



Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: *14252*
 MEPA Analyst: *Holly Johnson*
 Phone: 617-626-*1623*

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: Reading Woods		
Street: Jacob Way		
Municipality: Reading	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: UTM 19 326890E 4707830N	Latitude: 42° 30' 13" N	Longitude: 71° 06' 25" W (NAD83/WGS84)
Estimated commencement date: 4Q2008	Estimated completion date: 4Q2010	
Approximate cost: \$80,000,000	Status of project design:	25 %complete
Proponent: Jacob Way, LLC c/o National Development		
Street: 2310 Washington Street		
Municipality: Newton Lower Falls	State: MA	Zip Code: 02462
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Doug Vigneau		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02472
Phone: 617-924-1770	Fax: 617-924-2286	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. 12165) 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): A portion of the project (approximately 202 housing units - including 41 affordable housing units - on 10 acres) is proposed in compliance with the Town of Reading Gateway Smart Growth District bylaw approved in conformity with M.G.L. Chapter 40R – Smart Growth Zoning and Housing Production By-law, which provides for Commonwealth funding managed and distributed by the Mass Department of Housing and Community Development. Under the provisions of Chapter 40R, the Town of Reading will receive \$350,000 for the rezoning and is eligible to receive up to an additional \$606,000 as the project is built out.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: **Local:** *Reading Planning Board: Subdivision Plan Approval; Site Plan Approval; Reading Conservation Commission: Order of Conditions;* **Federal:**

U.S. 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):

EIR Threshold - 301 CMR 11.03(6)(a)6. Generation of 3,000 or more New adt on a roadway providing access to 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 <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 <i>(including Legislative Approvals) – Specify:</i> * - BRP-WP-73 Certification
Total site acreage	24.8			
New acres of land altered		1.5		
Acres of impervious area	11.4	2.1	13.5	
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	208,000	292,000	500,000	
Number of housing units	0	356	356	
Maximum height (in feet)	83	7	90	
TRANSPORTATION				
Vehicle trips per day	0 ¹	3,890	3,890	
Parking spaces	669	392	1,061	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	22,250 ²	56,430	78,680	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	15,600 ²	55,930	71,530	
Length of water/sewer mains ³ (in miles)	n/a	n/a	n/a	

¹ No credit is requested for the traffic generated by the former land use.

² Based on File EOE No. 12165 – Single EIR

³ No new off-site water or sewer mains are proposed

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.*)

The project consists of the redevelopment of the 24.8 acre Addison-Wesley Longman (A-W) office/warehouse complex into a mix of residential, senior living and office space. Redevelopment of this underutilized, conveniently located parcel at the Route 128 Exit 38/Route 28 interchange gateway to the community and has long been a priority for the Town of Reading. Reading Woods calls for the construction of 202 apartment units in two buildings (including 41 affordable units) in compliance the Commonwealth's 40R Smart Growth Zoning allowance in Reading's newly established Gateway Smart Growth District; 160 senior independent and assisted living units; 16 townhouses; and, 160,000 SF of Class A office space.

The project site is mostly developed and contains six buildings totaling 208,000 SF (consisting of one, six story building and five, one or two story buildings). Overall site relief is approximately 50 feet from a high point on Jacob Way to a flat area in the southwest corner of the site where a stormwater detention area that appears to have been constructed during the original 1965 site development exists. This basin is characterized elsewhere in previously filed MEPA documents as a "surge pond," which would be described today as a detention basin. Most of the remainder of the project site is developed and landscaped with roadways interconnecting to the parking lots serving the campus buildings.

Several alternatives for redevelopment of the A-W campus have been considered over the years. In developing the Preferred Alternative, close coordination with and in fact, conceptual plan approval of the Town of Reading was sought and obtained. The preferred alternative scheme was overwhelmingly approved by Reading Town meeting members in December 2007. The No-Build Alternative would leave in place the existing conditions at the Project Site. The Project Site would remain a previously developed/disturbed and underutilized office and warehousing development. The No-Build Alternative does not meet the Proponent's development objectives and is not consistent with or address the Town's economic development goals to resurrect the property into productive use. Similarly, a building reuse alternative is not viable as the buildings date back to the 1960's contain asbestos and do not meet today's building codes nor have the potential to be beneficially and/or cost-effectively reused.

In 2000, the former property owners submitted an Expanded ENF (EOEA No. 12165) for a proposed redevelopment program consisting of replacing the existing 208,000+ SF of office and publishing space with

600,000 SF of office space, a 300-room hotel and parking for 2,300+ cars. That project, which would have generated twice as much traffic as the current proposal, was never constructed but is permitted by local zoning.

The current reuse proposal calls for the total redevelopment of the Project Site with approximately 160,000 SF of office space (which results in a net reduction of 48,000 SF of office space from what currently exists); 16 townhouses; 160 senior citizen housing units; and two separate multi-family apartment buildings with 202 units developed pursuant to M.G.L. c. 40R Smart Growth Zoning in Reading's newly established Gateway Smart Growth District. The new project will result in the redevelopment of an underutilized site to enhance the local tax base, provide new housing, help meet the Town of Reading's affordable housing goals, and create office space for this highly visible and accessible property. The redevelopment plan is compatible with surrounding land uses and will result in improved transportation infrastructure and environmental improvements, including new stormwater management facilities.

The Expanded ENF details a series of Mitigation Measures too numerous to fully articulate at this location. Please refer to the individual Chapters of this Expanded ENF and particularly, Chapter 11 – *Mitigation Summary and Proposed Draft Section 61 Findings* for the full suite of mitigation measures proposed for the Reading Woods project.

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:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>2.8</u>	<u>1.5</u>	<u>4.3</u>
Roadways, parking, and other paved areas	<u>8.5</u>	<u>0.6</u>	<u>9.2</u>
Other altered areas (lawn, landscape)	<u>9.1</u>	<u>(0.6)</u>	<u>8.5</u>
Undeveloped areas	<u>4.4</u>	<u>(1.6)</u>	<u>2.8</u>

B. Has any part of the project site been in active agricultural use in the last three years?
 ___ Yes X 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 X 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 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: