

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 13081
 MEPA Analyst: Bill Gage
 Phone: 617-626-1025

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: Archstone Reading		
Street: 40-42 & 70 West Street		
Municipality: Reading	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: 15447394.53 Northing; 1067906.45 Easting	Latitude: 42° 30' 36" Longitude: 71° 7' 22"	
Estimated commencement date: July 2004	Estimated completion date: December 2005	
Approximate cost: \$36 million	Status of project design: 10 %complete	
Proponent: Archstone-Smith Operating Trust		
Street: 49 Waltham Street, 2 nd Floor		
Municipality: Lexington	State: MA	Zip Code: 02421
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert J. Ingram, Ph.D.		
Firm/Agency: Daylor Consulting Group	Street: 10 Forbes Road	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781-884-2530	Fax: 781-849-0096	E-mail: ringram@daylor.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): N/A

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

List Local or Federal Permits and Approvals: U.S. EPA – NPDES SWPP General Permit; Reading Zoning Board of Appeals - Chapter 40B - Comprehensive Permit approved on April 17, 2003 (see **Attachment 1**); Reading Conservation Commission – Order of Resource Area Delineation issued September 16, 2002 (see **Attachment 2**) and Notice of Intent to be submitted.

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 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 <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 Indirect 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:
Total site acreage	11.55			
New acres of land altered		11.55		
Acres of impervious area	1.39	3.66	5.05	
Square feet of new bordering vegetated wetlands alteration		918		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				
Gross square footage	33,129	50,646	83,775	
Number of housing units	5	199	204	
Maximum height (in feet)	35	16	51	
TRANSPORTATION				
Vehicle trips per day	0*	1,356	1,356	
Parking spaces	25	345	370	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	1,200	46,958	48,158	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	500	43,280	43,780	
Length of water/sewer mains (in miles)	0	0	0	

*Note: Does not include existing farm stand use.

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.)

Proposed Project:

The proposed Archstone Reading Development consists of eleven buildings comprising a total of 204 apartment units and a community center on an approximately 11.55 acres site known as Spence Farm (the "Project") (see Plan 2 – Preliminary Site Layout). The units are broken down as follows: three 4-story buildings at 44 units each, two 3-story walk-up buildings at 24 units each, one 3-story building with 12 units, and four Townhouses with 3 units each. Parking will be provided at an approximately 1.8 ratio with 370 parking spaces for the entire development. This preferred alternative creates approximately 3.66 acres of additional impervious area, allowing approximately 56.3% of the Site to remain as open space and landscaped areas, while ensuring that the Town's wetland setback requirements are met to the maximum extent practicable. Additional vehicle trips generated by the Project are estimated at 1,356. The townhouses along West Street will serve to preserve the original architectural streetscape as shown in Plan. The overall Project was designed to provide a transition from the residential area along the eastern portion of the Site to I-93, which is the westerly boundary. Therefore, the lower three story buildings are placed at the eastern portion of the Site and the 4-story buildings are located along I-93. To further minimize impacts to the residential abutters, roofed parking areas are designed along the perimeter to decrease headlights projecting towards the existing neighborhood.

Project Alternatives:

Several alternatives have been evaluated for the Project site as described below:

Initial Project – The initial project consisted of 232 units with seven buildings and 416 parking spaces. With this alternative there would be 2 buildings with 24 units each, 2 buildings with 44 units each, and 3 buildings with 32 units each. This alternative creates 5.26 acres of additional impervious area, totaling to 6.65 acres or 57.6% impervious area, and generates 1,524 vehicle trips per day. After extensive review with the Reading ZBA and Conservation Commission, this alternative was modified to preserve the architectural streetscape along West Street by removing parking, maintaining appropriate setbacks from wetlands, and providing a more transitional

design as explained above.

As-of-Right Zoning Alternative – The Site is zoned for Single Family (S-20) development, which would allow for approximately 22 single-family lots to be created.

Mitigation Measures:

The Proposed Project’s impacts will be limited to wetland and transportation impacts, for which mitigation will be provided as discussed below:

Wetlands - Approximately 918 s.f. of the wetlands on the southern portion of the Site will be impacted mostly due to the grading required for the driveway along I-93. The Proponent proposes to mitigate this alteration at a 1:1 ratio and provide 918 s.f. of replicated wetland area at the northerly wetland as shown on Plan 3 – Preliminary Grading & Drainage Plan.

Transportation - As provided in detail in Attachment 3 – Traffic Impact and Access Study, the Project is estimated to generate approximately 1,356 new vehicle trips per day. These estimates are conservatively high, based upon observed empirical traffic characteristics for comparable Archstone-operated apartment facilities in Massachusetts. Furthermore, traffic delays due to the Project are generally minimal when compared to 2007 No-Build conditions. The Town of Reading is currently evaluating potential corridor improvements along West Street, including signalization at key intersections. The Proponent has been working with the Town to ensure consistency with these improvements. Consistent with the Approved Comprehensive Permit dated April 17, 2003 (see Attachment 1), the access design will include a right-in/right-out driveway opposite Louanis Drive (eliminating the impacts associated with left-turns) and a full-access signalized driveway opposite South Street. The Proponent is committed to signalizing the primary site driveway opposite South Street, thereby advancing the Town’s improvement plans for this section of West Street. Implementation of the signal and associated geometric improvements will be designed for consistency with planned improvements along West Street corridor and will provide adequate capacity to serve the site.

Proposed access improvements at South Street address the incremental impact of the proposed development. With these access improvements in place, safe access and egress for the residential development can be provided and the development can be operated with minimal impact on the surrounding road and transportation system. The Proponent also commits to granting easements or transfer title to provide sufficient right-of-way along their frontage so as not to preclude future additional widening of West Street (by others) that may be required to address future operating needs along West Street, independent of the Project.