

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: *13674*
 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: Canal Place		
Street: Canal Street		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: UTM zone 19 (X,Y) 330351 , 4692362	Latitude: 42°, 21', 54.1" N	Longitude: 71°, 3', 36.9" W
Estimated commencement date: 3 rd quarter 2006	Estimated completion date: 3 rd quarter 2008	
Approximate cost: \$126 million	Status of project design: 100% complete	
Proponent: Trinity Canal LLC		
Street: c/o Trinity Financial 40 Court Street		
Municipality: Boston	State: MA	Zip Code: 02108
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Will Donham		
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: 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?
 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): This 1.15-acre parcel of land will be leased under a ground lease from the Massachusetts Bay Transportation Authority ("MBTA").

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

List Local or Federal Permits and Approvals: **Boston Air Pollution Control Commission** – BAPCC Review; **Boston Civic Design Commission** – Design Approval; **BRA** – Article 80 Review; **Boston Transportation Department** – Transportation Access Plan Agreement and Construction Management Plan; **Boston Water and Sewer Commission** – Site Plan Approval and Sewer Connection Permits; **Zoning Board of Appeal** – Zoning Relief; **Boston Landmarks Commission** – Article 85 Review; **Boston Licensing Commission** – Permit to Operate Parking Garage and Fuel Storage License; **Public Improvement Commission** – Sidewalk and Street Related Permitting; **Public Works Department** – Curb Cut Permits (minor/driveways) and Street Occupancy Permits (construction); **Inspectional Services Department** – Building Permit; **Environmental Protection Agency** – NPDES 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 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 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> MHC: Chapter 254 Review EOT: Approvals under MGL Ch40, Section 54A
Total site acreage	1.15			
New acres of land altered		0		
Acres of impervious area	1.15	0	1.15	
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	0	370,000	370,000	
Number of housing units	0	248	248	
Maximum height (in feet)	0	120	120	
TRANSPORTATION				
Vehicle trips per day	0	860/3,160	860/3,160	
Parking spaces	0	121	121	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	44,000	44,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	40,000	40,000	
Length of water/sewer mains (in miles)	0	0	0	

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: 89-115 Canal Street _____) 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.)

Project Site and Project: The Canal Place project (the "Project") being proposed by Trinity Canal LLC will be an elegant mixed use, mixed income, transportation oriented development ("TOD") with vibrant retail and transportation links at street level that will attract new residents and street activity to the Bulfinch Triangle District. The Project will not only complement the City's vision for the Bulfinch Triangle District as a mixed-use urban neighborhood but will also be the cornerstone for the redevelopment of other newly available parcels nearby that were created as a result of the Central Artery Tunnel ("CA/T") project and the MBTA's removal of the elevated Green Line in the area. The Project site is approximately 50,228 square feet and is bordered by Causeway Street to the northwest, Haverhill Street to the northeast, Valenti Way to the southeast, and Canal Street to the southwest.

The Project will include approximately 34,639 square feet of ground floor retail. Potential retail tenants include: a restaurant, a pharmacy, bookstore, health club, and a flower shop or a dry cleaner that will complement and balance the existing retail along Canal Street. The second through tenth floors will be dedicated to 248 for-sale housing units. As currently designed, the Project will offer a mix of unit sizes and types, including 75 one-, 73 one plus-, 65 two-, and 35 two plus bedroom units. Unit sizes will range from 650 square feet to 1,250 square feet. A total of 33 units (13.30%) will be made affordable to those households earning 80% to 120% of the area median income, making the Project comply with the proportion mandated by the City. The second and third floors of the building will also include a 121 parking space garage for residents of the building. A modest number of parking spaces will adhere to the community-developed Bulfinch Triangle Design and Development Guidelines parking ratio limit of 0.5 in the Project area.

Alternatives/Community Process: For over a decade, the Downtown North area and the Bulfinch Triangle neighborhood, in particular, have been the subjects of a number of significant studies. Driven by the opportunities resulting from the CA/T project, these studies have resulted in a substantial amount of knowledge regarding the area, its history and its character. Additionally, these studies have resulted in an overall planning framework for informing and guiding the area's future urban design and development. Documents such as the North Area Planning Initiative and the Bulfinch Triangle Design and Development Guidelines have articulated a comprehensive vision to shape the area's future urban environment.

The Proponent has designed the Project to respect the urban design principles in the Bulfinch Triangle Design and Development Guidelines. These guidelines were created from hundreds of hours of work from the City and the community, and honor not only the history of the neighborhood but also its future.

In addition, the planning has resulted in the development of infrastructure to accommodate the build-out not only of the Project site, but of all of the MBTA, Massachusetts Turnpike Authority ("MTA") and CA/T development parcels within the Bulfinch Triangle area.

Mitigation and Benefits: The Project offers numerous mitigation measures and public benefits to the Bulfinch Triangle and surrounding communities, including:

- ◆ The Proponent will make a financial commitment towards the implementation of the City's Crossroads Initiative. The Proponent's support will focus on creating a pedestrian-oriented boulevard on Causeway Street that will link the West End and the North End, resulting in increased safety, improved aesthetic appearance and enhanced commercial activity in the Bulfinch Triangle.
- ◆ The Proponent will make a financial commitment to support a comprehensive traffic study of the Bulfinch Triangle Neighborhood. The study, which will be directed by the Boston Transportation Department, will serve to improve existing traffic conditions and mitigate possible future traffic difficulties.
- ◆ The creation of 248 for-sale units is much needed in the community and complements the goals declared by the City's 2004-2007 housing strategy "Leading The Way II".
- ◆ Thirty-three affordable housing units (13.30%) will be available to households earning between 80% and 120% of the area median income, making the Project consistent with the City's inclusionary housing requirement.
- ◆ The Project will create approximately 150 construction jobs. Once completed, the retail and housing associated with the Project will create approximately 100 permanent positions.
- ◆ The Project will increase the City's annual property taxes by nearly \$2M.
- ◆ The mixed-use character of the Project, together with the MBTA Green and Orange Line super station, leverages Parcel 1A to create a vibrant urban space that embodies smart growth and sustainable development principles. These principles include the re-use and rehabilitation of existing infrastructure; a compact development that integrates uses and fosters a sense of place; production of additional housing opportunities in an area with a variety of public transportation options; increased job opportunities near transportation options; and developing a project that is consistent with a regional plan.
- ◆ Many members of the Proponent's design team are LEED accredited and the Project design will include as many sustainable/green elements as feasible, subject to funding availability and site constraints.



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

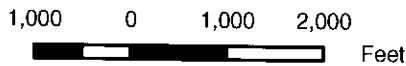


Figure 1
USGS Locus Map

Canal Place
Boston, Massachusetts

Basemap: 1987 USGS Quadrangles, MassGIS

Epsilon
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