

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.: 13294
 MEPA Analyst: LEANDREA DAMES
 Phone: 617-626-1028

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: Parkway Plaza Redevelopment		
Street: 1100 Revere Beach Parkway (Route 16)		
Municipality: Chelsea	Watershed: Boston Harbor (Mystic)	
Universal Transverse Mercator Coordinates: 19 3333 83E 46966 37N	Latitude: 71° 01' 29"E	Longitude: 42° 24' 15"N
Estimated commencement date: Spring '05	Estimated completion date: Winter '05	
Approximate cost: \$20 million	Status of project design: 25% complete	
Proponent: Parkway Plaza Venture, LLC c/o Eastern Development		
Street: 120 Presidential Way		
Municipality: Woburn	State: MA	Zip Code: 01801
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Doug Vigneau		
Firm/Agency: BSC Group, Inc.	Street: 33 Waldo Street	
Municipality: Worcester	State: MA	Zip Code: 01608
Phone: (617) 896-4519	Fax: (508) 792-4509	E-mail: dvigneau@bscgroup.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes (11.03 (6)(a)(6)) 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 – See cover letter. 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 – See cover letter. 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): There will not be any financial assistance or land transfer from an agency of the Commonwealth to support this project.

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

List Local or Federal Permits and Approvals: EPA-NPDES Construction Permit (SWPPP); Order of Conditions; Chelsea Planning Board – Special Permit/Site Plan Review.

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

301 CMR 11.03(3)(a)(5) Chapter 91 for non-water dependent pre-existing fill;

301 CMR 11.03(6)(a)(6) 3,000 or more New act on roadways providing access to a single location.

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- 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 checked="" type="checkbox"/> Chapter 91 License ¹ <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit ² <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> 1- A Chapter 91 License will be sought for the existing historic fill (<1.0 ac) on the site. 2- Because the project abuts State Route 1 the project will require an Indirect Access Permit from MassHighway; and, because the project abuts Route 16, a roadway under the jurisdiction of the Dept. of Conservation and Recreation (DCR), Permit approval from that agency will be sought as well.
Total site acreage	36.0			
New acres of land altered		0		
Acres of impervious area	25.54	(0.9)	26.43	
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	199,380	Phase 1- 17,020 Phase 2 – 100,000	Phase 1- 216,400 Full Build – 316,400	
Number of housing units	0	0	0	
Maximum height (in feet)	30	Façade – 6 Roof (2)	Façade - 36 Roof - 28	
TRANSPORTATION				
Vehicle trips per day (ave. daily vehicle trips – see traffic data)	Wkday-10,625 Sat – 14,721	5,371 7,677	16,006 21,948	
Parking spaces	Phase 1 Phase 2 Totals	828 0 828	(193) 510 317	635 510 1,145
WATER/WASTEWATER				
Gallons/day (GPD) of water use	9,969	5,851	15,820*	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	9,969	5,851	15,820	

Length of water/sewer mains (in miles)**			
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* Based on Title 5 and maximum build of 117,200 sf above existing conditions. 17,020 sf of additional retail space associated with new The Home Depot (in the redeveloped plaza) and another 100,000 sf of new retail space above that associated with the redeveloped plaza.

** For Phase 1 – 0.057 mi (300 feet) of new water main will be installed in Lock Street and 0.028 mi (150 feet) of new water main will be constructed from Stockton Street into the site. Approximately 0.002 mi (10 feet) of new sewer will be constructed to connect to an existing on-site sewer manhole.

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 full build project consists of the redevelopment and expansion of the existing Parkway Plaza complex (199,380 square feet) located at 1100 Parkway Plaza (Route 16) in Chelsea. The project is presented in two phases (with Phase 1 consisting of the redevelopment and Phase 2 the expansion). Phase 1 consists of the replacement of the existing Bradlees and Richie's Furniture stores with a new Home Depot store with garden center. The site will include landscaped parking lots with a landscaped buffer along the perimeter property lines. The proposed stormwater management system is comprised of open and closed drainage conveyances, infiltration and Vortechnic™ treatment systems. Phase 1 will result in the addition of approximately 17,020 sf of retail space and approximately 1,429 average daily trips (Monday-Saturday) above that which the Plaza historically generated. Phase 1 does not trigger any MEPA review thresholds. Phase 2 consists of the construction of up to a maximum of 100,000 sf of additional retail space. The additional retail space is to be situated in the vicinity of the Stockton Street right-of-way in a previously developed area of now broken pavement.

a) The Parkway Plaza borders Revere Beach Parkway (Route 16) to the north, Webster Avenue to the south, Locke Street to the west, and Gillooly Street to the east. The Plaza is within the Shopping Center Zoning District and is part of the Shopping Center Interim Planning Overlay District (IPOD). Please refer to the enclosed Existing Conditions Plan.

The Plaza consists of two strip malls. The larger strip contains an existing grocery store (Save-A-Lot, 30,000 sf), a former furniture store (11,500 sf), and a former Bradlees store (109,000 sf). This mall consists of three connected building structures of varying footprints and are all one-story steel framed buildings with exterior walls made of concrete block. The structures of both abandoned stores are in poor condition with settling concrete floor slabs and deteriorated roofs and interior. The smaller strip is a single building structure (32,000 sf) subdivided into several small retail shops. Much of the strip is vacant with the exception of an active laundromat, flower shop and party-goods store.

Opposite the strip mall is an active, one-story brick Martignetti's Liquor store (9,000 sf), an abandoned one-story brick bank (former Winter Hill Bank, 1,400 square feet), and the building pad of a former Burger King restaurant (5,600 sf) and remnants of a former building structure (2,400 sf). Adjacent to the liquor store is an abandoned parcel that previously contained a drive-in movie theater. In general, the overall site is in disrepair with trash and signs of vandalism prevalent throughout the site. The buildings and pavement are in a deteriorated condition and in need of replacement. Repairs to the potable water supply delivery system and drainage system are required as well.

b) Alternatives considered included the no-build alternative and locating the Home Depot store at another undeveloped location in the area. The no-build alternative (i.e., the site remains underutilized and in a state of disrepair) is not realistic given that the project site location provides significant incentive for retail redevelopment; including, its proximity to highly utilized transportation corridors and significant and sufficient existing infrastructure. For many of the same reasons, finding another undeveloped location for the Home Depot store would not serve to minimize or avoid damage to the environment.

c) Overall, and with the exception of an increase in traffic generation (roughly 5,775 new vehicle trips per day for the full build), the redevelopment of the site will result in a marked improvement to the environment over that which presently exists. The full build peak hour traffic does not coincide with the morning commuter peak hour. However, several traffic mitigation measures are proposed and travel demand management strategies will be implemented to offset traffic impacts to the greatest extent feasible. These strategies are more fully developed in the attached Traffic Impact Study compiled in accordance with the EOTC/EOEA Guidelines for Traffic Impact Studies. The project will include a new stormwater management system that will comply fully with DEP's Stormwater Management Policy Guidelines for redevelopment projects.

The redevelopment of this brownfields site satisfies the principal goals of the 1998 Brownfields Act in several ways. Management of the contaminated soil on the site will continue uninterrupted; the project fosters urban redevelopment by reclaiming an underutilized contaminated site and it saves green space from development.

The project also satisfies Executive Order #385 – Planning for Growth in several significant ways. The project will be supported by existing/planned for infrastructure and does not rely on extensions of infrastructure beyond where it presently exists. The project represents a revitalization of an underutilized area rather than construction of new facilities or development of areas with significant value in terms of environmental quality and resources. In support of the waiver request, EO #385 calls for streamlining of the regulatory processes so as to facilitate economic activity consistent with the policy.