

**Commonwealth of Massachusetts**  
**Executive Office of Energy and Environmental Affairs ■ MEPA Office**

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**Executive Office of Environmental Affairs**

MEPA Analyst:

Phone: 617-626-

## 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)).

<b>EEA # 15183</b>		
<b>Project Name: Landmark Center Redevelopment</b>		
<b>Street Address: 401 Park Drive</b>		
<b>Municipality: Boston</b>	<b>Watershed: Charles River</b>	
<b>Universal Transverse Mercator Coordinates: UTM 19, 46 89 961 N, 3 26 747 E</b>	<b>Latitude: 42° 20' 40" N Longitude: 71° 6' 11" W</b>	
<b>Estimated commencement date: Late 2021</b>	<b>Estimated completion date: Late 2024</b>	
<b>Project Type: Mixed-use redevelopment</b>	<b>Status of project design: Conceptual %complete</b>	
<b>Proponent: ARE-MA Region No. 87, LLC, which is a joint venture between affiliates of Alexandria Real Estate Equities, Inc. and Samuels &amp; Associates Development, LLC</b>		
<b>Street Address: 136 Brookline Avenue</b>		
<b>Municipality: Boston</b>	<b>State: MA</b>	<b>Zip Code: 02215</b>
<b>Name of Contact Person: Lauren DeVoe</b>		
<b>Firm/Agency: VHB</b>	<b>Street Address: 99 High Street, 10<sup>th</sup> Floor</b>	
<b>Municipality: Boston</b>	<b>State: MA</b>	<b>Zip Code: 02110</b>
<b>Phone: 617.607.0091</b>	<b>Fax: N/A</b>	<b>E-mail: ldevoe@vhb.com</b>
<p>With this Notice of Project Change, are you requesting:</p> <p>a Single EIR? (see 301 CMR 11.06(8)) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Special Review Procedure? (see 301CMR 11.09) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Waiver of mandatory EIR? (see 301 CMR 11.11) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Phase I Waiver? (see 301 CMR 11.11) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?</p> <ul style="list-style-type: none"> <li><b>301 CMR 11.03 (6)(a)(6): Generation of 3,000 or more New adt on roadways providing access to a single location (for Full Build Project; Phase III Project described herein has a decrease in trips from previously studied Project)</b></li> <li><b>301 CMR 11.03 (6)(b)(13): Generation of 2,000 or more New adt on roadways providing access to a single location. (for Full Build Project; Phase III Project described herein has a decrease in trips from previously studied Project)</b></li> <li><b>301 CMR 11.03(5)(b)(4): New discharge or expansion in discharge to a sewer system of 100,000 or more gpd of sewage (for Full Build Project; Phase III Project described herein has a decrease in trips from previously studied Project)</b></li> </ul> <p>Which State Agency Permits will the project require?</p> <ul style="list-style-type: none"> <li><b>Renewal of the Construction Access Permit from the Massachusetts Department of</b></li> </ul>		

**Conservation and Recreation (DCR)**

- **Temporary Construction Dewatering Permit from the Massachusetts Water Resources Authority (MWRA)**

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:

- **Updates/modifications to the existing License for Entry MDOT-14095/MDOT-14665 with the Massachusetts Department of Transportation (MDOT) and Massachusetts Bay Transportation Authority (MBTA) for the construction and maintenance of the portion of the City of Boston's planned pedestrian and bicycle Multi-Use Path located adjacent to the Project Site.**
- **Cross-easement agreement with the MassDOT and the MBTA addressing certain construction and operational matters for the Project Site and the adjacent land owned by MDOT and MBTA.**

## **PROJECT INFORMATION**

In 25 words or less, what is the project change? The project change involves: **modifications to the development program to construct an approximately 515,000-Square Foot (SF) office/research and development/life sciences/research and development building with an approximately 50,000-SF full service grocery store at the ground floor (approximately 455,000-SF of net new building area).** [

See full project change description beginning on page 3.

Date of publication of availability of the ENF in the Environmental Monitor: (Date: **March 31, 2014**)

Was an EIR required? ☒ **Yes** ☐ No; if yes,  
was a Draft EIR filed? ☐ Yes (Date: ) ☒ **No**  
was a Final EIR filed? ☐ Yes (Date: ) ☒ **No**  
was a Single EIR filed? ☒ **Yes** (Date: **June 30, 2014**) ☐ No

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

**An Advisory Opinion was issued on October 1, 2018.**

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: **dd w/ list of State Agency Actions (e.g., Agency Project, Financial Assistance, Land Transfer, List of Permits)**

- **Renewal of the DCR Construction Access Permit**
- **MWRA Temporary Construction Dewatering Permit**
- **Updates/modifications to the existing MDOT/MBTA License for Entry MDOT-14095/MDOT-14665 for the construction and maintenance of the portion of the City of Boston's planned pedestrian and bicycle Multi-Use Path located adjacent to the Project Site**
- **MDOT/MBTA Cross-easement agreement addressing certain construction and operational matters for the Project Site and the adjacent land owned by MDOT and MBTA**

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.**

### **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**

<b>Summary of Project Size &amp; Environmental Impacts</b>	<b>Previously reviewed<sup>1</sup></b>	<b>Net Change</b>	<b>Currently Proposed</b>
<b>LAND</b>			
Total site acreage	<b>±8.8</b>	<b>±0.2<sup>2</sup></b>	<b>±9.0</b>
Acres of land altered	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>
Acres of impervious area	<b>±6.6</b>	<b>±0.7</b>	<b>±7.3 acres</b>
Square feet of bordering vegetated wetlands alteration	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>
Square feet of other wetland alteration	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>
Acres of non-water dependent use of tidelands or waterways	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>
<b>STRUCTURES</b>			
Gross square footage	<b>±1,711,200 GFA</b>	<b>±228,200 GFA</b>	<b>±1,940,000 GFA</b>
Number of housing units	<b>600</b>	<b>(-600)</b>	<b>-0-</b>
Maximum height (in feet)	<b>200</b>	<b>13</b>	<b>213</b>
<b>TRANSPORTATION</b>			
Vehicle trips per day (Unadjusted)	<b>29,514</b>	<b>(-1,628)</b>	<b>27,886</b>
Parking spaces	<b>1,500</b>	<b>-0-</b>	<b>1,500</b>
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	<b>±231,203</b>	<b>(-12,310)</b>	<b>±218,893</b>
GPD water withdrawal	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>
GPD wastewater generation/ treatment	<b>±210,185 gpd</b>	<b>(-11,191)</b>	<b>±198,994 gpd</b>
Length of water/sewer mains (in miles)	<b>NA</b>	<b>NA</b>	<b>NA</b>

<sup>1</sup> Represents the initially proposed project reviewed as part of the 2014 Expanded Environmental Notification Form (EENF) and Single Environmental Impact Report (SEIR).

<sup>2</sup> Additional land was acquired from the BPDA to create additional open space on the site at the corner of Park Drive and Brookline Avenue. This change in site area was captured as part of a Request for Advisory Opinion (RAO) reviewed in 2018.

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) Brief Project Description**

This NPC describes the proposed changes to the Landmark Center Redevelopment Project (the "Project") located at the intersection of Brookline Avenue and Park Drive (the "Project Site"), specifically associated with a proposed third phase of that Project (the "2021 Project Change" or "Phase III"). The Landmark Center Redevelopment Project was initially reviewed publicly by the BPDA under Article 80B Large Project Review in 2013 and, subsequently, under MEPA in 2014 with the filing of an Expanded Environmental Notification Form (EENF) and, later, a Single Environmental Impact Report (SEIR) (the "2014 Initial Project"), which proposed the redevelopment of the existing Landmark Center with expanded office and retail space, a new grocery store, and construction of up to 600 residential units, and more recently, in 2018 as part of an Advisory Opinion request (the "2018 Project Change"), which proposed the previously reviewed project be reduced in size, with the residential component replaced with an office/laboratory building and ground-floor retail.

**b) Project Change Description**

Phase III marks the final major step of the redevelopment plan for the Project Site. This phase includes replacement of the non-historic retail structure and the parking above it with a state-of-the-art, energy-efficient approximately 515,000-SF office/ life sciences/research and development building with an approximately 50,000-SF full service grocery store at the ground floor (approximately 455,000 SF of net new building area). The analysis contained herein contemplated a slightly larger development for the office/life sciences program than is currently being proposed as a part of this 2021 Project Change due to massing changes that occurred as a result of neighborhood meetings compared to the original program analyzed. Therefore, the results presented in this document are a conservative estimate of the anticipated Project-related impacts.

**c) Project Change Significance Factors**

Refer to Section 1.8 of Chapter 1, *Project Change Description*, for a more detailed evaluation of the MEPA project change significance factors. In summary, when compared to the 2014 Initial Project, the 2021 Project Change will result in:

- 301 CMR 11.10(6)(a): An approximately 15 percent increase in building square footage, and an approximately 6.5 percent increase in building height.
- 301 CMR 11.10(6)(b): *De minimis* or reduced environmental impacts and a significant improvement in building energy efficiency and Greenhouse Gas (GHG) emissions reductions, including a Zero Net Carbon building design for the office/life sciences component of the new building. Refer to Table 1-3 in Section 1.8 of Chapter 1, *Project Change Description*, for a summary of project impacts.
- 301 CMR 11.10(6)(c): A three-phase redevelopment originally intended to be completed in a single phase.
- 301 CMR 11.10(6)(d): An increase of approximately 0.2 acres (or 2%) in project site area to incorporate publicly accessible open space previously constructed as part of Phase II.
- 301 CMR 11.10(6)(e): An updated/ modified DCR Construction Access Permit, updated/modified License for Entry with MDOT and the MBTA, MWRA Temporary Construction Dewatering Permit, and cross-easement agreement with MDOT and the MBTA.

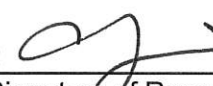

d) The Proponent will be implementing a number of mitigation measures to reduce the impacts to land alteration/stormwater management, transportation, greenhouse gas, climate change adaptation and resiliency, water supply and wastewater generation, solid and hazardous waste, and construction. Refer to Table 5-1 in Chapter 5, *Summary of Mitigation Measures/Draft Section 61 Findings*, for a detailed list of mitigation measures. Significantly, the Project is a transit-oriented redevelopment located adjacent to the MBTA Fenway Green Line stop, and is being designed to reduce the Project's on-site energy consumption by over 50 percent, and achieve Zero Net Carbon building design through high-performance building design and Green Power procurement.

## ATTACHMENTS & SIGNATURES

### Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition
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
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

### Signatures:

06/30/21		06/30/21	
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)
<b>Abe Menzin</b>		<b>Lauren DeVoe</b>	
Name (print or type)		Name (print or type)	
<b>Samuels &amp; Associates</b>		<b>VHB, Inc.</b>	
Firm/Agency		Firm/Agency	
<b>136 Brookline Avenue</b>		<b>99 High Street, 10<sup>th</sup> Floor</b>	
Street		Street	
<b>Boston, MA 02215</b>		<b>Boston, MA 02210</b>	
Municipality/State/Zip		Municipality/State/Zip	
<b>617-247-3434</b>		<b>617-607-0091</b>	
Phone		Phone	