

Revised 10/99 Comment period is limited. For information call 617-626-1020

Commonwealth of Massachusetts

Executive Office of Environmental Affairs **MEPA Office**

ENF

Environmental Notification Form

For Office Use Only	
Executive Office of Environmental Affairs	
EOEA No.:	13677
MEPA Analyst:	Anne Canady
Phone:	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: Legacy Place		
Street: Elm Street		
Municipality: Dedham	Watershed: Wigwam Pond	
Universal Transverse Mercator Coordinates:	Latitude: 42.229178 ° Longitude: -71.177517 °	
Estimated Commencement Date: Sept 2006	Estimated completion date: May 2008	
Approximate cost: 125,000,000.00	Status of project design: 65% complete	
Proponent: WS Development Associates, LLC		
Street: 1330 Boylston Street		
Municipality: Chestnut Hill	State: MA	Zip Code: 02467
Name of Contact Person from whom copies of this ENF may be obtained: Timothy J. Williams		
Allen & Major Associates, Inc.		Street: 100 Commerce Way
Municipality: Woburn	State: MA	Zip code: 01888
Phone: 781 935 6889	Fax: 781 935 2896	Email: twilliams@allenmajor.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. 10617) 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): _____

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: _____ Order of Conditions, Site Plan/Special Permit, Sewer Connection Permit, Water Connection Permit, NPDES, Indirect Access Permit

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- Land Rare Species Wetlands, Waterways, & Tidelands
 Water Wastewater Transportation
 Energy Air Solid & Hazardous Waste
 ACEC Regulations Historical & Archaeological

Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input checked="" 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 <input checked="" type="checkbox"/> 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
Total site acreage	46.33	0		
New acres of land altered		0		
Acres of impervious area	25.59	9.59	35.18	
Square feet of new bordering vegetated wetlands alteration		2,537 sq.ft		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross Square footage	121,739	554,261	676,000	
Number of housing units	0	0	0	
Maximum height (In feet)	40	20	60	
TRANSPORTATION				
Vehicle trips per day	12,429	10,749	23,178	
Parking spaces	1,566	1,431	2,997	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	24,098	96,937	121,035	
GPD water withdrawal	0			
GPD wastewater generation/treatment	21,907	88,125	110,032	
Length of water/sewer mains (in miles)				

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.)

Project Site

The project proponent proposes to construct a mixed use development consisting of approximately 676,000 square feet of mixed use gross floor area on approximately 46 acres of property in Dedham Massachusetts. The proposed development area encompasses the current National Amusements Showcase Cinema (110 Elm Street, Parcel ID #162-1), the National Amusements corporate headquarter building (200 Elm Street, Parcel ID #162-3), W.E.S. Land Trust Parcel (175 Commercial Circle, Parcel ID # 149-8 &9) and the DJM Concrete Corporation Parcels (130, 196 Commercial Circle , Parcel ID# 149-4, 5, &7, 150-5). The proposed development will consist of 475,000 square feet of retail/restaurant space, a 65,000 square foot grocery store, a 76,000 square foot cinema and a 60,000 square foot office building. The project will also involve the reconstruction and realignment of Enterprise Drive / Commercial Circle, the construction of off street parking areas including structured parking, access drives and site amenities.

The subject site is located within the Town of Dedham, Massachusetts, adjacent to the Boston Providence Turnpike with access via Elm Street and Enterprise Drive / Commercial Circle. The proposed development is bounded by Elm Street to the south, Wigwam Pond to the North, Costco and housing developments to the East and Boston Providence Highway and abutters to the west.

Alternatives

The project proponent reviewed alternatives for the site that included construction of a single cinema and office building in place of the current National Amusement world headquarters and the associated Showcase Cinema. Maintaining existing conditions (No-Build) was also reviewed but found to be financially unacceptable. The project site is extensively developed with substandard infrastructure and would need extensive upgrading for all alternatives except the no-build alternative.

Mitigation

The project proponent is working with local and state officials on mitigation measures for wetland, water, sewer and transportation impacts.