

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13902
 MEPA Analyst: Deirdre Buckley
 Phone: 617-626- 1044

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: Suffolk University Residential Hall at 20 Somerset Street		
Street: 20 Somerset Street		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: UTM Zone 19 330210, 4691773	Latitude: 42 21'34.91" N	Longitude: 71 3'42.42" W
Estimated commencement date: June 2007	Estimated completion date: September 2009	
Approximate cost: \$80 million	Status of project design: Schematic Design Stage	
Proponent: Suffolk University		
Street: One Beacon Street		
Municipality: Boston	State: MA	Zip Code: 02108
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dave Hewett		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: DHewett@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)) | <input checked="" type="checkbox"/> Yes, if scoped for an EIR | <input type="checkbox"/> No |
| a Special Review Procedure? (see 301CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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 0.3-acre Project parcel will be a Land Transfer from the Commonwealth's Division of Capital Asset Management and Maintenance ("DCAM").

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No The Project is, also undergoing review by the Boston Redevelopment Authority ("BRA") under Articles 80B and 80D of the Boston Zoning Code.

List Local or Federal Permits and Approvals:

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 checked="" 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> DCAM: Land Transfer of Project Parcel Massachusetts Historic Commission: Memorandum of Understanding related to impacts to historic resources and their mitigation
Total site acreage	0.30			
New acres of land altered		0		
Acres of impervious area	0.30	0	0.30	
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		
STRUCTURES				
Gross square footage	68,000	211,342	211,342	
Number of housing units	0	550 dorm beds	550 dorm beds	
Maximum height (in feet)	104	132	236	
TRANSPORTATION				
Vehicle trips per day*	0	56	56	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	74,571	74,571	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	60,510	60,510	
Length of water/sewer mains (in miles)	0	0	0	

* The Institute of Transportation Engineer's (ITE) does not include a category for university residence hall. The trip generation was based on actual survey data collected at the 345-bed Nathan R. Miller Residence Hall at 10 Somerset Street, located down the street from the Project site. A 12-hour survey of all pedestrian, pick-up/drop-off, and loading activity at the site was conducted on Tuesday, March 7, 2006, from 7:30 a.m. to 7:30 p.m. to estimate daily and peak-hour pedestrian and vehicle trip generation.

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: MDC Building at 20 Somerset Street _____) No

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

Yes (Specify: MDC Building at 20 Somerset 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 proposed Project is located at 20 Somerset Street within the Government Center complex on the north side of Beacon Hill in Boston. The Project site lies within the block bounded by Cambridge Street on the north, Somerset Street on the east, Ashburton Place on the south, and Bowdoin Street on the west. In addition to the former Metropolitan District Commission (MDC) Building on the Project site at 20 Somerset Street, within this block are the McCormack State Office Building at 1 Ashburton Place, the mixed use development at 100 Cambridge Street, as well as open space plazas situated among these buildings. Included in the open space is the Garden of Peace, which is a small urban park that serves a memorial to homicide victims. It is located on Somerset Street immediately to the north of the Project site.

The Project site is a 13,282-square foot parcel that is currently occupied by a 9-story building that was the former offices of the MDC. The parcel has approximately 115 feet of frontage on Somerset Street. See Figure 1, USGS Map, and Figure 2 Existing Conditions Plan. In addition, the Project will include improvements to the plazas, which are a part of the Commonwealth's Massachusetts government center complex, that surround the Project parcel.

Project Description. The proposed Government Center Residence Hall and Student Center will replace a vacant, dilapidated, and deteriorating office building with a new facility that will provide Suffolk with much needed student housing and a student center to support student life. The proposed Project includes the revitalization of the plazas surrounding the building to create a more pleasant and inviting open space that will help to integrate the proposed residence hall into the public realm and be a benefit to not just to the University but to the Commonwealth and the city of Boston.

The Project will contain a 23-story dormitory building (not including the mechanical penthouse) and 236 feet (measured at the roof cornice). It will have a footprint area of 12,919 square feet, and 211,342 gross square feet of floor space. The design retains and reconstructs the north and east facades of the MDC Building. The proposed building has been designed to blend with these facades to create a modern building that reflects the area's historic past.

The program for the Project calls for housing for up to 550 students, with a student center and student food service. The proposed residence hall will be in use throughout the year.

Project Alternatives. Suffolk University has considered three project alternatives: (1) the No-Build Alternative; (2) a 31-story, 800 bed alternative that was originally proposed in the Project Notification Form submitted to the Boston Redevelopment Authority (BRA) in April 2006 (the "PNF Alternative"), and (3) the current proposed Project described in this ENF.

The **No-Build Alternative** does not meet either of Suffolk's two primary goals for the project which are to increase the amount of on-campus housing available for its undergraduates and to create a central student center to improve the quality of student life. The No-Build Alternative would also not meet the Commonwealth's goal to redevelop the Project site.

The No-Build Alternative would result in no new environmental impacts and would continue to saddle the Commonwealth with the costs of maintaining the existing vacant building and plazas on the Project site, and would deny the public of the improvements that would be part of the proposed Project.

PNF Alternative. This alternative was described in the PNF submitted to the BRA in April 2006. It consisted of a 342-foot high, 31-story dormitory/student center capable of housing 800 students. It had a proposed floor area of approximately 267,000 gross square-feet. The proposal included the demolition of the MDC Building. The PNF Alternative was modern in appearance, featuring steel and glass construction allowing for a smaller floor to floor heights and a slender building profile. This alternative is no longer considered viable as it does not address concerns of the Boston Landmarks Commission and the Massachusetts Historical Commission. Furthermore, there was concern among the public that it was too large.

The **Proposed Project**, described previously, will house up to 550 students. The anticipated environmental impacts of the Project are presented in Chapters 3 through 8 of the attached Draft Project Impact Report which has been filed with BRA. The Proposed Project will achieve Suffolk's goals of increasing its housing and enhancing the student-life experience while at the same time providing economic benefits to the Commonwealth and improvements to the cityscape and urban realm that will benefit Boston.

Suffolk University is currently working collaboratively with DCAM, the BRA, a Task Force commissioned by the BRA in accordance with the City of Boston's Article 80 review process, and the BLC regarding the ultimate design for the proposed Government Center Residence Hall and Student Center and working to ensure that the Project will satisfy the concerns related to preserving the historic nature of the MDC Building.



Project Site

Scale 1:24,000
1 inch = 2,000 feet

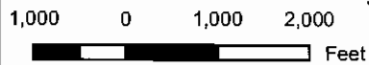


Figure 1-1
USGS Locus

Suffolk University
Boston, Massachusetts

Basemap: 1987 USGS Quadrangles, MassGIS

Epsilon
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