FORT POINT ASSOCIATES, INC.
33 Union Street, 3rd Floor . Boston, MA 02108

Boston University Admissions Reception Center

233 Bay State Road
Boston, Massachusetts

Environmental Notification Form

September 15, 2011

submitted to:

Executive Office of Energy and Environmental Affairs
MEPA Office

prepared by:

Fort Point Associates, Inc.

submitted by:

Trustees of Boston University

in association with:

Goody Clancy
Nitsch Engineering

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Section 1

Environmental Notification Form

Commonwealth of Massachusetts

Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: ———————————

MEPA Analyst: _____

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Boston University Admissions Reception Center		
Street Address: 233 Bay State Road		
Municipality: Boston	Watershed: Charles River	
Universal Transverse Mercator Coordinates: **19 T 326720.3E, 4690882N**	Latitude: 42° 21' 03" Longitude: 71° 06' 14"	
Estimated commencement date: 3/2012	Estimated completion date: 1/2013	
Project Type: Rehabilitation	Status of project design: 25 %complete	
Proponent: Trustees of Boston University		
Street Address: One Silber Way		
Municipality: Boston	State: MA	Zip Code: 02215
Name of Contact Person: Richard Jabba		
Firm/Agency: Fort Point Associates, Inc.	Street Address: 33 Union Street, 3rd Flr	
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

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you 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
(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)? Tidelands
Which State Agency Permits will the project require? *DEP/Chapter 91 License*

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:_*There will be financial assistance from the Health and Educational Facilities Authority (HEFA). The amount of financing is to be determined.*

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	0.41		
New acres of land altered		0.02	
Acres of impervious area	0.30	0.02	0.32
Square feet of new bordering vegetated wetlands alteration		0.00	
Square feet of new other wetland alteration		0.00	
Acres of new non-water dependent use of tidelands or waterways		0.02	
STRUCTURES			
Gross square footage	14,673	2,300	16,973
Number of housing units	0	0	0
Maximum height (feet)	47	47	47
TRANSPORTATION			
Vehicle trips per day		520	520
Parking spaces	4	-4	0
WASTEWATER			
Water Use (Gallons per day)	0	2,195	2,195
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	0	1,995	1,995
Length of water mains (miles)	Service Connection Only	Service Connection Only	Service Connection Only
Length of sewer mains (miles)	Service Connection Only	Service Connection Only	Service Connection Only

Has this project been filed with MEPA before?
☐ Yes (EEA #_____) ☒No

Has any project on this site been filed with MEPA before?
☐ Yes (EEA #_____) ☒No

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

The project site is located on a private way (formerly part of Bay State Road) and has a legal address at 233 Bay State Road. It is bound by the Bay State Road to the south and west, Storrow Drive to the north, and a building known as the "Castle," at 225 Bay State Road to the east. The project site is located on two parcels of land that total approximately 18,000 square feet and are part of the Boston University Charles River Campus.

The project site was originally tidal flats adjacent to the Charles River. The site and surrounding area was filled in the late 1800's to the early 1900's as an extension of the development of Boston's Back Bay.

The existing 14,673 gross square-foot (gsf) building has 3 stories and a basement, and is currently vacant. The parcel is relatively flat and has parking for 4 vehicles. The building was built in 1955 and needs major upgrades to its windows, HVAC systems, and pedestrian access in order to be compliant with current building standards and be a substantially more energy-efficient building.

Describe the proposed project and its programmatic and physical elements:

The Trustees of Boston University is proposing to rehabilitate the 3-story, 14,673 gsf building and add a 2,300 gsf addition to the north side of the building. The rehabilitated structure will become the Admission Reception Center for Boston University, which is currently located in a 2,650 gsf building at 121 Bay State Road. There will also be site work around the building. The private way will be relocated approximately 20 feet to the south, and the four parking spaces and paved area on the west side will be removed. Both of these areas will be landscaped with trees, benches, and other landscaping amenities.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

The Admissions Reception Center is an essential function of the University. The current location on Bay State Road is not handicap accessible and is too small to meet the programmatic needs of the University. The University has considered a series of site and design alternatives that have concluded in the current and preferred design. The new admission center needs to have a location central to other University facilities and have access to nearby visitor parking. This site was chosen because it met these two critical criteria and is currently vacant and available for rehabilitation. The University considered a range of potential locations, but concluded that this was the best choice and included this site in the Boston University Charles River Campus Master Plan.

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

The proposed renovations and small addition to this building are designed to preserve and rehabilitate the existing building envelope that suffers from deterioration and lack of energy efficiency. Because the project will be a renovation of an existing building, there will be relatively few adverse environmental impacts. The project will provide a city-approved construction management plan to minimize construction related impacts such as traffic, dust, and noise. Any asbestos found

in the building will be removed and properly disposed of according to DEP regulations. Rooftop runoff will be recharged into the groundwater. The relatively small addition on the north side of the site is intended to complement the design and details of the existing building. The completed project, therefore, will have little, if any, impact on nearby historic resources.

If the project is proposed to be constructed in phases, please describe each phase:
_____

AREAS OF CRITICAL ENVIRONMENTAL CONCERN:
Is the project within or adjacent to an Area of Critical Environmental Concern?
☐Yes (Specify_____)
☒No
if yes, does the ACEC have an approved Resource Management Plan? ___ Yes ___ No;
If yes, describe how the project complies with this plan.
_____
Will there be stormwater runoff or discharge to the designated ACEC? ___ Yes ___ No;
If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.
_____

RARE SPECIES:
Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/priority_habitat_home.htm)
☐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_ *Bay State Road/Back Bay West Architectural Conservation District* ___) ☐No
If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? ☐Yes (Specify_____) ☒No

WATER RESOURCES:
Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site? ___Yes _X__No;
if yes, identify the ORW and its location. _____

(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.)

Are there any impaired water bodies on or within a half-mile radius of the project site? _X__Yes ___No; if yes, identify the water body and pollutant(s) causing the impairment:_____ *Charles River, Phosphorous* ___.

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission? ___Yes _X__No

STORMWATER MANAGEMENT:

Generally describe the project's stormwater impacts and measures that the project will take to comply with the standards found in MassDEP's Stormwater Management Regulations:_____
Currently, stormwater management on the site consists of parking lot drains and catch basins all connecting to a storm drain in Bay State Road. To mitigate the impacts of the proposed project, all stormwater from the project's roof will tie into an underground recharge system consisting of perforated pipe surrounded by crushed stone. This system will recharge roof runoff from any storm less than 1-inch of rain. It will overflow to the existing storm drain only if the storm is greater than 1-inch. These proposed measures will substantially improve stormwater runoff and water quality from the project site.

MASSACHUSETTS CONTINGENCY PLAN:

Has the project site been, or is it currently being, regulated under M.G.L.c.21E or the Massachusetts Contingency Plan? Yes ___ No _X__ ; if yes, please describe the current status of the site (including Release Tracking Number (RTN), cleanup phase, and Response Action Outcome classification):_____

Is there an Activity and Use Limitation (AUL) on any portion of the project site? Yes ___ No _X__; if yes, describe which portion of the site and how the project will be consistent with the AUL: _____.

Are you aware of any Reportable Conditions at the property that have not yet been assigned an RTN? Yes ___ No _X__ ; if yes, please describe:_____

SOLID AND HAZARDOUS WASTE:

If the project will generate solid waste during demolition or construction, describe alternatives considered for re-use, recycling, and disposal of, e.g., asphalt, brick, concrete, gypsum, metal, wood:_____

The proponent will take an active role in ensuring that waste removal and disposal during construction and operation will be in conformance with the MassDEP Regulations for Solid Waste. Waste during the construction stage will be generated largely from the rehabilitation of the project building. Asphalt from street and parking areas will be reused on site or recycled.

(NOTE: Asphalt pavement, brick, concrete and metal are banned from disposal at Massachusetts landfills and waste combustion facilities and wood is banned from disposal at Massachusetts landfills. See 310 CMR 19.017 for the complete list of banned materials.)

Will your project disturb asbestos containing materials? Yes _X__ No ___ ; if yes, please consult state asbestos requirements at http://mass.gov/MassDEP/air/asbhom01.htm

Describe anti-idling and other measures to limit emissions from construction equipment: _____
The project will involve relatively few construction equipment vehicles and therefore will have minor impacts to the environment. However, the proponent will ensure that vehicles minimize idling times and will conduct other measures to limit construction-related emissions as part of a construction management plan such as scheduling operations affecting traffic for off-peak hour and minimizing construction worker trips.

DESIGNATED WILD AND SCENIC RIVER:

Is this project site located wholly or partially within a defined river corridor of a federally designated Wild and Scenic River or a state designated Scenic River? Yes ___ No _X__ ; if yes, specify name of river and designation:

ATTACHMENTS:

1. List of all attachments to this document.
2. U.S.G.S. map (good quality color copy, 8-½ x 11 inches or larger, at a scale of 1:24,000) indicating the project location and boundaries.
3. Plan, at an appropriate scale, of existing conditions on the project site and its immediate environs, showing all known structures, roadways and parking lots, railroad rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities.
4. Plan, at an appropriate scale, depicting environmental constraints on or adjacent to the project site such as Priority and/or Estimated Habitat of state-listed rare species, Areas of Critical Environmental Concern, Chapter 91 jurisdictional areas, Article 97 lands, wetland resource area delineations, water supply protection areas, and historic resources and/or districts.
5. Plan, at an appropriate scale, of proposed conditions upon completion of project (if

construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase).

6. List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2).
7. List of municipal and federal permits and reviews required by the project, as applicable.

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 _X__ 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	__0.09__	__0.02__	__0.11__
Internal roadways	__0.14__	__0.00__	__0.14__
Parking and other paved areas	__0.07__	_ 0.00__	__0.07__
Other altered areas	__0.11__	_ -0.02__	__0.09__
Undeveloped areas	__0.00__	__0.00__	__0.00__
Total: Project Site Acreage	__0.41__	__0.00__	__0.41__

B. Has any part of the project site been in active agricultural use in the last five years? ___ Yes _X__ No; if yes, how many acres of land in agricultural use (with prime state or locally important 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 _X__ No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a forest management plan approved by the Department of Conservation and Recreation:

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 _X__ 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 _X__ 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 _X__ 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 _X__; if yes, describe:

III. Consistency

A. Identify the current municipal comprehensive land use plan
Title: *Boston University Institutional Master Plan, as Amended* _ Date_ *2003-2010* __

B. Describe the project's consistency with that plan with regard to:
1) economic development _____ *The project will create new construction jobs as well as the continue existing employment by the University.* _____
2) adequacy of infrastructure __*There is adequate infrastructure to support this*

project, which places little or no additional demand on the water, sewer, or transportation systems. _____

3) open space impacts _____ *The project is located on an existing developed site and does not result in the loss of existing open space.* _____

4) compatibility with adjacent land uses___ *The project is entirely compatible with existing adjacent land uses, which are composed exclusively of buildings on the Boston University Charles River Campus*. _____

C. Identify the current Regional Policy Plan of the applicable Regional Planning Agency (RPA)
RPA: __*Metropolitan Area Planning Council*_____

Title:__ *MetroFuture Regional Plan* _____ Date__ *May 2008* _____

D. Describe the project's consistency with that plan with regard to:

1) economic development _____ *The project will support job growth built around educational institutions and improved schools.* _____

2) adequacy of infrastructure _____ *The project supports the plan's strategy to support growth in areas already served by infrastructure.* _____

3) open space impacts _____ *The project will concentrate development in already developed area and thus minimize development of open space in other areas*. _____

RARE SPECIES SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **rare species or habitat** (see 301 CMR 11.03(2))? ___ Yes _X__ No; if yes, specify, in quantitative terms:

(NOTE: If you are uncertain, it is recommended that you consult with the Natural Heritage and Endangered Species Program (NHESP) prior to submitting the ENF.)

B. Does the project require any state permits related to **rare species or habitat**? ___ Yes _X__ No

C. Does the project site fall within mapped rare species habitat (Priority or Estimated Habitat?) in the current Massachusetts Natural Heritage Atlas (attach relevant page)? ___ Yes _X__ No.

D. If you answered "No" to <u>all</u> questions A, B and C, proceed to the **Wetlands, Waterways, and Tidelands Section**. If you answered "Yes" to <u>either</u> question A or question B, fill out the remainder of the Rare Species section below.

WETLANDS, WATERWAYS, AND TIDELANDS SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **wetlands, waterways, and tidelands** (see 301 CMR 11.03(3))? __X_ Yes ___ No; if yes, specify, in quantitative terms:
The project includes a 780 sf addition to an existing building located on filled tidelands.

B. Does the project require any state permits (or a local Order of Conditions) related to **wetlands, waterways, or tidelands**? _X__ Yes ___ No; if yes, specify which permit: *Chapter 91 License*

C. If you answered "No" to <u>both</u> questions A and B, proceed to the **Water Supply Section**. If you answered "Yes" to <u>either</u> question A or question B, fill out the remainder of the Wetlands, Waterways, and Tidelands Section below.

II. Wetlands Impacts and Permits

A. Does the project require a new or amended Order of Conditions under the Wetlands Protection Act (M.G.L. c.131A)? ___ Yes _X__ No; if yes, has a Notice of Intent been filed? ___ Yes ___ No; if yes, list the date and MassDEP file number: _____; if yes, has a local Order of Conditions been issued? ___ Yes ___ No; Was the Order of Conditions appealed? ___ Yes ___ No. Will the project require a Variance from the Wetlands regulations? ___ Yes _X__ No.

B. Describe any proposed permanent or temporary impacts to wetland resource areas located on the project site: *None*

C. Estimate the extent and type of impact that the project will have on wetland resources, and indicate whether the impacts are temporary or permanent:

Coastal Wetlands	Area (square feet) or Length (linear feet)	Temporary or Permanent Impact?
Land Under the Ocean	_____	_____
Designated Port Areas	_____	_____
Coastal Beaches	_____	_____
Coastal Dunes	_____	_____
Barrier Beaches	_____	_____
Coastal Banks	_____	_____
Rocky Intertidal Shores	_____	_____
Salt Marshes	_____	_____
Land Under Salt Ponds	_____	_____
Land Containing Shellfish	_____	_____
Fish Runs	_____	_____
Land Subject to Coastal Storm Flowage	_____	_____
Inland Wetlands		
Bank (lf)	_____0_____	_____
Bordering Vegetated Wetlands	_____0_____	_____
Isolated Vegetated Wetlands	_____0_____	_____
Land under Water	_____0_____	_____
Isolated Land Subject to Flooding	_____0_____	_____
Bordering Land Subject to Flooding	_____0_____	_____
Riverfront Area	_____0_____	_____

D. Is any part of the project:

1. proposed as a **limited project**? ___ Yes _X__ No; if yes, what is the area (in sf)?____
2. the construction or alteration of a **dam**? ___ Yes _X__ No; if yes, describe:
3. fill or structure in a **velocity zone** or **regulatory floodway**? ___ Yes _X__ No
4. dredging or disposal of dredged material? ___ Yes _X__ No; if yes, describe the volume of dredged material and the proposed disposal site:
5. a discharge to an **Outstanding Resource Water (ORW)** or an **Area of Critical Environmental Concern (ACEC)**? ___ Yes _X__ No
6. subject to a wetlands restriction order? ___ Yes _X__ No; if yes, identify the area (in sf):
7. located in buffer zones? ___Yes _X__ No; if yes, how much (in sf) _____

E. Will the project:

1. be subject to a local wetlands ordinance or bylaw? ___ Yes _X__ No
2. alter any federally-protected wetlands not regulated under state law? ___ Yes _X__ No; if yes, what is the area (sf)?

III. Waterways and Tidelands Impacts and Permits

A. Does the project site contain waterways or tidelands (including filled former tidelands) that are subject to the Waterways Act, M.G.L.c.91? _X_ Yes ___ No; if yes, is there a current Chapter 91 License or Permit affecting the project site? _X__ Yes ___ No; if yes, list the date and license or permit number and provide a copy of the historic map used to determine extent of filled tidelands: *See Section 2.1 of the Environmental Notification Form.*

B. Does the project require a new or modified license or permit under M.G.L.c.91? _X__ Yes ___ No; if yes, how many acres of the project site subject to M.G.L.c.91 will be for non-water-dependent use? Current _0.41__ Change _0.00__ Total _0.41__

If yes, how many square feet of solid fill or pile-supported structures (in sf)? 0 sf

C. For non-water-dependent use projects, indicate the following:

Area of filled tidelands on the site:____17,978 sf_____

Area of filled tidelands covered by buildings:___ 5,026 sf_____

For portions of site on filled tidelands, list ground floor uses and area of each use:

__ education: 5,026 sf _____

Does the project include new non-water-dependent uses located over flowed tidelands? Yes ___ No _X__

Height of building on filled tidelands___ 47 feet _____

Also show the following on a site plan: Mean High Water, Mean Low Water, Water-dependent Use Zone, location of uses within buildings on tidelands, and interior and exterior areas and facilities dedicated for public use, and historic high and historic low water marks.

D. Is the project located on landlocked tidelands? ___ Yes _X__ No; if yes, describe the project's impact on the public's right to access, use and enjoy jurisdictional tidelands and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

E. Is the project located in an area where low groundwater levels have been identified by a municipality or by a state or federal agency as a threat to building foundations? _X__ Yes ___ No; if yes, describe the project's impact on groundwater levels and describe measures the project will implement to avoid, minimize or mitigate any adverse impact: *Because the project falls within the City of Boston Groundwater Conservation Overlay District, the stormwater management system will include a stormwater recharge system designed to comply with Article 32 of the Boston Zoning Code. The final design of this system will require the approval of the Boston Water & Sewer Commission.*

F. Is the project non-water-dependent **and** located on landlocked tidelands **or** waterways or tidelands subject to the Waterways Act **and** subject to a mandatory EIR? ___ Yes _X__ No;

(NOTE: If yes, then the project will be subject to Public Benefit Review and Determination.)

G. Does the project include dredging? ___ Yes _X__ No; if yes, answer the following questions:

What type of dredging? Improvement ___ Maintenance ___ Both ____

What is the proposed dredge volume, in cubic yards (cys) _____

What is the proposed dredge footprint ____length (ft) ___width (ft)____depth (ft);

Will dredging impact the following resource areas?

Intertidal Yes__ No__; if yes, ___ sq ft

Outstanding Resource Waters Yes__ No__; if yes, ___ sq ft

Other resource area (i.e. shellfish beds, eel grass beds) Yes__ No__; if yes __ sq ft

If yes to any of the above, have you evaluated appropriate and practicable steps

to: 1) avoidance; 2) if avoidance is not possible, minimization; 3) if either avoidance or minimize is not possible, mitigation?

If no to any of the above, what information or documentation was used to support this determination?

Provide a comprehensive analysis of practicable alternatives for improvement dredging in accordance with 314 CMR 9.07(1)(b). Physical and chemical data of the sediment shall be included in the comprehensive analysis.

Sediment Characterization

Existing gradation analysis results? __Yes ___No: if yes, provide results.

Existing chemical results for parameters listed in 314 CMR 9.07(2)(b)6? ___Yes ____No; if yes, provide results.

Do you have sufficient information to evaluate feasibility of the following management options for dredged sediment? If yes, check the appropriate option.

Beach Nourishment ___
Unconfined Ocean Disposal ___
Confined Disposal:
Confined Aquatic Disposal (CAD) ___
Confined Disposal Facility (CDF) ___
Landfill Reuse in accordance with COMM-97-001 ___
Shoreline Placement ___
Upland Material Reuse____
In-State landfill disposal____
Out-of-state landfill disposal ____
(NOTE: This information is required for a 401 Water Quality Certification.)

IV. Consistency:

A. Does the project have effects on the coastal resources or uses, and/or is the project located within the Coastal Zone? ___ Yes _X__ No; if yes, describe these effects and the projects consistency with the policies of the Office of Coastal Zone Management:

B. Is the project located within an area subject to a Municipal Harbor Plan? ___ Yes _X__ No; if yes, identify the Municipal Harbor Plan and describe the project's consistency with that plan:

WATER SUPPLY SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **water supply** (see 301 CMR 11.03(4))? ___ Yes _X__ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **water supply**? ___ Yes _X__ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Wastewater Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Water Supply Section below.

WASTEWATER SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **wastewater** (see 301 CMR 11.03(5))? ___ Yes _X__ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **wastewater**? ___ Yes _X__ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Transportation -- Traffic Generation Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wastewater Section below.

TRANSPORTATION SECTION (TRAFFIC GENERATION)

I. Thresholds / Permit

A. Will the project meet or exceed any review thresholds related to **traffic generation** (see 301 CMR 11.03(6))? ___ Yes _X__ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **state-controlled roadways**? ___ Yes _X__ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Roadways and Other Transportation Facilities Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Traffic Generation Section below.

TRANSPORTATION SECTION (ROADWAYS AND OTHER TRANSPORTATION FACILITIES)

I. Thresholds

A. Will the project meet or exceed any review thresholds related to **roadways or other transportation facilities** (see 301 CMR 11.03(6))? ___ Yes _X__ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **roadways or other transportation facilities**? ___ Yes _X__ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Energy Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Roadways Section below.

ENERGY SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **energy** (see 301 CMR 11.03(7))? ___ Yes _X__ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **energy**? ___ Yes _X__ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Air Quality Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Energy Section below.

AIR QUALITY SECTION

I. Thresholds

A. Will the project meet or exceed any review thresholds related to **air quality** (see 301 CMR 11.03(8))? ___ Yes _X__ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **air quality**? ___ Yes _X__ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Solid and Hazardous Waste Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Air Quality Section below.

SOLID AND HAZARDOUS WASTE SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **solid or hazardous waste** (see 301 CMR 11.03(9))? ___ Yes _X__ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **solid and hazardous waste**? ___Yes _X_ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Historical and Archaeological Resources Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Solid and Hazardous Waste Section below.

HISTORICAL AND ARCHAEOLOGICAL RESOURCES SECTION

I. Thresholds / Impacts

A. Have you consulted with the Massachusetts Historical Commission? ___ Yes _X__ No; if yes, attach correspondence. For project sites involving lands under water, have you consulted with the Massachusetts Board of Underwater Archaeological Resources? ____Yes ____ No; if yes, attach correspondence

B. Is any part of the project site a historic structure, or a structure within a historic district, in either case listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? __X_ Yes ___ No; if yes, does the project involve the demolition of all or any exterior part of such historic structure? ___ Yes _X__ No; if yes, please describe:

C. Is any part of the project site an archaeological site listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? ___ Yes _X__ No; if yes, does the project involve the destruction of all or any part of such archaeological site? ___ Yes ___ No; if yes, please describe:

D. If you answered "No" to all parts of both questions A, B and C, proceed to the **Attachments and Certifications** Sections. If you answered "Yes" to any part of either question A or question B, fill out the remainder of the Historical and Archaeological Resources Section below.

II. Impacts

Describe and assess the project's impacts, direct and indirect, on listed or inventoried historical and archaeological resources: *Although the project is located in a local historic district, it is not individually listed on the state inventory and will not impact other properties in the district. See Section 2.2 of the Environmental Notification Form.*

III. Consistency

Describe measures that the proponent will take to comply with federal, state, regional, and local plans and policies related to preserving historical and archaeological resources: *See Section 2.2 of the Environmental Notification Form.*

CERTIFICATIONS:

1. The Public Notice of Environmental Review has been/will be published in the following newspapers in accordance with 301 CMR 11.15(1):

   (Name)___ Boston Herald _____ (Date)__ September 19, 2011 _____

2. This form has been circulated to Agencies and Persons in accordance with 301 CMR 11.16(2).

Signatures:

	9.13.11		
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)
Gary Nicksa , Senior Vice President and Assistant Treasurer		Richard Jabba	
Name (print or type)		Name (print or type)	
Trustees of Boston University		Fort Point Associates, Inc.	
Firm/Agency		Firm/Agency	
One Silber Way		33 Union Street, 3rd Floor	
Street		Street	
Boston, MA 02215		Boston, MA 02108	
Municipality/State/Zip		Municipality/State/Zip	
617.353.6500		617.357.7044 x208	
Phone		Phone	

Section 2

Attachments

2.1 COMPLIANCE WITH STATE CHAPTER 91 PROGRAM

2.1.1 INTRODUCTION

Trustees of Boston University, (the "Proponent"), is proposing to rehabilitate the building located on a private way, formerly part of Bay State Road, at its Charles River Campus in Boston (see Figure 1. Locus Map). The legal address is 233 Bay State Road. The project site is located on an approximately 18,000 square foot (sf) site that is bound by a private way to the south and west, and Storrow Drive to the north. The building shares a party wall on the east side with the adjacent property, known as the "Castle," located at 225 Bay State Road (see Figure 2. Site Aerial, Figure 3. Existing Conditions Plan, and Figure 4. Existing Conditions Photographs).

The project site was originally tidal flats adjacent to the Charles River and is subject to Chapter 91 jurisdiction. The site and surrounding area was filled in the late 1800's to the early 1900's as an extension of the development of Boston's Back Bay.

This building has been vacant for over three years and was the former location of Florence & Chafetz Hillel House, an organization that moved to 213 Bay State Road. The rehabilitated structure will become the Admission Reception Center for Boston University.

2.1.2 PROJECT DESCRIPTION

The Proponent is proposing to rehabilitate the 3-story, 14,673 gross square foot (gsf) building and construct a 2,300 gsf addition to the north side of the building (see Figure 5. Project Site Plan and Figure 6. Project Perspectives). This addition will result in 780 sf of space as part of the building footprint, which is measured to the building drip line. A 265 sf canopy will also be added to the front entrance.

The project also includes site work around the building. The private road will be relocated approximately 20 feet to the south, and the four parking spaces and paved area on the west side will be removed. Both of these areas will be landscaped with trees, benches, and other amenities.

2.1.3 TIDELANDS JURISDICTION

The project site is subject to Chapter 91 Jurisdiction according to the DEP Jurisdictional Determination issued on February 7, 2008 (DEP File No. JD08-2237). Authorizations related to this area are listed in Table 1 below.

Table 1. Authorizations at the Boston University Project Site

License No.	Authorization	Date
1158	Construct Seawall and Fill Solid	May 29, 1889
JD08-2237	Jurisdictional Determination	February 7, 2008

Source: DEP, Boston, 2007

The original high water mark is based on the 1847 U.S. Coast Survey (see Figure 7. Chapter 91 Jurisdiction and Compliance). This line runs more than 150 feet to the south and east from the project site. The original low water line is from the U.S. Coast Survey (H-850) of 1861 and runs near the existing Charles River shoreline. Although the site is separated by a public way (Storrow Drive), it is less than 250 feet from the existing high water mark and therefore, does not contain any landlocked tidelands. Thus the project site consists of jurisdictional filled private tidelands.

2.1.4 COMPLIANCE WITH CHAPTER 91 STANDARDS

The project is nonwater-dependent pursuant to 310 CMR 9.12(4) of the Waterways regulations because it consists of university uses. Accordingly, DEP must determine that the project complies with the nonwater-dependent use standards of 310 CMR 9.51 - 9.53 and is consistent with the policies of the Massachusetts Office of Coastal Zone Management (CZM).

Section 2.1.4.1 below describes the project compliance with the Chapter 91 standards outlined in 310 CMR 9.00.

2.1.4.1 COMPLIANCE WITH CHAPTER 91 REGULATIONS

The project complies with the following standards of the Chapter 91 regulations

310 CMR 9.51(3)(B) – FACILITIES OF PUBLIC ACCOMMODATION

The standard for facilities of public accommodation (310 CMR 9.51(3)(b) is not applicable since the project is located on private tidelands and is more than 100 feet from the project shoreline.

310 CMR 9.51(3)(C) – WATER-DEPENDENT USE ZONE

In accordance with existing Chapter 91 regulations at 310 CMR 9.51(3)(c), the project must preserve the site's capacity to serve water-dependent uses. Since there is no water-dependent zone, the project is not subject to this standard.

310 CMR 9.51(3)(d) - Open Space

In accordance with 310 CMR 9.51(3)(d), no more than 50% of the project site within jurisdiction may be occupied by nonwater-dependent use buildings. The regulations require that, at a minimum, one square foot of open space be provided on the project site for each square foot of tidelands occupied by the footprint of buildings containing nonwater-dependent uses. Footprints are measured to building drip line. The regulations define open space for the purposes of licensing to include all non-building areas such as landscaped and paved surfaces.

The project site consists of approximately 18,000 sf of filled tidelands. The existing site is comprised of 13,967 sf or 78% open space. With construction of the 780 sf building footprint and the 265 sf canopy over the entrance for a total of 1,015 sf, the site will have 12,592 sf or 72% of open space, thereby keeping more than half of the project site within jurisdiction free from nonwater-dependent buildings.

310 CMR 9.51(3)(e) - Height

In accordance with 310 CMR 9.51(3)(e), the building heights are required to be 55 feet or less when located within 100 feet of the high water mark. Landward of the 100-foot line to the Chapter 91 jurisdiction line, buildings can be stepped up on a 1:2 slope.

The closest portion of the proposed building at the project site to the existing high water mark (HWM) of the Charles River is approximately 165 feet away. The proposed building is under 55 feet, and therefore is within the Chapter 91 building height allowance.

310 CMR 9.52 – Utilization of the Shoreline for Water-dependent Purposes

The Chapter 91 Waterways Regulations require that nonwater-dependent use projects in tidelands devote reasonable portions of such lands to water-dependent uses, including public access. The regulations place particular emphasis on those sites that include a water-dependent use zone, requiring the provision of specific water-dependent facilities within said zone, and constructed public access along the entire shoreline.

The project site is entirely separated from the waters of the Charles River by Storrow Drive, approximately 165 feet from the water, and does not have a water-dependent use zone as defined by 310 CMR 9.02. As a result, the project must comply with the standards outlined in 310 CMR 9.52(2), as opposed to those found at 310 CMR 9.52(1)(a) and (b).

In accordance with 310 CMR 9.52(2), the project is required to provide "connecting public walkways or other public pedestrian facilities..." to ensure that the site is not

poorly linked with those sites that include water-dependent use zones. The project intends to meet this standard through the provision of sidewalks along the private way (formerly part of Bay State Road).

310 CMR 9.53 – ACTIVATION OF COMMONWEALTH TIDELANDS

The entire site is privately owned and contains only private tidelands. Therefore, the provisions of 310 CMR 9.53 pertaining to water-dependent activity and exterior open space do not apply.

2.1.5 CONSISTENCY WITH COASTAL ZONE MANAGEMENT POLICIES (310 CMR 9.54)

The project site is located outside the boundaries of the Coastal Zone as delineated on Plate 15 in Chapter 5 of the Massachusetts Coastal Zone Management Plan for Coastal Regions and Resources. The site is also located more than one hundred feet inland of the 100 year floodplain along the Charles River, which is the inland boundary of the coastal zone along anadramous fish runs. Therefore, the requirements of 310 CMR 9.54 are not applicable.

2.2 HISTORIC RESOURCES

The project will involve rehabilitation of an approximately 14,673 gross square foot (gsf), 3-story building (formerly the location of the Florence & Chafetz Hillel House) on an approximately ½-acre site within the Boston University Charles River Campus. An addition of 2,300 gsf will be added to the north side of the building. There will not be any demolition of the existing building.

2.2.1 HISTORIC STRUCTURES AND DISTRICTS

The site is located within the local historic district, Bay State Road/Back Bay West Architectural Conservation District, as outlined below. Figure 8, Historic Resources, shows the following designated historic resources within the project area's area of potential impact.

NATIONAL REGISTER

- Charles River Basin Historic District

STATE REGISTER

- Charles River Basin Historic District
- Bay State Road/Back Bay West Architectural Conservation District (eligible for the National Register)

LOCAL HISTORIC DISTRICTS

- Bay State Road/Back Bay West Architectural Conservation District (eligible for the National Register).

2.2.2 BOSTON UNIVERSITY HISTORIC PRESERVATION PLAN

Boston University completed a Charles River Campus Historic Preservation Plan in December 2005. The Plan identified and evaluated over 300 buildings on the Charles River Campus, including 114 Boston University-owned buildings in the Bay State Road/Back Bay West (BSR/BBW) Architectural Conservation District. It also identified seven geographic areas of preservation concern. Overall, the Plan recognized the positive contributions the University has made to the preservation of its historic buildings. Boston University has become the primary property owner in the District over the years, and has worked closely with the BSR/BBW Architectural Conservation District Commission on its renovation project. This project will also be subject to design review by the Commission.

2.2.3 CONTEXT

The proposed project site is at 233 Bay State Road, a private road. It is located south of Storrow Drive, north and east of a private road (formerly Bay State Road), and west of 225 Bay State Road (see Figure 2. Site Aerial).

The project is not expected to have any adverse impacts to the historic buildings or districts in the vicinity. The building at 225 Bay State Road, known as the "Castle" has not been deemed eligible for National Register or Local Landmark designation. The Charles River Basin Historic District is also adjacent to the project site. The proposed building is partially screened from the Charles River by the raised embankment abutting Storrow Drive and the dense collection of mature trees on the embankment. The building also is the same height as the surrounding buildings and blends into the built environment.

2.2.4 CONCLUSIONS

The proposed renovations and 2,300 gsf addition to this building are designed to preserve and rehabilitate the existing building envelope that suffers from deterioration and energy efficiency. The relatively small addition on the north side of the site is intended to complement the design and details of the existing building. The completed project, therefore, will have no impact on nearby historic resources.

The project will also make the adjacent "Castle" more handicap accessible by adding access from the proposed elevator in 233 Bay State Road to the floors of 225 Bay State Road.

2.3 DISTRIBUTION LIST

STATE GOVERNMENT

Executive Office of Energy and Environmental Affairs

Secretary Richard K. Sullivan, Jr.
Executive Office of Energy and Environmental Affairs
Attn: MEPA Office
100 Cambridge Street, Suite 900
Boston, MA 02114

MEPA Office

Undersecretary for Policy
Executive Office of Energy and Environmental Affairs
Attn: MEPA Office
100 Cambridge Street, Suite 900
Boston, MA 02114

Department of Environmental Protection (DEP)

Kenneth Kimmell, Commissioner
Commissioner's Office
MassDEP
One Winter Street
Boston, MA 02108

Ben Lynch
MassDEP
Division of Wetlands and Waterways
One Winter Street
Boston, MA 02108

Nancy Baker, MEPA Coordinator
MassDEP Northeast Region
205B Lowell Street
Wilmington, MA 01887

Massachusetts Department of Transportation

Lionel Lucien
Public/Private Development Unit
10 Park Plaza
Boston, MA 02116

Michael Trepanier
Attn: MEPA Coordinator
MassDOT, District Office #6
185 Kneeland Street
Boston, MA 02111

Massachusetts Coastal Zone Management

Massachusetts Coastal Zone Management
Attn: Project Review Coordinator
251 Causeway Street, Suite 800
Boston, MA 02114

Massachusetts Department of Conservation and Recreation

Division of Urban Parks
Attn: MEPA Coordinator
251 Causeway Street, Suite 600
Boston, MA 02114

Massachusetts Division of Marine Fisheries

Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

Massachusetts Historical Commission

Brona Simon, Executive Director
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

Massachusetts Water Resource Authority

Attn: MEPA Coordinator
Charlestown Navy Yard
100 First Avenue, Building 34-2
Boston, MA 02129

Metropolitan Area Planning Council

60 Temple Place, 6th Floor
Boston, MA 02111

CITY OF BOSTON

Boston City Council

Stephen J. Murphy, President
Boston City Council
One City Hall Plaza, 5th Floor
Boston, MA 02201

Boston Environment Department

Bryan Glascock, Director
Boston Environment Department
One City Hall Square, Room 805
Boston, MA 02201

Boston Public Health Commission

1010 Massachusetts Avenue
Boston, MA 02118

Boston Redevelopment Authority

Peter Meade, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Erico Lopez, Project Assistant
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

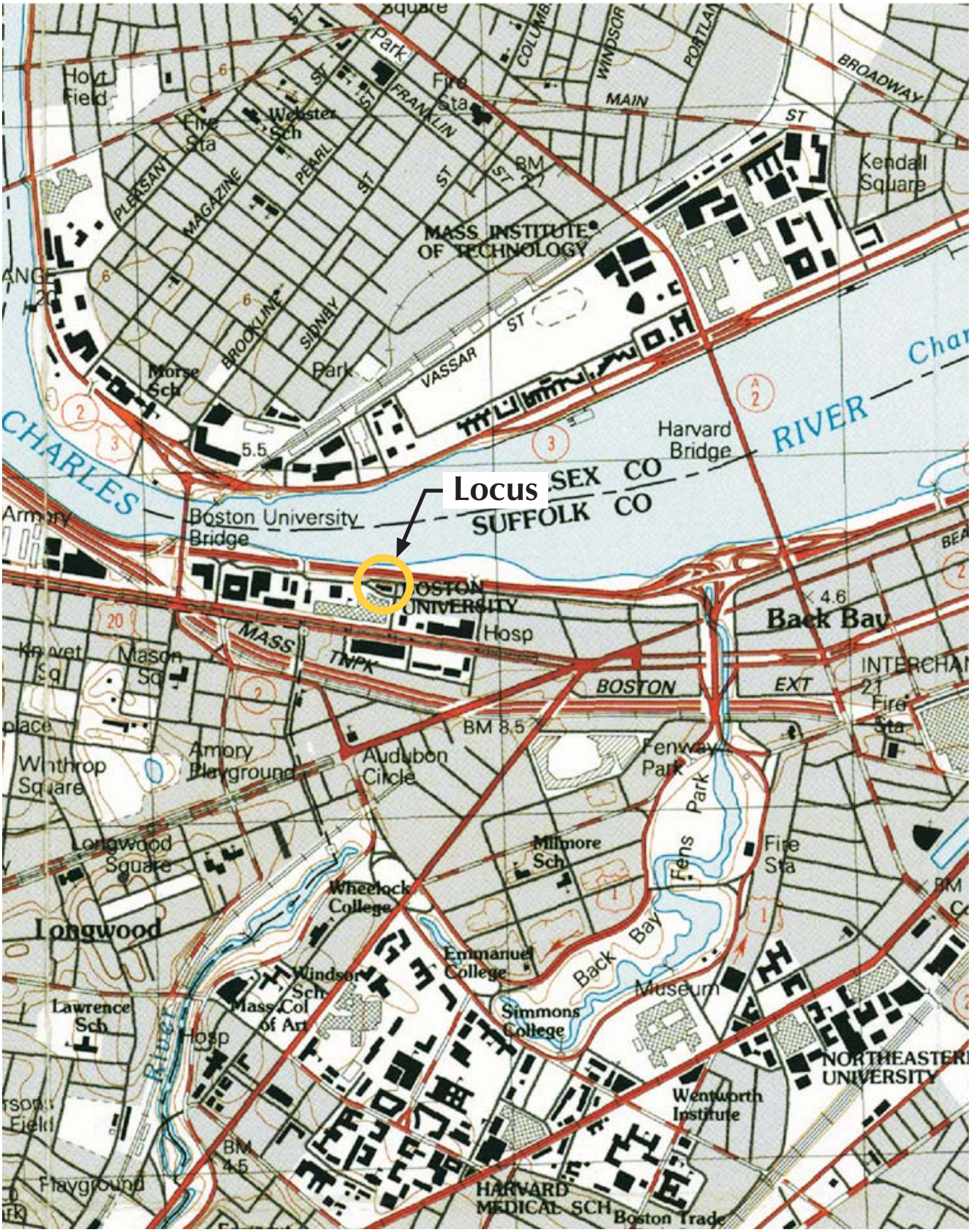
2.4 PERMIT LIST

The project expects to secure several state and local permits and approvals prior to commencement of construction. No federal permits are needed for this project. The following is a list of the anticipated state and local permits/approvals.

AGENCY	PERMIT/APPROVAL
State	
MEPA Office	Secretary's Certificate
Massachusetts Historical Commission	Finding of No Adverse Effect
Department of Environmental Protection	Notification of Construction
	Chapter 91 Waterways License
Local	
Boston Redevelopment Authority	Certificate of Consistency
Boston Transportation Department	Transportation Access Plan Agreement
	Construction Management Plan
Boston Water & Sewer Commission	Site Plan/Recharge Plan Approval
Boston Parks Department	Approval Letter
Boston Inspectional Services Department	Building Permit
Bay State Road/Back Bay West Architectural Conservation District	Design Review

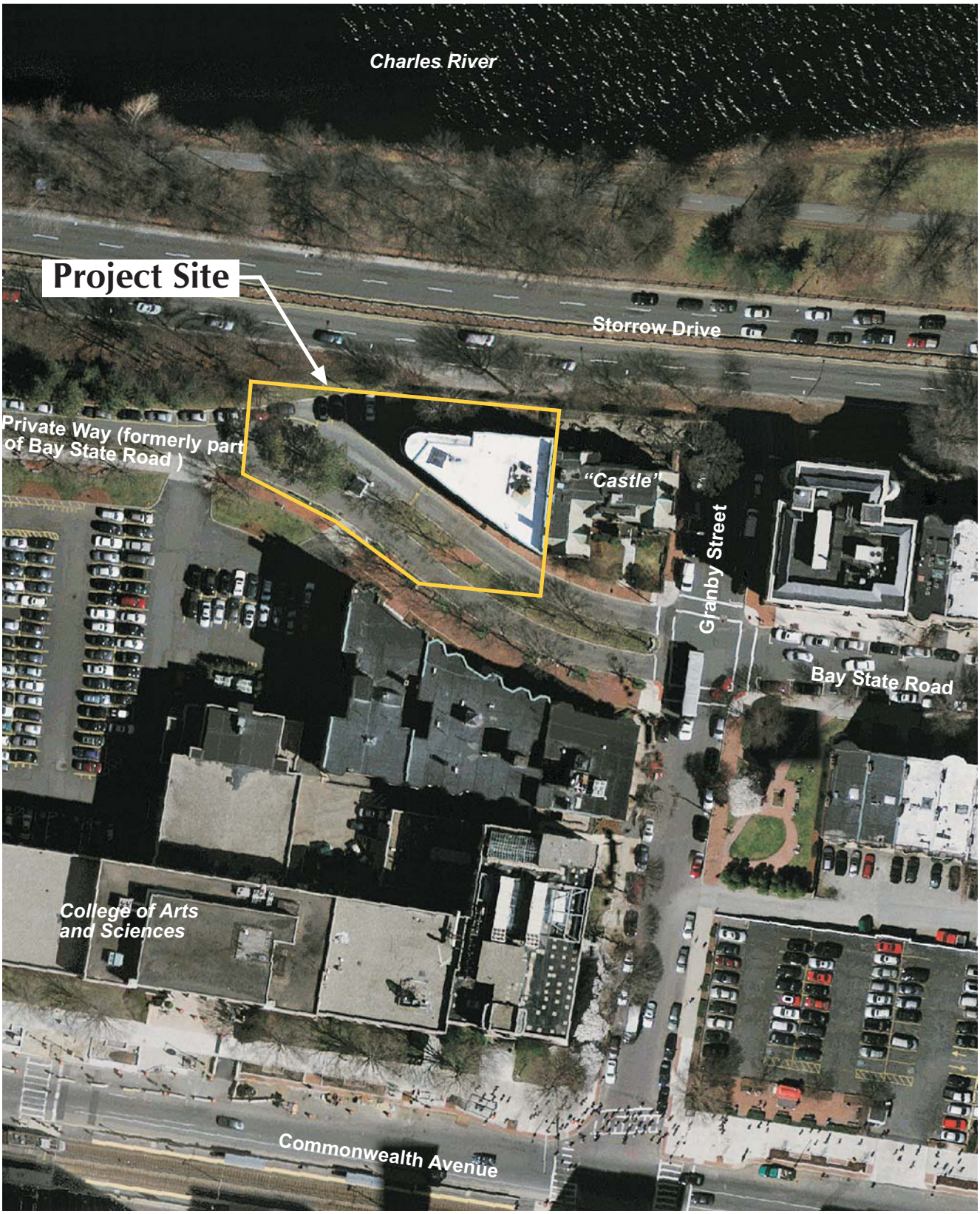
Section 3

Figures



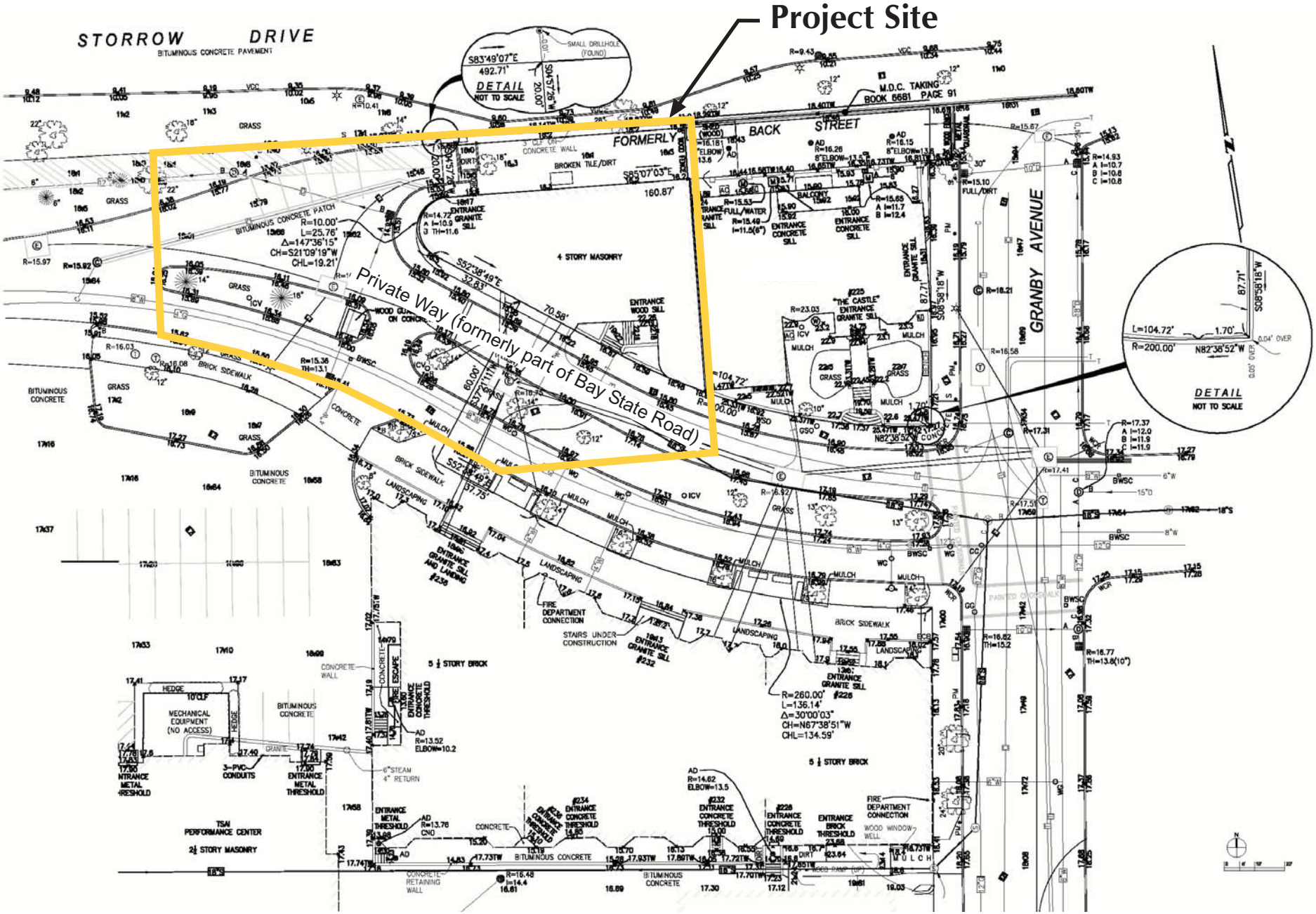
Boston University
BOSTON, MASSACHUSETTS

Figure 1
Locus Map
source: USGS



Boston University
BOSTON, MASSACHUSETTS

Figure 2
Site Aerial
source: USGS



Boston University
BOSTON, MASSACHUSETTS

Figure 3
Existing Conditions Plan
source: Nitsch Engineering, 2010

View looking Northwest

View looking East

View looking East at Location of Proposed Addition

Boston University
BOSTON, MASSACHUSETTS

Figure 4
Existing Condtions Photographs
source: FPA, 2011

Boston University
BOSTON, MASSACHUSETTS

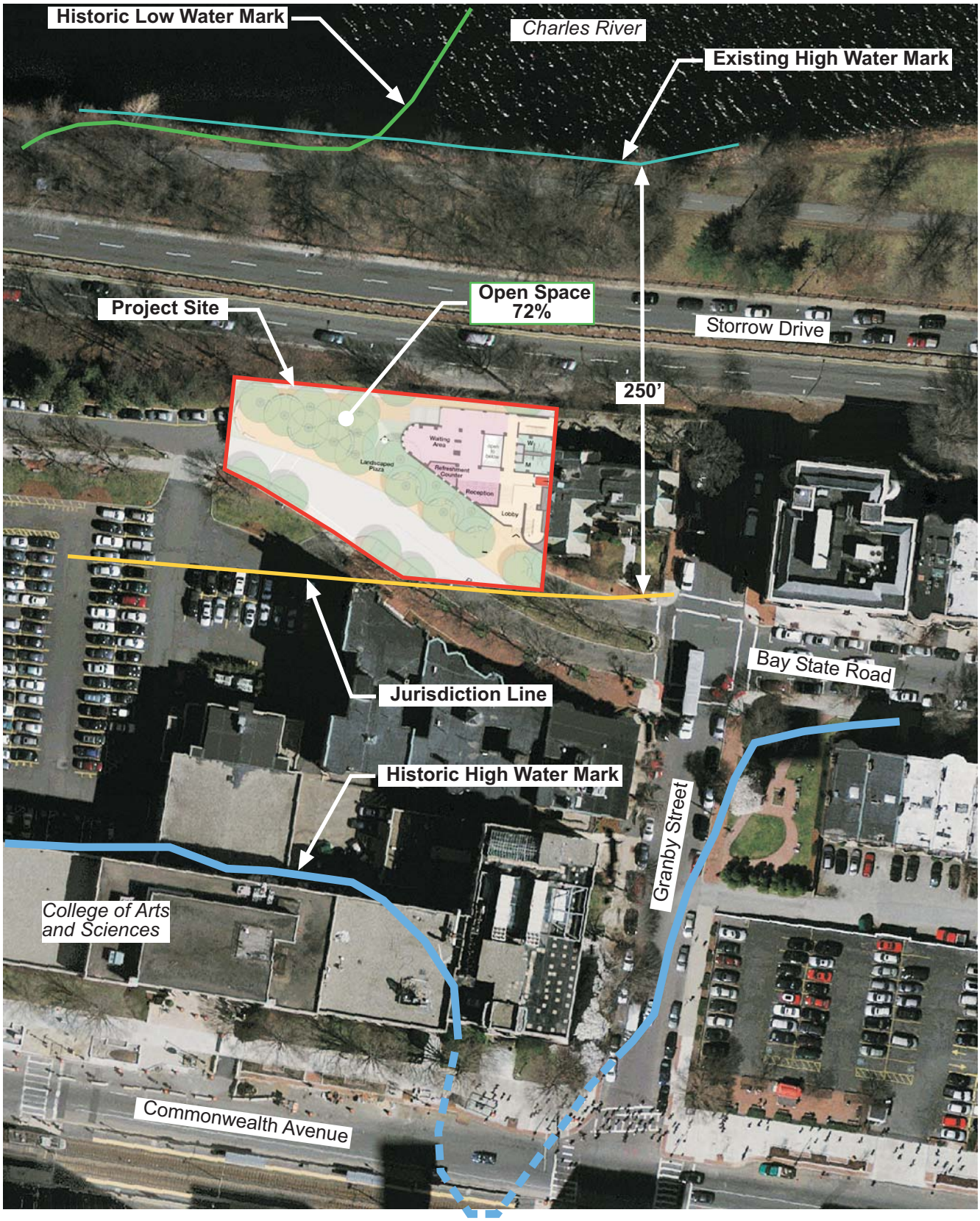
Figure 5
Project Site Plan
source: Goody Clancy, 2010

View looking Northwest

View looking East along Storrow Drive

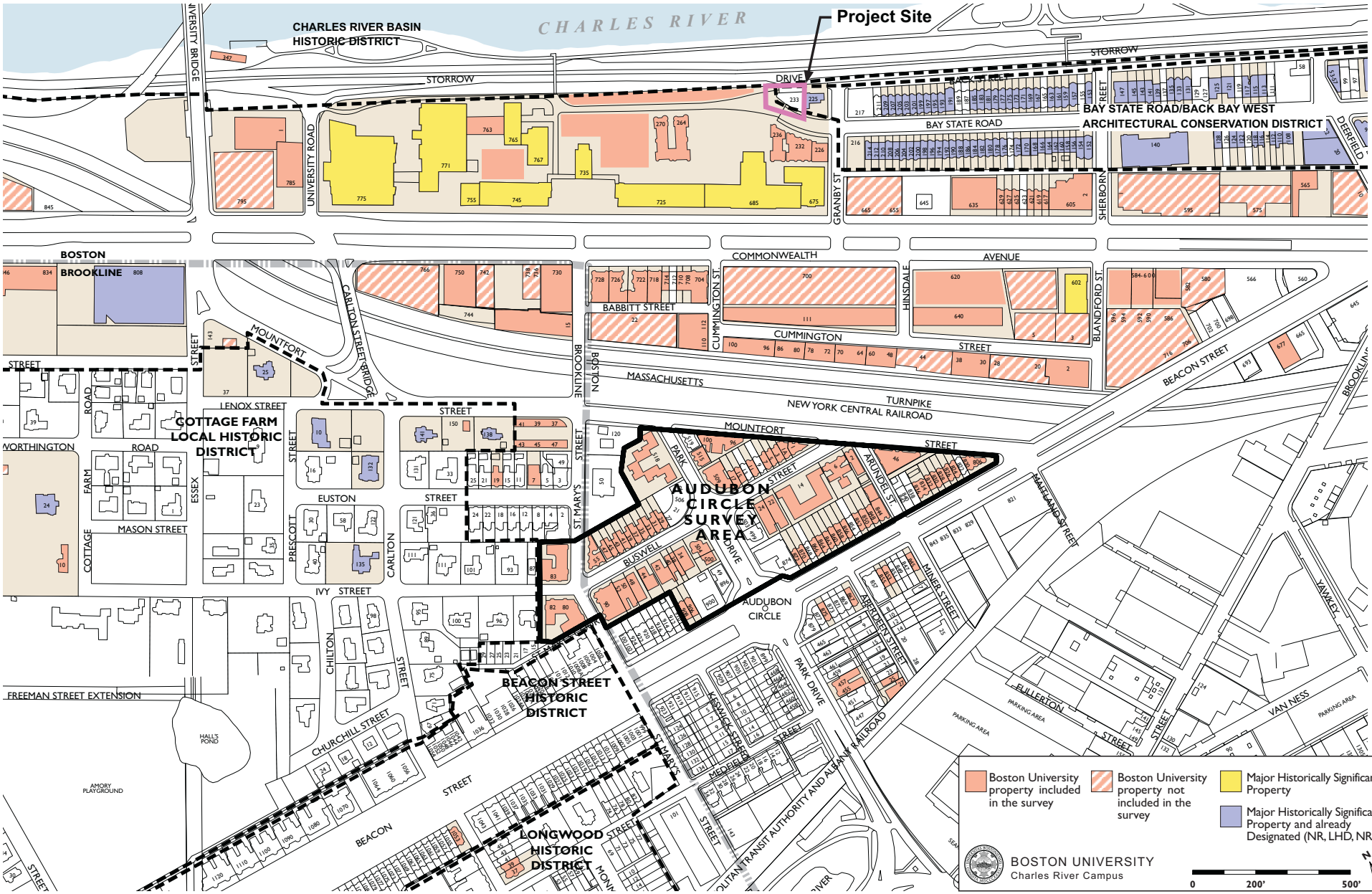
Boston University
BOSTON, MASSACHUSETTS

Figure 6
Project Perspectives
source: Goody Clancy



Boston University
BOSTON, MASSACHUSETTS

Figure 7
Chapter 91 Jurisdiction and Compliance
sources: Goody Clancy, 2010; MassGIS 2009; DEP 2008



Boston University
BOSTON, MASSACHUSETTS

Figure 8
Historic Resources
Source: *BU Historic Preservation Plan, 2005*