

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13465
MEPA Analyst:	Bill Gage
Phone: 617-626-	1025

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: Fairfield Green at Dedham		
Street: 250 Elm Street		
Municipality: Dedham	Watershed: Charles River	
Universal Transverse Mercator Coordinates: 19320396 E 4677313 N	Latitude: 42° 13' 39" N	Longitude: 71° 10' 35" E
Estimated commencement date: Spring 2006	Estimated completion date: Summer 2007	
Approximate cost: \$28,000,000	Status of project design: 10% complete	
Proponent: FF Dedham Acquisition, LLC		
Street: 1424 Post Road		
Municipality: Fairfield	State: CT	Zip Code: 06430
Name of Contact Person From Whom Copies of this ENF May Be Obtained: John J. Shipe, Jr., P.E., Senior Project Manager		
Firm/Agency: Rizzo Associates, Inc.	Street: One Grant Street	
Municipality: Framingham	State: MA	Zip Code: 01701-9005
Phone: (508) 903-2366	Fax: (508) 903-2001	E-mail: jshipe@rizzo.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. **12398**) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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): **None**

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

List Local or Federal Permits and Approvals: **Dedham Zoning Board of Appeals – Comprehensive Permit, U.S. EPA - NPDES Construction General Permit**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.09):

- | | | |
|---------------------------------|---------------------------------------|--|
| <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 type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Traffic Signal Permit (Re-phasing of Existing Signal)
Total site acreage	9.5			
New acres of land altered		0		
Acres of impervious area	1.96	3.99	5.95	
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	0	375,500 Bldgs 117,600 Garage	375,500 Bldgs 117,600 Garage	
Number of housing units	0	285	285	
Maximum height (in feet)	0	54'±	54'±	
TRANSPORTATION				
Vehicle trips per day	0	1,864	1,864	
Parking spaces	0	500	500	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	57,541	57,541	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	52,310	52,310	
Length of water/sewer mains (in miles)	0.21	0.0	0.21	

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

A response from the Division of Fisheries and Wildlife-Natural Heritage and Endangered Species Program is included in Appendix C.

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Places 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

A response from the Massachusetts Historical Commission is included in Appendix C.

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.)

(a) FF Dedham Acquisition LLC is proposing the development of Fairfield Green at Dedham, a rental apartment community on an approximate 9.5-acre parcel on Elm Street in Dedham, Massachusetts. The site is located in the south central portion of Dedham, abutting the Westwood town line and is approximately 1.2 miles from downtown Dedham. The proposed project is being reviewed by the Dedham Zoning Board of Appeals through the Comprehensive Permit process [Massachusetts General Laws (MGL), Chapter 40B] and will include 285 units of both market-rate and affordable housing.

The proposed apartment community consists of two four-story individual apartment buildings containing 285 units. The units will range in size from an average of 800 square feet (sf) for a one-bedroom unit, 1,250 sf for a two-bedroom unit, and 1,375 sf for a three-bedroom unit. Fairfield Green at Dedham qualifies as assisted "low or moderate income housing" within the meaning of MGL Chapter 40B, Section 20 and will provide 72 units (25%) which will be maintained as low or moderate income housing as required by the New England Fund program. The site will have garage parking plus outdoor spaces. Approximately 500 parking spaces will be provided (285 garage spaces/215 surface spaces). The project will also include an outdoor pool and a clubhouse that will house the business office, a conference room for use by residents, an aerobic health facility, and a common gathering area for residents.

Access to the project is proposed via an entrance on Elm Street. There will be a secondary means of emergency access only on Rustcraft Road. The second entrance will be gated and only available for Dedham Police, Fire, and Emergency Medical Services.

Water consumption for the project is estimated at 57,541 gallons per day (gpd). Service will be provided by the Dedham-Westwood Water District municipal water system through a connection at Elm Street. The project is expected to generate approximately 52,310 gpd of wastewater. Wastewater will be discharged to the Dedham municipal wastewater system which eventually discharges to the Deer Island Wastewater Treatment Plant in Boston.

Between 1955 and 2001, the site was occupied by a 133,000 sf manufacturing building and associated parking. In 2001, approvals for a three-story office building (Dedham Technology Center), parking,

and utility systems were issued by the Dedham Planning Board, Dedham Zoning Board, Dedham Conservation Commission and the Executive Office of Environmental Affairs - Massachusetts Environmental Policy Act Office (EOEA # 12398). As documented in the Attached Traffic Impact and Access Study (TIAS) (Appendix D), the previously proposed office building presented 43 percent higher weekday morning peak-hour traffic generation and 28 percent higher weekday evening peak-hour traffic generation than the currently proposed residential project.

Following the approvals of the Dedham Technology Center, the manufacturing building and associated parking were demolished. Remnants of the building and parking area occupy the site today in addition to a small equipment shed. The ground surface consists of bituminous concrete parking areas and gravel, where previous buildings were removed. Some grassy areas exist around the perimeter of the site and an overgrown brush area exists in the northeast corner of the site. There are several piles of fill (asphalt, organic material, boulders, and concrete footings) on the site from prior building demolition operations.

(b) On-site alternatives included various configurations of the buildings and parking, however, the extent of development on the parcel is approximately the same under all alternative layouts.

(c) The following mitigation measures are proposed to minimize and mitigate the project's traffic related impacts:

Site Driveways

The Elm Street site driveway has been designed to be 24 feet wide to accommodate both entering and exiting vehicles. The site driveway has also been designed to prohibit exiting vehicles from turning left to deter site traffic from traveling through the residential neighborhoods on Rustcraft Road and East Street. Signage will be added to the Elm Street site driveway to prohibit left turns onto Elm Street. The site driveway will be placed under STOP-sign control. Vegetation planted along the site frontage is proposed to be set back so that sight distance is not obstructed.

A gated emergency access only driveway will be located on Rustcraft Road. This driveway has been designed to easily accommodate emergency vehicles.

Providence Highway at Elm Street

Signal timing modifications are proposed at this intersection to accommodate project-related traffic. Capacity analysis conducted under 2009 Build conditions that included the signal modifications results in Level of Service (LOS) C and LOS D during the respective weekday morning and evening peak hours with the addition of project traffic.

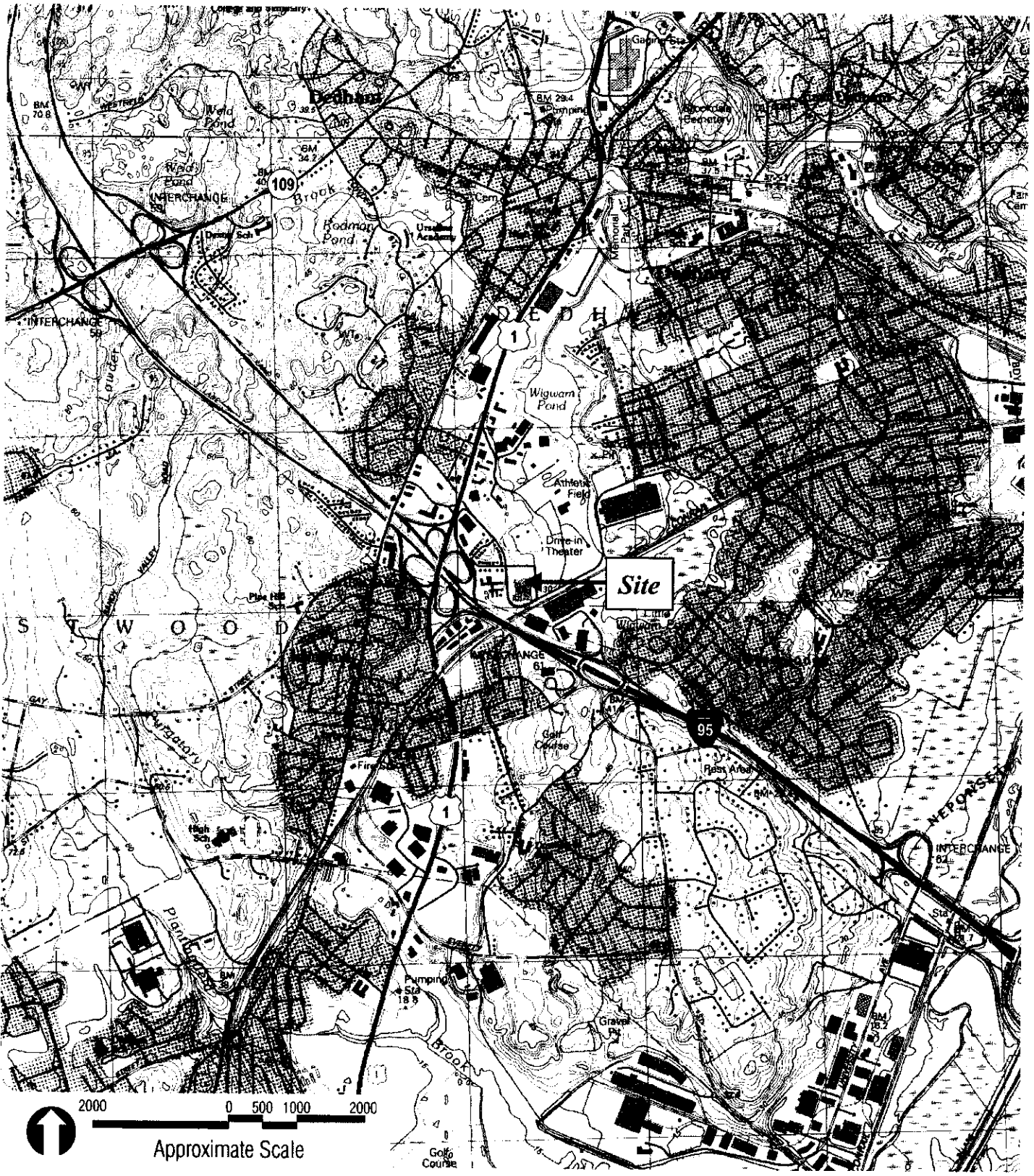
Transportation Demand Management

The following Transportation Demand Management (TDM) measures will be implemented to reduce project-related vehicle trips and peak hour traffic demands in the study area:

Encourage the use of public transportation by posting public transportation schedules in a centralized location for the project residents.

Provide for the sale of Massachusetts Bay Transportation Authority (MBTA) passes on site at the management office to further encourage transit use.

Work with the Town of Dedham and the MBTA to review options to improve pedestrian access between the site and the Dedham Corporate Center MBTA station located adjacent to the project site.



2000 0 500 1000 2000

Approximate Scale

Elm Street
Dedham, Massachusetts



RIZZO
ASSOCIATES
A TETRA TECH COMPANY

Base Map: MA USGS
Topographic Maps from CD

Site Location Map

Figure 1