

# ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>14000</u>
MEPA Analyst:	<u>Bill Gagne</u>
Phone:	617-626- <u>1025</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: <b>Northwest Park Redevelopment</b>		
Street: <b>Middlesex Turnpike</b>		
Municipality: <b>Burlington</b>	Watershed: <b>Boston Harbor</b>	
Universal Transverse Mercator Coordinates: <b>UTM19 47 06 168 N 3 17 095 E</b>	Latitude: <b>42° 29' 14" N</b> Longitude: <b>71° 13' 28" W</b>	
Estimated commencement date: <b>06/01/2008</b>	Estimated completion date: <b>2017 (full build)</b>	
Approximate cost: <b>\$500 million</b>	Status of project design: <b>10 %complete</b>	
Proponent: <b>Nordblom Company</b>		
Street: <b>15 Third Avenue</b>		
Municipality: <b>Burlington</b>	State: <b>MA</b>	Zip Code: <b>01803</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Lauren Gallagher</b>		
Firm/Agency: <b>Vanasse Hangen Brustlin, Inc.</b>	Street: <b>101 Walnut Street</b>	
Municipality: <b>Watertown</b>	State: <b>MA</b>	Zip Code: <b>02472</b>
Phone: <b>(617) 924-1770</b>	Fax: <b>(617) 924-2286</b>	E-mail: <b>lgallagher@vhb.com</b>

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): No financial assistance or land transfer from an agency of the Commonwealth is anticipated as part of the Project.

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

Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: **Town of Burlington: Order of Conditions from the Conservation Commission; Site Plan Approvals, Planned Development District (PDD) Special Permit Approval from the Planning Board. Federal: NPDES General Permit for Stormwater Discharge from Construction Activities from U.S.EPA.**

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 checked="" type="checkbox"/> Water | <input checked="" 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
<b>LAND</b>				<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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____
Total site acreage	127 acres			
New acres of land altered		126 +/-acres		
Acres of impervious area	79 +/-acres	98 +/-acres	19 +/- acres	
Square feet of new bordering vegetated wetlands alteration		<5,000 s.f.		
Square feet of new other wetland alteration		+420,000 sf floodplain		
Acres of new non-water dependent use of tidelands or waterways		- 0 -		
<b>STRUCTURES</b>				
Gross square footage	1.34 million	±1.94 million	±3.28 million	
Number of housing units	- 0 -	±300	±300	
Maximum height (in feet)	30 - 80 ft.	60 – 150 ft. <sup>1</sup>	60 – 150 ft. <sup>1</sup>	
<b>TRANSPORTATION</b>				
Vehicle trips per day	9,780	20,615	30,395	
Parking spaces	4,830	3,790	8,620	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	±110,000	±260,000	±370,000	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/ treatment	±100,000	±235,000	±335,000	
Length of water/sewer mains (in miles)	1.16/1.04	1.78/0.41	2.94/1.45	

<sup>1</sup> As allowed under local zoning, a one-time exception could be granted by special permit to allow the construction of a single 150-foot tall building.

**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.*)

Nordblom Company (the "Proponent") proposes to redevelop approximately 127 acres of land at Northwest Park in Burlington, Massachusetts (the "Project Site") with a multi-phased redevelopment including an approximately 1.3 million square feet (SF) mixed-use development consisting of retail and office uses and multi-family housing (the "Mixed Use Phase", or Area A) as well as the potential of approximately 1.9 million SF of new and reconfigured office space (the "Office Phase", or Area B). The Project Site is generally bounded by Middlesex Turnpike, Second Avenue, Route 3, and Kendall Road/Sun Microsystems Campus and currently has 1.34 million SF of office space with some commercial uses (e.g., day care facility) set in a sprawling suburban office park. Refer to Figure 1.1 for a site location map and Figure 1.2 for an aerial image illustrating existing site conditions.

The Project has been designed to create a more dynamic, 24/7 urban environment at the office park with a complementary mix of commercial office, retail, restaurants, residential uses, and public/open spaces. Figure 1.3 illustrates the proposed master plan for the Project Site. The building program of the Mixed Use Phase will include approximately 600,000 SF of retail and restaurants, approximately 260,000 SF of office space, up to 300 residential units, a 200-room hotel, and new open spaces. The Office Phase could include up to a maximum of approximately 1.9 million SF of new and/or reconfigured office/commercial space in Area B (per local zoning). Project Site-wide the Project represents a net change of approximately 800,000 SF of additional office space. The Project is proposed as part of a Planned Development District (PDD), which was endorsed by the Town's Planning Board and Selectmen (along with many other town boards) and was overwhelmingly approved at a recent Burlington Town Meeting in January 2007. The Town's and Proponent's common key goal for the area is to transform the outdated office park into a modernized and revitalized into a 21<sup>st</sup> century state-of-the-art mixed use development within a major transportation corridor. Additionally, the Town is currently seeking priority economic development site designation under the Commonwealth's M.G.L. Chapter 43D (Priority Development Sites) program. This designation has been approved by Town Meeting.

The Project will entail removal and reconfiguration of the existing surface parking lots, demolition of several existing commercial/industrial buildings and other related improvements, including enhanced stormwater management facilities, connections and upgrades as needed to available water and sanitary sewer facilities. When completed, approximately 8,700 total parking spaces (3,870 net new spaces) will be located on the

**Project Description (continued)**  
**Environmental Notification Form**  
**Northwest Park Redevelopment - Burlington, Massachusetts**

Project Site in a combination of structured parking, surface parking lots, and on-street parking areas. Per the local zoning, the Project will require a significant amount of open space area (approximately 28 acres total, or 22 percent of the Site), which will be provided in the form of public gathering (i.e., paved plazas), parks, and landscaped/green pervious areas.

The proposed site design contains development within previously disturbed areas and outside the limits of environmentally sensitive areas. The site design aims to reduce environmental impacts as well as mitigate potential impacts to water quality while introducing new economic opportunities in the form of jobs and tax revenue for the community. Potential environmental impacts include Project-generated traffic, wastewater generation, water demand, stormwater runoff, and temporary impacts due to construction. The Project incorporates mitigation elements and/or proposed improvements for each impact area in order to reduce any potential environmental impacts. The Proponent has already committed to a series of mitigation measures as a result of the detailed review of the PDD submission. These mitigation measures were, therefore, adopted as part of the overall zoning by-law governing future development of the Site.

Alternative development programs considered for the Project Site have been discussed and formally presented in the past to the Planning Board and Town Meeting throughout the planning process for the PDD area. Alternatives considered for the purpose of this ENF include a No-Build Alternative, a development allowed as-of-right, and the Preferred Alternative. See Chapter 1, *Project Description & Summary* for a summary of the alternatives analysis.

Structural and non-structural measures will be implemented to mitigate site stormwater runoff and remove a minimum of 80 percent of total suspended solids. During construction activities, erosion and sedimentation control measures will be utilized and a Stormwater Pollution Prevention Plan will be prepared and implemented in accordance with the U.S. Environmental Protection Agency's National Pollutant Discharge Elimination System General Permit along with dust suppression and air quality controls.

The Project will require a Sewer Connection Permit from the Massachusetts Department of Environmental Protection (DEP). The Proponent has met with the Town of Burlington Department of Public Works regarding the proposed new wastewater generated by the Project. The Town has indicated sufficient capacity in the system provided that the appropriate level of mitigation for sewer inflows and infiltration (I/I) is implemented in accordance with the Town's ongoing sewer mitigation program. While some mitigation locations for I/I are known, the Proponent has agreed to provide funding to undertake investigations of the municipal sanitary sewer system to identify additional areas for I/I removal. Additionally, the Proponent is committed to water conservation and will implement the use of water-efficient appliances and fixtures throughout the Project, such as low flush toilets and faucet aerators.

The Project will require an Access Permit from the Massachusetts Highway Department (MassHighway) and is expected to introduce over 25,000 new vehicle trips per day at full build-out. A comprehensive transportation mitigation program has been developed to mitigate potential local impacts with the additional traffic associated with the Mixed Use Phase of the Project (Area A), and to help address existing operational and safety deficiencies where possible. The Proponent will also implement non-physical and site-design improvements including a Transportation Demand Management (TDM) plan. Finally, the Proponent will also fund a Transportation Master Plan for the entire Project Site and Middlesex Turnpike Corridor to address long-term transportation improvements (for cumulative impacts of Area A and Area B as it is developed and to consider other development potential in the region). These commitments were adopted and have been committed to as part of the zoning by-law governing future development of the Site. The Proponent fully expects to provide reasonable off-site roadway improvements to address their impacts on area roadways as the Project advances into the long-term (Area B).