

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.: 14219
 MEPA Analyst: Deirdre Buckley
 Phone: 617-626-1044

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: The MathWorks Campus Phase IIc		
Street: Apple Hill Drive (located off Worcester Road; State Route 9 eastbound)		
Municipality: Natick	Watershed: Concord	
Universal Transverse Mercator Coordinates: 19 306303E 4685513N	Latitude: 42° 17' 98" N	Longitude: 71° 20' 59" W
Estimated commencement date: spring '08	Estimated completion date: spring '10	
Approximate cost: \$40 Million	Status of project design: 25 %complete	
Proponent: The MathWorks, Inc.		
Street: 3 Apple Hill Drive		
Municipality: Natick	State: MA	Zip Code: 01701
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Douglas E. Vigneau		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471-9151
Phone: 617-924-1770	Fax: 617-924-2336	E-mail: dvigneau@vhb.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. 4405 _____) 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 Project proponent is not receiving state financial assistance directly nor does the project require a land transfer from the Commonwealth. However, as a result of the Commonwealth's desire to see The MathWorks, Inc. facility expand and create high paying jobs, \$1.3 million in grant money has been awarded for improvements to the Route 9 corridor at this location through the Massachusetts Opportunity Relocation and Expansion (MORE)

Jobs Capital Program.

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify MassHighway) No

List Local or Federal Permits and Approvals: *Town of Natick* – Site Plan Review, Special Permits and Modification or Prior Decision on Permits; *Federal* – US EPA: NPDES General Permit for Stormwater Discharge from Construction Activities

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

See 301 CMR 11.03 (6)(b)14. As the project will result in the generation of 1,000 or more New average daily trips (adt) on roadways providing access and construction of 150 or more New parking spaces at a single location.

- | | | |
|---------------------------------|---------------------------------------|--|
| <input 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 ¹ <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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> 1 – Not required pursuant to MWPA. Required under local by-law for disturbance of 40,000 sf of land area.
Total site acreage	35.04			
New acres of land altered		0		
Acres of impervious area	16.56	(0.96)	15.6	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	468,000	166,550	634,550	
Number of housing units	0	0	0	
Maximum height (in feet)	48' 3"	4' 1"	54' 4"	
TRANSPORTATION				
Vehicle trips per day	4,160	1,380	5,540	
Parking spaces	1,730	614	2,344	
WATER/WASTEWATER				
Gallons/day (GPD) of water use*	35,098	10,690	45,788	
GPD water withdrawal	0	0	0	

GPD wastewater generation/ treatment	35,098	10,690	45,788
Length of water/sewer mains (in miles)	0	0	0

*Based on 314 CMR 7.15

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

The project consists of the demolition of a one-story, 15,310 square foot (SF) retail building and the construction of a four-story, 170,000 SF office building and an 859-space, five-level (four levels above ground) parking garage at the existing "The MathWorks" campus. MathWorks, Inc. is an internationally recognized, highly successful software company located on Apple Hill Drive and directly abutting Route 9 eastbound on the south side of the Route 9 corridor in Natick.

With the exception of a densely-vegetated buffer at the edges of the existing complex, the project site is primarily built out. The existing site is currently developed with three, four-story office buildings totaling 452,690 square feet (SF); a one story, 15,310 SF retail building; a three-level, 585-space structured parking garage (East Garage); 1,145 surface parking spaces; and, associated landscaping throughout the campus. The original phase of development anticipated the future build out of the site and three (3) detention basins were constructed to treat and manage site-generated stormwater. The existing detention basins are sufficiently-sized to handle the new development (in fact, impervious area will be reduced by 0.96 acres); however, new stormwater facilities will be incorporated into the existing system to improve water quality and control peak runoff rates. To the rear (south) of the project site is a 5.68 acre public open space parcel deeded to the Town of Natick at the time of the original Apple Hill development in the early 1980's.

Other than moving the entire MathWorks facilities elsewhere, which is neither feasible nor desirable, there were no off-site alternatives considered for the expansion of MathWorks, Inc. MathWorks is moving the existing on-site retail component off-site. In fact, following the demolition of the existing on-story retail building off the retail space there will no longer be any retail space remaining on the site. Numerous on site alternative layouts were examined and the Proponent determined the least impact on the environment would include structured parking and reduced impervious area. The new MathWorks office complex will more closely resemble a college campus quad with the buildings surrounding a new central courtyard area, additional sitting areas, more green space and enhanced landscaping. The revised layout will eliminate vehicular passage through the core of the campus and providing for a more pedestrian friendly environment.

In addition to the improved green space and elimination of nearly one acre of impervious area on-site, the major mitigation associated with the project is related to transportation improvements along Route 9. These advances are intended to improve traffic flow on Route 9 and have the attendant effect of reducing cut-through trips on local roadways by motorists hoping to avoid the peak hour congestion on Route 9. The Town of Natick (town) and the Massachusetts Highway Department (MassHighway) have been considering long-term infrastructure improvements along the Route 9 corridor between the Route 27 interchange and the Oak Street signal. Recent advancement in this process has been realized as a result of a series of meetings between the town, MassHighway, Massachusetts Office of Business Development, the Massachusetts Legislative Delegation representing the Town of Natick, and the MathWorks, Inc.

One of the primary reasons for the advancement of the long-term infrastructure improvement initiative is a \$1.3 Million grant provided through the Massachusetts Opportunity Relocation and Expansion (MORE) Jobs Capital Program as part of the proposed expansion at the MathWorks headquarters. Based on certain input from the town, MassHighway has recommended the application of the \$1.3 Million MORE grant as follows.

- \$600,000 for the design of improvements to the Route 9 corridor between Oak Street and Overbrook Drive (in Wellesley);
- \$100,000 for a planning study of the Route 9/Route 27 interchange; and,
- \$600,000 for the design of improvements to the Route 9/Route 27 interchange that are identified in the planning study.

Until the long-term infrastructure improvements described above are constructed, pursuant to input from the Town of Natick, more immediate improvements along the corridor are being considered as part of the MathWorks project. One of the elements of the immediate improvements that was envisioned by MassHighway and MathWorks is the construction of a signalized median-break, to be located near the McDonald's restaurant on the eastbound side of Route 9. This potential signalized U-turn would provide the following local and regional benefits.

- a. Reduce the existing and future cut-through traffic traveling through the Walnut Street/Bacon Street and Wethersfield Road residential neighborhoods, by keeping regional traffic on Route 9;
- b. Provide capacity and safety improvement at the intersection of Route 9/Oak Street;
- c. Provide capacity and safety improvement at the Route 9/Route 27 interchange; and
- d. Provide an alternate means for local businesses, including MathWorks, a more convenient and direct, eastbound-to-westbound U-turn location along Route 9.