

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.: *13374*
 MEPA Analyst: *Rick Bourré*
 Phone: 617-626-*1130*

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: Avalon at Lexington Square		
Street: Metropolitan parkway North(A DCR roadway under construction) off Concord Avenue		
Municipality: Lexington/Waltham	Watershed: Charles River Watershed	
Universal Tranverse Mercator Coordinates: 4697300 317955	Latitude: 42 24' 24" Longitude: 71 12' 44"	
Estimated commencement date :February 2005	Estimated completion date: September. 2006	
Approximate cost: \$75 Million	Status of project design: 70 %complete	
Proponent : AvalonBay Communities, Inc.		
Street: 1250 Hancock Street Ste 804N		
Municipality: Quincy	State: MA	Zip Code: 02169
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David N. Kelly PE		
Firm/Agency: Kelly Engineering Group, Inc.	Street: 40 Pearl Street	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781 843 4333	Fax: 781 843 0028	E-mail: dkelly@kellyengineeringgroup.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): The project will be constructed on 22.5 acres to be transferred by the Massachusetts Division of Capital Asset Management (DCAM).

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

List Local or Federal Permits and Approvals:

SEE ATTACHMENT 5

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

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input 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"/> Superseding 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> * SEE ATTACHMENT 5
Total site acreage	22.5			
New acres of land altered		0		
Acres of impervious area	8.81 +/-	2.50	11.31 +/-	
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				SEE ATTACHMENT 1
Gross square footage	641,200	-43,600	597,600	
Number of housing units	0	387	387	
Maximum height (in feet)	60'+/-	0'	60'+/-	SEE ATTACHMENT 2
TRANSPORTATION				
Vehicle trips per day	0	+2,798****	2,798	
Parking spaces	205 +/-*	615+/-	820+/-	
WATER/WASTEWATER				SEE ATTACHMENT 2
Gallons/day (GPD) of water use	0	83,490***	83,490	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	75,900+/-**	75,900+/-	
Length of water/sewer mains (in miles)	0	0	0	

*There are existing paved areas on the site that were previously used for parking though the striping is no longer visible. The number noted is determined by laying out a parking scenario on the existing conditions plan.

**** Based on 314 CMR 7.00**

*****Using the typical factor of 1.1 times the sewage flow.**

****** A portion of the trips (approximately 322) will be from the golf course and will travel to Trapelo road in Waltham via Metropolitan Parkway South. These trips are included in this ENF at the request of MEPA**

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 SEE ATTACHMENT 3) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify SEE ATTACHMENT 3) 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 Avalon at Lexington Square development is the culmination of a nearly 15 year process involving multiple state and local officials and agencies and other interested parties, including special authorizing legislation adopted by the Legislature in 1996(Chapter 309 of the Acts of 1996, as amended), a detailed Re-Use Plan [Metropolitan State Hospital Reuse Plan (dated June 30th, 1994) with First Amendment (dated September 5th, 1995), and Second Amendment (dated May 22, 2002)] and a successful rezoning effort that has been successfully concluded in the Town of Lexington. The project consists of a 387 apartment mixed-income residential development, proposed on a 22.5 acre portion of the former 340 acre Metropolitan State Hospital site, located on Metroplitan Parkway North a new DCR roadway to be constructed off Concord Avenue in Lexington, MA. The site is currently developed consisting of a number of buildings totaling approximately 641,000 square feet and paved parking areas. The proposed residential development received a Town Meeting Approved zoning change (May 2004) and a special permit was unanimously approved by the Town of Lexington Zoning Board of Appeals (October 2004) . DHCD has approved the Local Initiative Program (LIP) for the proposed development which was sponsored by the town of Lexington Board of Selectmen and will bring much needed affordable housing to the community.

The proposed development has been designed to fit within the character of this unique site. The existing symmetrical layout of the site will be maintained in the proposed development and approximately 35% of the existing buildings will be restored and renovated to accommodate the

residential use. The development has been limited to the existing disturbed areas of the site and grading has been designed to conform to the existing slopes thereby reducing the impact on existing vegetation and the project site has been oriented to maximize the use and appearance of open space by providing parking garages where possible and by creating efficient site circulation and a pedestrian friendly environment.

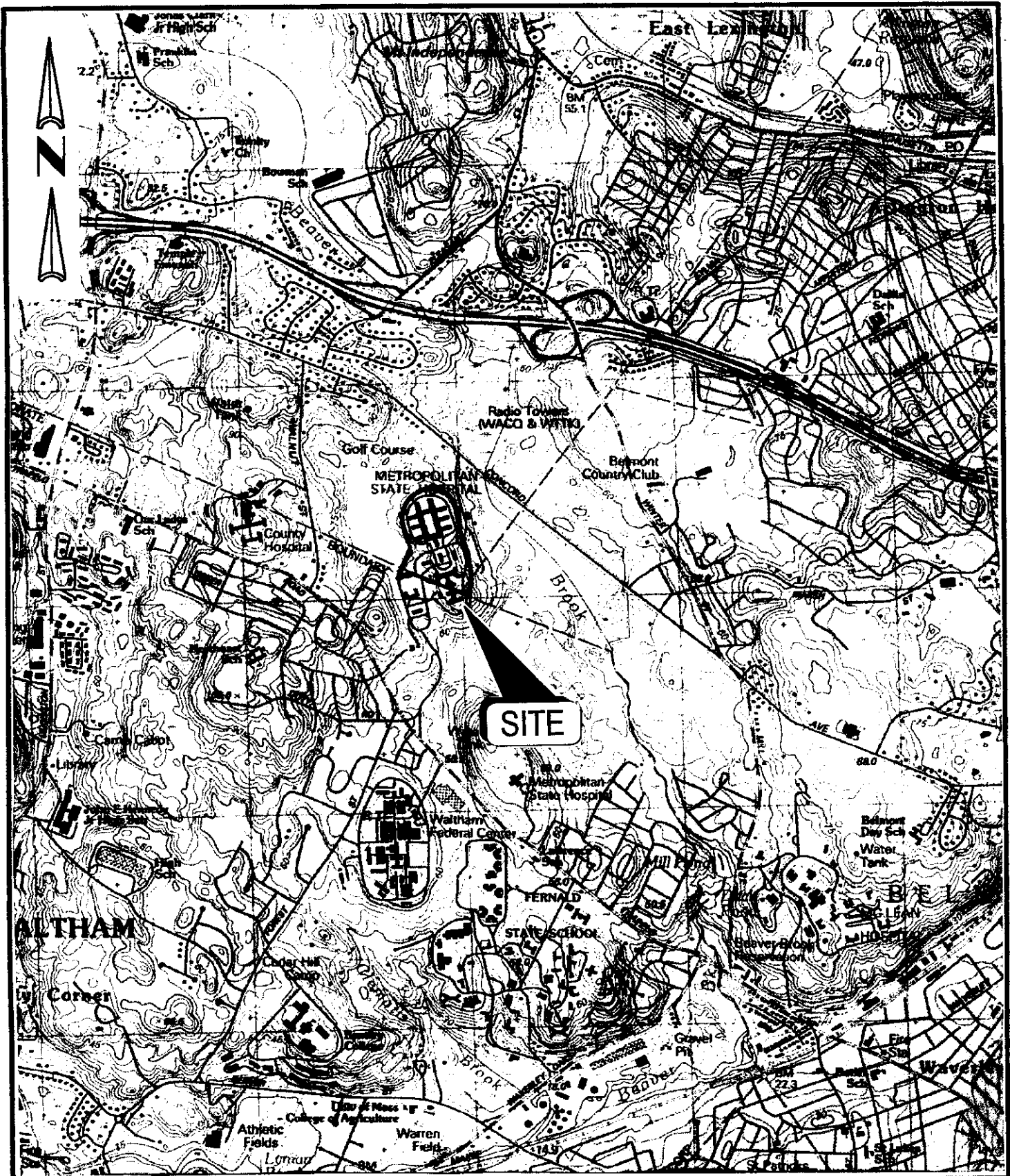
The proposed residential development generates substantially less traffic volume than the previous Metropolitan State Hospital use. Additional traffic volume details can be found in the Traffic Impact and Access Study and in Attachment 1. For completeness the traffic study includes an analysis of the potential nine hole golf course proposed for the Waltham portion of the Metropolitan State Site. As agreed to in the Reuse Plan, the City of Waltham currently plans to develop a nine-hole public golf course; however, at this time, it is unclear whether or not the golf course will be constructed. The golf course if constructed will comprise the total remaining development potential of the parcel since the remaining site will be owned and operated by DCR. If the golf course is not constructed, the Waltham parcel reverts back to the care and control of the Commonwealth, through DCR and will remain permanently preserved as open space.

The proposed residential project will include TDM measures that will reduce impacts to surrounding roadways. These measures will include providing funding in perpetuity to the Lexpress bus system and providing a commuter shuttle service to the Alewife MBTA station. The project proponent has also committed to a payment of \$250,000 for offsite intersection improvements, a payment of \$200,000 to assist with school transportation costs, improving the intersection of Metropolitan Parkway North and Concord Avenue and the installation of a connecting sidewalk on Concord Avenue.

The site fully complies with DEP's Stormwater Best Management Practices, will reduce the impact of stormwater runoff to the nearby wetlands resource areas and has secured approvals of both the Lexington and Waltham Conservation Commissions.

The redevelopment proposal is consistent with the Memorandum of Agreement signed in 1997 by the Massachusetts Historical Commission, The Division of Capital Planning and Operation (now DCAM) and the Metropolitan District Commission (now DCR) and the towns of Lexington, Belmont and Waltham. Of all the development proposals that were considered as finalists by DCAM the current proposal preserves the greatest percentage of the existing buildings (approximately 35%) and maintains the symmetrical layout of the existing site.

Avalon at Lexington Square contributes to smart growth and addresses several principles of sustainability promoted by the Office for Commonwealth Development. Specifically, the project: (a) involves the redevelopment and reuse of an existing site; (b) preserves over 300 acres of the 340 acre site as open space; (c) is the outcome of a 15+ year community-based process involving the Commonwealth, Lexington, Waltham, Belmont, and the developer; (d) concentrates development in a previously developed area; (e) expands multi-family and mixed-income housing opportunities in an area well served by transportation and with access to employment; and (f) uses existing utility infrastructure (sewer, water) and (g) provides access to public transportation options, including the local Lexpress bus service and a commuter shuttle to the Alewife MBTA station.



SCALE; 1" = 2083' ±

DATE 06/28/05

**AVALON at
LEXINGTON SQUARE
LEXINGTON, MA.**

LOCATION PLAN

SOURCE: USGS

KELLY ENGINEERING GROUP, INC.
CIVIL ENGINEERING CONSULTANTS



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