

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No.: 13952
 MEPA Analyst: Nick ZAVOLAS
 Phone: 617-626-1030

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: <u>Prospect Point</u>		
Street: <u>Main Street</u>		
Municipality: <u>Waltham</u>	Watershed: <u>Charles River</u>	
Universal Transverse Mercator Coordinates: zone 19: (X,Y) <u>313825 , 4694812</u>	Latitude: <u>42.3833°N</u>	Longitude: <u>71.2616°W</u>
Estimated commencement date: <u>2008</u>	Estimated completion date <u>2010</u>	
Approximate cost: <u>\$500 million</u>	Status of project design: <u>10 % complete</u>	
Proponent: <u>Watch City Development LLC, c/o Related</u>		
Street: <u>60 Columbus Circle</u>		
Municipality: <u>New York</u>	State: <u>NY</u>	Zip Code: <u>10023</u>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <u>Corinne Snowdon</u>		
Firm/Agency: <u>Epsilon Associates, Inc.</u>	Street: <u>Three Clock Tower Place, Suite 250</u>	
Municipality: <u>Maynard</u>	State: <u>MA</u>	Zip Code: <u>01754</u>
Phone: <u>(978) 897-7100</u>	Fax: <u>(978) 897-0099</u>	E-mail: <u>csnowdon@epsilonassociates.com</u>

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): 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:

Federal: Coverage under US EPA NPDES Construction General Permit
 Local: Approvals from City Council, the Board of Survey & Planning, the Zoning Board of Appeals, the Conservation Commission and the Water & Sewer Department

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

- | | | |
|--|---------------------------------------|--|
| <input checked="" 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 checked="" 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 checked="" 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> Potential DTE approval of transmission line relocation (M.G.L. Ch. 164, s. 72)
Total site acreage	120			
New acres of land altered		11		
Acres of impervious area	35	27	62	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		575 LF bank		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	864,000	711,000	1,575,000	
Number of housing units	0	0	0	
Maximum height (in feet)	80	40	120	
TRANSPORTATION				
Vehicle trips per day	1,585*	30,785	32,370	
Parking spaces	1,318	4,997	6,315	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	312,000	(136,000)	176,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	284,000	(124,000)	160,000	
Length of water/sewer mains (in miles)	Priv. W: 2.3 Pub. W: 0.6 Priv. S: 1.0 Pub. S: 0.9	Priv. W: (0.9) Pub. W: (0.1) Priv. S: 0 Pub. S: 0.1	Priv. W: 1.4 Pub. W: 0.5 Priv. S: 1.0 Pub. S: 1.0	

* Extrapolated from February 2004 Traffic Count using a k-factor of 0.154.

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 (Certified Vernal Pool #3513) 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.)

Prospect Point will be a mixed-use development totaling 1.575 million square feet of Class A office and retail uses located on the former site of the Polaroid chemical manufacturing and office headquarters in Waltham. The Proponent, Watch City Development LLC ("WCD") is a subsidiary of Related, one of America's premier developers of retail, residential and office properties. The project site ("Site") is bordered by Route 128 (I-95) to the west, Prospect Hill Park to the east, and Route 117 (Main Street in Waltham) to the south. Figure 1, included in Attachment 1, is a USGS map showing the project locus.

The Site totals approximately 120 acres. As Polaroid's headquarters, it has generally been used as an industrial site for the last 50 years. Over time, Polaroid developed approximately 864,000 square feet of office, manufacturing and laboratory facilities. Peak operations for Polaroid were in the 1970s, when 6,000± persons were employed at the site.

At present, over 11 acres of the site are occupied with buildings and another 66 acres with roadways, parking, other paved areas and maintained right-of-way. A regional electric transmission easement, containing two 115 kilovolt (kV) overhead lines, runs through the site from the NSTAR substation near Main Street north to Fifth Avenue eventually connecting to the distribution grid in Lexington. An Algonquin Gas Transmission Company natural gas transmission line runs north-south along the western edge of the site, adjacent to the Rt. 128 highway layout. Figure 2, included in Attachment 1, is an Existing Conditions plan.

WCD has chosen to proceed at this site because of a strong local demand for Class A office and a lack of significant retail options within the market (there being no major retail between Burlington to the north and Natick/Framingham to the south/west). The site is primarily located in Waltham's commercial zone, which allows for commercial density on the site of more than 2.0 million square feet (or 1.2 million square feet above existing conditions). WCD's mixed-use proposal is for total development of 1.575 million square feet of mixed uses (or 711,000 square feet above existing conditions).

The site is constrained by a number of existing conditions including the NSTAR substation mentioned above, a former railroad right-of-way along the southern portion of the site (which is designated to be part of the future Wayside Rail Trail path), the existing electric and gas transmission lines and right-of-ways

and wetland resource areas. The proposed site plan has been designed taking into account these constraints while implementing good land use practices.

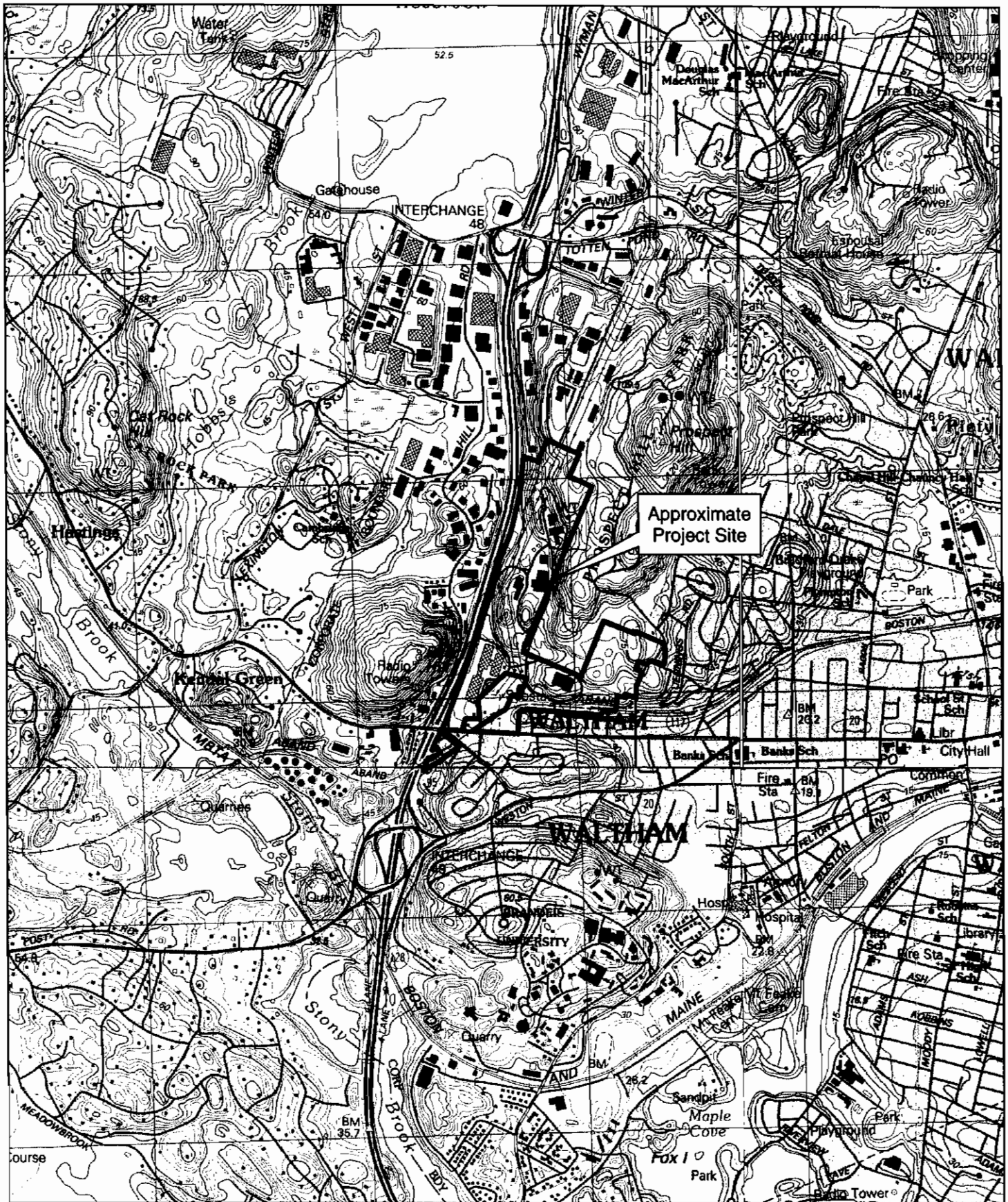
In addition to these conditions, there are significant topographic challenges on the site. The site rises over 200 feet in elevation from the south to the north and as much as approximately 100 feet from the west to the east, however, there are also several large relatively level areas of the site. A program and site layout have been developed utilizing these topographic features to create districts within the site which are related but separate. The design also incorporates these grade changes and natural features to create a project that is unique to this location. The mixed-use office and retail buildings are sited to create the potential for shared parking and reduced building footprint. The lifestyle retail and office, near the entrance to the site, create an inviting, small-scale pedestrian environment that transitions nicely from the existing Main Street vernacular to the larger destination uses further into the Site. A 15-lot residential subdivision approved by Waltham and located on the eastern portion of the site is not currently proposed as part of this project.

The project will make an important contribution to Waltham's annual municipal revenues by significantly expanding and diversifying the City's commercial real estate tax base. The site's commercial acreage, located immediately adjacent to a major highway, is well suited for commercial development. The proposed mix of uses – office, dining, and a variety retail formats – will comprise a well-integrated economic unit that will bring jobs and vitality to a currently underused, highly visible part of Waltham. Figure 3 is a Conceptual Site Plan of the proposed project and Figure 4 is a three-dimensional rendering of the site. Both figures are included in Attachment 1.

Access to the site from Routes 20 and 128 is a recognized challenge, and WCD has engaged engineers to evaluate alternatives for a comprehensive off-site mitigation program that will result in smooth and efficient traffic flow for both visitors to the site from out of town and in town alike. See Attachment 5 for the Traffic Narrative. WCD is working closely with the developers of the 40 Green Street project to complete the previously-reviewed Green Street Connector (EOEA 13071), which is presently undergoing MHD design review and permitting. WCD will be funding a significant portion of the traffic mitigation proposed by 40 Green Street and will be integrating its mitigation program into the final Green Street Connector designs.

As part of the development, WCD will construct an initial segment of the Wayside Rail Trail, a long-planned project that will generally follow former rail right-of-way from Belmont to as far west as Berlin. A portion of the former rail right-of-way, approximately 1,850 feet, passes through the site. Figure 5, included in Attachment 1, is a plan showing how the rail trail will be integrated into the site design. WCD will work with the City of Waltham, cycling advocates, and others during the EIR process to formulate the ultimate plan.

Other mitigation will include a comprehensive stormwater management plan that will incorporate significant Best Management Practices (BMPs) and will meet the requirements of the MA Stormwater Management Guidelines for flows tributary to Outstanding Resource Waters (Stony Brook Reservoir). Please see Attachment 3.



Basemap: USGS Quadrangles, MassGIS

Scale 1:24,000
1 inch = 2,000 feet



0 1,000 2,000
Feet

Figure 1
USGS Locus Map
Prospect Point
Waltham, Massachusetts

