

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.:	13432
MEPA Analyst:	BRIONY ANGUS
Phone: 617-626-	1029

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: Wayside Commons		
Street: 2 Wayside Road		
Municipality: Burlington	Watershed: Shawsheen	
Universal Transverse Mercator Coordinates: 19 319699E 47 06035N	Latitude: 71° 11' 38" W	Longitude: 42° 29' 09" N
Estimated commencement date: Summer '05	Estimated completion date: Summer '06	
Approximate cost: \$10 million	Status of project design: 50	%complete
Proponent: PM Atlantic Burlington, LLC		
Street: 205 Newbury Street		
Municipality: Framingham	State: MA	Zip Code: 01701
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Doug Vigneau		
Firm/Agency: BSC Group, Inc.	Street: 15 Elkins Street	
Municipality: Boston	State: MA	Zip Code: 02127
Phone: 617-896-4519	Fax: 617-896-4302	E-mail: dvigneau@bscgroup.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. _____) 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 301 CMR 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 is not seeking any financial assistance or land transfer from the Commonwealth.

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: Amended Order of Conditions; Special Permit Application for Restaurant Use; Site Plan Approval; Burlington Sewer Allocation Policy

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

301 CMR 11.03 (6)(a) 6. – Generation of 3,000 or more New adt on roadways 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 (amended Order sought) <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: A Construction and Demolition Notice (BWP AQ 06) will be filed with DEP.
Total site acreage	15.95			
New acres of land altered		0.0		
Acres of impervious area	10.9	1.71	12.61	
Square feet of new bordering vegetated wetlands alteration		0.0		
Square feet of new other wetland alteration		0.0		
Acres of new non-water dependent use of tidelands or waterways		0.0		
STRUCTURES				
Gross square footage	207,000	(16,800)	190,200	
Number of housing units	0	0	0	
Maximum height (in feet)	30	0	30	
TRANSPORTATION				
Vehicle trips per day	2,320	8,004	10,324	
Parking spaces	743	37	780	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	15,531	11,089	26,620*	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	15,531	11,089	26,620*	

Length of water/sewer mains (in miles) *no off site water/sewer mains	0	0	0
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*171,200 sf retail @ 50 GPD/1,000 sf = 8,560 gpd plus 516 restaurant seats @ 35 gpd/seat = 18,060 gpd; total 26,620 gpd

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 former 207,000 square foot Raytheon Company office complex in Burlington, Massachusetts with a 190,200 square foot "lifestyle center" consisting of mixed retail and restaurant uses and is to be known as Wayside Commons. The project site is 15.95 acres in size and is located in the southwest quadrant of the Interstate 95/Route 128 and Route 3 intersection in Burlington (Please refer to Section 3 – Locus Figures). The project site is mostly developed consisting of a 207,000 square foot Raytheon Company building with 743 parking spaces. Route 128 abuts the site to the north; to the east is Cambridge Street (Route 3), to the southeast Wayside Road and to the southwest South Bedford Street. The site is currently accessed by six curb cuts along Wayside Road and one curb cut on South Bedford Street. The existing site stormwater management system does not meet current best management practices. The drainage system consists of a small number of interconnected catch basins that discharge into a drainage culvert that traverses the site and discharges directly into a small wetlands pocket located in the eastern portion of the site. The project site is currently served by all necessary municipal and private utilities.

The proposed 190,200 sf lifestyle center is likely to consist of 171,200 sf of retail space and 19,000 sf of restaurant space (this amount of restaurant space is contingent upon local approvals). Wayside Commons will combine the community and closeness of an old time village square with the attraction of upscale urban stores and trendy restaurants. Wayside Commons is designed to encourage foot traffic within its rectangular center and will be landscaped handsomely throughout with trees,

flowers, planters and bricks. The existing Raytheon Office building will be razed and all existing pavement and underground utilities will be removed to make room for new underground utilities and pavement. A Construction and Demolition Notice (BWP AQ 06) will be filed with DEP for demolition of the Raytheon buildings and construction of Wayside Commons and all work will conform to DEP Air Quality control regulations (310 CMR 7.01, 7.09 and 7.10). Measures to control dust, noise and odors will be taken to ensure compliance with DEP AQ Regulations. Asphalt, bricks, concrete and structural metal will be recycled to the maximum extent practicable. The Raytheon Office site is subject to regulation under the Massachusetts Contingency Plan (MCP). Raytheon Technical Services Company, LLC is the entity responsible for site compliance with the MCP and it is anticipated that will be achieved by June 2005.

Alternatives considered include the no-build alternative, lesser and greater build-out scenarios and locating the lifestyle center at another undeveloped location. The presented alternative is the preferred alternative. It does not overwhelm existing infrastructure and its chosen size does enable the project to be developed and maintained in a fiscally responsible manner. The no-build alternative (i.e., abandonment of the site) is not realistic given the infrastructure serving this prime real estate location. For many of the same reasons, the site is ideal for the proposed development. The site is centrally located between four major office complexes: (a) Burlington Woods; (b) Burlington Office Park II; American Landmark Office Complex; and, (d) Lahey Clinic. As a result, the development will provide amenities to thousands of employees and reduce their reliance on vehicular trips to access comfortable dining and fine retail establishments.

The project is providing significant mitigation and improvements to the environment at both the local and state levels as follows:

*Drainage Improvements: The existing site stormwater management system does not meet current regulations or best practices. The proposed stormwater management system is comprised of three major components to mitigate peak rates of runoff and runoff volumes and provide 80% TSS removal.

*Municipal Wastewater Collection System: The Town's Sewer Allocation Policy calling for 10:1 removal rate has more recently been modified to require an 11:1 removal rate. Therefore, given the increase in flow expected from the project of 11,089 gpd above that which is currently generated, the project will remove (or contribute funds to remove) approximately 122,000 gpd of I/I. As a result of the long on-going I/I removal program, the majority of I/I problems in the Town of Burlington's Sewer System have been identified and removed. The Proponent will work with the Town to identify currently appropriate mitigation, be it funding assistance or otherwise.

*Municipal Water System Improvements: A new water service will be connected at three locations to existing water mains, two in Wayside Road and one in Bedford Street. Two connections, a domestic water line and a fire protection line will service all buildings.

*Site Remediation: As a result of the sale of the property Raytheon Technical Services Company, LLC is conducting a timely and comprehensive clean up of the site to meet MCP requirements.

*Transportation Improvements: The proponent is committed to contributing \$500,000 towards the construction of phased traffic improvements along Cambridge Street.

*Proposed Transportation Demand Management Strategies. The project proponent will support and promote strategies to reduce single-occupancy vehicle trips to and from the site. The project proponent will promote all reasonable Transportation Demand Management (TDM) strategies to reduce employee and customer vehicle trips. The TDM measures are designed to help reduce peak hour and daily vehicle trips through the temporal spreading of the peak hour demand, increased vehicle occupancy rates, and shifts in the mode of transportation away from single occupancy vehicles.

*Local Contributions: The Proponent is committed to working with the Burlington Bicycle Committee to create an extension of the bike path along Bedford Street to facilitate a connection from that portion of the town. In addition, bicycling amenities such as bike racks and rest areas will be provided on the project site for users of the bike path on Wayside Road that ultimately connects to the Minutemen Bicycle Path. In addition, the Proponent and the Town of Burlington have entered into a Covenant that

codifies the Proponent's comments to the Town. The Covenant is included in Section 10 of the EENF.

As stated, the site is subject to review under the MCP, redevelopment of this site satisfies the principal goals of the 1998 Brownfields Act in several ways. The project fosters urban redevelopment by reclaiming an underutilized site and it saves green space from development. The Project also satisfies Executive Order #385 – Planning for Growth in Several ways. The project will be supported by existing infrastructure and does not rely on extensions of infrastructure beyond that which presently exists. The project represents a revitalization of an underutilized site rather than construction of new facilities or development of areas with significant value in terms of environmental quality or resources. In support of the Single EIR request, EO #385 calls for streamlining of the regulatory process so as to facilitate economic activity consistent with the policy.

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 No; if yes, specify each threshold:

II. Impacts and Permits - Total site area equals 15.95 acres.

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>3.50</u>	<u>0.36</u>	<u>3.86</u>
Roadways, parking, and other paved areas	<u>7.40</u>	<u>1.35</u>	<u>8.75</u>
Other altered areas (landscaping, lawn)	<u>3.60</u>	<u>(0.68)</u>	<u>2.92</u>
Undeveloped areas (wetland*, trees)	<u>1.45</u>	<u>(1.03)</u>	<u>0.42</u>

*No impacts to wetland resources areas are proposed.

B. Has any part of the project site been in active agricultural use in the last three years?
 Yes 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 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 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 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 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 ; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy: