

For Office Use Only
 Executive Office of Environmental Affairs
 EOEA No.: 13703
 MEPA Analyst: Briony Angus
 Phone: 617-626-10219

ENF Environmental Notification Form

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: Bank Row Urban Renewal Plan		
Street: Bank Row, Main Street, Hope Street, Olive Street		
Municipality: Greenfield	Watershed: Connecticut	
Universal Transverse Mercator Coordinates: UTM 18 696941E 4717781N	Latitude: 42 degrees, 35', 14" N Longitude: 72 degrees, 36', 00" W	
Estimated commencement date: June 2006	Estimated completion date: June 2009	
Approximate cost: \$6 million	Status of project design: 15 %complete	
Proponent: Greenfield Redevelopment Authority		
Street: 14 Court Square		
Municipality: Greenfield	State: MA	Zip Code: 01301
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Gregory Farmer, Consultant		
Firm/Agency: Agricola Corporation	Street: P.O. Box 861	
Municipality: Chicopee	State: MA	Zip Code: 01014-0861
Phone: 413-592-3875	Fax: 413-592-4374	E-mail: Agricola.corp@yahoo.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. 10688) 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 301 CMR 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): Financial assistance to be requested from various local, state and federal sources; estimated project cost \$6 million

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

List Local or Federal Permits and Approvals: Approval of Bank Row Urban Renewal Plan

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 checked="" type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<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> <u>DHCD approval of new Urban Renewal Plan</u> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Total site acreage	7.5 acres			
New acres of land altered		0		
Acres of impervious area	7.5 acres	0	7.5 acres	
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		
STRUCTURES				
Gross square footage	198,874	(27,666)	171,208	
Number of housing units	0	0	0	
Maximum height (in feet)	40	0	40	
TRANSPORTATION				
Vehicle trips per day	10,000	1,000	11,000	
Parking spaces	90	0	90	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	50	70	120	
GPD water withdrawal	50	70	120	
GPD wastewater generation/ treatment	50	70	120	
Length of water/sewer mains (in miles)	0.2	0	0.2	

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: see below) No

The project boundary includes the following historic resources

- GRE.85 Allen Corner Block (1827), 351 Main Street/1-5 Bank Row (NR district)
- GRE.86 Garden Theatre Block (1928), 353-367 Main Street (NR individual & district)
- GRE.87 First National Bank & Trust Co. (1929), 9 Bank Row (NR district)
- GRE.88 First Franklin County Courthouse (1813), 15 Bank Row (NR district)
- GRE.89 Pond Block (1874), 19-21 Bank Row (NR district)
- GRE.90 Siano Block (1921), 25-27 Bank Row (NR district)
- GRE.93 E. Pierce Lumber Co. (1860), 30 Olive Street

Five of the properties are included in the Main Street Historic District, listed on the National Register of Historic Places (1988).

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 Bank Row URP project boundary comprises approximately 7.5 acres in a two-block area in Greenfield's Downtown center. The area is located along the south side of Downtown's Main Street, just west of Hope Street, to Bank Row; on the east side of Bank Row, on both sides of Olive Street and includes the block located along the west side of Hope Street near its intersection with Olive Street. (See Figure A Project Boundary Map.) The Bank Row URP boundaries contain several of Greenfield's most important historic assets, and the preservation of certain neglected historic properties is cited as one of the compelling reasons for proposing this plan.

Five historic buildings strategically located in the heart of the Downtown at the corner of Main Street and Bank Row, overlooking the Town Common, have been vacant or underutilized for many years. Until recently, the majority of them had been tax delinquent. These five are among 16 buildings located in the Bank Row URP project area, which contains a mix of one-, two- and three-story commercial structures with primarily retail and office tenants. A number of vacancies exist within these 16 buildings -- particularly on the upper floors and mostly in the five historic buildings that are a focus of this plan. While the project area has many positive attributes, including the quaintness of its buildings, the uniqueness of its shops, and striking mountain views, the area is hampered by the blighting effect of these five decadent properties, which create an unfavorable impression of the Town center. Further, the condition of these properties continues to deteriorate without apparent correction by the owners, making it more and more difficult for the private sector to redevelop the area without public intervention. These five buildings were the initial impetus for advancing this plan.

In addition, the Bank Row URP will facilitate the assembly of a strategically located development parcel for a new regional transportation center. The proposed Franklin Regional Transportation Center (Franklin RTC) project will involve the development of a centralized regional transportation center to serve Franklin County. That center will occupy a key downtown location in the county's largest town, Greenfield, and will be owned and operated by the Franklin Regional Transit Authority (FRTA).

A Feasibility Study prepared for the Greenfield Montague Transportation Area (GMTA) by Gannett Fleming and Kay Nordstrom Engineering Inc. in June 2002 evaluated the need for a centralized transit facility in Greenfield. The study identified and evaluated 11 potential sites for the transit facility; developed a program for public transit uses; and estimated preliminary costs to develop and construct such a facility at several of the potential locations. This study was updated in fall 2004, resulting in the selection of a preferred site.

The selected site, composed of three properties, is located at the corner of Bank Row and Olive Street, less than a quarter-mile from the current bus "hub" in front of Greenfield Town Hall. Readily visible from the Town Hall, the site is adjacent to rail, being located at the point where north-south and east-west tracks converge in downtown Greenfield. It is intended that, should future passenger rail possibilities result from other transportation planning work currently under way, this site would provide excellent and centralized passenger rail access. The site provides adequate space to construct a passenger rail platform, as well as additional parking for rail passengers. It is expected that the transit project will result in a transit-oriented joint development opportunity adjacent to a new 10,000-square-foot transit center.

The five historic properties along Main Street/Bank Row have played an important role in defining the architectural and historic character of downtown Greenfield. The buildings are all situated without setbacks, providing visual interest for pedestrians along Main Street and Bank Row and the immense potential for active retail trade along a lively streetscape. Over the years, owner neglect has resulted in continued deterioration, and without timely intervention, these properties could reach a condition that would make redevelopment no longer economically viable. This would be a tremendous loss to the community. The Bank Row URP endeavors to undertake certain actions that will result in the rehabilitation and preservation of these significant community assets.

The properties located at 12 Olive Street, 30 Olive Street, 54 Hope Street, 66 Hope Street and the vacant parcel on Mill Street will comprise a site for the proposed regional transportation center. Three of the four buildings will be demolished. Because of its potentially historical significance -- although it is not listed in the historic register like the five properties on Bank Row and Main Street, the building at 30 Olive Street will be retained and integrated into the joint development component of the proposed regional transportation center, and quite possibly will be made available for commercial redevelopment.

This plan is the result of an extensive public participation process. This process was undertaken through the Citizens Advisory Committee (CAC) made up of 10 individuals representing local residents, businesses and institutions and community organizations. The CAC was appointed by the GRA and included a diverse mix of people who had expressed an interest in the project, people who specifically volunteered for the committee, and people selected by the GRA to provide broader representation. Other interested individuals who were not members of the CAC frequently attended its monthly meetings. The CAC reviewed and discussed each plan element and has submitted a summary report supporting adoption of the Bank Row URP. The CAC will continue to meet to provide input to the GRA throughout the implementation of the urban renewal plan.