

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>
EOEА No.: 13903 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: W Boston Hotel and Residences		
Street: 100 Stuart Street		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: UTM Zone 19; 329871 , 4690791	Latitude: 42° 21'2.81" N Longitude: 71° 3'56.17" N	
Estimated commencement date: 2007	Estimated completion date: 2009	
Approximate cost: \$220 million	Status of project design: 90% complete	
Proponent: Sawyer Enterprises, acting through SL Boston Hotel Venture LLC		
Street: 200 Newbury Street, 4 th Floor		
Municipality: Boston	State: MA	Zip Code: 02116
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Ron Morad		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: rmorad@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 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

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, Sawyer Enterprises, acting through SL Boston Hotel Venture LLC, is exploring the possibility of seeking State and City financial assistance for the hotel/garage portion of the Proposed Project in the form of a Tax Increment Financing Agreement (TIF) with the City of Boston, under the State's Economic Development Incentive Program. The TIF is subject to action by the Boston Redevelopment Authority ("BRA"), the Boston City Council, and the State's Economic Assistance Coordinating Council. No final determination has been made with respect to the proposed TIF.

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

The Project underwent a Boston Redevelopment Authority ("BRA") Article 80 Large Project Review with the submission of a Project Notification Form ("PNF") on December 13, 1999, and a Draft Project Impact Report (DPIR) on March 26, 2001. The Project received BRA Article 80 approval on June 21, 2001. At that time, the Project (referred to herein as the 2001 project) was not subject to MEPA. The September 11, 2001 events and the economic downturn that followed, coupled with ever-increasing construction prices, inhibited new hotel development in the city because of the lack of financial feasibility. With a stronger economy, a renewed business and tourist travel market, strong demand for hotel rooms in Boston, and steady demand for residential condominiums, the climate for a new hotel/residential development in the city is markedly better and the Proponent is eager to pursue its plans for the site. Because of the change in use from a hotel to a hotel/residential project, the Proponent has submitted to the BRA a Notice of Project Change (NPC) under Article 80A-6 of the Boston Zoning Code.

List Local or Federal Permits and Approvals: **US Environmental Protection Agency** – NDPEs Permit; **Federal Aviation Administration** – Determination of No Hazard to Air Navigation; **Boston Redevelopment Authority** – Article 80 Large Project Review (received); **Boston Air Pollution Control Commission** – Approval for parking spaces (received); **Boston Civic Design Commission** – Design Review (received); **Boston Department of Public Works** – Curb Cut Permit; **Boston Transportation Department** – Transportation Access Plan Agreement, Construction Management Plan; **Boston Water and Sewer Commission** - Sewer Use Discharge Permit, Site Plan Approval, Sewer Extension/ Connection Permit, Stormwater Connection; **Public Improvement Commission** – Approval of Street/Sidewalk Improvements; **City of Boston Committee on Licenses** - Parking Garage Permit, Fuel Storage License; **Boston Inspectional Services Department** - Building and Occupancy Permits; **Boston Zoning Commission** – U-District Approval (received)

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

- | | | |
|---------------------------------|---------------------------------------|--|
| <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"/> 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 <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit
Total site acreage	0.6			
New acres of land altered		0		
Acres of impervious area	0.6	0	0.6	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0 0		
Acres of new non-water dependent use of tidelands or waterways		0		

STRUCTURES			
Gross square footage	160	349,840	350,000
Number of housing units	0	123+/-	123+/-
Maximum height (in feet)	10	279	289
TRANSPORTATION			
Vehicle trips per day *	240	3,376	3,616
Parking spaces	95	47	142
WATER/WASTEWATER			
Gallons/day (GPD) of water use	0	78,800	78,800
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	0	71,661	71,661
Length of water/sewer mains (in miles)	0	0	0

* The adjusted number of vehicle trips per day generated by the Project is expected to be 866.

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:** The Project is located on two adjacent parcels totaling 0.6 acres (approximately 26,135 square feet), currently used as a surface parking lot, at the southern corner of the intersection of Stuart and Tremont Streets in Boston's Midtown Cultural District (see Appendix A, Figure 1). The Project site is

bounded by Stuart Street to the north, Seaver Place (a private way open to public travel) and the Shubert Theatre to the south, Tremont Street to the east, and Warrenton Street to the west. Currently, the site is occupied by a surface parking lot with two small sheds for parking totaling approximately 160 square feet.

Adjacent to the Project site are the neighborhoods of Chinatown to the east, Bay Village to the west, and Boston Proper to the north. The area immediately surrounding the Project site consists of theater and entertainment venues, medical and educational institutions, retail space, office space, hotels, and restaurants.

Proposed Project: The proposed Project involves the construction of a 26-story hotel/condominium residences building, with approximately 235 hotel keys, approximately 123 condominium units, and approximately 12,000 square feet of retail, restaurant and spa space. The building will also include a two-level, below-grade garage that will accommodate 142 valet-parked cars. The hotel will be on floors 1 through 13 and the residences on floors 14 through 26. A section depicting the Project's design is included in Appendix A. The Project program also includes the extension of Seaver Place, a private alley open to public travel, which nonetheless, currently dead-ends mid-block, to Warrenton Street, as well as its reconstruction to allow through vehicular and pedestrian access, a key City of Boston goal. In addition, the Project will include a restaurant and lounge, retail space and a health spa on the first two floors of the building.

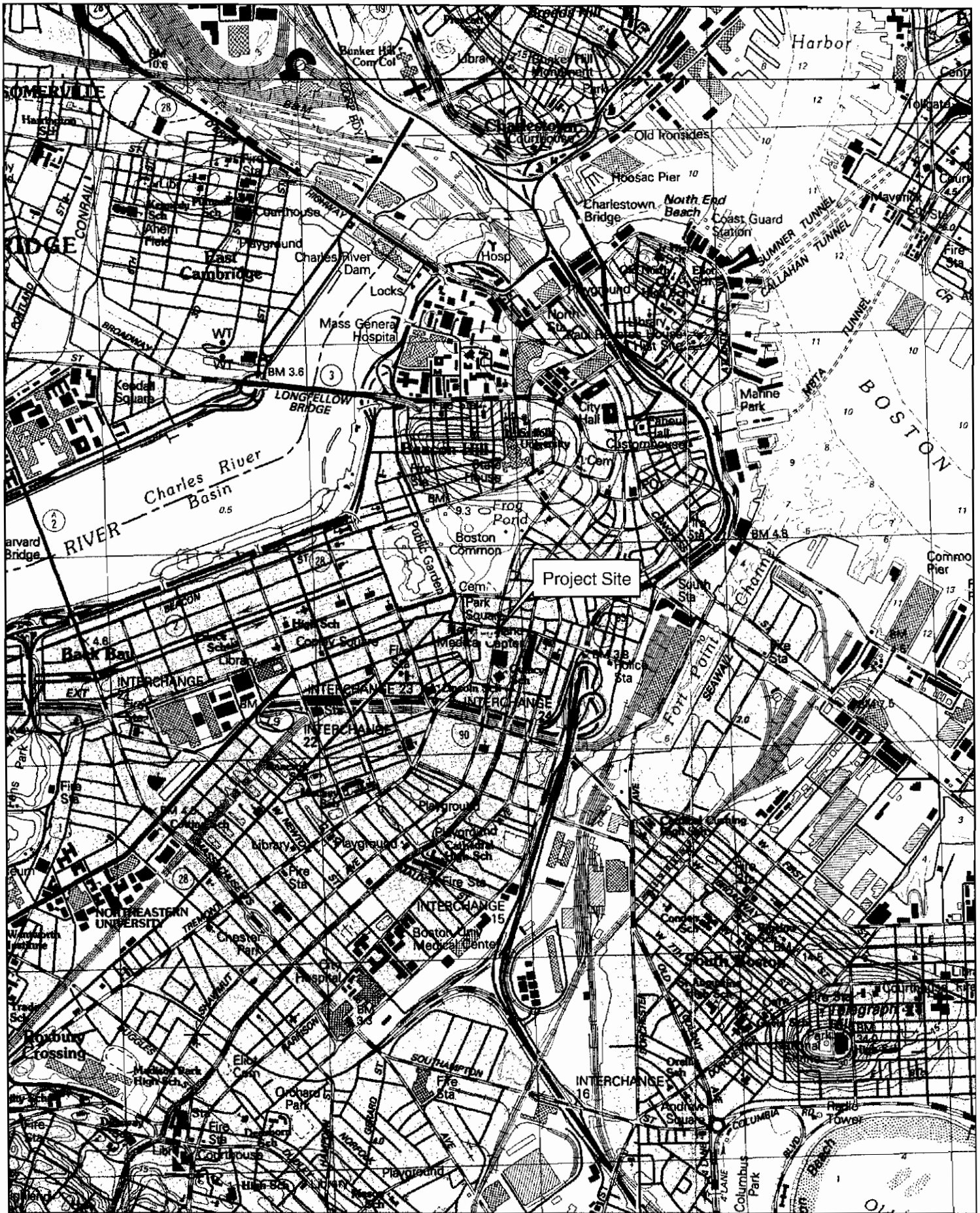
(b) Alternatives: A previous all-hotel project had been permitted at this site. The change from hotel to a mixed use hotel / residential project results in similar impacts and the creation of much needed housing. As part of the previous proposal, a detailed Draft Project Impact Report was submitted to the BRA as part of the Large Project Review Process. The DPIR and subsequent Supplemental Information included detailed traffic and environmental studies. The proposed Project results in fewer vehicle trips than the previous project. The current Project is ideally located in the heart of the cultural district, near four public transit stops and numerous bus lines. It embodies the major tenets of a transit-oriented development by incorporating hotel, residential and commercial uses within proximate distance to the MBTA Red, Orange, Green and Silver Lines, as well as commuter rail.

(c) Proposed Mitigation Measures and Public Benefits:

Significant public benefits and amenities will be realized with the Project, and include the following:

- A \$1 million cultural contribution to the BRA to support theatre projects in the Midtown Cultural District;
- Preliminary studies anticipate an increase in property taxes from approximately \$136,000 currently generated annually for the existing surface parking lots, to over \$3,000,000 annually for the hotel and residential condominiums after stabilized occupancy;
- An approximately \$630,000 contribution to the City of Boston's Neighborhood Housing Trust that can be used to support affordable housing in Chinatown, and an approximately \$126,000 contribution to the Neighborhood Jobs Trust, based upon the Hotel component of the Project;
- An integral component of the Project will be the 123 units of for-sale housing. This residential Project is in line with Mayor Menino's goal, declared in *Leading the Way II*, of producing 10,000 new units of housing by 2007. The significant housing development and service uses planned for the Project will promote the vibrant residential and mixed-use neighborhood that the City envisions for this area;
- The Project's inclusionary housing requirements will be met off-site through an inclusionary housing contribution to the BRA;
- \$100,000 contribution for the creation or expansion of childcare services in Chinatown;

- With creative nighttime lighting and signage, a dining venue, improved sidewalks, street trees, and attractive building facades, the Project will foster an active pedestrian/ entertainment identity and contribute to the increased safety and vitality of the area;
- Construction of the Project will employ an estimated work force ranging from approximately 50 workers during foundation work to up to 250 workers at the peak of construction;
- The operator of the W Boston Hotel and Residences anticipate that the Project will employ approximately 300 full-time employees in management, operations, customer service, retail, and food service functions;
- A distinctive, modern building design by William Rawn Associates;
- Creation of Seaver Place running through to Warrenton Street, creating a new public pedestrian and vehicular access way;
- By leveraging the transportation-rich cultural district and Chinatown, the Project will create a thriving urban space. By thoughtfully incorporating hotel and housing uses within proximate distance to the MBTA Lines, the Project embodies the major tenets of transit-oriented development;
- Traffic mitigation measures as discussed with the Boston Transportation Department, to ensure that operation of the Project will not adversely affect traffic flow in the area. These measures include the creation of limited parking opportunities, approximately 142 spaces, in compliance with BTM's desired parking ratios for this neighborhood; provision of orientation packets and construction of a Project website that will provide new residents, employees and guests with information on the available transportation choices, including transit routes and schedules; participation in and support of the local Transportation Management Association as appropriate; designation of a transportation coordinator to manage loading and service activities; provision of alternative transportation materials to residents, and provision of bicycle racks at the corner of Warrenton and Stuart streets and the corner of Seaver Place and Tremont Street;
- An increase in the supply of hotel rooms to serve Boston's functions and tourist travelers, including users of the Theater District and the Boston Convention and Exhibition Center; and
- Creation of a Neighborhood Jobs Office in Chinatown during construction to ensure that City of Boston residents are recruited for permanent employment at the Project.



Project Site

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

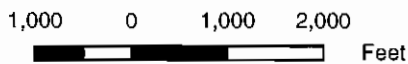


Figure 1
USGS Locus

Basemap: 1987 USGS Quadrangles, MassGIS

**W Boston Hotel and Residences
Boston, Massachusetts**

Epsilon
ASSOCIATES INC.