

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: **13084**  
 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: The Ridge		
Street: Lexington Street		
Municipality: Waltham	Watershed: Charles River	
Universal Transverse Mercator Coordinates: UTM 19 315965E 4697161N	Latitude: 42.4069°N Longitude: 71.2364°W	
Estimated commencement date: Fall 2003	Estimated completion date: Fall 2005	
Approximate cost: \$20 million	Status of project design: 75 %complete	
Proponent: Lincoln Property Company SW, Inc.		
Street: 101 Arch Street, Suite 1600		
Municipality: Boston	State: MA	Zip Code: 02110
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Galeeb Kachra		
Firm/Agency: VHB	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02472
Phone: 617-924-1770 x1242	Fax: 617-924-2286	E-mail: gkachra@vhb.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 does not entail any land transfer from any state agency. The Project is an affordable housing development, pursuant to MGL Chapter 40B, and is eligible to receive a subsidy under the New England Fund of the Federal Home Loan Bank of Boston.

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

List Local or Federal Permits and Approvals: **Federal:** NPDES General Permit for Construction Activities (Environmental Protection Agency). **City of Waltham:** Comprehensive Permit pursuant to MGL c. 40B (Zoning Board of Appeals); Order of Conditions pursuant to Massachusetts Wetlands Protection Act (Conservation Commission); Water/Sewer Connection Permits, Curb-cut Permit (DPW/Engineering Dept.).

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	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 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>  <u>Site Approval from the Massachusetts Housing Finance Agency.</u>
Total site acreage	23.1*			
New acres of land altered		14.4*		
Acres of impervious area	0.5*	8.0*	8.5*	
Square feet of new bordering vegetated wetlands alteration		- 0 -		
Square feet of new other wetland alteration		8,825 (BLSF)		
Acres of new non-water dependent use of tidelands or waterways		- 0 -		
<b>STRUCTURES</b>				
Gross square footage (rentable area)	0	250,000±	250,000±	
Number of housing units	0	264	264	
Maximum height (in feet)	0	47 ft.	47 ft.	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	1,720	1,720	
Parking spaces	0	544	544	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	48,200	48,200	
GPD water withdrawal	0	48,200	48,200	
GPD wastewater generation/ treatment	0	43,800	43,800	
Length of water/sewer mains (in miles)	0	0.7/ 0.5 (Onsite service lines only)	0.7/ 0.5	

\* Total of the Ridge at Waltham parcel (22.0 acres) and adjacent Roma Gardens parcel (1.1 acres). Combined acreage is included for land alteration/impervious area calculation because, in order to minimize impacts to wetlands and the Riverfront Area associated with Chester Brook, the site access drive will be constructed on the Roma Gardens parcel via an access easement/land swap.

**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.*)

Lincoln Property Company proposes to construct The Ridge, a 264-unit residential community with an approximately 3,000 square foot reception and recreation facility (club house) with a pool, approximately 473 parking spaces, and associated ancillary utilities. A minimum of 25 percent of the units shall be affordable housing in keeping with the provisions of MGL Chapter 40B, and the Project is eligible to receive a Comprehensive Permit.

The project site is a 22-acre undeveloped parcel located west of Lexington Street and south of Trapelo Road in Waltham, Massachusetts. Figure 1 shows the site location. The property is wooded with moderate (10 to 20 percent) slopes and a 30-foot high, steeply sloping exposed rock face in the southwest corner of the site. Residential properties, including an apartment complex and single-family homes, are located north and west of the site. A mix of retail and residential properties, including the Wal-Lex shopping center and apartments, are located to the east and south. Figure 2 illustrates the existing conditions in the site vicinity.

The east boundary of the site has approximately 740 linear feet of frontage on Lexington Street. The entire site frontage on Lexington Street contains wetlands consisting of Chester Brook, Bordering Vegetated Wetland (BVW), and Bordering Land Subject to Flooding (BLSF). Further, the site is completely surrounded by existing development to the north, south, and west, thus preventing access from any other public way. The Proponent has diligently explored alternative site access configurations in order to avoid or minimize impacts to these wetlands. The initial site access design proposed a drive across Chester Brook and through the narrowest width of the associated BVW to minimize impacts. As the design of the Project progressed, the Proponent reached an agreement with the owners of the adjacent Roma Gardens apartments (a 3-story, 28-unit apartment complex located directly south of the property's frontage on Lexington Street) to create a land swap and an access easement through that property to enable an alternative access configuration that avoids a new crossing of Chester Brook and also avoids filling/direct alteration of BVW. The Proponent will widen and reconfigure the Roma Gardens existing driveway to create a shared driveway for both properties, and also will reconstruct the Roma Gardens parking area. This proposed site access alternative, shown on Figure 3 (Proposed Conditions) and in detail on Figure 4 (Wetland Resource Areas), best minimizes impacts to wetlands. The Project will provide compensatory flood storage (approximately 13,099 cubic feet) in accordance with the performance standards of the Massachusetts Wetlands Protection Act to mitigate the approximately 8,825 square feet of BLSF to be altered by paving/grading activities. The construction of retaining walls on both sides of the site drive adjacent to the wetland resource areas also will limit the required amount of grading. The Waltham Conservation Commission issued an Order of Conditions on December 28, 2000.

(CONTINUED ON NEXT PAGE)

**Environmental Notification Form**  
**Project Description (continued)**  
**The Ridge – Waltham, Massachusetts**

No alternatives have been actively considered besides the No-Build Alternative and the Preferred Alternative as described herein. However, the originally proposed 301-unit building program has been reduced to 264 units. After extensive local review, the Proponent has obtained a Comprehensive Permit from the Waltham Zoning Board of Appeals.

The Proponent also has committed to design and implement a traffic signal interconnect and coordination system along Lexington Street including the existing traffic signals at Lake Street, the Wal-Lex Shopping Center, Trapelo Road, and the proposed new signal at the entrance to the proposed development in accordance with the conditions stated in the Comprehensive Permit. The Project also includes restoration of wildlife habitat within the Riverfront Area.