



The Commonwealth of Massachusetts

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December 15, 2006

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

PROJECT NAME : W Boston Hotel and Residences
PROJECT MUNICIPALITY : 100 Stuart Street - Boston
PROJECT WATERSHED : Boston Harbor
EOEA NUMBER : 13903
PROJECT PROPONENT : Sawyer Enterprises
DATE NOTICED IN MONITOR : November 8, 2006

Pursuant to the Massachusetts Environmental Policy Act (G. L., c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I determine that this project **does not require** the preparation of an Environmental Impact Report (EIR). On October 31, 2006, the proponent requested a Full Waiver from its mandatory EIR review threshold. However, after reviewing the traffic data, the MEPA Office determined that the project did not meet a mandatory EIR threshold. Therefore, no waiver request was necessary.

As described in the Environmental Notification Form (ENF), the proposed project consists of the construction of a 26-story building containing a total of approximately 350,000 square feet (sf) with 142 valet-parking spaces (25,259 sf) in two levels below ground. The building will include approximately 235-room hotel (168,400 sf) on the first thirteen floors, 12,000 sf of retail, restaurant and spa space on the first two floors, and 123 residential condominium units (169,600 sf) on the upper 13 floors. The project includes fully enclosed loading facilities (2,284 sf) with two/ truck bays on Warrenton Street. The parking garage entry will be located on Warrenton Street. Site pedestrian access will be provided along Stuart and Tremont Streets. The existing site is a paved surface parking lot with 95 spaces, which will be removed to build the proposed project. The site contains approximately 26,135 sf.

The project is subject to review pursuant to Sections 11.03(1)(b)(6) and (6)(b)(13) of the MEPA regulations because it requires the approval, in accordance with MGL c.121A, of a fundamental change in an approved urban redevelopment project (Park Plaza Urban Renewal Plan Area) consisting of 100 or more dwelling units and it generates 2,000 or more new vehicle

trips. The Massachusetts Historical Commission (MHC) does not recommend amendments to its existing Memorandum of Agreement. The project will require a Major Sewer Connection Permit, a Fossil Fuel Emission Permit, and a Non-Major Comprehensive (Air Quality) Plan Approval from the Department of Environmental Protection (MassDEP). It may also need a Groundwater Discharge Permit and a Construction Dewatering Permit from MassDEP and the Massachusetts Water Resources Authority (MWRA). Because state funding (Tax Increment Financing) may be sought by the proponent and the Boston Redevelopment Authority (BRA) will be transferring land to the proponent, MEPA jurisdiction extends to all aspects of the project that may have significant environmental impacts.

The proposed project was also subject to review by the BRA under the Article 80 project review process of the Boston Zoning Code. The proponent has prepared a Project Impact Report (PIR) for the BRA. On June 21, 2001, the BRA approved the project, and the City of Boston has issued the project permits. The proponent has submitted a Notice of Project Change with the BRA to reflect the project as described in this ENF. The BRA has sufficient jurisdiction to resolve any issues related to traffic, parking, pedestrian amenities, wind and shadow, wastewater, and stormwater impacts.

Using the Institute of Traffic Engineers (ITE) Handbook land use codes 232 (High Rise Residential Condominium), 931 (Quality Restaurant), 492 (Health/Fitness Club), and 310 (Hotel), the proponent has estimated that the project will generate approximately 2,948 unadjusted new daily vehicle trips. Using the Boston Transportation Department mode split for this area, the proponent has estimated that the project will generate approximately 539 new vehicle trips. The parking garage will contain a total of 142 spaces.

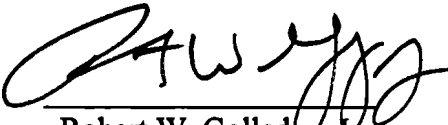
The project will be connected to the existing municipal water and wastewater service. The proponent has estimated that the project will consume 78,800 gallons per day (gpd) of water and it will generate about 71,661 gpd of wastewater. I recommend that the proponent provide 286,644 gpd of Infiltration/Inflow removal from the wastewater system as recommended in the MassDEP comment letter.

The proposed project's impacts to the stormwater system will be mitigated by the implementation of Best Management Practices (BMP's). There is no increase in impervious area. Deep sump catch basins are proposed. Stormwater from the catch basins will flow to the Boston Water and Sewer Commission (BWSC) stormwater system. Roof runoff will also flow to the BWSC stormwater system. The proponent will provide an annual inspection and maintenance program of the stormwater system along with a seasonal sweeping program of driveways and walkways. It will install four groundwater monitoring wells.

Based on a review of the information provided by the proponent and after consultation

with the relevant public agencies, I find that the potential impacts of this project do not warrant preparation of an EIR.

December 15, 2006
Date



Robert W. Golledge, Jr.

cc: Nancy Baker, MassDEP/NERO

Comments received:

BRA, 11/6/06
Epsilon Assoc., 11/15/06
Howard Stein-Hudson, 11/22/06
WalkBoston, 12/4/06
MHC, 12/7/06
MWRA, 12/7/06
MassDEP/NERO, 12/8/06

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