residential units and amenities (including the visitor center) in the emerging South Boston Waterfront will help reduce the number of vehicular trips to and from the area, since the Project will allow people to live and work and shop in the same neighborhood.

Final Project designs will incorporate sustainability measures related to transportation, alternative building energy management systems, lighting, recycling, water conservation, local building materials, and clean construction vehicles. The Proponent will actively seek LEED Certification for the Project. Tenants and residents will be encouraged to actively participate in private and public recycling campaigns. The Proponent will comply with the mitigation measures outlined by Massport in its CFDA Notice of Project Change ("NPC") filings for Open Space (June 30, 2000) and Chapter 91 (October 16, 2000) and the CFDA Final Environmental Impact Report ("FEIR") (December 15, 2000) to the extent that such measures relate to the Project.



Scale 1:25,000



USGS Topographic Map

Basemap: 1985 USGS Quadrangles, MassGIS

**Waterside Place
Boston, Massachusetts**

EPSILON ASSOCIATES INC.
Engineers Environmental Consultants