

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>
EOEA No.: <u>1417.3</u>
MEPA Analyst: <u>Anne Canaday</u>
Phone: 617-626- <u>1035</u>

ENF Environmental Notification Form

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: 43/63 South Avenue Redevelopment		
Street: Middlesex Turnpike		
Municipality: Burlington	Watershed: Shawsheen River	
Universal Transverse Mercator Coordinates: 19317451E 4705518N (NAD 27)	Latitude: 42° 28' 57" N	
	Longitude: 71° 13' 15" W	
Estimated commencement date: Summer 2008	Estimated completion date: 2012	
Approximate cost: \$82 million	Status of project design: 25 %complete	
Proponent: The Gutierrez Company		
Street: Burlington Office Park, One Wall Street		
Municipality: Burlington	State: MA	Zip Code: 01803
Name of Contact Person From Whom Copies of this ENF May Be Obtained:		
Lauren Gallagher		
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: lgallagher@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. _____) 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 of land 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; Building Permit from the Building Department. 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):
 301 CMR 11.03(6)(a)(6): generation of 3,000 or more New ad on roadways providing access to a single location; and 301 CMR 11.03(6)(a)(7): construction of 1,000 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 ² <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
Total site acreage	15.61			
New acres of land altered		±1.4		
Acres of impervious area	11.01	(0.44) ¹	10.57	
Square feet of new bordering vegetated wetlands alteration		- 0 -		
Square feet of new other wetland alteration		1795 sf		
Acres of new non-water dependent use of tidelands or waterways		- 0 -		
STRUCTURES				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit ³ <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: MWRA Industrial Wastewater Sewer Connection Permit (depending on final use)
Gross square footage	225,000	385,000	610,000	
Number of housing units	- 0 -	- 0 -	- 0 -	
Maximum height (in feet)	80	40	120	
TRANSPORTATION				
Vehicle trips per day	2,490	4,530	7,020	
Parking spaces	640	1,540	2,180	
WASTEWATER				
Gallons/day (GPD) of water use	154,000	- 0 -	154,000	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/treatment	140,000	- 0 -	140,000 ³	
Length of water/sewer mains (in miles)	- 0 -	- 0 -	- 0 - ⁴	

1 - The amount of impervious surface decreases as a result of the Project because the buildings will be more efficient and a large portion of the parking will be in structures. Additionally, a more significant landscape area around the buildings will be provided.

2 - An existing detention basin will be relocated. This detention basin is characterized as Land Subject to Flooding and Inundation per the Town of Burlington Bylaw.

3 - The Project will require an amended permit only for wastewater generation due to the change in use from high intensity industrial use to office. The proposed uses are projected to be less water intensive and, therefore, will generate less wastewater. The Project has been intentionally designed so that the wastewater flows do not exceed what is allowed under the existing permit.

4 - Service laterals only.

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 Gutierrez Company (the "Proponent") proposes to redevelop an approximately 16-acre parcel located at 43/63 South Avenue (Middlesex Turnpike) in Burlington, Massachusetts (the "Project Site"). The Project Site is generally bounded by Route 3 to the west, Second Avenue to the north, South Avenue to the east, and an auxiliary parking lot to the south. The Site can be accessed via Route 128 to Middlesex Turnpike. It is currently comprised of three (3) vacant, out-dated and obsolete office/light industrial buildings totaling approximately 225,000 gross square feet (SF) and surface parking for approximately 640 vehicles. Please refer to Figure 1.1 for a site location map and Figure 1.2 for existing site conditions.

The proposed redevelopment is part of a Planned Development District (PDD), which was endorsed by the Town's Planning Board, PDD Planning Subcommittee, Board of Health, Land Use Committee, and the Board of Selectmen and was overwhelmingly approved at Burlington Town Meeting in September 2007. The redevelopment calls for the replacement of the three existing buildings with a total of approximately 610,000 GSF of Class A office, research and development (R&D) and/or bio-tech/life sciences space in two buildings; 10,000 SF of retail space; and a 250-seat restaurant (the "Project"). Approximately 2,180 parking spaces will be provided where a majority of the parking supply will be structured parking (approximately 1,700 spaces). The remaining approximately 480 spaces will be provided in surface lots resulting in a net reduction of 160 surface parking spaces. In accordance with the PDD rezoning, the Project will result in a significant amount of open space area (approximately 5.6 acres total, or 35 percent of the Site), which will be provided in the form of landscaped and green pervious areas.

Alternative development programs such as all retail uses were considered and have been discussed in the past with the Planning Board Subcommittee throughout the planning process for the PDD area (residential uses are not allowed because of contamination). Alternatives considered in this EENF include a No-Build Alternative, a Retail Alternative and the Preferred Alternative with revised building orientation in consideration of EEA's Greenhouse Gas Emissions Policy.

Project Description (continued)
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43/63 South Avenue Redevelopment - Burlington, Massachusetts

This revised Preferred Alternative building layout contemplates three buildings whereby two of the buildings are rotated in an east-west orientation and a third located in a north-south rotation. This configuration takes advantage of the natural lighting of a longer south-facing building elevation and could result in a reduction of estimated greenhouse gas emissions (Chapter 4b, *Air Quality – Greenhouse Gas Emissions Analysis*). Refer to Chapter 2, *Alternatives Analysis* for descriptions of alternatives to the Project and a comparative analysis of environmental impacts.

The Project will require a Highway Access Permit from the Massachusetts Highway Department and, based on a preliminary Traffic Impact and Access Study, which is summarized in Chapter 3, *Transportation*. Additionally, a Local Order of Conditions is required from the Burlington Conservation Commission due to work within in locally-regulated resources areas (Chapter 5, *Wetlands and Drainage*). An amended DEP/MWRA Sewer Connection Permit is required for the Project because the use will change from mostly industrial to primarily office and R&D/bio-tech uses (Chapter, 6, *Water and Wastewater*).

The proposed site design contains development within mostly 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 and remediate contaminated land while introducing new economic opportunities in the form of jobs and tax revenue for the community. Potential environmental impacts include stormwater runoff, Project-generated traffic, 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 (Chapter 9, *Mitigation*). The Proponent has already committed to a series of mitigation measures as a result of the detailed review of the PDD submission, including upgrades to stormwater management facilities, a comprehensive transportation improvement package, an impervious surface limit of 65 percent of the Site at full-build, LEED-equivalent, or high performance, buildings and monetary contributions for Town infrastructure improvements and studies.