

# 13394  
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**Commonwealth of Massachusetts**

Executive Office of Environmental Affairs ■ MEPA Office

**ENF Environmental Notification Form**

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: <b>New South Side Harborwalk</b>		
Street: <b>Commercial Wharf</b>		
Municipality: <b>Boston</b>	Watershed: <b>Boston Harbor</b>	
Universal Transverse Mercator Coordinates: <b>331179E, 4692095N</b>	Latitude: <b>42° 21' 43"N</b>	Longitude: <b>71° 03' 01"W</b>
Estimated commencement date: <b>Fall 2004</b>	Estimated completion date: <b>Spring 2005</b>	
Approximate cost: <b>\$165,000</b>	Status of project design: <b>75</b>	%complete
Proponent: <b>Commercial Wharf East Properties LLC</b>		
Street: <b>Commercial Wharf</b>		
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02110</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Kara Wilbur</b>		
Firm/Agency: <b>Fort Point Associates, Inc.</b>	Street: <b>286 Congress Street, 6th Floor</b>	
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02210</b>
Phone: <b>(617) 357-7044</b>	Fax: <b>(617) 357-9135</b>	E-mail: <b>kwilbur@fpa-inc.com</b>

- 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. 9451 (EOEA # for the Boston Yacht Haven)**  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 301CMR 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): **N/A**

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: **Order of Conditions**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):  
**301 CMR 11.03 (3)(b)(6) for construction of a new pile-supported structure of 2,000 or more**

square feet (sf) base area.

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input checked="" 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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	<b>3,359 sf</b>			
New acres of land altered		<b>0 sf</b>		
Acres of impervious area	<b>1,178 sf</b>	<b>0 sf</b>	<b>1,178 sf</b>	
Square feet of new bordering vegetated wetlands alteration		<b>0</b>		
Square feet of new other wetland alteration		<b>17 sf</b>		
Acres of new non-water dependent use of tidelands or waterways		<b>0</b>		
<b>STRUCTURES</b>				
Gross square footage	<b>0</b>	<b>0</b>	<b>0</b>	
Number of housing units	<b>0</b>	<b>0</b>	<b>0</b>	
Maximum height (in feet)	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TRANSPORTATION</b>				
Vehicle trips per day	<b>0</b>	<b>0</b>	<b>0</b>	
Parking spaces	<b>0</b>	<b>0</b>	<b>0</b>	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	<b>0</b>	<b>0</b>	<b>0</b>	
GPD water withdrawal	<b>0</b>	<b>0</b>	<b>0</b>	
GPD wastewater generation/treatment	<b>0</b>	<b>0</b>	<b>0</b>	
Length of water/sewer mains (in miles)	<b>0</b>	<b>0</b>	<b>0</b>	

**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.)

The new South Side Harborwalk (hereinafter referred to as the "project") involves the construction of a new publicly accessible Harborwalk over filled and flowed tidelands of Boston Harbor along the south side of Commercial Wharf in Boston (see Figure 1, USGS Locus Map). The project site is bounded by Commercial Wharf to the north; Boston Yacht Haven to the east; Boston Harbor to the south; and Joe's American Bar and Grill and Christopher Columbus Park to the west.

The project entails the construction of an approximately 350 linear foot (lf) section of Harborwalk along the south side of Commercial Wharf (see Figure 2, Aerial Photo). This ENF is being filed because the project requires a Chapter 91 License and exceeds the MEPA threshold at 301 CMR 11.03 (3)(b)(6) for construction of a new pile-supported structure of 2,000 or more square feet (sf) base area. The proposed Harborwalk will extend public access from the deck around Joe's American Bar and Grill and the highly popular Christopher Columbus Park on Boston's downtown waterfront to the outer end of Commercial Wharf. The expansion will provide a critical link in Boston's Harborwalk network and enhance this area of the waterfront as a public destination.

Currently the south side of Commercial Wharf consists of a granite seawall. The Boston Yacht Haven Marina is located adjacent to the wharf (see Figure 3, Existing Conditions Plan). A row of concrete bollards and chains runs along the length of the southern perimeter of Commercial Wharf, separating the parking area from the edge of the pier (see Figure 4, Existing Conditions Photographs).

The proposed project will create a new section of Harborwalk by extending the deck that stops behind Joe's American Bar & Grill. The Harborwalk will be 13 feet

wide and 8½ feet clear, the maximum width feasible due to constraints imposed by the parking lot and the marina. The new pile-supported deck will total approximately 2,181 sf and will be constructed of pressure treated wood similar to the existing deck around Joe's American Bar & Grill (see Figure 5, Proposed Conditions Plan). The inside edge of the deck will be supported by the structure of the existing granite seawall, while the outside edge of the deck will require the installation of approximately 22, 12-inch timber piles (see Figure 6, Section A-A). These piles will impact approximately 17 sf of the Land Under Ocean resource area. Custom steel bollards and chains will be installed on the perimeter of the Harborwalk.

The project also includes the 1,178 sf area on Commercial Wharf behind the existing seawall. The existing paving, concrete bollards and planters will remain to define the extent of the Harborwalk and the parking area. Minor modifications will be made to accommodate access to and from the new Harborwalk, as indicated on Figure 5, Proposed Conditions Plan. This entire area is located within the Land Subject to Coastal Storm Flowage resource area.

The project is water-dependent and is consistent with the City of Boston Harborpark Program. In addition, the walkway will be designed to maximize compliance with Boston Redevelopment Authority (BRA) Harborwalk design guidelines within the constraints of the site.

The proposed project is expected to begin in the Fall of 2004 and be completed by the Spring of 2005.