



**Commonwealth of
Massachusetts**
Executive Office of Environmental
Affairs ■ MEPA Office

Environmental

Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No	12894
MEPA Analyst	Dorinda Buckley
Phone: 617-626-	1044

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 Arcade at Downtown Framingham		
Street: 101-175 Concord Street		
Municipality: Framingham, MA	Watershed: Concord & Sudbury	
Universal Transverse Mercator Coordinates: E 300769.143 N 4683419.151 Zone: 19	Latitude: 42.27947	Longitude: -71.416123
Estimated commencement date: 9/1/03	Estimated completion date: 1/1/06	
Approximate cost: \$50 million	Status of project design: 5%complete	
Proponent: Framingham Acquisition, LLC		
Street: 220 Boylston Street, Suite 307		
Municipality: Chestnut Hill	State: MA	Zip Code: 02467-2077
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Michael J. Dryden		
Firm/Agency: Beals and Thomas, Inc.	Street: 144 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772-2104
Phone: 508-366-0560	Fax: 508-366-4391	E-mail: mdryden@btiweb.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): No land transfers will occur as a result of this project. Financial assistance is being sought from various sources at this time, however none has been solidified.

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

List Local or Federal Permits and Approvals: Framingham Site Plan Approval; Framingham Demolition Delay; Town of Framingham Public Access Way Permit; DEP Sewer Connection Extension 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 checked="" 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"/> Superceding 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 (including Legislative Approvals) – Specify: Massachusetts Historic Commission Memorandum of Agreement and Air Quality Construction/Demolition Notification
Total site acreage	3.7			
New acres of land altered		0		
Acres of impervious area	3.5±	-0.5±	3.0±	
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				
Gross square footage	99,000±	221,000±	310,000±	
Number of housing units	4	+246	250	
Maximum height (in feet)	43±	+25	68±	
TRANSPORTATION				
Vehicle trips per day	3,044	762	3,806	
Parking spaces	200±	315±	515±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	8,400±	55,200±	63,600±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	8,400±	55,200±	63,600±	
Length of water/sewer mains (in miles)	0	0	0	

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 *The project involves State Register properties located within the Concord Square Historic District, centered on Park, Concord, and Kendall Streets and Union Ave. The Amsden, Arcade, Mullaney, and Prindiville buildings are listed in the State Register of Historic Places.*) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes (Specify *The rear portions of the buildings will be demolished and the Concord Street facades retained and rehabilitated.*) 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.)

Project Site

The proposed plan involves the redevelopment of the historic Amsden, Arcade, Mullaney and Prindiville buildings at 101-175 Concord Street in Downtown Framingham. The subject property is a 3.7-acre site in downtown Framingham; bounded to the west by Concord Street, to the north by Frederick Street and to the south by Kendall Street. The proposed project is located in the Downtown Economic Opportunity Area (EOA) within the Town of Framingham, which is a member community of the Ashland-Framingham-Hudson-Marlborough-Northborough Economic Target Area (ETA). The site is proximate to the Framingham Town Offices, Library, Police Station, and the MBTA Commuter Rail Station.

The existing buildings contain a mixture of retail, commercial and residential space, including restaurants, lawyers and doctors' offices, and small-businesses. The two-story Arcade Building has an interior commercial corridor known as the "Arcade" that provides pedestrian access from the parking area at the rear of the building to the front of the stores along Concord Street. The architectural features of building façades are consistent with other buildings in the downtown area. The four buildings are listed on the State and National Registers of Historic Places and have been features of the downtown area since the early 20th century. A paved parking lot that accommodates approximately 200 cars in the rear of the building is accessed off of Frederick and Kendall Streets and supplements on-street, metered-parking along Concord Street.

Project Proposal

The proposed project entails numerous building and site changes including: the rehabilitation of the building facades, the demolition of the rear portions of the existing buildings, the expansion of the building footprint to extend further along Kendall Street, 40,000± sf of commercial/retail space, the addition of approximately 250 market rate residential apartment units, streetscape improvements along Concord Street, the creation of landscaped courtyards and pathways in the rear of the buildings, and the construction of a six-level parking structure to increase parking capacity on the site. The total proposed gross square footage will be approximately 310,000± sf. The total building footprint will be approximately 75,000± sf. At grade parking an a six-level parking structure will provide approximately 515± spaces. Approximately 200 of these spaces will be available for general public use. Streetscape improvements along Concord Street will include a 1,500±

square foot sidewalk plaza, shade trees, lighting, and benches and will be designed to be compliant with Architectural Access Board standards. These changes will complement the streetscape improvements being undertaken as part of the Memorial Square and Downtown Common projects near the Arcade at Downtown Framingham.

Impacts and Mitigation

Downtown Framingham has been targeted by Town officials for redevelopment and revitalization through several proposed projects including traffic calming measures, the redesign of Memorial Square and the renovation the Downtown Common. The Arcade at Downtown Framingham project is consistent with these improvements for the area. Impacts from this proposed project include the demolition of a portions of four buildings listed in the State and National Registers of Historic Places and the construction of an elevated parking structure within the Concord Square Historic District. Rehabilitation of the facades will be done in consultation with the Massachusetts Historical Commission as each of the exterior building façades along Concord Street will be rehabilitated as part of the project to preserve the streetscape. As this is a redevelopment project, there will be no construction on undeveloped land, and there are no overt environmental conflicts (wetlands, endangered species) on the subject property. Adequate water, sewer and other utilities exist to service the potential development of the site and are able to accommodate the addition of residential uses.

Design workshops to invite community participation will be held with abutters, tenants and stakeholders to receive input on the design for the site and building prior to local permitting approvals. This project will provide an opportunity to revitalize downtown Framingham, create a more walkable and mixed-use center for retail and residential uses, expand parking needs for the Town, and enhance the existing streetscape along Concord Street. Demolition, streetscape improvements and construction activities will be managed in accordance with the applicable local, State and Federal regulations and best management practices (BMP's).

Other Alternatives

No Build or Building Rehabilitation - A no-build alternative would entail leaving the buildings in their existing condition and maintaining the retail and office spaces. This alternative is in conflict with the 1998 Framingham Economic Strategy and recent efforts to enhance the downtown area. Additionally, the exclusion of residential units and higher-end retail does not afford the Town an opportunity to garner additional tax revenue from increased residential and commercial space on the property. Proposed streetscape improvements would also not be undertaken with the no-build alternative. Rehabilitation of the existing buildings would not allow for an expansion of the site for residential uses. The full potential of a mixed-use development could not be achieved given the exclusion of first floor residential uses along Concord Street and the exclusion of expanded residential uses above the existing building structure.

Building Rehabilitation and Expansion - A second on-site alternative involves rehabilitation of the existing buildings if deemed structurally and economically feasible and the addition to the buildings to accommodate additional residential space and limited retail space. This alternative would rehabilitate the facades of the four existing buildings in addition to portions of the main buildings prior to expansion above and behind the existing structures. Preliminary investigation indicates that the retention of the buildings may preclude the construction of residential units in some areas due to the height and width of the floor layouts, thereby reducing the overall units within the project and resulting in a project that may not be economically viable.

Expansion of Retail Uses - A third alternative would be to turn the entire space into commercial and retail space. However, this is contrary to the mixed-use bylaw and what the Town of Framingham has envisioned for the downtown area. The existing structural condition of the buildings and the existing size of retail spaces is not conducive to attracting higher-end retail establishments as proposed under the redevelopment and expansion of the project site. The benefits of incorporating residential uses into the downtown area would not be realized under this alternative, missing the opportunity to capitalize on the synergy of a mixed-use development and the site's proximity to the commuter rail station and other points of interest.

Off-Site Alternative - Since The Arcade at Downtown Framingham is a redevelopment project, off-site alternatives are not under consideration.