

<p><i>For Office Use Only</i> Executive Office of Environmental Affairs MEPA Analyst <i>Aisling Eglinton</i> Phone: 617-626-<i>1024</i></p>

NPC

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: Residences at Acorn Park		EOEA #: 12376R	
Street: Acorn Park Drive			
Municipality: Belmont/Cambridge ¹		Watershed: Boston Harbor/Mystic	
Universal Transverse Mercator Coordinates:		Latitude: 42° 23' 57"N NAD27 Longitude: 71° 09' 21"W NAD27*	
Status of project construction: 0% complete			
Proponent: AP Cambridge Partners II, LLC			
Street: 700 South Henderson Road			
Municipality: King of Prussia		State: PA	Zip Code: 19406
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Julie Vondrak			
Firm/Agency: Epsilon Associates, Inc.		Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard		State: MA	Zip Code: 01754
Phone: (978) 897-7100	Fax: (978) 897-0099	E-mail: jvondrak@epsilonassociates.com	

In 25 words or less, what is the project change?

The project change involves construction of a 299 unit affordable housing complex instead of the previously proposed office or research and development building.

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor:

Was an EIR required? Yes No; if yes,
was a Draft EIR filed? Yes (Date: 3/31/03) No
was a Final EIR filed? Yes (Date: 8/15/03) No
was a Single EIR filed? Yes (Date:) No

¹ Approximately 2.6 acres of the 15.6 acre site is located within Cambridge. Proposed work in Cambridge is limited to grading activities and a possible sewer line connection.
May 2001

Have other NPCs been filed? Yes (Date(s): No

Note: The Town of Belmont filed a third-party NPC for the project change on June 25, 2004 which was not acted upon by MEPA as explained in a letter issued by MEPA on August 18, 2004.

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to "ATTACHMENTS & SIGNATURES" on page 4.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed:

After the filing of the Final EIR, the proponent filed a Notice of Intent with the Belmont Conservation Commission (BCC) for the previously-proposed office/R&D building. The BCC issued an Order of Conditions denying the project. The proponent appealed that Order to the Department of Environmental Protection (DEP), and DEP issued a Superseding Order of Conditions approving the project. A new Notice of Intent will be filed with the BCC for the proposed residential development.

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))
 Yes No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?
 Yes No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? Yes No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	15.6	0	15.6
Acres of land altered	7.0	0.1	7.1
Acres of impervious area	4.4	-0.1	4.3
Square feet of bordering vegetated wetlands alteration	0	0	0
Square feet of other wetland alteration (Bordering Land Subject to Flooding)	8,511 c.f.	10,693 c.f.	19,204 c.f.
Acres of non-water dependent use of tidelands or waterways	0	0	0
STRUCTURES			
Gross square footage	245,000 ²	92,884	337,884
Number of housing units	0	299	299
Maximum height (in feet)	98	-36	62

² Gross square footage (gsf) for occupied building space only; does not include the separate 164,100 gsf three level parking garage.

TRANSPORTATION			
Vehicle trips per day*			
Average weekday daily	2,512	-656	1,856
Weekday morning peak hour	362	-218	144
Weekday evening peak hour	336	-162	174
Parking spaces	793	-331	462
WATER/WASTEWATER			
Gallons/day (GPD) of water use	20,210	5,255	25,465
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	18,375	32,555	50,930 ³
Length of water/sewer mains (in miles)	Not calculated	n/a	1.86 (Belmont alternative) 0.45 (Cambridge alternative)

*The Project's revised traffic study is included as an attachment to this NPC.

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No
2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No
3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No
4. impact on 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 No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No
5. impact upon an Area of Critical Environmental Concern? Yes No

If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

- (a) a brief description of the project as most recently reviewed
- (b) a description of material changes to the project as previously reviewed,
- (c) the significance of the proposed changes, with specific reference to the factors listed

301 CMR 11.10(6), and

(d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

³Title V Regulation: "Any design flow established by the Department pursuant to 310 CMR 15.203(6), shall be based on 200% of average water meter readings in order to assimilate maximum daily flows or on other methods determined to be appropriate by the Department."

(A) Previous Project Description

The previously reviewed project ("Office Project") consisted of a 245,000 gsf, four-story office and/or research and development building and an approximately 164,100 gsf three level parking garage to be located on the 15.6-acre project site in Belmont and Cambridge. The total of the above ground structures would have been approximately 409,000 gsf. Parking for the Office Project was provided in the parking garage, with 658 spaces, 32 parking spaces beneath the building, and surface parking for 103 vehicles, for a total of 793 parking spaces. The Office Project would have generated 2,512 new vehicle trips per day. Site access was proposed from Acorn Park Drive, which connects to Frontage Road and Route 2. The Office Project development was located within the 100-foot buffer zone to bordering vegetated wetland (BVW) resource areas associated with Little Pond and Little River. As previously proposed, the Office Project would have impacted approximately 8,511 cubic feet (cf). of bordering land subject to flooding (BLSF). Floodplain compensation was proposed in accordance with the requirements of the Massachusetts Wetland Protection Act and Regulations (WPA) (M.G.L. ch. 131, s. 40, 310 CMR 10.00) in addition to the Belmont Zoning By-Law which requires compensation at a 1:1.5 ratio. The project proponent committed to place 7.8 acres under a Conservation Restriction (CR) for the purposes of preserving and enhancing open space, passive recreation, wildlife habitat, and wetland functions and values. The Secretary of the Executive Office of Environmental Affairs issued a Certificate on the FEIR on October 2, 2003, finding that the project adequately and properly complied with MEPA.

(B) Project Changes

The revised project ("Housing Project") involves construction of a 299 unit rental residential complex and associated appurtenances and is being developed pursuant to M.G.L Chapter 40B. Five buildings, for a total of 337,884 gsf will contain 20 studio units, 156-one bedroom units, 107-two bedroom units and 16-three bedroom units for the Housing Project. Twenty percent of the units will be maintained as affordable housing in accordance with Chapter 40B. There will be one level of underground parking beneath each of the five buildings totally approximately 87,471 square feet (sf). A total of 462 parking spaces, 250 below ground, and 212 at grade are proposed, a reduction of 331 spaces from the Office Project. The Housing Project will generate 1,856 new vehicle trips per day, 656 trips per day fewer than the Office Project.

With the change from an office to a residential development program, wastewater generation will increase from 18,375 gallons per day (gpd) to 50,930 gpd, an increase of 32,555 gpd. To address sewer surcharge flows during severe storm events, which are an existing problem, a 50,000 gallon subsurface holding tank will be installed on site.

Stormwater will be managed in accordance with the DEP Stormwater Management Policy. Flood storage compensation will comply with the local zoning bylaw standard and will be at a ratio of one-a-one-half provided to one impacted. All stormwater runoff will undergo subsurface treatment, below the proposed parking lot; the previously reviewed project

proposed open detention basins only. One 30,808 cf above-grade compensatory flood storage area (CFSA) constructed in the southeastern corner of the site, which is located both in Belmont and Cambridge. The proposed CFSA will be planted to enhance wildlife habitat. Additionally, one small CFSA (203 cubic feet) will be created within the geoblock emergency vehicle access drive behind Building B. The currently-proposed Housing Project will provide a total of 31,011 c.f. of storage (which is compensation greater than the 1.5:1 impact to mitigation ratio required by the Belmont Zoning Bylaw), 5,127 c.f. more than the previous Office Project.

(C) Significance of changes

11.10 (6) (a): Expansion of the Project. A change in a Project is ordinarily insignificant if it results solely in an increase in square footage, linear footage, height, depth or other relevant measures of the physical dimensions of the Project less than 10% over estimates previously reviewed, provided the increase does not meet or exceed any review thresholds.

The Housing Project will be constructed within a similar limit of work envelope as the previously reviewed Office Project. The proposed residential buildings will total approximately 337,884 gsf, an increase of 92,884 gsf from the Office Project (not including the Office Project's parking garage). Factoring in the Office Project parking garage, the Housing Project is actually 71,216 gsf less in total space than the Office Project.

A lower building height is proposed. The ENF identified a maximum height of 98 feet, whereas the maximum height proposed for the residential building is 62'-4', measured from the parking level to the highest point on the roof, which equals approximately 55 feet above grade; this is a decrease of 36 feet in maximum building height.

11.10 (6) (b): Generation of further impacts, including an increase in release or emission of pollutants or contaminants during or after completion of the project. A change in a Project is ordinarily insignificant if it results solely in an increase in impacts of less than 25% of the level specified in any review threshold, provided that cumulative impacts of the Project do not meet or exceed any review threshold, provided that cumulative impacts of the Project do not meet or exceed any review thresholds that were not previously met or exceeded.

The Housing Project does not meet or exceed any review threshold that were not previously met or exceeded. The Housing Project will result in a decrease of 656 new vehicle trips per day, reducing projected automobile emissions. As documented in the attached Traffic Study, there will be significantly less project-related traffic during both the morning and evening peak hours. The Housing Project also involves a decrease of 331 parking spaces, thus reducing the volume of contaminants from automobiles on the site.

The residential use will result in an increase in water use and wastewater generation. Water withdrawal will increase by 5,255 gallons per day (gpd), and wastewater generation and treatment will increase by 32,555 gpd. Two water/sewer connection routes are being considered for the Housing Project. Alternative A (Belmont) consists of installation of two

new 10-inch water mains and a new 4-inch sewer force main. The force main will be installed within Frontage Road to connect to the Belmont gravity sewer line at the intersection of Garrison Road and Gilmore Road. The Belmont Town sewer system in the adjacent area has adequate capacity to accept the additional flow during ordinary conditions. To alleviate surcharge sewer flows in Belmont that result during severe storms, a 50,000 gallon holding tank will be installed below ground on the project site and will be maintained by the project proponent. Alternative B (Cambridge) consists of installation of one new 6-inch water main and a new 8-inch gravity main tying into the Cambridge collection system in Acorn Park Drive. Alternative B would also include the construction of a holding tank to mitigate against surcharge in the Cambridge system. Both alternatives were fully considered in the EIR for the Office Project.

11.10(6) (c): Change in expected date for Commencement of the Project, Commencement of Construction, completion date for the project, or schedule of work on the Project.

At the time of the filing of the ENF, it was anticipated that construction of the previously-proposed Office Project would commence in 2003. Construction of the Housing Project is anticipated to commence in the fourth quarter of 2007, with an estimated completion date of 18 months from project commencement.

11.10(6)(d): Change of the Project site.

The project site remains the same.

11.10(6)(e): New application for a Permit or New request for Financial Assistance or a Land Transfer.

This project does not require a new application for a permit or a new request for financial assistance or a land transfer.

11.10(6)(f): For a Project with net benefits to environmental quality and resources or public health, any change that prevents or materially delays realization of such benefits.

As with the previously reviewed Office Project, undeveloped areas on the project site will be placed under a Conservation Restriction for the purposes of preserving and enhancing open space, passive recreation, wildlife habitat, and wetland functions and values. During the review of the Office Project, the proponent agreed to place a CR on 7.8 acres of open space; the proponent is currently proposing to place a CR on 7.95 acres, an increase of 0.15 acres.

Previously, the proponent proposed the construction of a walking trail on the CR land and development of a small parking area and information kiosk off Acorn Park Drive, to allow public access to the CR land. During the Zoning Board of Appeals' (ZBA) review of the project's Comprehensive Permit application, concerns were raised about the potential

impact of these proposed improvements on upland and wetland habitats. In the Comprehensive Permit issued by the ZBA, Condition #37 prohibits construction of the trail system, parking lot, and information kiosk. The previously-reviewed Open Space Maintenance Plan drafted for the CR areas will be revised to remove language regarding the trail and parking area construction. The revised Open Space Maintenance Plan will continue to include habitat enhancement measures such as creation of grasslands, invasive species controls, planting of native shrubs and creation of wildlife nesting areas (ie. birdboxes, brush piles). The proponent remains committed to making these improvements.

11.10(6)(g): For a Project involving a lapse of time, changes in the ambient environment or information concerning the ambient environment.

This project does not involve a lapse in time.

(D) Environmental Impacts

The Housing Project has been designed to comply with the performance standards of the Massachusetts Wetland Protection Act and Regulations. No impacts to BVW or Riverfront Area are proposed for the project. Site development will be located within the 100 foot buffer zone to wetland resource areas. As with the Office Project, impacts are limited to alteration of Bordering Land Subject to Flooding (the 100 year flood elevation of 8.2). Approximately 19,204 c.f. of BLSF will be impacted for the Housing Project, an increase of 10,693 c.f. from the Office Project. A 52,694 sf (31,011 cf) compensatory flood storage area (1.63:1 ratio) has been designed to compensate for the loss of flood storage at each incremental flood storage level. Impacts to the 10-year floodplain, presumed significant to wildlife habitat, are below DEP's thresholds (4,485 s.f. or 4 percent of total lower floodplain impacts) and are presumed to have no adverse impact on wildlife habitat

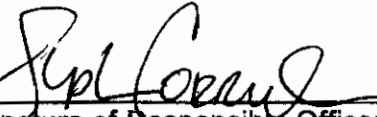
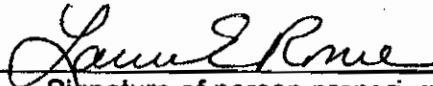
The compensatory flood storage area will be planted with native species to enhance wildlife habitat. The CFSA will be included within the limits of the 7.95 acre CR established for the purposes of preserving and enhancing open space, passive recreation, wildlife habitat, and wetland functions and values.

ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)
6. Traffic Impact and Access Study, March 2007

Signatures:

<p>6/15/07 </p> <p>Date Signature of Responsible Officer or Proponent</p>	<p>6/15/07 </p> <p>Date Signature of person preparing NPC (if different from above)</p>
--	---

<p>Stephen Corridan</p> <p>Name (print or type)</p>	<p>Laura Rome</p> <p>Name (print or type)</p>
---	---

<p>AP Cambridge Partners II, LLC</p> <p>Firm/Agency</p>	<p>Epsilon Associates, Inc.</p> <p>Firm/Agency</p>
---	--

<p>700 South Henderson Road</p> <p>Street</p>	<p>3 Clock Tower Place, Suite 250</p> <p>Street</p>
---	---

<p>King of Prussia, PA 19406</p> <p>Municipality/State/Zip</p>	<p>Maynard, MA 01754</p> <p>Municipality/State/Zip</p>
--	--

<p>401-682-2450</p> <p>Phone</p>	<p>978-897-7100</p> <p>Phone</p>
----------------------------------	----------------------------------