

Environmental Justice Screening Form

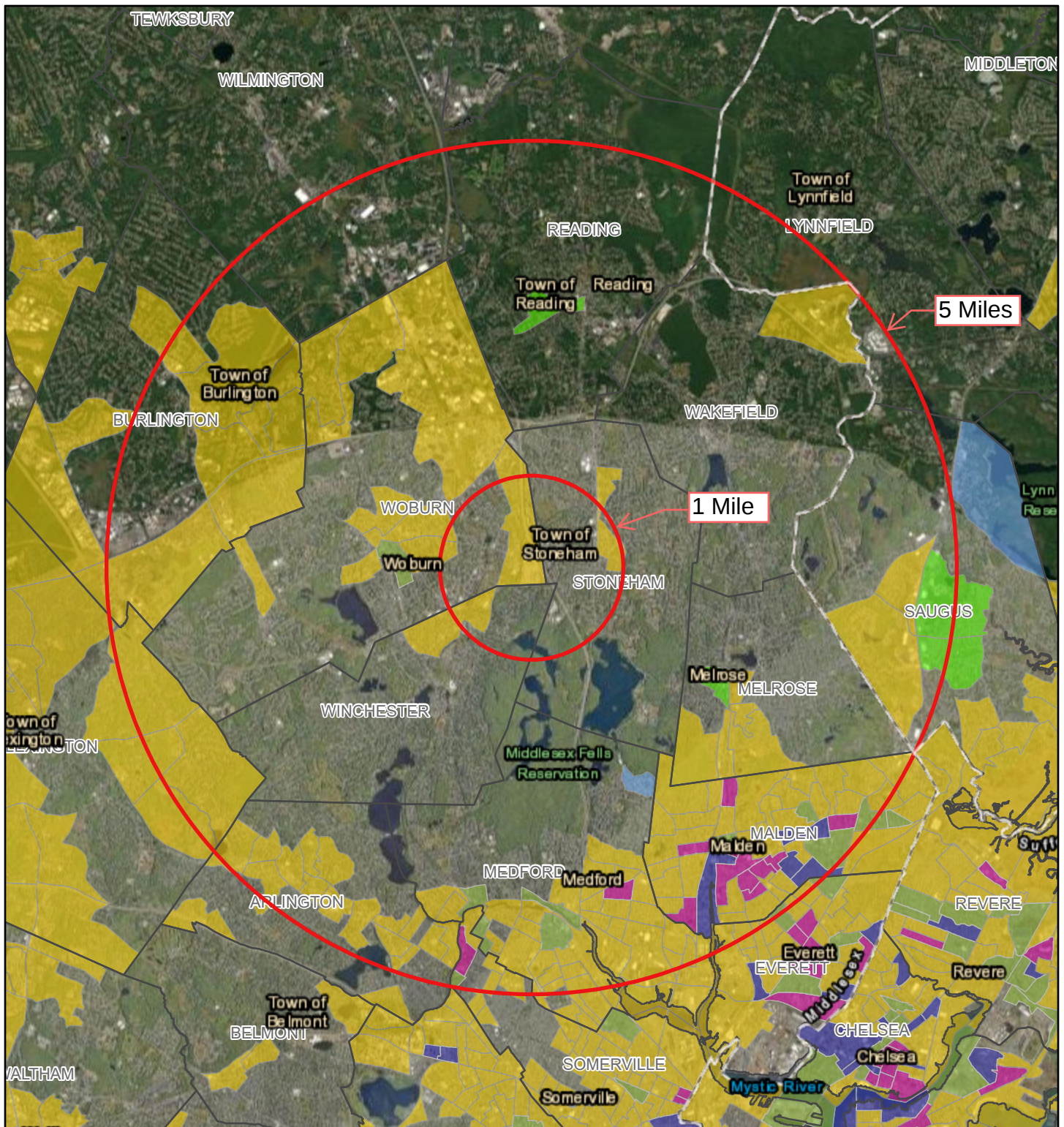
Project Name	Del Webb at Vale
Anticipated Date of MEPA Filing	July 31, 2026
Proponent Name	Pulte Homes of New England LLC
Contact Information (e.g., consultant)	VHB, Stephanie Krueel, 617-607-2972, skrueel@vhb.com
Public website for project or other physical location where project materials can be obtained (if available)	N/A
Municipality and Zip Code for Project	Woburn, 01801
Project Type* (list all that apply)	Residential
Is the project site within a mapped 100-year FEMA flood plain? Y/N/unknown	A small portion of the Project Site is within the FEMA floodplain. No buildings are proposed in this location.
Estimated GHG emissions of conditioned spaces (tons per year) (click here for GHG Estimation tool)	2,419.4 tpy. This does not account for reductions due to compliance with the Stretch Energy Code: Actual GHG emissions will be lower.

Project Description

1. Provide a brief project description, including overall size of the project site and square footage of proposed buildings and structures if known. The Project Site comprises 23.36± acres of the approximately 77-acre former Kraft Atlantic Gelatin Facility site. The Project proposes 504 age restricted home ownership units in a total of eight (8) buildings totaling 800,000 sf, as well as an 8,000± sf amenity clubhouse, a pool, pickleball courts, and 937± parking spaces. It also includes completion of the restoration of Sweetwater Brook.
2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known) (6)(b)15. Construction of 300 or more New parking spaces at a single location.
3. List all anticipated state, local and federal permits needed for the project (if known) MassDOT Access permit (abuts I-93) MWRA 8(m) (work in easement)
4. Identify EJ populations and characteristics (Minority, Income, English Isolation) within 5 miles of project site (can attach map identifying 5-mile radius from EJ Maps Viewer in lieu of narrative) See attached map.
5. Identify any municipality or census tract meeting the definition of “vulnerable health EJ criteria” in the DPH EJ Tool located in whole or in part within a 1 mile radius of the project site. Woburn, Stoneham, and Winchester are located within 1 mile of the Project Site. None of these municipalities meet the vulnerable health EJ criteria for childhood asthma emergency department visits or heart attack. The following eight census tracts in this area meet the vulnerable health EJ criteria for low birth weight and elevated childhood blood lead prevalence:

Elevated Childhood Blood Lead: • Census Tract 3336.01, Woburn • Census Tract 3332, Woburn • Census Tract 3335.02, Woburn	Low Birth Weight: • Census Tract 3371.01, Stoneham • Census Tract 3373, Stoneham • Census Tract 3383, Winchester • Census Tract 3331, Woburn • Census Tract 3333, Woburn
6. Identify potential short-term and long-term environmental and public health impacts that may affect EJ Populations and any anticipated mitigation	
7. Identify project benefits, including “Environmental Benefits” as defined in 301 CMR 11.02, that may improve environmental conditions or public health of the EJ population	
8. Describe how the community can request a meeting to discuss the project, and how the community can request oral language interpretation services at the meeting . Specify how to request other accommodations, including meetings after business hours and at locations near public transportation. Please contact Stephanie Kruel at 617-607-2972, skruel@vhb.com	

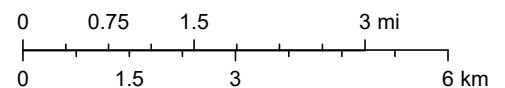
2020 Environmental Justice Neighborhoods



2/3/2026, 11:44:24 AM

Override 1
MA 2020 Environmental Justice Block Groups

1:144,448



- Minority:** the block group minority population is $\geq 40\%$, or is $\geq 25\%$ and the median household income of the municipality the block group
- Income:** the block group median household income is 65% or less than the state median household income
- Language isolation:** 25% or more of households do not include anyone older than 14 who speaks English very well
- Minority and Income**
- Minority and English isolation**
- Minority, Income and English isolation**

Esri, HERE, Garmin, Nearmap, Earthstar Geographics

MassGIS, MassDOT - Highway Division, MassDEP, MWRA | EEA GIS | Nearmap, Earthstar Geographics | Esri, HERE, Garmin |

环境正义筛查表

项目名	德尔·韦布在瓦尔
预计在MEPA备案日期	2026年7月31日
支持者姓名	新英格兰普尔特住宅有限责任公司
联系人信息（例如顾问）	VHB, 斯蒂芬妮·克鲁尔, 617-607-2972, skruel@vhb.com
有关项目的公共网站或可以获得项目相关资料的其他实际地点（如果有的话）	不适用
项目所在的市镇和邮政编码（如果知道）	沃本, 01801
项目类型*（请列出所有适用的）	住宅
项目地点是否在百年FEMA洪灾平原区地图范围内？ 是/否/未知	项目用地的一小部分位于联邦紧急事务管理署（FEMA）划定的洪泛区内。该区域不拟建任何建筑物。
空调空间的温室气体排放量估算（ 点击此处获取温室气体估算工具 ）	2,419.4 吨/年。这并未考虑因遵守《延伸能源法规》而产生的减排量：实际温室气体排放量将会更低。

有关项目的描述

1. 提供简短的项目描述，包括项目场地的总体规模以及拟建建筑物和结构的平方英尺（如果知道的话）。 项目用地占地约23.36±英亩，是原卡夫大西洋明胶厂约77英亩土地的一部分。项目拟建8栋建筑，共504套限龄产权住宅，总建筑面积达80万平方英尺；此外还包括一个约8000平方英尺的配套会所、一个游泳池、匹克球场和约937个停车位。项目还包括完成斯威特沃特溪的修复工程。
2. 列出预期的MEPA审查阈值（根据301 CMR 11.03条规）（如果知道的话） • (6) (b) 15. 在同一地点建造 300 个或 300 个以上新的停车位。
3. 列出项目所在州、地方和联邦预期需要的许可证（如果知道的话） • 马萨诸塞州交通部通行许可（毗邻 I-93 高速公路） • MWRA 8(m)（地役权范围内的工程）
4. 请指认项目现场5英里内的环境正义人口和特征（少数民族、收入、英语隔离）（可以附上EJ Maps Viewer 5英里半径的地图并指认来代替需要的叙述） 请参见附图。

5. 在[DPH环境正文工具](#)中确定全部或部分位于项目场地1英里半径内的任何符合“弱势健康环境正文标准”定义的城市或人口普查区

沃本、斯通汉姆和温彻斯特均位于项目地点1英里范围内。这些城镇均不符合儿童哮喘急诊就诊或心脏病发作的脆弱健康环境正义标准。该区域内以下八个普查区符合低出生体重和儿童血铅患病率升高的脆弱健康环境正义标准：

儿童时期血铅水平升高：

- 人口普查区 **3336.01**，沃本
- 沃本市人口普查区 **3332**
- 人口普查区 **3335.02**，沃本

低出生体重：

- 斯通汉姆人口普查区 **3371.01**
- 斯通汉姆人口普查区 **3373**
- 温彻斯特人口普查区 **3383**
- 沃本市人口普查区 **3331**
- 沃本市人口普查区 **3333**

6. 请确定可能影响环境正义人口的潜在短期和长期环境和公共卫生影响以及任何预期的缓解措施

7. 请确定项目益处，包括 301 CMR 11.02 中定义的“环境效益”，这可能会改善环境正义人口的环境条件或公共健康

8. 描述社区如何要求召开会议讨论项目，以及社区如何在会议上要求口语翻译服务。请指定如何要求获得其他通融条件，包括在工作时间后和在公共交通附近的地点开会。

请联系 Stephanie Krueel: 617-607-2972, skrueel@vhhb.com