

ENF

**Environmental
 Notification Form**

For Office Use Only
 Executive Office of Environmental Affairs
 EOE No.: 13649
 MEPA Analyst: ANNE CANADAY
 Phone: 617-626-1035

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: New Main Street Development		
Street: 133 Middlesex Avenue		
Municipality: Somerville	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: UTM 19 4695492N 328736E	Latitude: 42° 23' 40" N	Longitude: 71° 04' 50" W
Estimated commencement date: March, 2008	Estimated completion date: March, 2014	
Approximate cost: \$110 Million	Status of project design: 40 % complete	
Proponent: Federal Realty Investment Trust		
Street: 1626 East Jefferson Street		
Municipality: Rockville	State: MD	Zip Code: 20852
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Felipe Schwarz		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street, PO Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: fschwarz@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 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): It is not anticipated that the Project will involve any financial assistance/land transfer from a state agency.

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

List Local or Federal Permits and Approvals: **Local:** Special Permit with Site Plan Review-A by Somerville Planning Board; Order of Conditions by Somerville Conservation Commission. **Federal:** NPDES General Permit for Stormwater Discharge from Construction Activities.

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 checked="" 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 checked="" 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	± 5.7 ac			
New acres of land altered		- 0 -		
Acres of impervious area	± 5.5 ac	(-0.1) ac	± 5.4 ac	
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		± 2.34 ac		
STRUCTURES				
Gross square footage	- 0 -	±368,000	±368,000	
Number of housing units	- 0 -	±239 units	±239 units	
Maximum height (in feet)	- 0 -	±90 feet	±90 feet	
TRANSPORTATION				
Vehicle trips per day	- 0 -	±3,755	±3,755	
Parking spaces	±581	(-57)	±524	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	- 0 -	± 55,000 GPD	± 55,000 GPD	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/treatment	- 0 -	± 50,000 GPD	± 50,000 GPD	
Length of water/sewer mains (in miles)	0.13 mi. water/ 0-mi. sewer	- 0 -	0.13 mi. water/0-mi. sewer ⁺	

⁺To connect to the sewer main to be constructed by IKEA.

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.*)

Federal Realty Investment Trust (the “Proponent”) proposes to construct the New Main Street Development (the “Project”) on approximately 5.7-acres of land in the northern portion of the Assembly Square area of Somerville, Massachusetts. The project site is bounded by the Mystic River to the north, the property owned by IKEA Inc. to the east, Foley Street to the south, and the existing Assembly Square Mall to the west. The project site has been previously altered and is currently occupied by an underutilized paved parking lot. The site has direct access to Foley Street (a local roadway) and has a connection to the Middlesex Fells Parkway (Route 28) via an existing access drive. See Figure 1 for a project site location map, Figure 2 for a site context aerial image, and Figure 3 for an existing conditions site plan.

The Project involves development of a mix of office, residential, and retail uses in four new buildings containing approximately 368,000 square feet (SF) of total gross floor area along with accessory underground, interior, and surface parking. A new subdivision of land creates four (4) new development parcels (lots 6, 7, 8, and 9)—each of which will be the site for one of the proposed new buildings—as well as three (3) right-of-way parcels (lots B-2, 4 and 5) allowing for construction of Waterfront Access Drive along the Mystic River and the westerly side of the New Main Street roadway (the easterly side of the New Main Street right-of-way will be dedicated or conveyed by the owner of the adjacent IKEA parcel [EOEA #12672]). The Proponent will dedicate or convey the street right-of-way parcels to the City of Somerville in the future.

The Project is designed to create a new pedestrian-friendly, traditional “main street” lined with the four, separate mixed-use buildings consisting of approximately 42,000 SF of ground floor retail, approximately 60,000 SF of office space, and approximately 239 residential units. The Project involves removal and reconfiguring of the existing surface parking lots on the site. When completed, approximately 524 total parking spaces (and 5 loading spaces) will be located on the project site in a combination of underground garages beneath the new buildings, spaces inside the buildings, and surface parking areas. There will be a net decrease of 57 parking spaces over the existing spaces on the project site. The proposed parking supply is consistent with the City of Somerville’s parking requirements and plans for the Assembly Square district. Figure 4 presents the proposed conditions site plan.

The Project will have an overall construction period of approximately 72 months total where, per an agreement with the City, the Proponent will phase the construction to as many as four phases (per building) in 18-month cycles. Additionally, construction of the first 300,000 square feet (excluding parking) will be built out by the sixth anniversary of the ninetieth day after the initial construction start date.

Introducing a new residential use into the Assembly Square area contributes to the long-planned goal of creating a mixed-use community. The Project will utilize an urban streetscape design theme and provide improved accessibility to the Mystic River waterfront, consistent with City of Somerville planning goals for the Assembly

(continued on next page)

Square area. The site design minimizes environmental impacts by locating development on previously paved and/or otherwise disturbed land.

Alternative development programs considered for the project site have been discussed and formally presented in the past throughout the planning process for the Assembly Square District as well as during the Special Permit review process presented to the Planning Board. Several alternatives considered include a No-Build Alternative (either with re-tenanting of the adjacent Assembly Square Mall or without), an alternative development program for a mixed-use development, and a development program allowable as-of-right under zoning. The No-Build Alternative was considered non-viable and, therefore, was dismissed as an option for the subject parcel since it would leave in place the present site conditions—an underutilized parking lot (even with re-tenanting of the Mall). Although the No-Build Alternative would not result in any new impacts, it would also eliminate the Preferred Alternative’s environmental and community benefits, particularly with respect to transportation enhancements, improved water quality through implementation of new drainage facilities, new housing choices, and new retail opportunities. Lastly, the City of Somerville would forgo the creation of jobs and potential property tax revenues from the unrealized development potential of the project site.

Generally, environmental impacts associated with the Mixed-Use Alternative and the As-of-Right Alternative are expected to be more significant than the Preferred Alternative with additional traffic, additional impervious surface area and therefore higher rates of stormwater runoff, and a greater demand on water supply and a higher generation of wastewater. Furthermore, these alternatives are not consistent with the urban design goals aimed at creating a vibrant, pedestrian-friendly development.

The Project has been designed to create a more dynamic urban environment at Assembly Square. The proposed site design contains development within previously disturbed areas and outside the limits of environmentally sensitive areas. The site design aims to reduce environmental impacts as well as mitigate potential impacts to water quality while introducing new economic opportunities in the form of jobs and tax revenue for the community. Potential environmental impacts include project-generated traffic, stormwater runoff, water/wastewater, and temporary impacts due to construction.

The Project incorporates mitigation elements and/or proposed improvements for each impact area in order to reduce any potential environmental impacts. Traffic mitigation will include a transportation improvement plan to ensure that traffic will be dispersed safely and efficiently from the surrounding roadway system. The improvement plan includes the construction of Waterfront Access Drive connecting Route 28 to New Main Street and thereby providing access to the development and the waterfront, and the addition of an exclusive eastbound right-turn lane from Assembly Square Mall at its intersection with Foley Street and Assembly Square Drive (Sturtevant Street). In addition to street improvements, the Proponent has committed to contribute funding to the City of Somerville to be used towards a study to develop alternative transportation (a new Orange Line Station within Assembly Square), additional funding for the design of pedestrian walkways and potential circulation improvements within and/or affecting the Assembly Square area, and the implementation of a transportation demand management plan with components especially designed for the mixed-use development. The Project will connect to the adjacent Mall’s storm drainage system, as modified under the recent site work associated with the Mall re-tenanting. Structural and non-structural measures will be implemented to mitigate site stormwater runoff and remove 80 percent of total suspended solids. During construction activities, a Stormwater Pollution Prevention Plan will be prepared and implemented in accordance with the EPA’s National Pollutant Discharge Elimination System General Permit along with dust suppression and air quality controls.