

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>14478</u>
MEPA Analyst:	<u>Anne Canada</u>
Phone:	617-626- <u>1035</u>

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: RiverGreen Technology Park		
Street: Air Force Road and Norman Street		
Municipality: <u>EVERETT</u>	Watershed: Boston Harbor (Mystic)	
Universal Transverse Mercator Coordinates: 19 (x,y) 329612, 4697342	Latitude: 42.4097° N (42°, 24', 34.9" N) Longitude: 71.0707° W (71°, 4', 14.5" W)	
Estimated commencement date: 2010	Estimated completion date: 2011	
Approximate cost: \$ 65,000,000	Status of project design:	<u>25%complete</u>
Proponent: Berkeley Green II LLC		
Street: 121 High Street		
Municipality: Boston	State: MA	Zip Code: 02110
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Terry Orr		
Firm/Agency: ESS Group, Inc.	Street: 888 Worcester Street, Suite 240	
Municipality: Wellesley	State: MA	Zip Code: 02482
Phone: (781) 489-1148	Fax: (781) 431-7434	E-mail: <u>torr@essgroup.com</u>

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 Nos. 11818 and 13734) 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): N/A

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

Yes (MassDEP Coordinated Review of Chapter 91 Waterways License

Application; see 310 CMR 9.11(2)(b)4. No

List Local or Federal Permits and Approvals: City of Everett: (1) Conservation Commission Order of Conditions; (1) Sewer Connection Permit; (3) Site Plan Review; (4) Potential Use Variance; (5) Building Permit.

NPDES Remediation General Permit; NPDES General Permit for Stormwater During Construction.

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

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" 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 checked="" type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <ul style="list-style-type: none"> • One-Time Connection Certification Statement at commencement of operations; • MassDEP Sewer Extension permit; • MWRA 8(m) permit for construction adjacent to MWRA easement. _____
Total site acreage	40			
New acres of land altered		36		
Acres of impervious area	5.7	16	21.7	
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		.95		
STRUCTURES				
Gross square footage	0	500,000	500,000	
Number of housing units	0	0	0	
Maximum height (in feet)	0	55	55	
TRANSPORTATION				
Vehicle trips per day	0	3,604	3,604	
Parking spaces	0	388	388	
WASTEWATER				
Gallons/day (GPD) of water use	0	37,500	37,500	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	0	37,500	

Length of water/sewer mains (in miles)	0	1.58	1.58
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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.)

Berkeley Green II LLC (Berkeley) is proposing to construct the RiverGreen Technology Park (the Project) as a U.S. Green Council's Leadership in Energy and Environmental Design (LEED-NC®) certifiable, multi-use industrial, office, and research and development center, incorporating renewable and alternative energy technologies. The Project will be located at the former General Electric Company (GE) aircraft engine manufacturing facility, adjacent to the Malden River in Everett, MA. The structures that originally occupied the Project Site were demolished in 1999 and the Site is currently a 40-acre, vacant and fenced Brownfield, remediated by GE to industrial and commercial use standards with the construction of a soil cap and the recording of a Notice of Activity and Use Limitation (AUL) prepared in accordance with the requirements of the Massachusetts Department of Environmental Protection (MassDEP), M.G.L. c. 21E, and the Massachusetts Contingency Plan, 310 CMR 40.0000 (MCP). The Project site directly abuts the 7.7 acre City of Everett Park, the land for which was conveyed to the City by GE in 2004. Existing infrastructure at and accessible to the Project Site includes electrical transmission and distribution lines and City of Everett water and sewer distribution systems.

Access to the Project Site is provided by AirForce Road, off the southeastern corner of the Site. An approximately 5.7-acre paved area currently exists at the Site, with the remainder of the Site remaining undeveloped, vegetated by upland grasses and scattered deciduous tree species, with a small amount of wetland area associated with the Malden River on the northern, western, and southern borders of the Site.

The Project will provide up to 500,000 square feet of multiple-story, flexible space and will incorporate photovoltaic (PV) rooftop panels, with the goal of generating a portion of the Project's energy needs on-site.

The Project will include the phased development and construction of a public, multi-use path and scenic

overlook connecting the City of Everett Park to the Malden River waterfront, opening up the river to public access. The path will include public parking, including vehicular and bicycle parking for passive recreational use and enjoyment of the Riverfront. The Project will also include, based on demand, a shuttle bus service that will be available to the public as well as to RiverGreen tenants, to the MBTA Wellington station, located less than ¼ mile away from the Project Site.

The Project will be developed in a manner consistent with the Commonwealth's Sustainable Development Principles, the Commonwealth's Environmental Justice Policy, the goals and objectives of the City of Everett's Waterfront Assessment and Open Space Plan, and the City of Everett zoning regulations.

The primary goals of the Project are to redevelop an under-utilized, vacant Brownfield as a LEED-NC certifiable urban research and development center that will provide renewable and alternative energy resources, open up the Riverfront for public access, passive use and enjoyment, and offer an urban location to tenants close to public transportation and easily accessible to the amenities of Boston, while expanding the tax base, offering employment opportunities, and enhancing infrastructure in the City of Everett.

Please see the attached Project Narrative for further discussion of project purpose, existing conditions, and site remediation.

Single EIR

Berkeley is requesting that the Secretary authorize the preparation of a Single EIR, pursuant to 301 CMR 11.06(8). Accordingly, additional information addressing environmental baseline, potential impacts, and proposed mitigation is included with this submission.

Phase I Waiver

Berkeley is requesting that the Secretary authorize a Phase One Waiver, pursuant to 301 CMR 11.11(4). Additional information addressing the performance standards; insignificance of environmental impacts, ample and unconstrained infrastructure, severability, and agency action, is included with this submission.