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June 22, 2007

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS  
ON THE  
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : GrandMarc at St. Botolph Street  
PROJECT MUNICIPALITY : Boston  
PROJECT WATERSHED : Boston Harbor  
EOEA NUMBER : 14014  
PROJECT PROPONENT : **Phoenix Property Company Land Ventures, Inc.**  
DATE NOTICED IN MONITOR : May 9, 2007

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.03 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

Project Description

The Central Branch of the YMCA is located between Huntington Avenue and St. Botolph Street and is comprised of three connected buildings; the 7-story Young Men's Christian Association (YMCA) Branch building (316 Huntington Avenue), the 6-story Hastings Wing (320 Huntington Avenue), and a two-story gymnasium building (St. Botolph Street). The Central Branch of the YMCA is listed in the National Register of Historic Places. As described in the Environmental Notification Form (ENF), the GrandMarc project involves the demolition of the gymnasium building and the Hastings Wing building. Upon completion of the proposed demolition activities, the proponent proposes to construct a 34-story (377,000 sf) residence hall (1,140 dormitory beds) for undergraduates and graduate level students and faculty, and associated amenities including a café, retail space, conference rooms and laundry rooms, 16 below-grade parking spaces (for YMCA employee use), and associated infrastructure improvements on a .82 acre parcel of property located between Huntington Avenue and St. Botolph Street in Boston. The dormitory units will be leased to local colleges and universities.

As currently designed, the GrandMarc project will consume a total of approximately 81,510 gallons per day (gpd) of water and will generate approximately 74,100 gpd of wastewater flow. Vehicular access to the building's below-grade parking area is located on St. Botolph Street at the northeast corner of the project site. Service vehicle access for the YMCA and the GrandMarc dormitory will be located along St. Botolph Street.

As described in the ENF, the 7<sup>th</sup> Edition of the Institute of Transportation Engineer's (ITE) *Trip Generation* does not constrain an ITE Land Use Category applicable to the proposed university dormitory residence project. The proponent's vehicle trip generation estimates for the GrandMarc project are based on the results of the proponent's completed trip generation survey of an existing comparable university residence hall located in Boston. The proponent has estimated that the dormitory residence project will generate approximately 140 new additional vehicle trips.

### Permitting and Jurisdiction

The project is undergoing review pursuant to 301 C.M.R. 11.03 (10)(b)(1), of the MEPA regulations, because it involves the demolition of an exterior portion of an Historic Structure (YMCA Branch building, 316 – 320 Huntington Avenue) listed in the State and National Registers of Historic Places. The project will require a Construction Dewatering Permit, a Fossil Fuel Emission Permit and a Sewer Connection Permit the Department of Environmental Protection (MassDEP), and review by the Massachusetts Historical Commission (MHC). The GrandMarc at St. Botolph Street project requires review and approval by the Boston Redevelopment Authority (BRA) in accordance with Article 80, Section 80B (Large Project Review) of the Boston Zoning Code. I note that the BRA's Article 80 development review of the proposed project will require the proponent to prepare a Draft Project Impact Report (DPIR) to identify potential construction and post-construction impacts and mitigation measures including but not limited to traffic, wind, shadow, stormwater, water, and sewer. The proponent should forward a copy of the DPIR to the MEPA Office for the project file. Because the proponent is not seeking financial assistance from the Commonwealth for the project, MEPA jurisdiction extends to those aspects of the project that are within the subject matter of required state permits and that have potential to cause significant environmental impacts, including historic, and wastewater.

### Transportation and Traffic

According to the information provided in the ENF submittal, the project will generate an average of 136 vehicle trips per day (vtd) and approximately 3,350 pedestrian/transit/bike trips per day. The traffic generation numbers are based on a single survey of the 345-bed Nathan R. Miller Residence Hall at 10 Somerset Street (Suffolk University Residence Hall, EOEEA #13902, November 2006).

Because most students will not own cars, parking is not provided as part of the proposed project and students will be prohibited from obtaining parking permits. I find that the proponent's estimates of project-related traffic generation are consistent with those of other university dormitory projects reviewed through the MEPA process (including EOEEA #13902 and #13513).

As noted elsewhere in this Certificate, the BRA's Article 80 development review process will require the proponent to prepare a Draft Project Impact Report (DPIR) that will include a Transportation Access Plan Agreement (TAPA), and a Construction Management Plan (CMP) for the proposed project in conformance with the Boston Transportation Department (BTD) requirements. The TAP will study and analyze the project's impact on the traffic and the transportation network in the project area. According to the proponent, the TAP will also contain a detailed description of the proponent's commitment to implement Transportation Demand Management (TDM) measures to mitigate the dormitory residence project's traffic impacts.

### Wastewater

The wastewater flows from the GrandMarc project (74,100 gpd) will be discharged to the Boston Water and Sewer Commission's (BWSC's) sewer system located within the St. Botolph Street right-of-way, and conveyed to the Massachusetts Water Resources Authority (MWRA) Deer Island treatment plant for treatment and discharge. According to the comments received from MWRA, the sewers and storm drains located in the project area discharge to BWSC combined sewers. The ENF indicates that there is sufficient capacity in the existing BWSC combined sewers to accommodate the increased wastewater flows resulting from the dormitory residence project. The proponent will need to demonstrate to BWSC and others that BWSC's combined sewer system has the hydraulic capacity to accommodate the project's new wastewater flows.

MassDEP, MWRA and BWSC have indicated in their comments that the City of Boston is a member community to the MWRA's sewer system and is required to assist in the ongoing coordinated efforts of MassDEP and MWRA in reducing infiltration and inflow (I/I) to ensure that the additional wastewater flows from new development projects such as the proposed GrandMarc project, will be offset by the removal of I/I flows. The proponent will be required to offset the projects' new additional wastewater flows through the removal of approximately 296,400 gpd (4:1) of I/I from the City's sewer collection and conveyance system. I strongly encourage the proponent to work closely with BWSC, MassDEP and others to identify I/I activities to be implemented by the proponent that will result in the minimum removal of approximately 296,400 gpd of I/I. The proponent should commit to employing efficient residential water conservation technologies for the project including water saving devices, low flow toilets, and low flow appliances (dishwashers, washing machines).

### Historical Resources

In their comments, the Massachusetts Historical Commission (MassHistoric) indicated that the YMCA Branch Building is listed in the State and National Registers of Historic Places, and is located adjacent to, and in close proximity to, other State and National Register-listed historic buildings (the New England Conservatory of Music), and historic places (the South End Landmark District, the Lower Roxbury Historic District). According to MassHistoric, the proposed demolition of a portion of the YMCA Branch Building and the construction of a 34-story dormitory building will have an adverse effect on State Register properties. MassHistoric requests that the proponent complete a review of alternatives to evaluate whether the proposed demolition can be avoided prior to evaluating what mitigation measures can effectively address the impact. I encourage the proponent to work closely with MassHistoric during the project design and consultation process to analyze alternative development scenarios that could avoid an adverse impact and/or to develop appropriate mitigation. As noted elsewhere in this Certificate, the BRA's Article 80 development review process will require the proponent to identify and mitigate potential direct and indirect project impacts, including the potential adverse shadow effects posed by the project on historic properties located in the project area.

### Stormwater/Drainage

Stormwater from the existing YMCA building will be collected via roof drains and conveyed to two existing catch basins located along the northwest side of the YMCA building to be discharged directly to the City's storm drain system located in the Huntington Avenue right-of-way. The stormwater runoff from the roof drains of the proposed GrandMarc dormitory building and courtyard area will be conveyed to one or more existing catch basins located along St. Botolph Street to be discharged directly to the City's storm drain system located in St. Botolph Street. As noted elsewhere in this Certificate, the sewers and storm drains located in the project area discharge to BWSC combined sewers. The proponent will need to demonstrate to BWSC and others that BWSC's combined sewer system has the hydraulic capacity to accommodate the project's stormwater and wastewater flows.

The GrandMarc project site is located within the City of Boston's Groundwater Conservation Overlay District (GCOD). The proponent will be required to comply with the City's GCOD zoning code (Article 32) and to demonstrate that the proposed project will not adversely affect groundwater levels. In their comments, BWSC and the Massachusetts Resources Authority (MWRA) indicated that the proponent must fully investigate methods for retaining stormwater on site for the project site. The proponent will need to include the incorporation of a stormwater infiltration/groundwater recharge system for the proposed development project.

Construction Period Impacts

The proponent will be required to develop a Construction Management Plan (CMP) for review and approval by the Boston Transportation Department (BTD) that will need to include measures to alleviate dust, noise, and odor nuisance conditions associated with the GrandMarc project construction. The proponent's demolition activities must comply with MassDEP's Solid Waste Management and Air Pollution Control regulations pursuant to M.G.L. Chapter 40, Section 54, and 310 CMR 16.05, respectively. All demolition and construction-related refueling and equipment maintenance activities should be conducted under cover on impervious surface areas with containment, and outside of any wetlands resource areas, endangered species habitat areas, residential areas and wellhead protection areas. MassDEP comments indicate that the proponent is required to comply with MassDEP's Solid Waste and Air Quality Control regulations during construction. MassDEP recommends that the proponent make a commitment to recycle construction and demolition waste. I encourage the proponent to require its contractors to retrofit diesel-powered equipment with emissions controls, such as particulate filters or traps, and use low-sulfur diesel fuel. These measures can reduce exposure to diesel exhaust fumes and particulate emissions for workers and abutters.

Based on the information provided by the proponent and consultation with relevant public agencies, I conclude that no further MEPA review is required. The review of the ENF has served adequately to disclose potential impacts and mitigation, and to demonstrate that proposed GrandMarc project's impacts do not warrant the preparation of an EIR.

June 22, 2007  
Date

  
Ian A. Bowles, Secretary

## Comments received:

05/23/07	City of Boston, Environment Department
05/24/07	Massachusetts Department of Environmental Protection (MassDEP) - NERO
05/25/07	Boston Water and Sewer Commission
05/25/07	Massachusetts Water Resources Authority (MWRA)
06/12/07	Massachusetts Historical Society (MassHistoric)
06/13/07	Alison Pultinas

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