

Exchange South End

Expanded Environmental Notification Form

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

<i>For Office Use Only</i> EEA#: <u>15809</u> MEPA Analyst: <u>Alex Staysky</u>

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Exchange South End		
Street Address: 540 Albany Street		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: 329720.69 Easting 4689295.34 Northing	Latitude: 42°20'14.32"N Longitude: -71° 4'1.14"W	
Estimated commencement date: Fall 2018	Estimated completion date: 2021	
Project Type: Commercial, Redevelopment	Status of project design: 75% Complete	
Proponent: The Abbey Group		
Street Address: 177 Huntington Avenue, 24 th Floor		
Municipality: Boston	State: MA	Zip Code: 02115
Name of Contact Person: Christine McVay		
Firm/Agency: Stantec Consulting Services Inc.	Street Address: 226 Causeway Street 6 th floor	
Municipality: Boston	State: MA	Zip Code: 02116
Phone: (617) 654-6096	Fax:	E-mail: Christine.McVay@stantec.com
Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:		
a Single EIR? (see 301 CMR 11.06(8))	<input checked="" type="checkbox"/> Yes	<input 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
<i>(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)</i>		
Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?		
<u>301 CMR 11.03(6)(a)6.</u> – Generation of 3,000 or more new ADT on roadways providing access to a single location.		
<u>301 CMR 11.03(5)(b)4.a.</u> – New discharge or expansion in discharge to a sewer system of 100,000 or more gdp of sewage.		

POB
1/1

Exchange South End

Expanded Environmental Notification Form

Which State Agency Permits will the project require?

The project will require a Direct Vehicular Highway Access Permit from the Massachusetts Department of Transportation Highway Division (Mass DOT) for proposed site access to Interstate-93 Frontage Road Southbound (SB) under State Highway Layout (SHLO).

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

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	5.6 Acres		
New acres of land altered		0.0 Acres	
Acres of impervious area	5.6 Acres	- 0.4 Acres	5.2 Acres
Square feet of new bordering vegetated wetlands alteration		0 sf	
Square feet of new other wetland alteration		0 sf	
Acres of new non-water dependent use of tidelands or waterways		5.6 Acres ¹	
STRUCTURES			
Gross square footage	244,000	+1,845,425 ²	2,089,425
Number of housing units	N/A	N/A	N/A
Maximum height (feet)	24	varies by building	321 (maximum building height)
TRANSPORTATION			
Vehicle trips per day	N/A	+17,616	+17,616
Parking spaces	319	836	1,155
WASTEWATER			
Water Use (Gallons per day)	6,023 GPD	129,290 GPD	135,313 GPD
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment	5,475 GPD	117,537 GPD	123,012 GPD
Length of water mains (miles)	0.00	0.30	0.30
Length of sewer mains (miles)	0.00	0.30	0.30
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			

¹ Landlocked Tidelands. Source: Massachusetts DEP/CZM Historic Shoreline Mapping Project and MassGIS.

² New Buildings and parking garage

Exchange South End

Expanded Environmental Notification Form

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

The Abbey Group (the Proponent) proposes Exchange South End (the "Project"), the redevelopment of an approximate 5.6-acre parcel at 540 Albany Street (the "Site") in the South End neighborhood of Boston, Massachusetts. See Figure 1-1, Locus Map, Figure 1-2 Aerial View of Existing Site, and Figure 1-3, Oblique View of Existing Site.

The Site currently features an undistinguished one-story brick warehouse building (i.e. the former location of a wholesale trade-member only flower market operated by the Boston Flower Exchange LLC) with an accessory surface parking lot. The existing vacant warehouse building, and parking lot will be demolished as part of the Project. The Site will be redeveloped through the phased construction of four new buildings (including mixed-use commercial and life science research space) with ground floor retail, cultural, and other community amenity uses on-Site to better serve building occupants, nearby residents and workers, and other visitors. Additionally, the Exchange South End is forecasted to create between 4,000 – 7,000 permanent jobs (consisting of non-profit, retail, facilities, commercial office and research jobs), thereby serving as a catalyst to reconnect the Albany Street corridor into the South End community.

The Project design also includes 1.1 acres of new pedestrian-friendly public open space, improved stormwater management, and enhanced multimodal connectivity that will substantially improve the appeal of the Site. The result will be an open mixed-use campus that provides a platform for connecting innovative companies, community, culture, and greenspace.

The new buildings (Buildings A, B, C and D) will consist of approximately 1,599,425 gross square feet (GSF) of mixed-use redevelopment with approximately 1,145 below-grade parking spaces (divided below the garages of each building), and 10 at-grade parking spaces along East Canton Street Extension next to Buildings A and D. The MEPA mandatory EIR/ENF review thresholds exceeded by the project include:

301 CMR 11.03(6)(a)6. – Generation of 3,000 or more new ADT on roadways providing access to a single location.

301 CMR 11.03(5)(b)4.a. – New discharge or expansion in discharge to a sewer system of 100,000 or more gdp of sewage.

Chapter 1 of the Expanded Environmental Notification Form provides a complete project description, with project phasing information, a construction plan, and an evaluation of different design alternatives. A detailed transportation/parking analysis of the Project is provided under Chapter 2: *Transportation*. Chapter 3: *Greenhouse Gas (GHG) Analysis* addresses GHG emissions generated by operation of the Project and associated traffic, and options to reduce those emissions in accordance with the MEPA GHG Emission Policy and Protocol. A discussion of estimated Project-generated sanitary sewer flow is provided under Chapter 5: *Infrastructure*.

AREAS OF CRITICAL ENVIRONMENTAL CONCERN:

Is the project within or adjacent to an Area of Critical Environmental Concern?

- Yes (Specify _____)
- No