

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEА No.: 14123  
 MEPA Analyst: Bill GAGE  
 Phone: 617-626-1025

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: Boston East		
Street: 102 – 148 Border Street		
Municipality: East Boston	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude: 42° 22' 23"	
Easting: 331857	Longitude: 71° 02' 32"	
Northing: 4693012		
Estimated commencement date: 4/2009	Estimated completion date: 4/2011	
Approximate cost: \$90,000,000	Status of project design: 10 %complete	
Proponent: Trinity Border Street, LLC		
Street: 40 Court Street, 8 <sup>th</sup> Floor		
Municipality: Boston	State: MA	Zip Code: 02108
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard Jabba		
Firm/Agency: Fort Point Associates, Inc.	Street: 33 Union Street, 3 <sup>rd</sup> Floor	
Municipality: Boston	State: MA	Zip Code: 02108
Phone: 617.357.7044	Fax: 617.357.9135	E-mail: rjabba@fpa-inc.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 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): *The City of Boston as current owner of the site has received a commitment of approximately \$2,000,000 in funds from MassDevelopment to support site remediation.*

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify: Boston Redevelopment Agency)  No

List Local or Federal Permits and Approvals: NPDES NOI; FAA Notice of Construction; Army Corps Engineers Section 10/404; Boston Transportation Department (Transportation Access Plan); Boston Water and Sewer Commission (Water and Sewer Connection Permits and Site Plan approval); Bosto

Conservation Commission; Boston Public Works Department (Street Opening/Occupancy permits); Boston ISD (Building Permit), Boston Redevelopment Authority (Adequacy Determination), and Boston Public Improvement Commission.

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 checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater   | <input 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
<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 checked="" 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  <u>DEP Notification of Construction and Demolition</u> <u>CZM – Consistency Determination,</u> <u>DEP Dewatering Discharge.</u>
Total site acreage	3.4			
New acres of land altered		0		
Acres of impervious area	1.0	0.4	1.4	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		200		
Acres of new non-water dependent use of tidelands or waterways		1.5		
<b>STRUCTURES</b>				
Gross square footage	0	241,859	241,859	
Number of housing units	0	196	196	
Maximum height (in feet)	0	85	85	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	1,102	1,102	
Parking spaces	0	165	165	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	37,224	37,224	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	33,840	33,840	
Length of water/sewer mains (in miles)	0	Service connection only	Service connection only	

**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.)

(a) Project Site - The Boston East site is a 14.2-acre, vacant parcel that is located at 102-148 Border Street in East Boston along Boston Inner Harbor. The site is bound by Border Street to the east, the Atlantic Works, Wigglesworth Machinery, and the Boston Towing and Transportation properties to the south, Boston Inner Harbor to the west, and the property at 170 Border Street to the north.

The project is comprised of two proposed development areas: one on the non-Designated Port Area (DPA) with a residential building, a facility of public accommodation, and open space areas on the north side of the site, and a second area located within a DPA on the south side of the site that includes a two-story marine industrial facility, a marine travel lift, and a maritime interpretive area. The building will have 196, one and two-bedroom residential units, and will range from five to seven stories. A 1,840 sf facility of public accommodation will be used as a community gallery. The maritime interpretive area will be at the center of the site and within the DPA. This public space will be along the view corridor extending from Decatur Street and provide access to the waterfront. The marine industrial building will support a marine-related business or activity. Two finger piers will be constructed to support a marine travel lift.

The project will provide 165 parking spaces: 139 spaces below the residential building will be designated for the residents, providing 0.7 spaces per unit. Twenty-six spaces will be located in the parking area on the south side of the site and designated for visitors and employees of the maritime building. Both parking areas will be accessed through separate curb cuts along Border Street.

(b) Alternatives – Other than additional design refinements, there is one project alternative: a No Build Alternative. Under the No Build Alternative, the site would remain vacant and in a deteriorated condition. The site would remain inaccessible to the public.

(c) On and Off-site Mitigation Measures - The project provides substantial public access both to and along Boston Harbor. The building heights and massing were designed to provide views of the water and an open space view corridor along the waterfront as well as a maritime park adjacent to the harborfront. The project has been carefully designed to be consistent with the East Boston Master Plan and East Boston Municipal Harbor Plan.