

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 13415
 MEPA Analyst: Rick Bourré
 Phone: 617-626-1130

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: Lovejoy Wharf			
Street: 160 North Washington Street and 131 Beverly Street			
Municipality: Boston		Watershed: Charles River	
Universal Transverse Mercator Coordinates: 330403, 4692590		Latitude: 42.3671°N (42°, 22', 1.5" N)	
		Longitude: 71.0597°W (71°, 3', 34.8" W)	
Estimated commencement date: January 2006		Estimated completion date: Summer 2007	
Approximate cost: \$85 million		Status of project design: 15 % complete	
Proponent: North Washington Wharf LLC and Beverly Wharf LLC			
Street: 21 Worthen Road, Suite 102			
Municipality: Lexington		State: MA	Zip Code: 02421
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Margaret Briggs			
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: pbriggs@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 301 CMR 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 **Boston Redevelopment Authority:** No
 Article 80 of the Boston Zoning Code
Department of Environmental Protection: Coordinated MEPA and
 Chapter 91 Review, per 310 CMR
 9.11(2)(b)(4))

List Local or Federal Permits and Approvals:

Federal: EPA NPDES General Permit/Stormwater Notice of Intent; Army Corps of Engineers Section 10 and 404.

Local: Boston Redevelopment Authority (BRA) Article 80 Large Project Review/Adequacy Determination; Zoning Relief from BRA, Boston Zoning Board of Appeals, or Boston Zoning Commission, as applicable; Boston Civic Design Commission Design Review; Boston Conservation Commission Order of Conditions; Inspectional Services Department permits and Article 85 Demolition Delay approval; Boston Transportation Department permits and approvals, including Construction Management Plan and Transportation Access Plan Agreement; and permits and approvals from the Boston Fire Department, Boston Public Improvement Commission, Boston Public Safety Commission, Boston Public Works Department, and Boston Water and Sewer Commission. (See Table 2-2 in Chapter 2.0, Project Description.)

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 checked="" type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<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 checked="" type="checkbox"/> MHD or MDC Access Permit (if applicable) <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 (including Legislative Approvals) – Specify: DEP: Boiler Environmental Results Program (ERP) if required, Construction and Demolition Notice Department of Public Safety: Building Code Variance if required, Certificate of Occupancy, Demolition and Building Permits, Handicapped
Total site acreage	2.1 +/- ¹			
New acres of land altered		N/A		
Acres of impervious area	2.1 +/-	N/A	2.1 +/-	
Square feet of new bordering vegetated wetlands alteration		N/A		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		0 ²		
STRUCTURES				
Gross square footage	454,945	3,189	458,134	
Number of housing units	0	260	260	
Maximum height (in feet)				
160 North Washington St.	+/- 123'	32'	155'	
131 Beverly St.	+/- 103'	52'	155'	
TRANSPORTATION				
Vehicle trips per day	1,572	-802	770	
Parking spaces	100	+261	361	

WATER/WASTEWATER				Access Variances if required, Plumbing Permits MHC: Determination of No Adverse Effect/ Memorandum of Agreement MWRA: Industrial Use Discharge Permit if required, Temporary Construction Site Dewatering Permit if required
Gallons/day (GPD) of water use	18,963	44,387	63,350	
GPD water withdrawal	n/a	n/a	n/a	
GPD wastewater generation/treatment	17,239	40,352	57,591	
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: Both 131 Beverly Street and 160 North Washington Street are included in the Inventory of Historic and Archaeological Assets of the Commonwealth.) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes (Specify: The building at 131 Beverly Street is proposed to be removed and replaced with a new residential and mixed-use structure. The proponent intends to reuse the existing footings and foundation for the new structure.) 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 & Summary: The project site consists of an approximately 1.3-acre parcel of land housing two existing buildings and an adjacent 36,213-square-foot wharf, for a total site area of 2.1 acres. The site is generally bounded by North Washington Street to the east, Lovejoy Place to the south, Beverly Street to the west, and by the Charles River to the north. See Figure 1, Locus Map, in

- 1 Approximate site area of 2.1 acres, or 91,387 square feet (sf), includes 9,806 sf in Lovejoy Place (a private way not open to public travel) and approximately 36,213 sf of wharf property.
- 2 Entire site consists of tidelands and is currently in non-water dependent office and storage use. The proposed project will change the type of non-water dependent use from office/storage to residential/mixed use, will provide ground floor facilities of public accommodation, and will increase the gross floor area of structures on site.

Appendix A.

The nine-story building at 160 North Washington Street is currently used for a variety of office uses, while the eight-story building at 131 Beverly Street is dilapidated and houses an office use on the ground floor, an antennae tenant, and miscellaneous storage. Approximately one-half of the wharf structure is currently used for surface parking (along Beverly Street), while the other half (towards North Washington Street) is deteriorated, fenced off, and unsafe for use. The site also includes a portion of Lovejoy Place to the centerline. See Figure 3, Existing Conditions Site Plan, in Appendix A.

The Lovejoy Wharf project is a mixed-use redevelopment proposal for this long under-utilized site that will provide both residential and retail uses and incorporate a significant public access component. The project proposes 260 residential units, as well as approximately 38,000 sf of ground-level retail uses, including restaurants and a fitness center. The project proposes the adaptive reuse of the existing building at 160 North Washington Street, including the addition of two floors, and the removal and replacement of the building at 131 Beverly Street.

Parking for approximately 361 vehicles will be provided on site, 348 spaces within a fully-automated modular parking system in the new 131 Beverly Street building and 13 spaces along Lovejoy Place. Altogether, the proposed parking supply will provide 261 spaces for building residents and up to 100 commercial spaces, which will be available to visitors to the development and waterfront area.

The project also proposes the rehabilitation of the existing wharf structure to provide an extension of the Harborwalk onto the site and other publicly-accessible waterfront space. See Figure 4, Proposed Site Plan, in Appendix A. The wharf will provide ground-level connections westward to the park and pedestrian walkway at the end of Beverly Street, which connects to the Charles River Basin parklands, as well as eastward. The wharf will offer both hard and soft “scapes” providing rest area for strollers, bicyclists, and joggers connecting to adjacent open spaces. Specific open space design elements will include seating and shading to facilitate passive activities. The waters edge will be designed to be both safe and friendly for people and welcoming for temporary docking of harbor craft. Lighting will be provided throughout.

The western end of the site will benefit from a significant architectural gesture as the lower floors of the 131 Beverly Building will be stepped back along Beverly Street. This corner of the site, which is now narrow, will be opened up and will become one of the most easily accessible avenues from Causeway Street to the Boston waterfront, providing both physical and visual access to the waters edge.

The redesign of the Lovejoy Wharf site will contribute not only to the restoration of this long neglected portion of the Boston cityscape but will be of great value to the public reclamation of the Boston waterfront.

B) Alternatives: Alternatives to the proposal have been considered, including the alternative of rehabilitating the existing structure at 131 Beverly Street and a No Action alternative. These alternatives were determined to be infeasible and undesirable. In addition, alternative designs for the project have been considered.

As described later in the Historic and Archaeological Resources section of the ENF, previous public land takings have made the building at 131 Beverly Street obsolete for modern storage or office uses by eliminating the building's primary loading functions. In addition, the building's geometry, physical structure, and current interior layout (including 30- to 36-inch-thick masonry party walls separating the different warehouse segments) make the adaptive reuse of the 131 Beverly Street building infeasible.

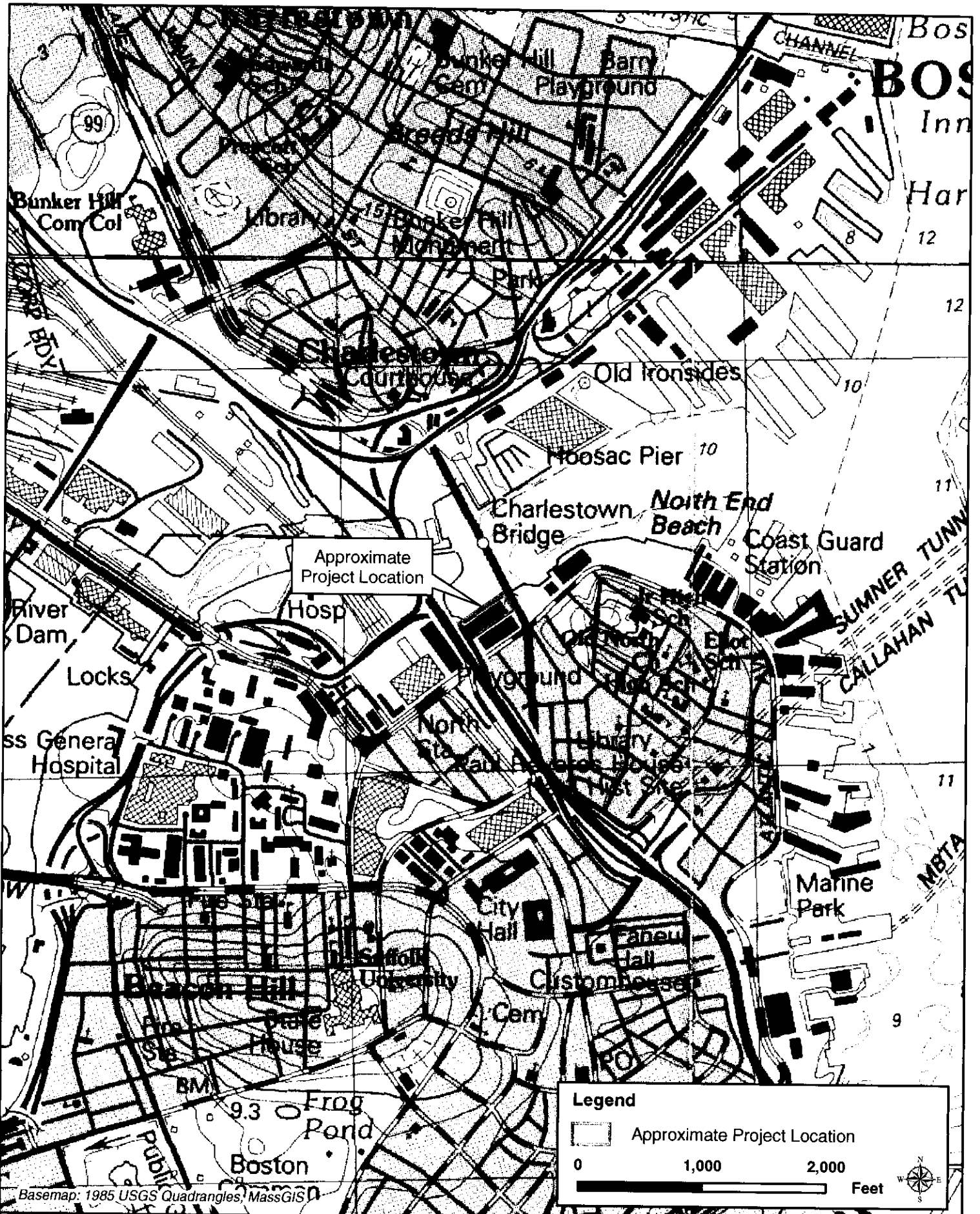
Under the No Action alternative, the 131 Beverly Street building would continue to be used for miscellaneous storage and office uses, and the 160 North Washington Street building would continue to be used for office space. Wharf reconstruction would not occur. The site's waterfront would continue to be underutilized by the public, and the site overall would be underutilized for office, storage and parking uses, precluding activation of the site with 24-hour residential use, retail activity, and enhanced open space and public access.

C) Mitigation Measures: The Lovejoy Wharf project represents a long-awaited opportunity to revitalize a significant waterfront parcel within the North Station area. The project sits at an important gateway to the City of Boston created by the new Leonard P. Zakim Bunker Hill Bridge. The eastern side of this gateway will be enhanced by the Lovejoy Wharf project. The existing dilapidated building at 131 Beverly Street will be replaced by a modern, architectural landmark, and the historic structure at 160 North Washington Street will receive much-needed renovation. In addition, as part of the reconstruction of the existing dilapidated wharf, the proponent will construct a critical segment of the City's planned Harborwalk, which will connect open spaces to the east and west of the project site.

The Lovejoy Wharf project is the redevelopment of an urban center city site. By locating near workplace areas and utilizing existing infrastructure and transportation systems (both highway and public transit), the environmental impacts from the project are minimized. The project will comply with the Leadership in Energy and Environmental Design (LEED) ratings system checklist in numerous ways. The proponent is committed to the efficient use of renewable resources to reduce the project's impact while also creating a pleasant and healthy building environment.

The proponent will meet the requirements of the Mayor's Executive Order addressing the provision of affordable housing, and intends to meet this requirement on site. The project will substantially increase tax revenues to the City of Boston and the Commonwealth of Massachusetts through property, sales, and wage taxes. The construction of the project will contribute directly to the economy by providing 300 to 350 construction jobs.

The proponent is committed to developing and implementing a TDM program for the site targeted at reducing automobile dependency and encouraging travel by non-automobile modes. As the proposed development is predominantly residential in nature and proximate to numerous places of employment as well as the MBTA at North Station, it is ideally situated to promote non-automobile travel.



Basemap: 1985 USGS Quadrangles, MassGIS

EPSILON ASSOCIATES INC.
 Engineers ■ Environmental Consultants

Lovejoy Wharf
 Boston, Massachusetts

Project Locus (USGS)
 Figure 1