

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No. 12376 R
MEPA Analyst: Jay Wickersham
Phone: 617-626-1022

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: Frontage Road Office/R&D Center		
Street: Frontage Road and Acorn Park Drive		
Municipality: Belmont	Watershed: Boston Harbor/Mystic	
Universal Transverse Mercator Coordinates: 322570.310 E, 4696147.979 N	Latitude: 42° 23' 57" N NAD27	Longitude: 71° 09' 21" W NAD27
Estimated commencement date: 03/01/03	Estimated completion date 02/30/02	
Approximate cost: \$58 Million	Status of project design: 50 % complete	
Proponent: O'Neill Properties Group		
Street: 700 S. Henderson Road		
Municipality: King of Prussia	State: PA	Zip Code: 19406
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Stacy Erickson		
Firm/Agency: Epsilon Associates, Inc.	Street: 150 Main Street, PO Box 700	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978/897-7100	Fax: 978/897-0099	E-mail: serickson@epsilonassociates.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. 12376) 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 – Belmont Conservation Commission
 NOI for NPDES General Permit for Stormwater Discharge - EPA

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
- Energy
- ACEC

- Wastewater
- Air
- Regulations

- 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"/> Superceding 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	15.6			
New acres of land altered		7.0		
Acres of impervious area		4.4	4.4	
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	0	245,000 ¹	245,000 ²	
Number of housing units	0	0	0	
Maximum height (in feet)	NA	98 ³	98	
TRANSPORTATION				
Vehicle trips per day	0	+ 2,642 ⁴	2,642	
Parking spaces	0	+ 796	796	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	20,210	20,210	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	18,375	18,375	
Length of water/sewer mains (in miles)	0	TBD	TBD	

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

1 Figure includes occupied building space; structured parking additional)

2 Figure includes occupied building space; structured parking additional)

3 Includes mechanical penthouse, exhaust pipes and vents.

4 Based on ITE Code 710, General Office Building, 245,000 sf

The project will result in a new conservation restriction on 7.8 acres of land.

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.)

Description of the Project Site and Proposed Project

The project site is located in Belmont and Cambridge on the west side of Acorn Park Drive, immediately south of Route 2 at the Frontage Road interchange (#60), and east of Little Pond (see Attachment 2, Site Locus). The site totals approximately 15.6 acres. The development project is located entirely within the Town of Belmont, however a portion of the property (approximately 2.6 acres) is within the Cambridge city limits. The site is presently undeveloped and contains forested upland (approximately 8.5 acres), and forested, scrub/shrub and emergent wetland (7.1 acres). There is no open water or perennial watercourses within the site boundaries. The location of the wetland boundaries have been confirmed in the field by the Belmont Conservation Commission via a Determination of Applicability dated June 27, 2000 . The site elevation ranges from approximately elevation 8 in the western/southern part within the site wetlands, to elevation 23 in the central site uplands.

The proposed project includes a single, four-story office/R&D building with an approximately 66,108 square foot (s.f.) footprint (245,000 gross s.f.), and an three-level, 616 space, structured parking garage. Additional surface parking spaces result in a total of 796 parking spaces. An estimated 4.8 acres of impervious surfaces, including roof, parking garage, driveways and other paved surfaces, will result from the project. Access to and egress from the site will be from Acorn Park Drive, which connects to Frontage Road and Route 2.

O'Neill Properties will deed 7.8 acres to a conservation restriction and easement for the purpose of preserving and enhancing open space, providing passive recreation, wildlife habitat, and wetland functions and values.

The Town of Belmont has zoned the site for this use through a Town Meeting vote.

The proposed project has been designed to minimize on-site impacts and enhance the natural, though historically disturbed setting of the site. No wetlands will be filled or altered for the project. Minor filling impacts to the 100-year floodplain will be compensated on the site, resulting in a net gain of

compensatory flood storage area and reducing the potential for local flooding. With the exception of building footings, and an underground detention facility beneath the parking garage, the building will not have any subsurface components. The only excavation on the site will be for detention basins. The base elevation of the basins will be a least two feet above the groundwater elevation. The overall building envelope has been located in the eastern part of the site, closest to Acorn Park Drive. This placement leaves a large buffer of wooded upland and wetland, as well as wetland enhancement opportunities, along Little Pond and Little River. All support services such as access roads, water, sewer and electrical services will enter the site from Acorn Park Drive.

Overall, the project will provide a net benefit to the area, providing compensation and enhancement for minor impacts to the 100-year floodplain, reducing both peak and total volume discharges to wetlands and waterbodies from stormwater management facilities, preserving and enhancing significant upland habitat adjacent to Little Pond and Little River, completely avoiding direct wetland and Riverfront Area impacts, and enhancing public recreation and wildlife habitat values of the parcel and adjacent lands.

Access/Traffic Alternatives: The proposed project has been designed and sited so as to minimize the volume of project related traffic on the local roadway system. Access to the project site will be provided by way of two new driveways to be located along the west side of Acorn Park Drive, south of Frontage Road. Direct access to Frontage Road will not be provided from the proposed development. This serves to minimize turning movements on Frontage Road which is designed primarily to service through traffic destined to and from Concord Turnpike (Route 2). The project site itself is located along existing public transportation routes and is a relatively short distance from the Massachusetts Bay Transit Authority (MBTA) Alewife Red Line station. Accordingly, the project site is situated to take advantage of and expand upon the existing public transportation system available in the vicinity of the project site. Further, the site is conveniently located adjacent to Concord Turnpike (Route 2), a limited access state highway, which provides regional access to the site by way of Frontage Road without the need to travel on the local roadway system. This serves to minimize to an extent the projects impacts on the local roadway system. The project proponent will complete a detailed Traffic Impact and Access Study (TIAS) for the proposed development in accordance with state standards for the preparation of Traffic Impact Assessments and in consultation with the Towns of Belmont and Arlington and the City of Cambridge, as well as the Massachusetts Highway Department (MassHighway) and the Metropolitan District Commission (MDC). This study will assess the projects impacts on the transportation system and will assess appropriate mitigation measures designed to minimize the projects impacts on these facilities.