

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

For Office Use Only Executive Office of Environmental Affairs MEPA Analyst: <i>Page Czepiga</i> Phone: 617-626- <i>1021</i>
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EEA #12650		
Project Name: NorthPoint		
Street Address: North Point Boulevard		
Municipality: Cambridge, Somerville, Boston	Watershed: Charles River	
Universal Transverse Mercator Coordinates: 329100 meters E meters 4693230 N	Latitude: 42.372565N	Longitude: -71.075325W
Estimated commencement date: 2002	Estimated completion date: 2025, subject to market conditions.	
Project Type: Mixed-use	Status of project design: See narrative.	
Proponent: DW NP Property LLC, an affiliate of DivcoWest Real Estate Investments		
Street Address: 200 State Street, 12 th Floor		
Municipality: Boston	State: MA	Zip Code: 02109
Name of Contact Person: John P. Gelcich, AICP		
Firm/Agency: Beals and Thomas, Inc.	Street Address: 144 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: (508) 366 - 0560	Fax: (508) 366-4391	E-mail: jgelcich@bealsandthomas.com

With this Notice of Project Change, are you requesting:

a Single EIR? (see 301 CMR 11.06(8))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?
 301 CMR 11.03(1)(a)(2) - creation of 10 or more acres of impervious area; 301 CMR 11.03(5)(4)(a) - new discharge or expansion in discharge to a sewer system of 100,000 or more gpd of sewage, industrial waste water or untreated stormwater; 301 CMR 11.03(6)(a)(6) - generation of 3,000 or more new average daily vehicle trips (adt) on roadways providing access to a single location; and 301 CMR 11.03(6)(a)(7) - construction of 1,000 or more new parking spaces at a single location.

Which State Agency Permits will the project require?
From the Department of Environmental Protection: Air Quality Plan Approval; Dewatering Permit; and Underground Injection Control Permit; From the Massachusetts Department of Transportation: Highway Access Permit for Monsignor O'Brien Highway reconstruction work (between Water Street and Museum Way and related intersections); Work Permits for highway road work; and Consent to Build on a Railroad Right-of-Way or Land Appurtenant Thereto; From the Massachusetts Water Resources Authority, Direct Connection Permit; From the Department of Conservation and Recreation: Construction and Vehicular Access Permit;

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Apt 309

From the Massachusetts Historical Commission: Determination of No Adverse Effect on Historic Properties; and From the MBTA: Work license to cross Right of Way at Medford Street and Water Street. (8(m) Permit from MWRA and Sewer Extension and Connection Permit from MassDEP no longer required for the Project.)

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: Transfer of approximately six acres of land and certain easement rights from the MBTA as part of a 2011 land exchange agreement to enable MBTA to receive easement rights to facilitate the Green Line Extension project. In addition, the Proponent is pursuing an application for Infrastructure Investment Incentive ("I-Cubed") funding from the Commonwealth of Massachusetts in the amount of \$25 million.

PROJECT INFORMATION

In 25 words or less, what is the project change? Minor traffic mitigation changes resulting from unrelated State agency action (Massachusetts Department of Transportation bridge work); see full project change description beginning on Page 4.

Date of publication of availability of the ENF in the Environmental Monitor: (Date: 12/28/01)

Was an EIR required? Yes No; if yes,
was a Draft EIR filed? Yes (Date: 04/30/02) No
was a Final EIR filed? Yes (Date: 10/31/02) No
was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s):) No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to **ATTACHMENTS & SIGNATURES**.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: None.

Are you requesting a finding that this project change is insignificant? A change in a Project is ordinarily insignificant if it results solely in an increase in square footage, linear footage, height, depth or other relevant measures of the physical dimensions of the Project of less than 10% over estimates previously reviewed, provided the increase does not meet or exceed any review thresholds. A change in a Project is also ordinarily insignificant if it results solely in an increase in impacts of less than 25% of the level specified in any review threshold, provided that cumulative impacts of the Project do not meet or exceed any review thresholds that were not previously met or exceeded. (see 301 CMR 11.10(6)) Yes No; if yes, provide an explanation of this request in the Project Change Description below.

There is no increase in the total amount of development planned, in the number of building parcels, in the permitted uses and mix of uses, in the maximum number of parking spaces, in the open space commitments of the Proponent, or in the project infrastructure that will be needed to support the Project. The only requested changes relate to changes in (i) the timing of certain off-site intersection improvements to be undertaken by the Proponent as a result of the use of Monsignor O'Brien Highway as a detour route for unrelated State agency actions (*i.e.*, rehabilitation of bridges by the Massachusetts

Department of Transportation ("MassDOT")), (ii) the timing of the Project mitigation obligations relative to the Urban Ring project due to its suspension by MassDOT, and (iii) changes in the overall phasing of the Project's building program, which have been approved by the City of Cambridge.

FOR PROJECTS SUBJECT TO AN EIR

If the project requires the submission of an EIR, are you requesting that a Scope in a previously issued Certificate be rescinded?

Yes No; if yes, provide an explanation of this request _____.

If the project requires the submission of an EIR, are you requesting a change to a Scope in a previously issued Certificate?

Yes No; if yes, provide an explanation of this request _____.

SUMMARY OF PROJECT CHANGE PARAMETERS AND IMPACTS

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	45.4 acres	0	45.4 acres
Acres of land altered	45.4	0	45.4
Acres of impervious area	35.6	0	±37.0
Square feet of bordering vegetated wetlands alteration	0	0	0
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	0	0	0
STRUCTURES			
Gross square footage	5,280,000 sf	0	5,245,854 sf
Number of housing units	±2,700	±400	±3,100 ⁽¹⁾
Maximum height (in feet)	220	0	220
TRANSPORTATION			
Vehicle trips per day	16,015	-35	15,980
Parking spaces	4,980	0	4,980 ⁽²⁾
WATER/WASTEWATER			
Gallons/day (GPD) of water use	~868,000	0	±853,000
GPD water withdrawal	0.7 MGD	0	0.7 MGD
GPD wastewater generation/ treatment	~740,000	0	±711,000

¹ Resulting from the market-driven reduction in the size of units; there will be no increase in the total amount of residential square footage at the Project.

² There is anticipated to be a decrease in the number of parking spaces at the Project resulting from the ability to utilize shared parking and transportation demand strategies to reduce the overall parking demand and thus the parking supply needed to support the Project.

Length of water/sewer mains (in miles)	2+/- (water)	0	±0.9 (water)
	1+/- (sewer)		±1.5 (sewer)

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No
2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No
3. impacts on Rare Species? Yes No
4. demolition of all or part of 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 No
5. impact upon an Area of Critical Environmental Concern? Yes No

If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

- (a) a brief description of the project as most recently reviewed
- (b) a description of material changes to the project as previously reviewed,
- (c) if applicable, the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
- (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a draft of the modified Section 61 Finding (or it will be required in a Supplemental EIR).

(a) **Recently Reviewed Project.** The Project as previously reviewed involves the redevelopment of an approximately 45.4-acre formerly industrial/railroad property as a mixed-use master-planned development consisting of approximately 3.1 million sf of residential space, approximately 2.1 million sf of commercial space, and approximately 11 acres of open space. As set forth in the FEIR Certificate with respect to the Project, MEPA jurisdiction is broad in scope.

(b) **Project Changes.** This NPC is intended to bring the MEPA Office current on the Project as it has evolved and been approved through local permitting and a series of Advisory Opinions issued by the MEPA Office and as certain required mitigation has been completed. This NPC also requests (1) approval for two minor changes to the timing of certain project mitigation – the first resulting from changes to and delays in the so-called “Urban Ring Project,” and the second, a change in timing of one portion of the Project’s off-site traffic mitigation, resulting from the unforeseen continued use of Monsignor O’Brien Highway by MassDOT as a detour route for ongoing and planned bridge work, and (2) MEPA Office concurrence with changes in the phasing of the development of certain parcels within the Project which have been approved by the City of Cambridge.

(c) **Significance of the Project Changes.** The proposed modifications and/or updates do not represent an increase in square footage, linear footage, height of the proposed structures (other than Building G, which will increase from 150 feet to 220± feet), depth, or other relevant measures of the physical dimensions of the Project, and the Project will not meet or exceed any new review thresholds, nor will the cumulative impacts of the Project meet or exceed any review thresholds that were not previously met or exceeded.

(d) **Mitigation Measures.** As described above, there are no new cumulative impacts, and the Proponent

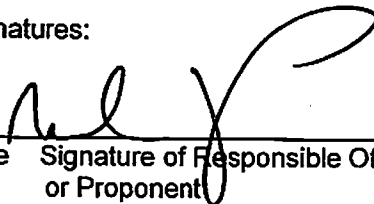
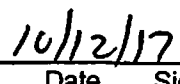
maintains a commitment to the previously approved mitigation as specified in the FEIR Certificate, with minor changes reflected in the narrative included with this NPC.

ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project **See Attachment A**
2. Plan showing most recent previously-reviewed proposed build condition **See Attachment B**
3. Plan showing currently proposed build condition **See Attachment B**
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries **See Attachment C**
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7) **See Attachment D**
6. List of mitigation measures completed to date. **See Attachment E**

Signatures:

	
Date	10/12/17
Signature of Responsible Officer or Proponent	Signature of person preparing NPC (if different from above)
Michael Carp	John P. Gelcich, AICP
Name (print or type)	Name (print or type)
DW NP Property LLC	Beals and Thomas, Inc.
Firm/Agency	Firm/Agency
200 State Street, 12 th Floor	144 Turnpike Road
Street	Street
Boston, MA 02109	Southborough, MA 01772
Municipality/State/Zip	Municipality/State/Zip
(617) 914-8640	(508) 366-0560