

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 13103
 MEPA Analyst: Deirdre Buckley
 Phone: 617-626-1044

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: Natick Promenade		
Street: 1398 Worcester Road (Route 9)		
Municipality: Natick, MA	Watershed: Concord	
Universal Transverse Mercator Coordinates: x: 302,935.64 y: 4,685,626.51	Latitude: 42.297928 Longitude: 71.390655	
Estimated commencement date: 2 nd Quarter 2004	Estimated completion date: 2 nd Quarter 2005	
Approximate cost: \$8 million	Status of project design: 25 %complete	
Proponent: Baker Natick Promenade, LLC		
Street: 209 Royal Tern Road North, Suite 100		
Municipality: Ponte Vedra	State: FL	Zip Code: 32082
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert J. Ingram, Project Manager		
Firm/Agency: Daylor Consulting Group, Inc.	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))	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
a Special Review Procedure? (see 301 CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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): **Not Applicable**

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

List Local or Federal Permits and Approvals: **(1) Natick Planning Board – Special Permit/Site Plan Review; (2) Natick Conservation Commission – Order of Conditions; (3) U.S. EPA – NPDES Construction Stormwater Discharge General Permit**

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 Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Mass DEP, Division of Air Quality Control – Notice of Commencement of Demolition & Construction
Total site acreage	6.74 _±	None	6.74 _±	
New acres of land altered		None		
Acres of impervious area	6.1 _±	-0.7	5.4 _±	
Square feet of new bordering vegetated wetlands alteration		Less than 150 s.f.		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
STRUCTURES				
Gross square footage	29,500 _± ¹	+35,500 _±	65,000 _±	
Number of housing units	0	0	0	
Maximum height (in feet)	40	-	40	
TRANSPORTATION				
Vehicle trips per day	920	3,988 ²	4,908 ²	
Parking spaces	574	-245	329	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	5,083 ³	-1,833	3,250 ³	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	5,083 ³	-1,833	3,250 ³	
Length of water/sewer mains (in miles)	0	0	0	

¹Includes 23,850_± sf Loews Theatre Building which will be demolished to allow 58,420_± s.f. new construction

²Unadjusted ITE trip generation rates

³Based on estimated flows using 310 CMR 15.203 Title V

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.*)

Baker Natick Promenade, LLC ("Proponent") proposes the redevelopment of an existing commercial/retail use located at 1398 Worcester Road (on the eastbound side of Route 9) in the Town of Natick. The approximately 6.74+ acre developed site ("Project Site") abuts Route 9 to the north, existing buildings along Mercer Road to the south, a commercial building to the west, and the Firestone/Dunkin Donuts building and Crowne Plaza Hotel to the east. The Natick Mall is located on the north side of Route 9 to the northeast, and Shopper's World in Framingham is to the northwest.

The Project Site is comprised of two lots presently occupied by two existing structures: a Loews Theatre (23,850+ s.f.) and a Lenscrafters (5,650+ s.f.) store. The Proponent proposes to demolish the Loews Theatre building and construct the Natick Promenade, a new 58,420+ s.f. commercial/retail building ("Proposed Project"). The LensCrafters building will remain in place and in operation during the construction. As part of the proposed site redevelopment, the Proponent will also reconstruct the existing parking area and loading facilities; construct an improved stormwater collection system; improve vehicular access to the site and within the site boundaries; and complete additional improvements to site landscaping and open space use.

A portion of the on-site work, including new building construction and parking area improvements, will occur within the 100-foot buffer zone to the bordering vegetated wetlands off-site to the south. As part of stormwater management improvements, the existing stormwater discharge pipes on the edge of the wetland will be replaced, resulting in the temporary alteration of less than 150 s.f. of bordering vegetated wetlands. These activities require filing a Notice of Intent to the Natick Conservation Commission.

Project Description (continued)

Site access is presently available from: (1) a signalized intersection on Route 9 serving Loews Theatre and the Shopper's World access road; (2) an unsignalized driveway serving Lenscrafters with single right-turn in and right-turn out providing access to Route 9 eastbound; and (3) an unsignalized intersection at the rear of the Loews Theatre providing access to Mercer Road at the adjacent retail development. The Proposed Project will reduce the number of access points by eliminating the single right-turn in driveway to Lenscrafters.

The new 58,420+ s.f. development will contain space for two commercial/retail establishments ranging in size from 24,000+ s.f. to 34,000+ s.f. A total of 329 parking spaces are proposed to meet the demand for parking and comply with zoning requirements. This number of parking spaces is 245 spaces less than presently existing on the Project Site. Alternatives for building configuration on the site are limited by the existing buildings, and such alternatives would result in similar environmental and traffic impacts from the Proposed Project. Under the No Build Alternative, the Project Site would remain occupied by the existing structures, and proposed transportation, stormwater management, and landscaping improvements that are part of the Proposed Project would not occur.

The Proposed Project is subject to a mandatory EIR pursuant to Section 11.03(6)(a)(6) of the MEPA regulations because it generates 3,000 or more new daily vehicle trips and an Access Permit will be required from the Massachusetts Highway Department ("MHD") for access to Route 9. To address the transportation impacts of the Proposed Project, McMahan Associates, the Proponent's transportation engineers, completed a traffic impact study (see Volume II – Traffic Impact Study, available by request). The following mitigation is proposed to address the incremental Project-related traffic impacts:

- Reconfigure the signalized site access onto Route 9 as follows:
 - Construct an eastbound channelized right-turn lane into the Project Site;
 - Construct a second westbound left-turn lane into the Project Site;
 - Restripe the northbound exiting approach to include an exclusive left-turn lane and a shared left/right-turn lane; and
 - Modify the signal phasing to include split signal timing for the north and south approaches.
- Consolidate the Lenscrafters driveways into a single right-in/right-out driveway located at the northeast corner of the Lenscrafters parcel.
- Provide all-way stop control at the rear access to Mercer Road and the adjacent commercial property to the west.
- Design and implement an optimized traffic signal coordination plan that will enhance future traffic operations for the five coordinated intersections along the Route 9 corridor.