

**Commonwealth of Massachusetts**

**Executive Office of Environmental Affairs ■ MEPA Office**

**ENF**

**Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEA No.: 14401  
 MEPA Analyst: Purvi Patel  
 Phone: 617-626-1029

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: Indian Orchard Business Park Urban Renewal Plan		
Street: Bounded by Worcester Street, Moxon Street, Oak Street, Pinevale Street, and bisected by Goodwin Street		
Municipality: Springfield	Watershed: Chicopee	
Universal Transverse Mercator Coordinates: UTM 18 706595E 4669733N	Latitude: 42° 09' 10.61" N	Longitude: 72° 29' 58.22" W
Estimated commencement date: Nov. 2008	Estimated completion date: to be determined	
Approximate cost: \$6.3 million	Status of project design: 10% complete (plan)	
Proponent: Springfield Redevelopment Authority		
Street: 36 Court Street		
Municipality: Springfield	State: MA	Zip Code: 01103
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Felipe Schwarz, AICP		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: One Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: fschwarz@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. \_\_\_\_\_)  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): Various public funding sources may be used to implement the overall project, including grants or loans from state agencies such as MassDevelopment, MassHighway, and the Department of Housing and Community Development, among others. Final funding levels and programs have not yet been determined.

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

List Local or Federal Permits and Approvals: Springfield Planning Board, Springfield Redevelopment Authority, Springfield City Council

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 type="checkbox"/> Wastewater   | <input 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 type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  <input checked="" type="checkbox"/> Urban Renewal Plan Approval (DHCD)
Total site acreage	±54 acres			
New acres of land altered		*		
Acres of impervious area	*	*	*	
Square feet of new bordering vegetated wetlands alteration		*		
Square feet of new other wetland alteration		*		
Acres of new non-water dependent use of tidelands or waterways		*		
<b>STRUCTURES</b>				
Gross square footage	*	*	*	
Number of housing units	*	*	*	
Maximum height (in feet)	*	*	*	
<b>TRANSPORTATION</b>				
Vehicle trips per day	*	*	*	
Parking spaces	*	*	*	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	*	*	*	
GPD water withdrawal	*	*	*	
GPD wastewater generation/ treatment	*	*	*	
Length of water/sewer mains (in miles)	*	*	*	

\* Due to the procedural nature of the Urban Renewal Plan process, project size components and environmental impacts cannot be determined at this time. The Urban Renewal Plan is being submitted at this time to allow the Proponent to acquire privately-owned land. Upon acquisition, it is anticipated that the Proponent will conduct appropriate geotechnical and environmental studies to determine a proposed development plan. At such time, an Amended Urban Renewal Plan will be submitted for approval to the DHCD and an appropriate MEPA filing (such as a Notice of Project Change) will be submitted to the MEPA Office. See the Project Description section for further explanation.

**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: A 15-acre portion of the project site was recorded on a MHC inventory form (SPF.3303) in 1984)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify The last remaining building on the site is in poor condition and poses public safety concerns. The Proponent proposes to demolish this building as part of the Urban Renewal Plan.)  
 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 Springfield Redevelopment Authority (the "Proponent") is proposing the enactment of an Urban Renewal Plan under M.G.L. c.121B for the Indian Orchard Business Park, an approximately 54 acre site consisting of vacant and underutilized parcels of land located in the central/east section of the City (see Figure 1.1 USGS Locus Map). Within the Urban Renewal Plan, approved by the Springfield City Council on March 30, 2009, the Proponent intends to reassemble the 54-acre project site as a contiguous light industrial/business park site.

The project site is bordered on the north by Worcester Street, easterly by a private way known as Moxon Street and property of others, southerly by Oak Street and westerly by Pinevale Street and property of others (See Figure 1.2 Existing Condition Plan). The project site consists of seven parcels. Approximately one-third of the project site is owned by the Proponent and the remaining privately-held sites will be acquired through the Urban Renewal Plan process. The project site conditions are considered to be a blighted open area. The project site does not contain any transportation or utility infrastructure. The presence of hazardous materials and substances of the project site will be investigated and addressed during the execution of the Urban Renewal Plan. The project site contains old abandoned building foundations and one existing dilapidated building scheduled for demolition.

The project site consisting of 54 acres was commonly known as the Chapman Valve Co. site. In 1984, the northern portion of the project site, bounded by Moxon, Goodwin and Pinevale Streets, was recorded on the Inventory of Historic and Archaeological Assets of the Commonwealth by the

Massachusetts Historical Commission. Since 1984, the property and buildings has continued to deteriorate. Of the five buildings inventoried, only one remains and is in poor and unsafe condition. The Proponent is proposing demolition of the single building and will comply with MHC review as required. The complex has lost most of its historic integrity due to the physical deterioration and demolition by the previous private owner of the facility since its 1984 documentation.

The purpose of this ENF is to initiate approval of the Urban Renewal Plan Area from the Department of Housing and Community Development (DHCD) so that the Proponent can proceed with the acquisition of privately-owned land within the project site. Upon approval of the Urban Renewal Plan by the DHCD and subsequent acquisition, the Proponent may begin conducting necessary environmental and geotechnical studies to determine the highest and best use of the project site and develop a site plan that meets the redevelopment goals of the community and the City of Springfield. The Proponent proposes to reassemble the project site, cooperate with the City of Springfield to make infrastructure improvements within the project site and work with a redeveloper(s) to redevelop the project site into a light industrial/business park.

At this time, the Urban Renewal Plan for DHCD review contains sections on project eligibility, objectives, cost estimates and financing plan, local approvals needed, site preparation, public improvements, relocation, redeveloper's obligations, property disposition and citizen participation. Further details about the development plan, such as the location of infrastructure improvements, density of development, parcelization and location of new construction are necessarily subject to the results of more extensive studies of the project site, which the Proponent does not have and which it may not be able to obtain until it can obtain control of privately owned parcels, which requires the approval of an Urban Renewal Plan. In addition, impacts and mitigation associated with the development plan of the Urban Renewal Plan will be forthcoming in a subsequent MEPA filing, such as a Notice of Project Change, when the Proponent files an Amendment to the Urban Renewal Plan that describes the proposed development plan.

The objectives of the Urban Renewal Plan are to reassemble a former industrial site, now blighted and decadent, and rehabilitate the site into a state of the art, 21<sup>st</sup> century business park. There is a demonstrated need for the size and type of "flex space" parcels that the Urban Renewal Plan envisions to create as the end product of the Urban Renewal Plan. The environmental and other site conditions that were abandoned by the former industrial users of the site have left it in a condition that it cannot reasonably be expected to be reused without significant cost and rehabilitation. It is necessary for the public sector to marshal available resources and invest in the project site in order to prevent the project site from remaining blighted and vacant. No significant attempts have been made by the property owners or the private sector to invest the necessary resources in the project site to enable its productive reuse. The project site has been targeted by the Commonwealth for assistance under the Brownfields Support Team Initiative, a multi-agency initiative of the Commonwealth aimed at assisting communities in remediating environmentally contaminated sites and preparing them for redevelopment.

The Indian Orchard neighborhood largely developed around the project site's use as an active industrial site. The objective is to restore the project site as an active light industrial and business use, to complement the existing residential uses and support the existing retail and commercial uses in the neighborhood by increasing employment, and to increase foot traffic in the Indian Orchard neighborhood. The specific objectives of the Urban Renewal Plan are to:

1. Reuse vacant and underutilized property and eliminate blight;
2. Assemble the necessary parcels to develop a business park on the Project Area;

3. Remediate environmental contamination;
4. Construct infrastructure improvements for the benefit of the Project Area and the Indian Orchard neighborhood;
5. Promote the economic development of the Indian Orchard neighborhood by increasing the diversity of economic activity in the area and, in particular, to increase patronage of neighborhood retail businesses by the number of persons working in the neighborhood;
6. Promote economic development of the City and region by the providing warehouse, light industrial and other similar uses as permitted in the Industrial Park zone as described in the Springfield zoning code, of a certain footprint in size, for which economic demand is known to be unmet in the region;
7. Stimulate private investment and creation of employment opportunities;
8. Implement sound land use controls to control future development and ensure economic activity that is consistent with the existing neighborhood and this Plan;
9. Promote development consistent with the Sustainable Development Principles adopted by the Commonwealth and with “green” or LEED building standards.

The Proponent intends to execute the Urban Renewal Plan in phases. The period of time over which the Urban Renewal Plan will remain in effect is 40 years from the date of approval by the Springfield City Council.

#### Phase 1 of the Plan

Phase 1 of the Plan consists of the following activities, which are scheduled to occur within one year to 18 months of the Plan’s adoption.

- Identification of the Project Area boundaries; detailed metes and bounds survey of the Project Area;
- Description of all properties within the Project Area, determination of ownership of the properties, and identification of the properties to be acquired in connection with the Plan;
- Petition for change of zone for a portion of one parcel in the Project Area from Residential to Industrial Park District, in order to zone the entire Project Area Industrial Park District;
- Appraisal of properties to be acquired, and acquisition of those properties;
- Assessment of the condition of all properties within the Project Area, including environmental and geotechnical conditions where appropriate;
- Cost analysis to remove subsurface obstructions and to remediate other soil characteristics which interfere with redevelopment.
- Cost analysis of known environmental remediation, and further testing necessary in order to complete environmental review and determine the extent of environmental remediation needed;
- Identification and cost-estimation of all infrastructure improvements needed to implement the Plan;
- Demolition of a 56,000 square foot building on a City-owned parcel within the Project Area, and implementation of necessary environmental site remediation.

#### Phase 2 of the Plan:

Phase 2 of the Plan consists of the following activities, which are scheduled to occur between 18 months and 4 years from the date of adoption of the Plan.

- Implementing environmental site remediation;

- Conducting other site improvements described below including removal of building foundations, grading, etc.;
- Detailed design and construction of infrastructure improvements;
- Identifying redevelopers and site disposition.

As noted in the Urban Renewal Plan, the costs of engineering, environmental remediation, site preparation, permitting and infrastructure improvements (which are described as Phase II activities) cannot be more specifically described at this time because the Proponent has not been able to obtain site access or control to conduct the investigations that will be needed to evaluate conditions and estimate those costs. Once an Urban Renewal Plan is adopted and approved by the DHCD and the Authority obtains the right to gain site access and control thereby, those aspects of the Plan can be more specifically developed and will be submitted as Plan amendments pursuant to M.G.L. Ch. 121B.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))  
 Yes  No; if yes, specify each threshold:

It is anticipated that the Project will alter more than 25 acres of land and create more than five acres of impervious area. However, as stated previously, since this ENF filing is seeking the initial approval of an Urban Renewal Plan, the specific details regarding the development plan has not been developed yet. A subsequent MEPA review process will detail such project site components and associated impacts to land. See the Project Description for further explanation.

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings			
Roadways, parking, and other paved areas		See item I above.	
Other altered areas (describe)			
Undeveloped areas			

B. Has any part of the project site been in active agricultural use in the last three years?  
 Yes  No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?  
 Yes  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?  Yes  No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction?  Yes  No; if yes, does the project involve the release or modification of such restriction?  Yes  No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A?  Yes  No; if yes, describe: