

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13069
 MEPA Analyst: Bill GAGE
 Phone: 617-626-1023



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: York Street Technology Center		
Street: West York Street		
Municipality: Springfield	Watershed: Connecticut	
Universal Transverse Mercator Coordinates: 18 0699826E 46 62 486 N	Latitude: 42° 05' 28" Longitude: 72° 35' 01"	
Estimated commencement date: August 2003	Estimated completion date: August 2004	
Approximate cost: \$30 million	Status of project design: 10	%complete
Proponent: York Street LLC		
Street: 195 Prospect Street, #22		
Municipality: Cambridge	State: MA	Zip Code: 02139
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Peter J. Williams, P.E.		
Firm/Agency: Vine Associates, Inc.	Street: 190 Old Derby Street – Suite 311	
Municipality: Hingham	State: MA	Zip Code: 02043
Phone: 781-749-2530	Fax: 781-749-2751	E-mail: pwilliams@vineassociates.net

- 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. 5063) 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): None

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

List Local or Federal Permits and Approvals: _____
EPA: NPDES; Local: Building permit, demolition permit, Conservation Commission

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 checked="" 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 (including Legislative Approvals) – Specify:
Total site acreage	4.5			
New acres of land altered		0 (redevelopment)		
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	147,000	6,000	153,000	
Number of housing units	0	0	0	
Maximum height (in feet)	80	0	80	
TRANSPORTATION				
Vehicle trips per day	0	1,059	1,059	
Parking spaces	30	400	370	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	8,300	8,300	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	8,300	8,300	
Length of water/sewer mains (in miles)	0	0	0	

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 _____) 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.*)

The proposed project is to convert the former Hampden County Jail, located on West York Street in Springfield, Massachusetts, into the York Technology Center, which will house development and manufacturing facilities for biotechnology companies. This project will allow for the creation of more biotechnology jobs within Massachusetts, while avoiding the high costs of the metropolitan Boston area.

The site is located in the south end of Springfield, on West Columbus and York Streets. Adjacent properties include The City of Springfield sewer system pumping facility and F.L. Roberts gasoline and diesel service station to the north; commercial and industrial development to the south; West Columbus Avenue and then Interstate 911 to the east; and the New York, New Haven and Hartford Railroad and then the Connecticut River to the west. The area in the vicinity of the project site has been primarily developed for commercial/industrial use. The site is located within Priority/Estimates PH43/WH228, which are related to Short-nose Sturgeon an "Endangered" species and the Triangle Floater, a mussel of "Special Concern" status.

The Hampden County Jail is a vacant facility comprised of a complex of sixteen buildings, most of which are of brick construction from the 1890s and are in various states of deterioration. A gymnasium on the south side of the facility was constructed in 1987. The existing buildings are included in the Inventory of the Historical and Architectural Resources of Massachusetts. They are not listed in the State or Federal Register of Historic Places. An Existing Conditions Analysis was conducted to determine the integrity of the structures and costs associated with their repair, including code compliance. This Existing Conditions Analysis was part of a Feasibility Study of the York Street Jail, conducted in 2001 by The Corporation of Chicopee, Massachusetts for the City of Springfield. Their study concluded that most of the structures were in such a bad state of deterioration that demolition of most of these buildings is required.

The proposed project will require the demolition of most of the structures. Although in need of repair, both the lobby building and sheriff's house will remain and undergo considerable restoration. These buildings will be restored as good historical examples of the structure of the period (1890s). The Gymnasium, which was constructed in 1987, will also remain. The façade of the cellblock structure along Columbus Avenue will be retained and its large arched window design used as a theme for the

new buildings. Using the façade of the cellblock building will allow the basic look of the era to be maintained, while allowing a structure to be built which is modern and usable.

The biotechnology center will be used as a mixed office and manufacturing facility, generating between 200 and 400 high-paying jobs. Supporting jobs will additionally be created, including security and maintenance. The most likely configuration will create approximately 350 new jobs in Springfield. Support and maintenance of the equipment on the site as well as supplies, shipping and other may create between 100 and 200 additional jobs not directly associated with the facility.

The proposed stormwater management system will be designed in accordance with the DEP Stormwater Management Policy. Stormwater will be discharged using existing connection to the City's stormwater drain system. Development of the site will require covering of the existing concrete drainage culvert that crosses the southern portion of the site. The proposed BMP improvements will include deep sump catch basin with hooded outlets, partial infiltration of roof runoff and gas/oil separators. The proposed improvements will improve the water quality of the storm water runoff from the site.

The Project will generate an estimated peak daily sewage discharge of 8,300 gallons. The sewage flows will be handled by the adjacent City sewer collection system.

Key design considerations include maintaining the historical "theme" of the site, by keeping the Lobby, Sheriff's house and the main cellblock wall that runs along West Columbus Avenue. A two-level parking garage is also proposed, to ensure sufficient on-site parking. The existing gymnasium will be used as a shipping/receiving warehouse. The main development and manufacturing space will reside on four floors that rise above the parking garage. This area will be accessed via elevators located at each end of the structure.