

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 14129
 MEPA Analyst: Nick ZAVALAS
 Phone: 617-626-1030

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: Chrysler Apartments		
Street: 5 Chrysler Road		
Municipality: Natick	Watershed: Concord River Watershed	
Universal Transverse Mercator Coordinates: 700241, 4672818	Latitude: 42 18' 19"	Longitude: 71 22' 47"
Estimated commencement date : March 2008	Estimated completion date: October 2009	
Approximate cost: \$80 Million	Status of project design: 25 %complete	
Proponent : Chrysler Apartments LLC		
Street: C/O Forest Properties, 19 Needham Street		
Municipality: Newton	State: MA	Zip Code: 02461
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David N. Kelly PE		
Firm/Agency: Kelly Engineering Group, Inc.	Street: 0 Campanelli Drive	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781 843 4333	Fax: 781 843 0028	E-mail: dkelly@kellyengineeringgroup.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):
 This affordable housing project is being proposed under the state comprehensive permit law ("Chapter 40B"). It has not yet been determined if the project will receive any state financial assistance. Any such financial assistance would be in the form of a subsidizing loan from Massachusetts Housing Partnership of MassHousing.

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

List Local or Federal Permits and Approvals:

See Attachment 1

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 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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> For other Local and Federal Permits SEE ATTACHMENT 1
Total site acreage	6.5			
New acres of land altered		0+/-		
Acres of impervious area	4.1+/-	-0.2+/-	3.9+/-	
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	89,000+/-	346,500	435,500+/-	
Number of housing units	0	+404	404	
Maximum height (in feet)	30'+/-	+74+/-	104'+/-	
TRANSPORTATION				
Vehicle trips per day	442 ¹	+2,272 ²	2,714+/-	
Parking spaces	175 +/- ²	+451+/-	606+/-	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	1,650 ⁴	+69,982	71,632+/-	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	1500 ⁵	+63,620 ^{6+/-}	65,120 ^{6+/-}	
Length of water/sewer mains (in miles)	0	0	0	

¹ Based on ITE LUC150 (Warehousing) trip rates applied to existing 89,000 sf building– See Transportation Section.

² Based on ITE LUC 220 (Apartment) trip rate applied to 404 units – See Transportation Section

³ The parking spaces on the existing site have faded. The number shown represents the number of spaces that could be restriped on the site using the paved area available.

⁴ Assume that water use is 110% of wastewater generation

⁵ Design flows for proposed uses based on 100 employees @ 15 GPD/employee.

⁶ From Title 5: the design flow is 65,120 GPD (Calculated as 592 Bedrooms @ 110 GPD/Bedroom)

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.)

The proposed development is a mixed income apartment community to be developed under M.G.L Chapter 40B. It will provide a total of 404 housing units (101 affordable units and 303 market-rate units) to help alleviate the demonstrated local and regional need for affordable housing.

The project will be constructed on a 6.5 acre lot which is located on Chrysler Road, off Speen Street, in Natick. The site is currently occupied by an 89,000 square foot warehouse and office building with existing parking and loading areas. The proposed project will involve the construction of two eleven story apartment buildings with associated parking. The site has been designed to maximize open space areas by providing approximately 65% of the 606 parking spaces within a parking garage structure.

The proposed project exceeds only one MEPA review threshold -- "generation of 1,000 or more New ADT on roadways providing access to a single location and construction of 150 or more New parking spaces at a single location"- (301 CMR 11.03(6)(b)14) or "construction of 300 or more New parking spaces at a single location"- (301 CMR 11.03(6)(b)15). It should be noted that the project will *not* require the filing of an access permit with Mass Highway since it does not abut a State highway.. In fact, this proposed project will require only one state permit -- a sewer connection permit from the Department of Environmental Protection (DEP). The project is well under MEPA's review thresholds for wastewater. Accordingly, the project would

not require MEPA review except for the fact that it may potentially receive state financing assistance (most likely, permanent financing) from the Massachusetts Housing Partnership or MassHousing.

During the design process various site plan configuration alternatives were evaluated. The proposed configuration was chosen since it maximized open space and buffering to the project and provides the best and safest site circulation scenario for pedestrian and vehicular circulation.

Traffic related impacts and associated mitigation are presented in the attached Traffic Impact and Access Study, a copy of which is appended to this ENF as Attachment 4. The TIAS analysis indicates that the proposed residential project will be adequately supported with ample roadway capacity provided by recently constructed roadway improvements along Speen Street and with no material change in traffic operations relative to No Build conditions. However, the Applicant will monitor traffic generation and impacts of the project following substantial occupancy of the site and commits to certain potential mitigation measures to offset these impacts if necessary including signal retiming at Chrysler Road and extension of the Speen Street southbound left-turn lane at Chrysler Road. In addition, planned pedestrian improvements by the Applicant include a sidewalk along Chrysler Road connecting the site to the sidewalk system on Speen Street, and relocation of the pedestrian crossing on Speen Street at Chrysler Road. The Applicant also has agreed to in principle to contribute to the acquisition or improvement of the Cochituate Rail Trail, a project that will greatly enhance pedestrian access to the mixed residential and retail uses in the area.

