

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

<i>For Office Use Only</i>
EOEA No: <u>12821</u>
MEPA Analyst: <u>Andrea James</u>
Phone: 617-626- <u>1028</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: <i>Russia Wharf Redevelopment</i>		
Street: <i>530 Atlantic Avenue, 270 Congress Street, and 286 Congress Street</i>		
Municipality: <i>Boston</i>	Watershed: <i>Boston Harbor</i>	
Universal Transverse Mercator Coordinates:	Latitude: <i>42N 21 10</i> Longitude: <i>71W 03 10</i>	
Estimated commencement date: <i>2004</i>	Estimated completion date: <i>2007</i>	
Approximate Cost: <i>\$170 MM construction est.</i>	Status of project design: <i>10 percent complete</i>	
Proponent: <i>EOP - Russia Wharf, L.L.C.</i>		
Street: <i>100 Summer Street</i>		
Municipality: <i>Boston</i>	State: <i>MA</i>	Zip: <i>02210</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Kenneth Buckland</i>		
Firm/Agency: <i>The Cecil Group</i>		
Street: <i>9 Newbury Street</i>		
Municipality: <i>Boston</i>	State: <i>MA</i>	Zip: <i>02116</i>
Phone: <i>617 424-8686</i>	Fax: <i>617 424-8282</i>	E-mail: <i>buckland@cecilgroup.com</i>

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 No

Has any project on this site been filed with MEPA before?
 Yes No
Amnesty License for Chapter 91

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
 a Single EIR? Yes No
 a Special Review Procedure? Yes No
 a Waiver of mandatory EIR? Yes No
 a Phase I Waiver? 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):
None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify: *Boston Art. 80*) No

List Local or Federal Permits & Approvals:

See attached documentation, Chapter Two of the Project Notification Form (PNF), Table 2.4

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 checked="" type="checkbox"/> Wastewater	<input checked="" type="checkbox"/> Transportation
<input type="checkbox"/> Energy	<input checked="" type="checkbox"/> Air	<input type="checkbox"/> Solid & Hazardous Waste
<input type="checkbox"/> ACEC	<input type="checkbox"/> Regulations	<input checked="" type="checkbox"/> Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				
Total site acreage	2.2			<input checked="" type="checkbox"/> Order of Conditions
New acres of land altered		0		<input type="checkbox"/> Superseding Order of Conditions
Acres of impervious area	1.93	0.27*	2.2	<input checked="" type="checkbox"/> Chapter 91 License***
Square feet of new bordering vegetated wetlands alteration		0		<input checked="" type="checkbox"/> 401 Water Quality Certification
Square feet of new other wetland alteration		11,700 for public access*		<input type="checkbox"/> MHD or MDC Access Permit
Acres of new non-water dependent use of tidelands or waterways		0		<input type="checkbox"/> Water Management Act Permit
STRUCTURES				
Gross square footage	412,616	510,384	923,000	<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit
Number of housing units	0	50	50	<input type="checkbox"/> New Source Approval
Maximum height (in feet)	100'	295'	395'	<input checked="" type="checkbox"/> Other Permits (including Legislative Approvals):
				<i>See list of permits in the PNF Chapter Two, Table 2.4</i>
TRANSPORTATION				
Vehicle trips per day	1,380**	1,634**	3,014**	
Parking spaces	131	381	512	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	65,000	98,100	163,100	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	43,500	66,700	110,200	
Length of water/sewer mains (in miles)	0	0	0	

*Design Option for Waterfront Access and pier extension (see PNF, Chapter Two)

** Adjusted for mode split and vehicle occupancy

*** See also Chapter 564 of the Acts of 1979 and Chapter 457 of the Acts of 1982.

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):

The three existing buildings are listed on the National Historic Register. See Chapter Nine of PNF under Historic Building Assessment.

No

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

Yes (Specify):

The condition of the existing buildings ranges from fair to poor. The Russia Building will be fully restored. Its first floor will continue to function as commercial space. The upper floors will be converted to residential loft space. The Graphic Arts Building and the Tufts Building will be preserved, with partial demolition of their interior spaces. The portion of these buildings to be demolished is behind their Congress Street and waterfront facades and along Pearl Street. Within the demolished space, a new hotel will be built. The first seven floors of the hotel will be enhanced by the identity of the historic buildings' facades and prominent location in the waterfront sector of Boston's Financial District.

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.*)

Description follows on next page. Also, please see documentation in the attached PNF, Chapter Two, Project Description

Russia Wharf is proposed to be redeveloped by its owner, Equity Office Properties, to create a vibrant, mixed-use site at one of Boston's most important crossroads. Located at the downtown corner of Congress Street and Atlantic Avenue, Russia Wharf sits at the nexus of the Central Artery, the Financial District, the South Station transportation and redevelopment district, and the Fort Point Channel. The mix of uses—Class A office, hotel, residential lofts, retail, a jazz/blues club, gallery/civic space, and public open space—has been designed to complement each of these districts and add to the economic and community vitality of the site and the area. New uses, new public open spaces, new destinations, and a new spirit will draw Boston residents and visitors to the site and nearby cultural attractions. Equity Office hopes to revitalize the site and, in so doing, to preserve and protect the historic Russia, Graphic Arts, and Tufts buildings on the site.

The Preferred Alternative for the Russia Wharf Redevelopment Project includes the following components:

- *Restoration of the historic Russia Building on Atlantic Avenue into approximately 50 residential lofts on the upper floors and retail space on the ground floor.*
- *Adaptive reuse of the Graphic Arts and Tufts buildings on Congress Street, preserving historic portions of the buildings and creating approximately 300 moderate-priced hotel suites serving the business and tourist markets, and including ground-floor retail spaces, restaurants, gallery space, a jazz and blues club, and a major public hotel lobby.*
- *Construction of a handsome 22-story office building of approximately 500,000 square feet above a portion of the Graphic Arts and Tufts buildings.*
- *Creation of a large waterfront plaza on the Fort Point Channel that will encourage pedestrian access to the water, expand and enliven the Harborwalk, activate the waterfront with restaurants and cafes, and provide a dockage for transient boats in the Fort Point Channel.*
- *Development of a 512-space underground parking garage that will replace the existing waterfront and ground-floor parking and will provide additional parking to serve residents and workers from the new development as well as weekend visitors to the public attractions at Russia Wharf and in the surrounding district.*
- *Enhancement of the sidewalks and streetscape of Atlantic Avenue and Congress Street adjacent to Russia Wharf, and provision of street-level attractions enlivening the new Pearl Street extension that will offer pedestrian access between Atlantic Avenue and the waterfront.*
- *Public benefits which include:*
 - *Designation of 10 percent of the residential lofts within the Russia Building as affordable units;*
 - *Contribution of linkage funds to both the city's affordable housing trust and jobs training program;*
 - *Donation of funds for the lighting of the Congress Street Bridge as called for in the Fort Point Channel Watersheet Activation Plan; and,*
 - *Provision of both local and regional benefits associated with the creation of sustainable, mixed-use, transit-oriented development adjacent to South Station (New England's largest multi-modal transportation hub), the Rowes Wharf water transportation terminal, and extensive local bus services.*

Previous Planning Alternatives – Several different alternatives have been considered for the project. Two of those alternatives are included in the PNF, Chapter Two, Project Evolution. The impacts of these

alternatives are compared in sections on environmental resources (Chapter Six), transportation (Chapter Seven), and infrastructure (Chapter Eight), in terms of effects and potential mitigation requirements.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1)) Yes No; if yes, specify each threshold:

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	Existing	Change	Total
Footprint of buildings	1.59	0	1.59
Roadways, parking, and other paved areas	0.34*	0	0.34**
Other altered areas (describe): <i>New waterfront open space</i>	0	0.27***	0.27***
Undeveloped areas: <i>Land under water</i>	0.27	- 0.27***	0

*Including existing 15 foot wide Harborwalk and 62-space parking area.

**Existing parking area to be replaced with new public waterfront plaza.

***Under design option for increased waterfront access, the new waterfront public access area would add a 0.27 acre pier extension for a total of 0.61 acres of waterfront access; see PNF Chapter Two.

B. Has any part of the project site been in active agricultural use in the last three years? Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use? Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes No; if yes, does the project involve the release or modification of such restriction? Yes No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes No; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy: