



**Environmental
 Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: **13894**
 MEPA Analyst: **Deirdre Buckley**
 Phone: 617-626-**1044**

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: 585 Commercial Street		
Street: 585 Commercial Street		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: Easting: 330573.74051 Northing: 4692661.76870	Latitude: 42° 22' 03.99" Longitude: 71° 03' 27.45"	
Estimated commencement date: 10/2007	Estimated completion date: 6/2008	
Approximate cost: \$50,000,000	Status of project design: 30% complete	
Proponent: GA 585 Commercial Street LLC		
Street: 210 Commercial Street		
Municipality: Boston	State: MA	Zip Code: 02109
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kathleen Fay		
Firm/Agency: Fort Point Associates	Street: 33 Union Street, 3 rd Floor	
Municipality: Boston	State: MA	Zip Code: 02108
Phone: 617.357.7044	Fax: 617.257.9135	E-mail: kfay@fpa-inc.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. 10393) 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 proponent is in discussions with the Commonwealth Department of Conservation and Recreation to discuss the possibility of installing a public marina along the Commonwealth-owned waterfront adjacent to 585 Commercial Street, as an off-site public improvement. The proponent would enter into a lease agreement with DCR to operate the marina.

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

List Local or Federal Permits and Approvals: Army Corps of Engineers Section 10/404; NPDES NOI;

CZM Consistency Determination; Massachusetts Historic Commission; EOEa Municipal Harbor Plan Renewal; DEP (Notice of Construction/Demolition, Sewer Connection Permit, Water Quality Certification, Chapter 91 Waterways License, Massachusetts Contingency Plan); Boston Redevelopment Authority (Article 80 Large Project Review, Cooperation Agreement); Boston Zoning Commission Zoning Amendment; Boston Transportation Department (Transportation Access Plan, Construction Management Plan), Boston Conservation Commission; Boston Water & Sewer Commission (Site Plan Approval, General Service Application, Sewer Connection Permit); Boston Inspectional Services Department (Building Permits); Boston Public Improvements Commission

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 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 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 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> <u>Article 97 Legislation for proposed marina (off-site public improvement)</u>
Total site acreage	0.74 acres			
New acres of land altered		0		
Acres of impervious area	0.66 acres	+0.70 acres	0.04 acres	
Square feet of new bordering vegetated wetlands alteration		N/A		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		0.48		
STRUCTURES				
Gross square footage	41,100 sf	+76,708 sf	117,808 sf	
Number of housing units	0	+ 62 units	62 units	
Maximum height (in feet)	48	+ 37 ft	85 ft	
TRANSPORTATION				
Vehicle trips per day	372	+630	1,002	
Parking spaces	33	+102	135	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	2,984	+22,839	25,823	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	2,712	+20,763	23,475	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

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 Marina Lease (off-site public improvement)) 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

The project lies within the North End district of Boston, which has been determined to be eligible for listing in the National Register of Historic Places by the Massachusetts Historical Commission.

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 – The 585 Commercial Street site is a 0.74-acre parcel located on Commercial Street in Boston’s Waterfront / North End District. The site is bounded by Prince Street Park to the southwest, Commercial Street to the south and southeast, the Steriti Rink site to the northeast, and Boston Harbor waterfront to the northwest. The Commonwealth owns the parcels surrounding the site along Commercial Street, including the Prince Street Park, the Steriti Rink, and the Harborwalk that separates the project site from the waterfront. The proposed 585 Commercial Street project (hereinafter referred to as “the project”) involves the redevelopment of the site into a residential building with approximately 62 housing units and facilities of public accommodation. The proposed residential building will be 8 stories and 85 feet in height. A two-level subsurface parking garage for 135 cars is provided beneath the building footprint. Ground floor facilities of public accommodation include a restaurant with cafe, an inn, a spa and a fitness center. Floors 2 through 8 will contain approximately 62 market rate housing units consisting of one- and two-bedroom units on the lower floors, as well as three-bedroom penthouse units on the upper floors. The project will feature a green roof, which will accommodate a common residential roof deck and individual decks for selected residential units. As an off-site public improvement associated with the project, the proponent proposes to fund the construction of a 415-foot stretch of Harborwalk just east of the site in front of Puopolo Park. The proponent is also working with Department of Conservation and Recreation to explore the option of installing a public marina along the waterfront just north of the site, as an additional off-site improvement.

- (b) Alternatives** – Other than additional design refinements, the only other project alternative is a No Build. Under the No Build Alternative, the site would remain in its current condition, and the building would be used for storage and/or remain vacant. The site would remain inaccessible to the public.
- (c) On and Off-site Mitigation Measures** – The proponent is voluntarily committing to provide approximately 70% ground floor facilities of public accommodation, despite being exempt from any FPA requirement. The project will also include approximately 12,500 square feet of open space. The proponent is making substantial commitments to off-site public improvements, including the funding of a 415-foot stretch of Harborwalk to be constructed just east of the project site. Located in front of Puopolo Park, this section of Harborwalk will allow a continuous walk from the U.S. Coast Guard Facility to Lovejoy Wharf.