

Commonwealth of Massachusetts
 Executive Office of Energy and Environmental Affairs
 Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: 15942

MEPA Analyst: Alex Steysky

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Ferry Street Mill Redevelopment Project

Street Address: 1 Ferry Street

Municipality: Easthampton

Watershed: Manhan River

**Universal Transverse Mercator Coordinates:
 Zone 43, E: 306677.3 N: 4683102.3**

Latitude: 42.276179 N

Longitude: 72.655580 W

**Estimated commencement date: January –
 March 2019**

**Estimated completion date: January –
 March 2024**

Project Type: Mill Redevelopment

Status of project design: 80% DD

Proponent: One Industrial Lofts, LLC

Street Address: 180 Pleasant Street, Studio 6

Municipality: Easthampton

State: MA

Zip Code: 01027

Name of Contact Person: Robert M. Levesque, RLA, ASLA

Firm/Agency: R Levesque Associates, Inc

Street Address: 40 School Street

Municipality: Westfield

State: MA

Zip Code: 01085

Phone: 413.568.0985

Fax: 413.568.0986

E-mail: robl@rlaland.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

Yes No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you 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

(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?

301 CMR 11.03 : (6)(c)14, (6)(c)15, & (10)(b)1

Which State Agency Permits will the project require?

N/A

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:

MassDevelopment - \$122,000

MassWorks - \$3.5 Million

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	6.134± Ac.		
New acres of land altered			
Acres of impervious area	5.39± Ac.	0.40± Ac.	4.99± Ac.
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		n/a	
STRUCTURES			
Gross square footage (<i>all floors</i>)	101,912± sq. ft.	33,476± sq. ft.	68,436± sq. ft.
Number of housing units	0	115	115
Maximum height (feet)	4 stories	4	4 stories
TRANSPORTATION			
Vehicle trips per day	0 (vacant)	2,286	2,286
Parking spaces	0 (undefined)	304	304
WASTEWATER			
Water Use (Gallons per day)	0	22,488±	22,488±
Water withdrawal (GPD)	0	22,488±	22,488±
Wastewater generation/treatment (GPD)	0	22,488±	22,488±
Length of water mains (miles)	N/A	N/A	N/A
Length of sewer mains (miles)	N/A	N/A	N/A
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

The project site consists of vacant former manufacturing buildings with a canal bisecting the property. One of the buildings to the east of the canal has already been demolished. Currently the site is accessed via a single curb cut along Ferry Street located to the west of the canal. There is very little vegetation on site with the majority of the site being covered by buildings, concrete slabs or pavement. The existing stormwater management system consists of a number of inlet structures, roof leaders and underground piping which discharge directly to the canal. Please refer to the attached narrative and existing conditions plan of the site plan set for further information.

Describe the proposed project and its programmatic and physical elements:

The developer plans to convert the existing mill buildings into a mix of both residential and commercial uses and construct new parking and pedestrian access areas. In summary, the proposed redevelopment consists of the following:

- Demolition of various site features including portions of existing buildings, concrete slabs, retaining walls, etc.;*
- Renovation of four former mill buildings into a mix of residential and commercial uses ;*
- Construction of two new multi-story, mixed-use buildings;*
- Construction of new vehicle access and parking areas that will require a number of new block retaining walls;*
- Provide a new access point to the Manhan bike trail;*
- Installation of utilities including water service, sanitary sewer and pump station, and electric/telecommunications services; and*
- Construction of a stormwater management system to capture, convey, and improve water quality.*

Additional site improvements include the renovation of an existing bridge that spans the canal on the north side of the property, the construction of two pedestrian cat walks across the canal, a bike path along the eastern property boundary to connect to the Manhan rail trail, bocce courts, paved drive aisles and parking areas, installation of utilities and a stormwater drainage system, site grading, and landscaping. Solar panels are also proposed for each building rooftop.

Proposed uses within these buildings consist of residential apartments (150 dwelling units) with accessory uses to residents that include a gym, pool, library, car detailing, basketball court, and media room. A mix of retail and office space is also proposed. Specific uses are anticipated to possibly include restaurant/bar, hair salon, art studio, and a coffee shop/deli.

Please refer to the attached narrative for greater detail.

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

Please see the attached project narrative for examined alternatives.

NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

Please see the attached project narrative.

If the project is proposed to be constructed in phases, please describe each phase:

The proposed development will be constructed in several phases, in the following sequence:

- **Proposed demolition of buildings 1 & 15 in Winter 2019 (refer to sketch of existing building # assignment in Historic Information in Section 9 of this packet)**
- **Proposed demolition of buildings 3 & 13 in Spring 2019.**
- **Renovation of remaining portions of existing buildings**
- **Construction of two new multi-story, mixed use buildings on east side of canal**

Construction for each component will include the necessary parking, landscaping, utility, access, and stormwater improvements pertinent to the specific areas or as needed for the development as a whole.

AREAS OF CRITICAL ENVIRONMENTAL CONCERN:

Is the project within or adjacent to an Area of Critical Environmental Concern?

- Yes (Specify _____)
 No

if yes, does the ACEC have an approved Resource Management Plan? ___ No;

if yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? ___ No;

if yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

RARE SPECIES:

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/priority_habitat_home.htm)

- 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 (State Register of Historic Places) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes (Portions of 4 existing buildings) No

WATER RESOURCES:

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site? ___ Yes No;

if yes, identify the ORW and its location. _____

(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical