

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>14303</u>
MEPA Analyst:	<u>Rick Bourne</u>
Phone:	617-626- <u>1130</u>

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Parcel 24		
Street: Kneeland Street between Hudson Street and Albany Street		
Municipality: Boston, MA	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: 330329.6 Easting, 4690661.9 Northing	Latitude: 42° 20' 59"	Longitude: 71° 03' 36"
Estimated commencement date: 4th quarter 2009	Estimated completion date: 2012	
Approximate cost: \$98 million	Status of project design: Schematic Design	
Proponent: Parcel 24, LLC		
Street: 60 State Street, Suite 1500		
Municipality: Boston	State: MA	Zip Code: 02109
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mitchell L. Fischman		
Firm/Agency: Tetra Tech Rizzo	Street: 10 Forbes Road	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781-884-2553	Fax: 781-849-0096	Email: mitch.fischman@tetrattech.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

Yes No

Has this project been filed with MEPA before?

Yes (EOEA No. _____) No

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

Yes (EOEA No. _____) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8)) Yes No?

a Special Review Procedure? (see 301 CMR 11.09) Yes No

a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No

a Phase I Waiver? (see 301 CMR 11.11) Yes No

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): **The project involves a land transfer (lease) from the Massachusetts Turnpike Authority of approximately 1.5± acres to the Proponent.**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify **Boston Redevelopment Authority**) No The project will be reviewed under the provisions of Article 80 (Large Project Review) of the Boston Zoning Code.

List Local or Federal Permits and Approvals: **(1) BRA Article 80 Review and PDA Plan Approval; (2) Boston Zoning Commission PDA Area Designation and PDA Plan Approval; (3) Boston Civic Design Commission, Schematic Design Review; (4) Boston Landmarks Commission Project Review; (5)**

Boston Water & Sewer Commission, Local Water Tie-in Permit, Site Plan Approval, Sewer Extension/Connection Permit, Stormwater Connection Permit, Possible Sewer Use Discharge Permit; (6) Boston Air Pollution Control Commission, Parking Freeze Exemption; (7) Boston Dept. of Public Works, Curb Cut Permit(s), Street Occupancy Permits (construction period); (8) Boston Public Improvement Commission, Streetscape Improvements, Foundation System; (9) Boston Transportation Department, Transportation Access Plan Agreement/Construction Management Plan; (10) Boston Public Safety Comm., Flammable Materials License, Parking Garage Permit; (11) Boston Inspectional Services, Building Permit, Certificates of Occupancy/other construction related permits; (12) Federal Aeronautics Administration, Notice of Crane Use and Determination of No Hazard to Air Navigation; (13) Federal Highway Administration, Review and Approval, as necessary; (14) Environmental Protection Agency, General Permit for Stormwater Discharge NPDES; and (15) SHPO – Section 106 Review.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Mass. Turnpike Authority – Long-Term Ground Lease Mass. Highway System Advisory Board - Review MWRA – Temporary Construction Dewatering Permit, Possible Sewer Use Discharge Permit MHC - Review in accordance with 950 CMR 71.00 MA Executive Office of Transportation – Determination of Applicability (Chapter 40, Section 54A) MA DEP – Possible approval of fossil fuel burning equipment
Total site acreage	1.5±			
New acres of land altered		None		
Acres of impervious area	1.5±	0	1.5±	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
STRUCTURES				
Gross square footage	0	+ 435,400±	435,400±	
Number of housing units	0	+ 325±	325±	
Maximum height (in feet)	0	+ 225±	225±*	
TRANSPORTATION				
Vehicle trips per day (unadjusted)	0	2,438	2,438	
(adjusted)	0	826	826	
Parking spaces	0	175	175	
WASTEWATER				
Gallons/day (GPD) of water use	0	74,151±	74,151±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	67,405±	67,405±	
Length of water/sewer mains	0	0	0	

*Height to top of highest occupied floor as defined by the Boston Zoning Code (not including mechanical level)

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL / ARCHAEOLOGICAL RESOURCES: Does the project site include 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 (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

Project Site

The Project Site is bordered by Hudson Street on the west, Kneeland Street on the north, Albany Street Extension on the east and by a point near Tai Tung Street on the south. The Parcel also is bounded by MassPike Ramp Q between the South Station Connector and the end of the Parcel at Tai Tung Street. The Project Site had been occupied by a highway on-ramp, which was demolished as part of the new Central Artery tunnel construction. Recently the site was cleared in anticipation of future mixed-use development. As noted in the Chinatown/Leather District Central Advisory Committee's Parcel 24 Development Guidelines, dated November 22, 2004, new development will reweave the site once again into Chinatown, by connecting Chinatown's existing fabric with the nearby areas of South Bay, the Leather District, South Station, the Financial District, and the Fort Point Channel area.

Project Description

Parcel 24, LLC (the "Proponent"), a joint venture of the Asian Community Development Corporation ("ACDC") and New Boston Development Partners ("New Boston") is proposing to develop a mixed-income and mixed-use development containing approximately 325 residential units, approximately 5,500 square feet of commercial/retail space and 6,000 square feet of community uses, and a maximum of 175 underground parking spaces on a vacant, 65,422± square foot parcel of land in Boston's Chinatown neighborhood. The residential units will be comprised of a combination of market rate and affordable condominiums and affordable apartments. The proposed design program includes a building that ranges from 20 stories at Kneeland Street to 4-story townhouses near Tai Tung Village. Building heights range from approximately 225 feet at Kneeland Street down to approximately 50 feet along the southern end of Hudson Street, a primarily residential street. The development will feature approximately 13,430 square feet of new open space, streetscape improvements, and other site improvements.

It is the end user's responsibility to verify the accuracy and appropriateness of the data contained herein. Use of this map constitutes agreement with the terms of Daylor GIS Disclaimer.



Ten Forbes Road
Braintree, MA 02184

Project Locus
Parcel 24
Boston, Massachusetts

02/07/08



Figure
1-1

Source: MassGIS, USGS