

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 12773
 MEPA Analyst: JANET HUTCHINS
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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: South Worcester Industrial Park Conceptual Master Plan		
Street: see attached maps		
Municipality: Worcester	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 19 267817 E 4680981 N	Latitude: 42° 14' 54" N Longitude: 71° 48' 51" W	
Estimated commencement date: May 2002	Estimated completion date: Spring 2004	
Approximate cost: \$2,000,000	Status of project design: Phase 1 - 100% complete	
Proponent: City of Worcester Executive Office of Economic Development		
Street: 418 Main Street Suite 300		
Municipality: Worcester	State: MA	Zip Code: 01608
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 P.O. Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: (617) 924-1770	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. _____) 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): EOTC Public Works and Economic Development (PWED) Grant - \$1 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: _____

Roadway opening permit for proposed improvements to Southgate Street by City of Worcester DPW

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
LAND				<input 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 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: No state permits are required to implement the planned roadway improvements. * Existing conditions are not known because a comprehensive inventory has not been conducted for the entire 25.3±-acre area.
Total site acreage	25.3±			
New acres of land altered		- 0 -		
Acres of impervious area	*	*	*	
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	392,300	(92,300)	300,000±	
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	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/ treatment	*	*	*	
Length of water/sewer mains (in miles)	*	*	*	

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 Adriatic Mill) 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.*)

This project triggers review under MEPA at 301 CMR 11:03(1)(b)(6) for "[a]pproval in accordance with MGL c.121A of a New urban redevelopment project or a fundamental change in an approved urban redevelopment project, provided that Project consists of 100 or more dwelling units or 50,000 or more square feet of non-residential space". The City of Worcester seeks to revitalize the South Worcester neighborhood, an area encompassing approximately 68 acres located south of Hammond Street between Southbridge Street and the CSX railway line to Grand Street, and including an area east of Southbridge Street. This area has historically contained a mixture of residential, commercial and industrial uses, but many buildings and lots in the neighborhood are currently vacant. In order to attract redevelopment to the area, the City plans to implement roadway and infrastructure improvements that will be funded through a Public Works Economic Development (PWED) grant from the Executive Office of Transportation and Construction (EOTC). Specifically, the City wishes to proceed with preliminary infrastructure improvements on Southgate Street as a first phase of the redevelopment process. These improvements generally entail lowering the grade of Southgate Street under the railroad bridge and softening the curve in the street just west of the railroad bridge. These improvements will ease access to the proposed redevelopment parcels, particular for trucks, and separate commercial traffic from the residential areas of the neighborhood. The City plans to implement a second phase of roadway improvements in the area between Southgate Street and Canterbury Street at a later date.

The City does not intend to undertake the full scope of the master plan, but rather, will focus on a more limited area. The attached South Worcester Industrial Park Conceptual Master Plan identifies several parcels within the area, which the City either owns or plans to acquire, that could be redeveloped by upgrading or expanding existing industrial buildings or by demolition followed by new construction. Together, these parcels encompass approximately 25.3 acres and could accommodate approximately 300,000 square feet of new or redeveloped industrial, commercial and office space. Actual redevelopment or new construction would be funded by private entities. This ENF does not examine the potential impacts of any redevelopment because no specific redevelopment projects have been proposed in the area to date. However, if any redevelopment or new construction is proposed that would meet or exceed the MEPA review thresholds at 301 CMR 11.03, the proponent(s) will confer with the Executive Office of Environmental Affairs to determine if additional MEPA review would be required.