

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: **14134**
MEPA Analyst: **Nick ZAVOLOS**
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: Redevelopment of 175 Wyman Street		
Street: 175 Wyman St.		
Municipality: Waltham	Watershed: Charles River	
Universal Transverse Mercator Coordinates: N4696896, E314301	Latitude: N 42° 24' 8.10" Longitude: W -71° 15' 21.30"	
Estimated commencement date: April '08	Estimated completion date: June '09	
Approximate cost: \$75,000,000.00	Status of project design: 30 %complete	
Proponent: 175 Wyman, LLC		
Street: 225 Wyman St., P.O. Box 549249		
Municipality: Waltham	State: MA	Zip Code: 02454
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Susan Mohn		
Firm/Agency: John G. Crowe Assoc., Inc.	Street: 385 Concord Ave., Ste. 1	
Municipality: Belmont	State: MA	Zip Code: 02478
Phone: 617-484-7109	Fax: 617-484-1508	E-mail: smohn@jcrowe.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): none

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

List Local or Federal Permits and Approvals: Mass. Highway Access Permit; NPDES Construction Permit; MA Wetlands Protection Act Order of Conditions; City of Waltham Sewer Connection Permit; Waltham Building 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"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	26.3			
New acres of land altered		1.3		
Acres of impervious area	13.7	-0.6	13.1	
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	335,000	0	335,000	
Number of housing units	0	0	0	
Maximum height (in feet)	41'	18'	59'	
TRANSPORTATION				
Vehicle trips per day	0	3,380	3,380	
Parking spaces	890	785	1,675	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	28,000	28,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	25,125	25,125	
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 _____) 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.*)

175 Wyman, LLC (Proponent) is proposing to construct three office buildings and parking structures containing 335,000 s.f. of office space, with associated site improvements at its property located at 175 Wyman Street in Waltham. Parking will be provided for up to 1,675 automobiles within parking structures and on-grade parking lots.

The 26.3 acre site is located in the northeast quadrant of the I-95 / Winter Street interchange. The site is bounded by Wyman Street to the west, office buildings to the north, a residential area to the east, and a small wetland and office buildings to the south. Currently existing on the site is a two story, 335,000 s.f. office and manufacturing building with 890 parking spaces.

Access into the project site currently exists at three driveway locations along Wyman Street. Two of the driveways exist within the MHD State Highway Layout on Wyman Street. The southernmost of these two driveways, the main entrance, is directly located at the signalized I-95 North-bound off/on ramps along Wyman Street. All three driveway locations will remain to access the proposed development.

The property is classified as a brownfield site due to a subsurface trichloroethene (TCE) contamination discovered in 1995. As a result, a groundwater containment and treatment system was installed at the site as an Immediate Response Action in 1997 to mitigate the risks associated with the contamination. As required by the Massachusetts Contingency Plan, 310 CMR 40.0892, Operation, Maintenance and Monitoring Reports have been routinely submitted to the MA DEP.

The three proposed office buildings will consist of two floors of office use with one to two levels of garage parking below the buildings. Approximately 400 parking spaces will be provided in the garage levels below the office buildings and up to 1,275 parking spaces will be provided in surface parking lots and, if needed, a separate parking garage structure, totaling up to 1,675 parking spaces. The actual number of parking spaces needed and constructed will depend upon the requirements of the business(es) that ultimately uses the site. Given the 335,000 s.f. of proposed office use, the project is estimated to generate a total of 3,380 vehicle trips per day.

The site is currently serviced with existing water and sanitary sewer connections. Existing utility infrastructure in Wyman Street has ample capacities to service the proposed project. The proposed development will require 28,000 gpd of water per day and will generate 25,125 gpd of wastewater per day.

The City of Waltham is currently under a Consent Order with the DEP which has resulted in the City

Council's enactment of an Inflow and Infiltration (I & I) Mitigation Ordinance. Proposed site sanitary discharge will comply with the current Ordinance standards.

In general, stormwater run-off from the western half of the existing site discharges to a MHD water quality basin on the west side of Wyman Street and subsequently to the City of Cambridge Hobbs Brook Reservoir on the west side of I-95. The run-off from the eastern half of the site discharges directly into a small wetland to the south of the site. The site is currently devoid of any stormwater Best Management Practices (BMP's) and the storm water from the site runs untreated and unimpeded from the existing pavements to the wetland.

The proposed project will direct stormwater run-off from the western half of the site to a new BMP device such as a Vortech, Stormceptor or a similar unit that will discharge to a new water quality basin constructed on the site. Water from the water quality basin will then discharge into the MHD water quality basin. The Cambridge Water Department's watershed management officials have been consulted regarding the proposed improvements to ensure that the quality of the storm water run-off meets or exceeds the City of Cambridge expectations. Run-off from the eastern half of the site will be directed through new storm-water treatment BMP device such as a Vortech, Stormceptor or a similar unit that will discharge to new underground storage facilities (USF). The USF's will be designed to mitigate and infiltrate increased stormwater run-off associated with proposed impervious surfaces in order to reduce or maintain the peak rate of run-off from the project site..

No direct impacts to wetland resources are proposed. Limited sitework is proposed within the buffer zone. Impervious surfaces (pavements) will be reduced within the buffer zone and new facilities will be installed to treat storm water prior to its release to the wetland.

The site is immediately adjacent to a MHD State Highway Layout. Therefore a MHD Highway Access Permit will be required for the proposed development. In addition to the MHD Highway Access Permit, other pertinent State and Municipal permits that will be required in association with the proposed project are a City of Waltham Sewer Connection Permit and a MA Wetlands Protection Act Order of Conditions.

Several iterations of alternative site plans were developed prior to the selection of the proposed plan. Alternative plans were eliminated due to impacts on site constraints such as shallow depths to bedrock, significant grade changes, a 24" high pressure gas line easement and a NStar power transmission easement with overhead lines at the east end of the property. The no-build alternative to the proposed project would consist of the renovation of the existing building.

Please refer to Appendix A for further information and supplemental details relating to the proposed project and alternatives.