

ENF

**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: **13071**
MEPA Analyst: **Nick ZAVOLAS**
Phone: 617-626-**1030**

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: Green Street Development and Route 117 Connector		
Street: Green Street		
Municipality: Waltham	Watershed: Stony Brook	
Universal Transverse Mercator Coordinates: 19313408E, 4692667N	Latitude: 42 22' 25.80N	Longitude: 71 16' 12.93W
Estimated commencement date: January 2004	Estimated completion date: January 2008	
Approximate cost: \$55 million	Status of project design: 10	%complete
Proponent: Sam Park and Company		
Street: Three Center Plaza Suite 410		
Municipality: Boston	State: MA	Zip Code: 02081
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Amy Green		
Firm/Agency: Rizzo Associates	Street: One Grant Street	
Municipality: Framingham	State: MA	Zip Code: 01701-9005
Phone: 508-903-2409	Fax: 508-903-2001	E-mail: agreen@rizzo.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes (Phase II) 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. **8263**) **MassHighway's Hobbs Brook and Stony Brook Watersheds Highway Improvement Project** 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): **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 **Section 401 Permit, Section 404 Permit, NPDES Construction Permit, MassHighway Access Permit, MA Wetlands Protection Act Order of Conditions, MGL C 40 S 54A, Sewer Connection (state and local); local zoning permits**

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 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 Phase I/Phase II	Total Phase I/Phase II	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" 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: C 40 Sec 504A
Total site acreage	9.4 ¹			
New acres of land altered		1.07/3.31 ²		
Acres of impervious area	0.13	3.49/4.95 ³	3.62/5.08	
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	2,200	277,800/637,800	280,000/640,000	
Number of housing units	0	0	0	
Maximum height (in feet)	22	108	108	
TRANSPORTATION				
Vehicle trips per day	200	2,725/5,320	2,925/5,520	
Parking spaces	10	923/2123	933/2133	
WASTEWATER				
Gallons/day (GPD) of water use	130	27,870/61,870	28,000/62,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	120	20,880/47,880	21,000/48,000	
Length of water/sewer mains (in miles)	0	0.23	0.23	

- Approximately 0.64 acres of the 9.4 acres 40 Green Street site would be conveyed to the City of Waltham in Phase I, resulting in a final lot size of 8.76 acres.
- Roadway work will yield an additional net increase of 1.67 acres of new altered land area in Phase I, and 0.20

- additional acres in Phase II.
3. Roadway work will yield an additional net increase of 0.96 acres of new impervious area in Phase I, and 0.98 additional acres in Phase II.

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 actions considered have two components. Sam Park and Company (SPC) is proposing phased construction of approximately 640,000 sf of office space at 40 Green Street in Waltham, Massachusetts. In addition, improvements are proposed for the City of Waltham, which improves safety and capacity, to the Route I-95/Route 20 interchange by new construction and improvements including a connector between the Route 20 rotary and Route 117. These improvements will provide a significant regional benefit, as over 10,000 vehicle trips per day will be removed from residential streets.

The project site totals approximately 9.4 acres in a developed industrial area of Waltham. The site is currently used as an auto salvage and gravel operation. A total of 640,000 square feet (sf) of office space is proposed in two buildings. The first building (Phase I) will initially be approximately 280,000 sf, with a later expansion in Phase II of 90,000 sf. The second building (Phase II) will be approximately 270,000 sf. Both buildings will be eight stories. A total of approximately 2,133 parking spaces will be provided under the buildings and in a parking garage. Two Water Quality Basins are proposed.

The project also incorporates improvements sought by the City of Waltham to the Route I-95/Route 20 interchange and a Route 117 Connector. The Route I-95/Route 20 interchange is a high accident location. These improvements, are intended to alleviate current operational and safety deficiencies and significantly improve conditions in residential areas east of Route I-95. The improvements will also provide regional benefit to the corridor, as well as serving the 40 Green Street development. Phase I roadway improvements include providing a direct roadway connection between Route 117

and the Route I-95/Route 20 interchange (Route 117 Connector Road), installation of a traffic signal at the intersection of Route 117 and the proposed Route 117 Connector Road, and installation of a traffic signal at the junction of Route 20 eastbound with the Route 20 rotary and the Route I-95 southbound on-ramp. This roadway work will include a separate Water Quality Basin and stormwater management. Also included in the Phase I improvements program are minor geometric and signal improvements at the intersection of Route 20 and Stow Street. Phase II roadway improvements include the construction of a new bridge over Route I-95 to complete a two-way connection between the Route I-95/Route 20 interchange and Route 117. Traffic signals will be installed on either end of the proposed bridge, at Route 20 westbound/Route 20 rotary and at the Route 117 Connector Road.

SPC is also committed to providing additional mitigation to the Cambridge Water Department (CWD), including a study of the watershed above the outfall known as WA-17 and providing additional water quality monitoring equipment at the U.S. Geological Survey (USGS) gauging station currently located at this outfall. These measures have been discussed with the CWD and the Cambridge Water Board.

SPC has coordinated the proposed project with involved state and local agencies. The *Traffic Impact Study and Functional Design Report* has been reviewed by the City of Waltham (preliminary versions have been reviewed by MassHighway). In addition, Edwards and Kelcey prepared a Long-Range Improvement Evaluation memorandum at the request of MassHighway to evaluate how the currently proposed roadway improvements might affect potential long-range solutions at the Route I-95/Route 20 interchange area. The Director of Transportation for the City and the City of Waltham Traffic Commission both endorsed the recommendations of the report at a public meeting.

Coordination has also occurred with the Cambridge Water Department (CWD), the Cambridge Water Board (CWB) and Waltham Director of Public Works to review drainage and stormwater management concepts. This is especially important as CWD sees the area upstream of the project area as one of the most densely developed areas in their watershed, and an area where addressing water quality issues is a priority. These meetings have resulted in a commitment by SPC to provide additional mitigation. In addition, meetings have been held with the Waltham Director of Public Works to review water and wastewater needs. Discussions have also been initiated with the Weston Department of Public Works and Board of Selectman to review the project elements with them.

SPC will continue to work with the City of Waltham, Town of Weston, CWD/CWB and MassHighway as the project moves forward, particularly with regard to advancing the City of Waltham's efforts to improve the Route I-95/Route 20 interchange. Public hearings will also be held as the project moves through the local permitting process and the MassHighway design approval process.