

**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.:	14124
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: Parcel E		
Street: 242 Northern Avenue		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: 3320039E 4690333N	Latitude: 42 20' 57"N Longitude: 71 02' 21"W	
Estimated commencement date: 2/08	Estimated completion date: 6/09	
Approximate cost: 30 million	Status of project design: 25 %complete	
Proponent: Cresset Harbor LLC		
Street: 120 Water Street, 2 <sup>nd</sup> Floor		
Municipality: Boston	State: MA	Zip Code: 02109
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Meena Jacob		
Firm/Agency: Fort Point Associates, Inc.	Street: 33 Union Street, 3 <sup>rd</sup> Floor	
Municipality: Boston	State: MA	Zip Code: 02108
Phone: (617) 357-7044 x 207	Fax: (617) 357-9135	E-mail: mjacob@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. \_\_\_\_\_)  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): Massport Ground Lease

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: EPA- NPDES Notice of Intent for Construction; US ACOE- Section 10; FAA- Determination of Non-Hazard to Air Navigation; BRA- Article 80 Large Project Review, Cooperation Agreement; Boston Civic Design

Commission- Recommendation Pursuant to Article 80 Review; BTD- Transportation Access Plan Agreement, Construction Management Plan; BCC- Order of Conditions; BWSC- Site Plan Approval, General Service Application, Sewer Connection Permit, Cross Connection Permit; Inspectional Services Department; Electrical Permit

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 checked="" 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
<b>LAND</b>				<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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Massport Ground Lease DPA- Building Permit MHC- Determination of No Adverse Effect MCZM- Consistency Certification
Total site acreage	1.5			
New acres of land altered		0.04		
Acres of impervious area	0.76	-0.07	0.69	
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		
<b>STRUCTURES</b>				
Gross square footage	44,690 sf	+25,765 sf	70,455 sf	
Number of housing units	0	0	0	
Maximum height (in feet)	30 feet	+ 25 feet	55 feet	
<b>TRANSPORTATION</b>				
Vehicle trips per day	778	361	1,139	
Parking spaces* Note: Off-site parking provided for prior and proposed uses.	8-10 on street		8-10 on street	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	27,196 GPD	60,830 GPD	88,026 GPD	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	24,724 GPD	55,300 GPD	80,024 GPD	

Length of water/sewer mains (in miles)	0	0	0
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**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.)

The project site is an approximately 65,000 square foot parcel located at 242 Northern Avenue in Boston's Seaport District. It is also known as Parcel E within the Commonwealth Flats Development Area (CFDA). For over 75 years, the site was home to the famous Jimmy's Harborside Restaurant. The restaurant closed in 2005. The site also housed Jimbo's Fish Shanty as well as other office space utilized by Massport. Cresset Harborside LLC has been chosen by Massport as the site developer and the existing structure has been demolished.

The site is bounded by the Boston Fish Pier to the Northwest, the Boston Harbor to the Northeast, Boston Marine Industrial Park to the Southeast, and Northern Avenue to the Southwest. CFDA Parcels G and J are located directly across Northern Avenue. Parcels G and J are known as Park Lane Seaport Apartments and have a combined 465 residential units.

The proposed Parcel E project site will be redeveloped with two main buildings and a

kiosk building occupying in total a slightly smaller footprint than the original building. The design will allow for the accommodation and enhancement of view corridors through the site to Boston Harbor from D Street and Harborview Lane. All buildings will house facilities of public accommodation through restaurant space on the first two floors. The easternmost building will be two stories and the westernmost, four stories. The kiosk building is one story. The upper two floors of the four story building will be office space. The overall building square footage for the development will be approximately 70,000 square feet.

Northern Avenue, the sole access point at the site, is an active automobile and truck route as well as a major pedestrian corridor. The proponent will adhere to all pedestrian and street design standards put forth in the CFDA design guidelines and will include proper pedestrian crossing locations, adequate sidewalk space, bicycle accommodation, and curb cuts.

The project will incorporate a new section of Harborwalk on the harbor side of the building connecting Northern Avenue at the Marine Industrial Park back to Northern Avenue at the Fish Pier. The project also incorporates several components that will significantly increase the public's access and use of the harbor. These components include an expanded deck area which includes a small kiosk building for food service with outdoor seating and the construction of a public landing to support transient dockage, water taxis, and charter fishing vessels.

The property is owned by the Massachusetts Port Authority (Massport), and therefore, is not subject to local zoning controls. However, the proponent will voluntarily to comply with the Boston Redevelopment Authority's (BRA) Article 80 development review process.

The proponent will also adhere to the standards put forth by the Memorandum of Understanding (MOU) between Massport and the Department of Environmental Protection. According to the MOU, the project cannot exceed a height of 55 feet or a building footprint of the existing use (24,040 square feet).

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))  
 \_\_\_ Yes **x** No; if yes, specify each threshold:

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	24,040sf	-295sf	23,745sf
Roadways, parking, and other paved areas	_____	_____	_____
Other altered areas (describe)	_____	_____	_____
Undeveloped areas	_____	_____	_____