

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs
EOEA No.: 14424 MEPA Analyst: Holly Johnson Phone: 617-626-1023

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: Renaissance Village		
Street: 60 Main Street		
Municipality: Brockton, MA 02301	Watershed: Taunton	
Universal Transverse Mercator Coordinates: UTM (Zone 19) 4661117.817N 333054.721E	Latitude: 42°05'03.82" N Longitude: 71°01'06.40" W	
Estimated commencement date: July 2009	Estimated completion date: 9-29-2011	
Approximate cost: \$62.6 Million	Status of project design: Completed	
Proponent: Bradford Allen, Renaissance Village LLC. c/o (EDFC)		
Street: 858 Washington Street, Suite 200		
Municipality: Dedham	State: MA	Zip Code: 02026
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Brian Dunn		
Firm/Agency: Woodard & Curran	Street: 95 Cedar Street, Suite 100	
Municipality: Providence	State: RI	Zip Code: 02903
Phone: 401.273.1007	Fax: 401.273.5087	E-mail: bdunn@woodardcurran.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):

Affordable Housing Trust Fund	2,000,000
Transit Oriented Development Grant	3,500,000
Growth District Initiative	5,000,000
I-Cube & Stimulus Funding	TBD

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

List Local or Federal Permits and Approvals:
 Site Plan Approval – City of Brockton Planning Board

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" 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"/> 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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	3.416			
New acres of land altered		3.416		
Acres of impervious area	3.405	(-.350)	3.055	
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	148,000 +/-	401,410	549,410	
Number of housing units	0	308	308	
Maximum height (in feet)	49' +/-	15'	64'	
TRANSPORTATION				
Vehicle trips per day	11,000	3,222	14,222	
Parking spaces	110	350	460	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	2,524	41,779	44,363	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	2,584	41,779	44,363	
Length of water/sewer mains (in miles)	<1 mile	<1 mile	<1 mile	

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 Refer to Figure 1

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 Refer to Figure 2

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 _____) 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 Refer to Figure 3

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.)

Project Description:

Renaissance Village (Project) consists of the mixed-use re-development of a City block in downtown Brockton on a parcel previously developed and utilized by multiple businesses serving various functions dating to the turn of the 20th century. The project site is located on Lots 1, 2, 3, 4-1, 5, 81, 82, 351, 352, 353, and 353-1 of Assessor's Map No. 109 in the City of Brockton, Massachusetts at 60 Main Street. The Project site is located north of Centre Street, east Main Street, south of Petronelli Way, and west of Montello Street.

The subject site is located within a 40R Downtown Brockton Smart Growth Overlay District (DBSGOD) zoning classification. The Project is approximately 3.41 acres +/- in total area.

The existing condition of the Project is currently developed and impervious in character, comprised largely of asphalt parking and access areas, existing buildings, and former structures that have been razed and converted to asphalt parking areas. Currently the existing structures are in disrepair or under utilized. The Enterprise building, adjacent to Main Street in the north western portion of the project area, is largely vacant with the exception of the Sir Speedy print shop located in the front of the building. The former Taymor Building was located in the north east portion of the project the intersection of Montello Street and Petronelli Way prior to being razed. The Gardner Building, located in the south east portion of the Project at the intersection of Centre Street and Montello Street, is vacant and in disrepair. It has been investigated and determined that the existing deficiencies and structural problems of the Gardner Building are not a viable option for the renovation of the structure and must be razed. The area between the Taymor & Gardner buildings, along the frontage of Montello Street, at one time was the location of additional building structures that have been razed and converted to access and asphalt parking areas. Two smaller structures exist within the Project area with frontage on Centre Street. One is currently utilized as an accountant's office and the other is The Pub restaurant. Each of these structures will be razed to accommodate the development of the Project. Adjacent to the Project, at the corner of Main Street and Centre Street, is an existing park (Veteran's Park) owned by the City of Brockton which will remain. Within in the Project area are existing properties, easements, right-of-ways, and infrastructure controlled by the City of Brockton. The Project will be situated on portions of these areas and need to modify, redirect, and tie-into the City infrastructure.

The mixed-use re-development of this property will comprise of the renovation of a portion of the Enterprise building on Main Street, and the razing of the remaining existing structures. The Enterprise building, which currently is largely vacant with the

exception of the Sir Speedy print shop located in the front of the building, will utilize 18,500 square feet of the multi-story structure footprint area out of the existing 29,400 square foot footprint. The rear portion of the building is proposed to be razed to accommodate the proposed mixed-use structure. The project proposes the development of a six story structure that will be comprised of 308 residential units, 7,700 square feet of commercial use, 4,500 square feet of retail use, an interior landscaped courtyard opened to the environment, and a 460 space parking garage located interior to the structure.

Vehicular access and egress for the proposed mixed-use development will be provided by means of the existing City roadway system. Access will be provided to the proposed garage at two locations, one off Centre Street and the other off Petronelli Way. A service alley way will be located between the rear of the Enterprise Building and the proposed Project building that will be accessed from Petronelli Way. A covered, interior service court has been designed that access Petronelli Way for the proposed mixed use structure to provide services including trash collection.

The Project will be serviced by the existing utility infrastructure that includes retrofitting the closed conduit drainage system. To accommodate the proposed re-development, some modifications will be necessary to re-route drainage lines and make new connections to the existing stormwater drainage infrastructure.

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 X No; if yes, specify each threshold:

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	<u>1.374</u>	<u>.727</u>	<u>2.101</u>
Roadways, parking, and other paved areas	<u>2.031</u>	<u>(-1.078)</u>	<u>953</u>
Other altered areas (describe)	<u> </u>	<u> </u>	<u> </u>
Undeveloped areas	<u>.011</u>	<u>.351</u>	<u>.362</u>

B. Has any part of the project site been in active agricultural use in the last three years?
 ___ Yes X 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 X 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 X 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 X 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 X No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c. 121B? Yes ___ No X ; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy: