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NPC

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: New Patriots Stadium and Related Infrastructure Project – Former Cranberry Bog Naturalization & Conservation Project and Parking Reallocation		EOEA #: 12037
Street: One Patriot Place		
Municipality: Foxborough	Watershed: Neponset	
Universal Transverse Mercator Coordinates: UTM 18, 4666875.02 N, 808480.29 E	Latitude: 42° 05' 36" N Longitude: 71° 16' 12" W	
Status of project construction:	Phases I & II and 2003 NPC and 2005 NPC Complete; 2006 NPC 30%complete	
Proponent: NPS LLC		
Street: One Patriot Place		
Municipality: Foxborough	State: MA	Zip Code: 02035
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Daniel R. Krantz		
Firm/Agency: NPS LLC	Street: One Patriot Place	
Municipality: Foxborough	State: MA	Zip Code: 02035
Phone: (508) 384-4330	Fax: (508) 698-3035	E-mail: dkrantz@thekraftgroup.com

In 25 words or less, what is the project change? The project change involves ...
The re-naturalization and long-term conservation of a working cranberry bog as a conservation area with public access, and modification of existing Stadium-related parking and pedestrian facilities to replace 995 displaced parking spaces.
 See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: **September 14, 1999**

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date:) No
 was a Final EIR filed? Yes (Date: **1/31/2006**) No
 was a Single EIR filed? Yes (Date: **5/31/2000**) No

Have other NPCs been filed? Yes (Date(s): **6/16/2003; 11/30/2005; 5/15/2006**) No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to
"ATTACHMENTS & SIGNATURES" on page 4.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: **Massachusetts Highway Department Access Permit**

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))
 Yes No; if yes, attach justification. **The Proponent has requested that the Secretary of Environmental Affairs make a finding that the NPC, by proposing insignificant environmental impacts, including conservation objectives consistent with local and state policies, and incorporating measures to adequately minimize or mitigate any environmental impacts, does not require further MEPA review.**

Are you requesting that a Scope in a previously issued Certificate be rescinded?
 Yes No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? Yes No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage			
Acres of land altered			
Acres of impervious area	<u>See Table 1-1 on page 1-6 of Chapter 1, Project Change Description for a detailed description of the Project Change.</u>		
Square feet of bordering (BVW) alteration			
Square feet of other wetlands			
Acres of non-water dependent use or structures or waterways			
STRUCTURES			
Gross square footage			
Number of housing units			
Maximum height (in feet)			
TRANSPORTATION			
Vehicle trips per day			
Parking spaces			
WATER/WASTEWATER			
Gallons/day (GPD) of water use			
GPD water withdrawal			
GPD wastewater generation/ treatment			
Length of water/sewer mains (in miles)			

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No

3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No

4. impact on 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 No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No

5. impact upon an Area of Critical Environmental Concern? Yes No

If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

(a) a brief description of the project as most recently reviewed

(b) a description of material changes to the project as previously reviewed,

(c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and

(d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

NPS LLC (the "Proponent"), is submitting a Notice of Project Change (NPC) for a change ("Project Change") to the Phase III development ("Patriot Place") of the mixed use component of the New Patriots Stadium and Related Public Infrastructure Project originally reviewed under the Single Environmental Impact Report (the "2000 Single EIR")—EOEA number 12037 (the "Overall Stadium Project"). The enclosed NPC presents a unique restoration plan to conserve natural resources in perpetuity while also implementing other site improvements (the "Project" or "Project Change") that will further enhance the previously reviewed Patriot Place development off of Washington Street (Route 1) in Foxborough, Massachusetts, the majority of which is within the designated "Economic Development Area" (EDA). Refer to Figures 1.1 and 1.2 for the Project Site location within its regional context and for a site plan of the most recent previously-reviewed build condition, respectively. Figure 1.3 illustrates the existing conditions.

The Project Change generally includes a change in the Overall Project Site to naturalize a recently acquired approximately 32-acre parcel consisting of 16 acres of working cranberry bog (including a man-made irrigation pond), which is located in the southernmost area of the Site. The goal for the majority of this area is to restore this area to a naturalized state as new conservation area to be maintained as open space in perpetuity by means of a conservation restriction over the area (the "Conservation Area"). Refer to Figure 1.4. Additionally, certain parking modifications are proposed at the existing parking lot on a previously acquired parcel of land across Washington Street (Route 1) from the Stadium within the EDA (Map 15 Lot 324 and Map 22 Lot 447) to directly replace approximately 995 spaces that upon completion of the 2006 NPC will be displaced due to design and operational changes (the "Parking Reallocation Area"). Figure 1.5 shows the parking summary for the Overall Project Site. In total, there will be no net increase in parking resulting from the Project Change. This Project will provide significant public benefits in the form of preservation of open space, ecological improvements and new recreation opportunities open to the public while accommodating design and operational changes consistent with the goals for the EDA.

After evaluation of significance factors listed under 301 CMR 11.10(6) of the MEPA regulations, the Project Change will not significantly increase environmental consequences since it will preserve a large majority of the 32-acre cranberry bog parcel as conservation land in perpetuity and will provide for improved stormwater management at the existing parking lot. Relative to the Overall Project, the Project will increase land alteration by only 7 percent, and impervious surface area and wetland impacts by only 1 percent. As analyzed in detail in Chapter 1, *Project Change Description* of this NPC, environmental impacts are insignificant.

Short-term environmental impacts will be minimal (with significant net environmental benefits for the long-term) under the plan for the Conservation Area component as, following the discontinuance of the existing agricultural use, this area will be allowed to revert to a natural state, with the exception of wetland naturalization/restoration activities and completion of facilities to allow for public access. Measures will be taken to minimize disturbance and protect the sensitive environmental areas during restoration and/or construction activities. Mitigation for the Parking Reallocation Area includes new stormwater management facilities (currently lacking) to handle and treat runoff from the existing and new parking areas and pedestrian walkways. Additionally, while no new vehicle trips will result from the parking modifications the Proponent is proposing, transportation improvements will result in improved access and pedestrian safety. See Chapter 2, *Mitigation* of this NPC for further details on the mitigation measures proposed as part of the Project Change. A draft Section 61 Finding is also provided as Attachment E of this NPC.