

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOE No.: 12935  
 MEPA Analyst: Bill GAGE  
 Phone: 617-626-1025

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: Proposed Regional Center Development		
Street: 330 Speen Street		
Municipality: Natick	Watershed: Concord & Sudbury	
Universal Transverse Mercator Coordinates: 19 303565E 4689524N	Latitude: 42.3027° N	Longitude: 71.3831° W
Estimated commencement date: Winter 2004	Estimated completion date: 2005	
Approximate cost: \$100 million	Status of project design: 10%complete	
Proponent: General Growth Properties, Inc.		
Street: 1000 Parkwood Circle - Suite 400		
Municipality: Atlanta	State: GA	Zip Code: 30339
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard Bourré		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street PO Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471-9151
Phone: (617) 924-1770, X1663	Fax: (617) 924-2286	E-mail: rbourre@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. 8061)  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): This project does not entail any financial assistance or land transfer from an agency of the Commonwealth of Massachusetts.

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

List Local or Federal Permits and Approvals: Rezoning and Special Permit Site Plan Approval from the Natick Planning Board; Order of Conditions from the Natick Conservation Commission.

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 type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input checked="" 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
<b>LAND</b>				<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	16.887 ac.			
New acres of land altered		- 0 -		
Acres of impervious area	13.427 ac.	(0.617)	12.81 ac.	
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 -		
<b>STRUCTURES</b>				
Gross square footage	253,858 sf	376,142 sf	630,000 sf	
Number of housing units	- 0 -	- 0 -	- 0 -	
Maximum height (in feet)	20 feet	<80 feet	<100 feet	
<b>TRANSPORTATION</b>				
Vehicle trips per day	- 0 -	9,650	9,650	
Parking spaces	327	1823	2,150	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	- 0 -	50,600	50,600	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	- 0 -	46,000	46,000	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

**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 project site is located in Natick, Massachusetts. It is bounded by a self-storage facility to the north, Speen Street to the east, the Mall Ring Road to the south, and a large open marsh to the west. The site currently contains a one- and two-story building that was constructed in 1962. The building is surrounded by a bituminous parking lot with limited landscape islands located around portions of the perimeter of the parking lot. The site is currently abandoned but was formerly used as an industrial baking company. The Site was vacated by Continental Baking Company (Continental) in the 1990s and portions of the building were partially rehabilitated (but never occupied) by Qwest Communications in 2000. When occupied by Continental, the building contained a vehicle maintenance garage, vehicle storage area, manufacturing area, boiler room, hazardous materials storage area, compressor room and materials wrapping area. Based on a 1945 USGS map, a sewage treatment facility and wastewater disposal facility were located on portions of the Property from at least the early 1930's to the early 1960. According to the most recent USGS topographic map, Framingham Quadrangle (Figure 1) and site observations, there are no perennial streams on or immediately adjacent to the site. This determination is supported by observations made by VHB personnel during the site visit as well as prior local reviews.

The site recently received unanimous approval by the Natick Town Meeting to rezone the property allowing the proposed retail and hotel development project to proceed as-of-right. The project will require local site plan review and other special permits. A bordering vegetated wetland (BVW) is located in the northwest portion of the site between the storage facility and the paved area at the base of a steep 2:1 slope. This forested wetland is fed by three drainage pipes that discharge runoff from the subject property. Small drainage channels run through portions of this wetland. A swale approximately 10 to 15 feet wide is located in the southeastern portion of the BVW where the runoff eventually drains to the large marsh located to the north and west of the site and the storage facility. As part of a prior permitting effort for Qwest Communications, the Natick Conservation Commission issued an Order of Conditions for the site on July 5, 2000.

The Natick Mall is located to the south of the project site. The total retail area within the mall is about 1,159,000 SF. Approximately 4,526 parking spaces are available within the mall. The redevelopment of the Continental parcel located to the north of the Natick Mall involves the construction of 450,000 SF retail development, a 180,000 SF 200-room hotel and 2,150 parking spaces. Access to the site will be provided via three driveways. Two of these drives are currently located along Mall Ring Road to the southeast and southwest of the property. The southwest drive currently is located across from the Macy's east drive. The southeast drive currently is located across from the north Sears drive. The third driveway is proposed on the northeast side of the parcel, approximately 300 feet south of the intersection of Speen Street/Chrysler Road. A new connector roadway will be

constructed through the site, connecting the existing southwest driveway and the proposed northeast driveway. Pedestrian and vehicular access by way of building and parking lot connections will be provided between the proposed site and the existing Natick Mall. As part of this project, a comprehensive offsite traffic improvement program including signalization, interconnect based signal coordination, geometric modifications, signage, pedestrian and emergency access improvements are proposed throughout the study area. A transportation demand management (TDM) program is proposed for the site to reduce single occupancy vehicles (SOV) and promote use of alternate modes of transportation for employees.