

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

**Environmental Notification Form**

*For Office Use Only*

EEA#: 16247

MEPA Analyst: Alex Strycky

*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: <b>The Pinnacle at Central Wharf</b>		
Street Address: <b>70 East India Row (a/k/a 270 Atlantic Avenue)</b>		
Municipality: <b>Boston</b>	Watershed: <b>Boston Harbor</b>	
Universal Transverse Mercator Coordinates: Zone 19, 331091.35 Easting, 4691605.9 Northing	Latitude: <b>42.358395</b>	Longitude: <b>-71.051045</b>
Estimated commencement date: <b>2021</b>	Estimated completion date: <b>TBD</b>	
Project Type: <b>Mixed-Use</b>	Status of project design: <b>20% complete</b>	
Proponent: <b>RHDC 70 East India LLC c/o The Chiofaro Company</b>		
Street Address: <b>One International Place</b>		
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02110</b>
Name of Contact Person: <b>Erik Rexford</b>		
Firm/Agency: <b>Epsilon Associates, Inc.</b>	Street Address: <b>3 Mill &amp; Main Place, Suite 250</b>	
Municipality: <b>Maynard</b>	State: <b>MA</b>	Zip Code: <b>01754</b>
Phone: <b>(978) 897-7100</b>	Fax: <b>(978) 897-0099</b>	E-mail: <b>erexford@epsilonassociates.com</b>
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 type="checkbox"/> Yes	<input type="checkbox"/> No
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?		
<b>CMR 11.03(3)(a)(5): New non-water dependent use or Expansion of an existing non-water dependent structure, provided the use or structure occupies one or more acres of waterways or tidelands.</b>		
<b>CMR 11.03(6)(b)(13) Generation of 2,000 or more new ADT on roadways providing access to a single location.</b>		
Which State Agency Permits will the project require?		
<b>Massachusetts Department of Environmental Protection: Chapter 91 Waterways License , Fossil Fuel Utilization permit (if required); Notice of Demolition/Construction;</b>		
<b>Massachusetts Historical Commission: State Register Review;</b>		

Massachusetts Water Resources Authority: Sewer Use Discharge Permit(s) (if required);  
 Massachusetts Department of Transportation: State Highway Access Permit (if required), License or other approval  
 for construction above the Central Artery Tunnel (as applicable).

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:

At this time the Proponent does not anticipate using any state funding or to require any type of land transfer from  
 the Commonwealth. If, however, an appropriate state funding mechanism does become available in the future, the  
 Proponent may seek such funding as part of the Project's overall financing plan.

Summary of Project Size & Environmental Impacts	Existing	Change	Total
<b>LAND</b>			
Total site acreage <small><sup>1</sup> Does not include 15,775 square feet of proposed Harborwalk improvements.</small>	1.32 <sup>1</sup>		
New acres of land altered		0	
Acres of impervious area	1.32	-.16	1.26
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	
<b>STRUCTURES</b>			
Gross square footage <small><sup>1</sup> Above grade.</small>	418,646 <sup>1</sup>	+445,954	864,600
Number of housing units	0	+200	200
Maximum height (feet)	80	+505	585 to the highest occupiable floor and no more than 600 feet in total height.
<b>TRANSPORTATION</b>			
Vehicle trips per day Unadjusted	1,342	+8,544	9,866
Adjusted	1,342	+2,496	3,838
Parking spaces	1,475	-375	1,100
<b>WASTEWATER</b>			
Water Use (Gallons per day)	6,645	79,133	85,778
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	6,041	+71,939	77,980
Length of water mains (miles)	0	0	0
Length of sewer mains (miles)	0	0	0

Has this project been filed with MEPA before?

Yes (EEA #)  No

Has any project on this site been filed with MEPA before?

Yes  No An ENF (EEA #14411) for a two tower development at the Project Site was noticed in the *Environmental Monitor* on May 6, 2009 and the Secretary's Certificate determined the project required preparation of an Environmental Impact Report ("EIR"). No EIR was filed by the project's proponent, and notice of the project's withdrawal was sent via letter dated May 31, 2012.

## **GENERAL PROJECT INFORMATION – all proponents must fill out this section**

### **PROJECT DESCRIPTION:**

Describe the existing conditions and land uses on the project site:

The Project Site is currently numbered as 70 East India Row, also known as 270 Atlantic Avenue, in Boston's Downtown Waterfront District, at the intersection of Central Wharf and the Greenway. Consisting of 57,346 square feet ("sf") of land area as depicted on Attachment 1 - Figure 1, the Project Site is bounded by Atlantic Avenue, Milk Street, and East India Row, and is situated between the New England Aquarium ("Aquarium") and the Harbor Towers condominiums. The Harbor's edge is located approximately 90 feet east of the Project Site. Portions of East India Row adjacent to the Project Site are pedestrianized and serve as a segment of the City of Boston's Harborwalk ("Harborwalk"). East India Row, a public way, is not controlled by the Proponent but improvements to the Harborwalk are contemplated as part of the Project.

The entirety of the Project Site is currently occupied by an aging and visually unattractive seven-story 418,626 sf building, with an additional two levels of parking below grade, and there is approximately 29,800 sf of mixed-use space at the ground level (of which approximately 17,300 sf is currently leased by the Aquarium). The Site is currently licensed for 1,475 parking spaces which serve, among other users, the residents of the two Harbor Towers buildings, visitors to the Aquarium, and the general public.

The Project Site is centrally located within the Downtown Waterfront District on Boston's inner harbor, one of the most notable mixed-use communities in the City, including office, residential, hospitality, government, retail, educational and cultural uses. Positioned for exceptional visibility from the Harbor and Logan Airport, the Project Site is also within close proximity to some of the City's most active areas, including the Seaport District to the southeast, Downtown Boston to the west, Faneuil Hall Marketplace to the northwest, and the North End to the north. Both North Station and South Station are located within walking distance of the Project Site, providing convenient access to the MBTA Red, Green, Orange and Silver lines, Commuter Rail, Amtrak, regional bus lines, and multiple Bluebikes stations. There are also several MBTA bus stops in the vicinity of the Project Site and an MBTA Blue Line station (Aquarium) immediately adjacent to the Project Site. Multiple commuter ferries, serving Boston's outer neighborhoods and suburban destinations, are within steps of the Project Site, and Logan Airport is a short subway or water taxi ride across the Harbor. Directly west of the Project Site is the Rose Kennedy Greenway ("Greenway"), including its signature "Rings Fountain," and the Harborwalk traverses the easterly side of the Project Site. Refer to Attachment 1 - Figure 2 to Figure 4 for an aerial locus map and photographs of the surrounding area.

The Project Site's strategic location, fronting on both the Harbor and the Greenway, allows for the proposed active ground levels and public realm to enhance the surrounding neighborhood with new commercial, retail, residential, and cultural uses that will become an integral part of Boston's economy, attract a diverse array of visitors and residents to the Project Site, provide amenities to the community at large, and support the continued year-round activation of the waterfront and Greenway.

Describe the proposed project and its programmatic and physical elements:

The Project includes the construction of a single tower totaling approximately 864,600 sf and associated site improvements and public realm amenities. The tower will be comprised of the following uses:

- ◆ An approximately 284,600 sf residential component with approximately 200 residential units (currently anticipated to be rental);
- ◆ An approximately 538,000 sf office component;
- ◆ Approximately 1,100 parking spaces located within a below-grade garage; and,
- ◆ Approximately 42,000 sf of publicly accessible amenity space (e.g., retail, restaurant, and other uses to activate the streetscape).

The footprint of the tower is positioned to maximize space for pedestrian circulation, both to the north (consistent with the Aquarium's proposed "Blueway" vision), and along the Harborwalk to the East. With 30% of the Site dedicated as open space concentrated on the north, a strong east-west connection between the Greenway and the Harbor is created, with a pedestrian-friendly plaza design that is accessible through steps and ramps at various locations. The new public plaza will function in complimentary fashion to the proposed future Blueway, widening as it approaches the water and wrapping to the east, to form a seamless connection with the reimagined and expanded section of the Harborwalk adjacent to the Project Site, which will serve as the "front porch" to the nearby Boston Harbor. The new plaza, along with the Harborwalk, will be elevated approximately four feet (from 17.0-foot Boston City Base ("BCB") to 21.0-foot BCB) above the current elevation to improve resiliency against climate change and storm surge, not only for the Project Site, but also as the first link in a district-wide approach to addressing these challenges. In addition, the Proponent will coordinate with abutters to explore the incorporation of a "living shoreline" landward of the existing seawall.

The public realm surrounding the proposed tower is carried into the building by means of a public corridor that flows through the ground floor plan and connects the southwest corner of the Project Site, at the office component lobby, to the activity of Central Wharf to the north and east. The interior public areas will be activated with various amenitized spaces that wrap upward to the building's second level, above the garage access ramp, through a series of steps with integrated seating areas. Public interior space continues to the building's second level and the integrated seating areas in the steps also offer elevated views of the Greenway to the West.

Perhaps no development in Boston better illustrates the principle of "addition by subtraction" than this Project, such that the removal of the existing garage may very well be characterized as the Project's single most important public benefit. At present, the Harbor Garage occupies the entirety of its site, representing a visual and physical barrier to the waterfront, the legacy of an antiquated vision of urban renewal that prioritized the automobile over the pedestrian experience. As noted in the Downtown Waterfront Municipal Harbor Plan ("DWMHP"), "[t]he redevelopment of the Harbor Garage project site has certain inherent public benefits, such as a reduction in lot coverage from the existing 100% level to a maximum of 50%." Beyond the creation of nearly 30,000 sf of new publically accessibly open space on some of the most valuable real estate in the densest area of the Commonwealth, the removal of the existing garage will enable the delivery of a Project that exemplifies all of the core goals of the DWMHP, while also eliminating a use that is contrary to every core objective of tidelands use under the Massachusetts Public Waterfront Act, M.G.L c. 91 ("Chapter 91"). Recognizing that, for the foreseeable future, substantial parking demand will exist among Project tenants, residents and visitors, as well as from Aquarium visitors, Harbor Towers residents and the general public, a new garage will be rebuilt below grade and will be sized to accommodate these users with an eye toward future conversion to alternative uses as and when appropriate.