

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No.: 13151
 MEPA Analyst: *LEANDREA DAMES*
 Phone: 617-626-1028

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: West End Residences at Emerson Place		
Street: Blossom Street at Emerson Place in Charles River Park		
Municipality: Boston, MA	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates:	Latitude: 71d4m6.81s	
	Longitude: 42d21m53.15s	
Estimated commencement date: Fall '04	Estimated completion date Summer '06	
Approximate cost: \$85 million	Status of project design: 5 % complete	
Proponent: Equity Residential		
Street: 4733 Bethesda Avenue, Suite 400		
Municipality: Bethesda	State: MD	Zip Code: 20814
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Laura Rome		
Firm/Agency: Epsilon Associates, Inc.	Street: 150 Main Street	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978-897-7100	Fax: 978-897-0099	E-mail: lrome@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): None

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

List Local or Federal Permits and Approvals: BWSC Sewer/Water Connection Permit; Demolition Permit/Building Permit; Schematic Design Review; Flammable Storage License; Parking Garage Permit; Large Project Review

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 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 <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: DEP Construction Dewatering Permit Amendment to West End Land Assembly and Redevelopment Plan
Total site acreage	5.2			
New acres of land altered		0.8		
Acres of impervious area	3.9	(0.4)	3.5	
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	539,167	316,793	855,960	
Number of housing units	463	318	781	
Maximum height (in feet)	165	0	165	
TRANSPORTATION				
Vehicle trips per day – ITE LUC 220 Apartment	3,070	2,109	5,179	
Parking spaces	354	166	520	
WATER/WASTEWATER				
Gallons/day (GPD) of water use – 110% of Title V	86,438	56,089	142,527	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment – per Title V	78,580	50,990	129,570	
Length of water/sewer mains (in miles)	<0.5 mile	<0.5 mile	<0.5 mile	

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)

Proposed Project:

West End Residences at Emerson Place will be located on an approximately 5.2 acre parcel of land at Emerson Place in Charles River Park in Boston's West End. Emerson Place contains four buildings with 463 housing units and 539,167 gross square feet (gsf) of floor space. The proposed project involves the construction of 336 units in three buildings and an underground parking garage. The two principal buildings, Building A at 13 stories and Building B which will be 6 stories, will provide 316 one-bedroom and two-bedroom units. Building C will offer 20 townhouse units. The proposed buildings contain 345,650 gsf. The project also involves demolition of two buildings totaling 18 units. Affordable units will comprise 15% of the complex. A pedestrian network and green space with connections to the Charles River waterfront as well as the surrounding vehicular street grid are planned for the project. Parking on the site will increase under the proposal from 354 to 520 spaces: 20 surface spaces and 500 parking spaces located in an underground parking garage. An existing parking structure will be demolished, and new open space will be created at approximately the same grade as Thoreau Path. When the project is complete, the area of open space will be greater than it currently is. Impervious area within the site will be reduced from 3.9 to 3.5 acres, which includes buildings, parking, pedestrian

walkways, and other paved areas. The proponent owns other properties in the West End, but has no development plans for those properties at this time.

Site Description

Charles River Park is a residential community. It is a collection of high-rise and mid-rise residential buildings organized around a pedestrian network and green space with connections to the Charles River waterfront and the surrounding vehicular street grid. The project site is located north of Massachusetts General Hospital. The site is bounded by Thoreau Path to the north, Blossom Court to the east, Blossom Street to the south, and Charles Street to the west. The site is served by public water and sewer and offers sufficient transportation access for residential automobile traffic. Two three-story buildings, a parking garage, and surface parking spaces will be demolished and replaced by the proposed project.

Site Alternatives

The site offers the opportunity to increase the housing and parking while increasing the area of open space on the site as well. There will be no wetland or waterway impacts due to construction on this site. The site is proximate to several transit lines, including the Red Line at Charles Street, the Orange and Green Lines at North Station, and commuter rail at North Station. Also, due to the proximity of major employment centers at Massachusetts General Hospital and downtown Boston, many residents are expected to walk to work, decreasing the number of vehicle trips that the project may generate.

The project is located in the most suitable configuration allowable on the site. Several alternative layouts have been considered in the design process. The current proposal allows the proponent to create residential units in the proposed buildings while increasing the area of open space and enhancing Thoreau Path.