

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13943</u>
MEPA Analyst:	<u>B. Angus</u>
Phone:	617-626- <u>1029</u>

ENF Environmental Notification Form

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: Lowell Connector Park Redevelopment			
Street: 790 Chelmsford Street		Watershed: Merrimack	
Municipality: Lowell	Universal Transverse Mercator Coordinates: Zone T19, 309459 N, 4721072 E		Latitude: 42° 37' 07" N Longitude: 71° 19' 24" W
Estimated commencement date: July 2007		Estimated completion date: May 2009	
Approximate cost: \$20 million		Status of project design: 75 %complete	
Proponent: Connector Park Holdings, LLC c/o National Development			
Street: 2310 Washington Street			
Municipality: Newton Lower Falls	State: MA	Zip Code: 02462	
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William Noll			
Firm/Agency: Vanasse Hangen Brustlin, Inc.		Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471	
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: wnoll@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 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): _____

The Project involves no financial assistance or land transfer from any 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: City of Lowell: Site Plan Approval (Planning Board), Special Permits (Zoning Board of Appeals), Order of Conditions (Conservation Commission), Water and Sewer Connection Permits. Federal: NPDES General Permit for Construction Activities (U.S. EPA).

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"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	±26.83 ac			
New acres of land altered		-0-		
Acres of impervious area	±17.63 ac	+ 1.48 ac	±19.17 ac	
Square feet of new bordering vegetated wetlands alteration		±2,950 SF		
Square feet of new other wetland alteration		-0-		
Acres of new non-water dependent use of tidelands or waterways		-0-		
STRUCTURES				
Gross square footage	±384,000 SF	±44,800 SF	±428,800 SF	
Number of housing units	2	- 2	-0-	
Maximum height (in feet)	±65 ft	-0-	±65 ft	
TRANSPORTATION				
Vehicle trips per day	±3,010	+ 3,940	±6,950	
Parking spaces	±1,494	- 142	±1,352	
WASTEWATER				
Gallons/day (GPD) of water use	4,025 GPD	+7,735 GPD	±11,760 GPD	
GPD water withdrawal	-0-	-0-	-0-	
GPD wastewater generation/treatment	3,660 GPD	+7,030 GPD	±10,690 GPD	
Length of water/sewer mains (in miles)	Water: 0.29 Sewer: 0.14	Water: +0.33 Sewer: +0.10	Water: 0.62 Sewer: 0.24	

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.*)

Connector Park Holdings, LLC (the "Proponent") proposes to redevelop the existing Lowell Connector Park office/industrial site in Lowell, Massachusetts with a new home improvement store and a new (replacement) manufacturing facility. The 26-acre project site is situated in the southern part of Lowell between Chelmsford Street (Route 110) on the west and the Lowell Connector highway on the east. Presently, the site contains approximately 174,000 square feet (SF) of manufacturing building space and 210,000 SF of office space in two, 4-story buildings. The manufacturing space is partially occupied by the operations of Eltec, Inc., with the rest of the manufacturing space vacant. The entire project site area has been altered by past activities.

The Project involves construction of a new home improvement retail store and a new manufacturing building on the site (the latter designed to either retain the Eltec operations on the property or accommodate a different future manufacturing concern). The Project will require demolition of all the existing manufacturing building space on the site in order to accommodate construction of the proposed home improvement store, but will retain the two existing office buildings. The proposed single-story home improvement store will be on the southwest part of the site and contain approximately 153,800 SF of total gross floor area (including garden center area). A new manufacturing building will be constructed on the northerly portion of the property and have 65,000 SF of total gross floor area (55,000 SF manufacturing space and 10,000 SF mezzanine for office/administrative functions). The proposed site redevelopment will result in a net increase of about 44,000 SF of building space on the site. The Project also will include reconstruction of the site's surface parking lots to support the development. When the Project is complete, there will be a total of approximately 1,352 parking spaces on the site, reflecting a net decrease of approximately 142 spaces from the existing condition. All parking will be in surface lots, except for a portion of the parking supply for the new manufacturing building being located in a small, single-level parking deck adjacent to that new building. Site access will be via several driveways onto Wellman Street, a local roadway that connects directly to Chelmsford Street, and via a single driveway connection to Electronics Avenue, which lies west of the site and connects to Composite Way. There will be no direct site access to Chelmsford Street, which in the site vicinity is owned and maintained by the City of Lowell (although it is designated as state Route 110).

The Project will be constructed in continuous fashion from start to completion, but work will proceed in phases designed to best accommodate the existing onsite manufacturing operation of Eltec, Inc. by first constructing the new manufacturing building, then demolishing the existing manufacturing buildings, and then constructing the new home improvement store. The phased construction also will be designed to minimize impacts to the existing office use operations that will remain on the site.

(continued on next page)

Project Description (continued)
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Lowell Connector Park Redevelopment – Lowell, Massachusetts

The Project is subject to compliance with the Massachusetts Wetlands Protection Act and development of the new manufacturing facility will result in alteration of approximately 2,950 SF of Bordering Vegetated Wetland (BVW). The Project will provide a minimum 1:1 ratio of compensatory mitigation for the altered BVW through construction of an onsite wetland replication area (currently planned to provide approximately 3,685 SF of wetland replication). The Proponent will seek an Order of Conditions and anticipates filing a Notice of Intent with the Lowell Conservation Commission in January 2007. Wetland and water quality impacts are adequately mitigated by the proposed onsite wetland replication and implementation of a new onsite stormwater management system that will incorporate a number of best management practices and comply with the Massachusetts DEP Stormwater Management Policy guidelines for redevelopment sites.

Importantly, the Proponent has agreed to fund and construct the portions of the municipal storm drain system and sanitary sewer system that are planned to cross the project site as part of the City of Lowell's sewer separation public works project for the surrounding Wellman Street and Industrial Avenue West drainage area. The Proponent has agreed to construct these improvements to assist the City in implementing its ongoing program of eliminating the existing combined sewer overflow (CSO) discharges to area waterways (including the Concord and Merrimack Rivers). The City's *CSO Long-Term Control Plan* (EOEA #12059) has undergone previous MEPA review and is continuing to undergo MEPA review via a recently filed Notice of Project Change to enable the sewer separation elements for the Wellman Street and Industrial Avenue West drainage area to move forward expeditiously.

The Proponent also has been actively working with City officials to develop a program of measures to improve operations on local roadways and mitigate the Project's potential traffic impacts (see Chapter 3 of this EENF). Among the measures under consideration are traffic signal improvements at three locations in the Steve's Road/Industrial Road corridor. The Proponent will continue to work with local officials and also will consult with Massachusetts Highway Department (MassHighway) officials.

The No-Build Alternative is not considered practical given that some of the site's former manufacturing operations have vacated the property over the past couple of years and based on present and future market demands it is highly unlikely that this site could re-attract a large manufacturing operation. Although the No Build Alternative would not result in any significant new environmental impacts, the site would be highly underutilized unless redeveloped in the future as some other permissible higher and better use. The No-Build Alternative would not result in increased tax revenue for the City of Lowell or create new jobs and shopping opportunities. The Project as proposed is consistent with City of Lowell planning policies to develop regional retail stores within the city while also retaining manufacturing uses and jobs in proximity to residents. In addition to the Preferred Alternative, the Proponent has evaluated alternative site plan configurations to arrive at the most practical layout, minimize environmental impacts, and provide appropriate mitigation. Chapter 2 of this EENF reviews the site layout alternatives.

The Project is subject to the filing of an ENF and a mandatory EIR because it is expected to generate 3,000 or more New average daily vehicle trips to a single location (301 CMR 11.03[6][a][6]). This is the only MEPA EIR threshold the Project exceeds and the only required state permit is an Indirect Access Permit from MassHighway. In accordance with the MEPA jurisdiction at 301 CMR 11.05(7) and 11.06(8), the Proponent is filing an Expanded ENF (EENF) and requesting that the Secretary of Environmental Affairs allow preparation and filing of a Single Environmental Impact Report.