

# ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13826</u>
MEPA Analyst:	<u>Bill Gage</u>
Phone:	<u>617-626-1025</u>

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: <b>Westwood Station</b>		
Street: <b>University Avenue</b>		
Municipality: <b>Westwood</b>	Watershed: <b>Boston Harbor</b>	
Universal Transverse Mercator Coordinates:	Latitude: <b>42° 12' 26"</b> Longitude: <b>71° 9' 5"</b>	
Estimated commencement date: <b>3/01/07</b>	Estimated completion date: <b>12/15/2008</b>	
Approximate cost: <b>\$1.5 billion dollars</b>	Status of project design: <b>10</b> % complete	
Proponent: <b>Cabot, Cabot and Forbes</b>		
Street: <b>125 Summer Street, Suite 1800</b>		
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02210</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Carolyn Sweeney</b>		
Firm/Agency: <b>Rizzo Associates</b>	Street: <b>One Grant Street</b>	
Municipality: <b>Framingham</b>	State: <b>MA</b>	Zip Code: <b>01701-9005</b>
Phone: <b>508-903-2378</b>	Fax: <b>508-903 2001</b>	E-mail: <b>csweeney@rizzo.com</b>

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. **10927, 10424, 10236, 10108, 7402**)  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):

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

List Local or Federal Permits and Approvals: **Westwood Conservation Commission-Order of Conditions, Westwood Planning Board-Special Permit, Environmental Impact and Design Review and Subdivision Approval, Westwood Zoning Board of Appeals – Special Permit, DEP Sewer Connection Permit or Groundwater Discharge Permit, and U.S. EPA NPDES Construction General Permit.**

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

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species          | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input checked="" type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation             |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air                   | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input checked="" 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
<b>LAND</b>				<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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	141 acres			
New acres of land altered		19.6		
Acres of impervious area	80.3	19.6	99.9	
Square feet of new bordering vegetated wetlands alteration		1,800		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	1,576,500	3,003,500	4,580,000	
Number of housing units	0	1000	1000	
Maximum height (in feet)	70 feet	50 feet	120 Max.	
<b>TRANSPORTATION</b>				
Vehicle trips per day	20,400	25,999	46,399	
Parking spaces	2,500	8,374	10,874	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use (average day)	42,080	253,920	296,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment (average day)	33,635	203,365	237,000	
Length of water/sewer mains (in miles)	2.0/2.0	1.5/1.0	3.5/3.0	

**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

According to the Natural Heritage and Endangered Species Program's database, the project site is located near Priority Habitat Polygon 857 and Estimated Habitat Polygon 226. The project site is not located within any rare species habitat and will have no impact on rare species (see Appendix C). Correspondence from the U.S. Fish and Wildlife Service is also included in Appendix C.

**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

Correspondence 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: Fowl Meadow and Ponkapoag Bog)  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.*)

Cabot, Cabot and Forbes (CCF) proposes to redevelop a significant portion of the University Avenue Business Park into a mixed use development composed of residential, retail, hotel, office and public uses. Westwood Station is located approximately 12 miles southwest of Boston in the Town of Westwood. The project will serve as a model for large mixed use projects in Massachusetts that embrace transit-oriented growth and sustainable development principles. The process of developing this project has considered the latest designs and technologies for conserving energy, protecting the environment, promoting multi-modal use, sharing parking facilities and creating opportunities for people to live, shop, work and recreate within a well-planned community. Many of these features have been incorporated into the design. Public outreach was conducted over the last year in an effort to engage public officials, local and state agencies, local stakeholders, interest groups and the general public in helping to develop the project and understanding the benefits of the project. The establishment of a Mixed Use Overlay Zoning District (MUOD) for large mixed use development projects, such as Westwood Station, sent a strong message that the Town of Westwood supports a smart growth approach to planning and redevelopment within the University Avenue area.

The project site consists of 141 acres of land bisected by University Avenue between Blue Hill Drive and Canton Street near the intersection of Route 128/Route 95 in the Town of Westwood. The University Avenue MBTA Station, and its 2500 vehicle parking facility, located adjacent to Route 128/95, provides a direct transit link to South Station in Downtown Boston. The adjacent land uses to the project include residential neighborhoods to the west (Town of Westwood), Route 128/95 to the north (Town of Dedham), commercial/industrial uses to the south (Town of Norwood) and the MBTA/Amtrak rail corridor and Neponset River along the eastern boundary (Town of Canton). The site consists of 15 separate lots totaling 134 acres. The remaining seven acres consist of the internal roadway network. Thirteen of the lots are occupied with one and two-story commercial/industrial buildings and two lots at each end of the site are essentially undeveloped.

The total build out for Westwood Station is currently programmed at 4.58 million square feet (sf) of mixed use development. Table 1 summarizes the planned land uses.

**Table 1 Westwood Station Development Program**

<b>Land Use</b>	<b>Phase I (square feet)</b>	<b>Phase II (square feet)</b>	<b>Total Development (square feet)</b>
Retail and Restaurants	1,250,000	0	1,250,000
Office	320,000	1,330,000	1,650,000
Residential	600,000 (450 units)	650,000 (550 units)	1,250,000 (1,000 units)
Hotel	400,000 (450 keys)	0	400,000 (450 keys)
Public Safety and Community Space	30,000	0	30,000
<b>Totals</b>	<b>2,600,000</b>	<b>1,980,000</b>	<b>4,580,000</b>

Phase I development will include a mix of retail, housing, office and hotel to be built in proximity to the MBTA Station.

#### ***Project Alternatives***

Four project alternatives have been analyzed, including the No-Build option.

- **Alternative 1 (No Build)** would see no changes within the current business park, with the maximum build out limited to existing buildings and parking.
- **Alternative 2 (Industrial Zoning)** would build out the site under existing zoning. This would allow approximately 3.5 million square feet of primarily office and industrial uses by right (Floor Area Ratio (FAR) 0.6) and as much as 5.8 million square feet of office and industrial uses by Special Permit (FAR 1.0).
- **Alternative 3 (Master Plan/University Avenue)** would consist of approximately 5.8 million square feet of mixed retail, residential and office uses (FAR 1.0) planned around University Avenue. This alternative includes perimeter roads through the eastern and western portions of the Master Plan area.
- **Alternative 4 (Master Plan/New Main Street)** would consist of 4.58 million square feet of mixed use development planned around a new Main Street oriented toward the train station. This alternative includes a new road network that is transit oriented and pedestrian friendly.