

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

Environmental Notification Form

For Office Use Only

EEA#: 16078
 MEPA Analyst: Page Czepiga

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: South Hadley Falls Urban Redevelopment & Renewal Plan (URRP)		
Street Address: South Hadley Falls Neighborhood, including Main Street, Bridge Street, School Street, the Main/Bridge Gateway, the Library Area, and Gaylord Street		
Municipality: South Hadley	Watershed: Connecticut River	
Universal Transverse Mercator Coordinates: UTM Easting 698630.70, UTM Northing 4676448.62, 18T	Latitude: 42.214974	Longitude: -72.593542
Estimated commencement date: 2020	Estimated completion date: 2040	
Project Type: Urban Renewal Plan	Status of project design: 10% complete	
Proponent: South Hadley Redevelopment Authority (SHRA)		
Street Address: 116 Main Street		
Municipality: South Hadley	State: MA	Zip Code: 01075
Name of Contact Person: Heather Gould		
Firm/Agency: BSC Group, Inc.	Street Address: 33 Waldo Street, Suite 5	
Municipality: Worcester	State: MA	Zip Code: 01608
Phone: (617) 896-4505	Fax: (508) 792-4509 Attn: H. Gould	E-mail: hgould@bscgroup.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(1)(b)(7): Approval in accordance with M.G.L. c. 121B of a new Urban Renewal Plan

Which State Agency Permits will the project require?

Department of Housing and Community Development (DHCD) Urban Renewal Plan approval.

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: The Proponent anticipates applying for available public funding sources, including grants or loans from state agencies (e.g., MassDOT, MassDEP, MassDevelopment, EEA and EOHEd). Specific programs and funding commitments are unknown at this time.

Department of Massachusetts

Environmental Water Quality

16078

Perse Corporation

The information requested by the Department of Environmental Water Quality is as follows:

Project Name: Perse Corporation

Address: 100 State Street, Boston, MA 02109

City: Boston

State: MA

Zip: 02109

Project Description: Construction of a new building at 100 State Street, Boston, MA.

Project Start Date: 1988

Project End Date: 1990

Project Status: Completed

Project Location: 100 State Street, Boston, MA 02109

Project Contact: John Perse, President, Perse Corporation

Project Phone: (617) 552-1000

Project Fax: (617) 552-1000

Project E-mail: john.perse@perse.com

Project Website: www.perse.com

Project Description (continued): The project consists of the construction of a new building at 100 State Street, Boston, MA. The building is a 10-story office building with a total area of approximately 1,000,000 square feet. The building is currently under construction and is expected to be completed in 1990.

Project Location (continued): The project is located at 100 State Street, Boston, MA 02109. The site is bounded by State Street to the north, South Street to the south, and the Boston Harbor to the east.

Project Contact (continued): John Perse, President, Perse Corporation, 100 State Street, Boston, MA 02109, (617) 552-1000.

Project Website (continued): www.perse.com

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	290		
New acres of land altered		4.5	
Acres of impervious area	91 (1)	+~4	~95
Square feet of new bordering vegetated wetlands alteration		0	
Square feet of new other wetland alteration (2)		Private: RA: 19,649 BLSF: 29,595 Public Improvements RA: 12,941 BLSF: 10,047	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage (3)	1,630,972	+353,987	1,984,959
Number of housing units	585 (3)	+162	747
Maximum height (feet)	~60	+~20	~80 (4)
TRANSPORTATION			
Vehicle trips per day	*	+4,673 (5)	*
Parking spaces (6)	563	+1,030	*
WASTEWATER			
Water Use (Gallons per day)	*	+67,166 (7)	*
Water withdrawal (GPD)	N/A	0	N/A
Wastewater generation/treatment (GPD)	*	+73,882 (7)	*
Length of water mains (miles)	N/A	0	N/A
Length of sewer mains (miles)	N/A	0	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 checked="" type="checkbox"/> Yes (EEA #14298 Lower Riverside Park, 08/06/2008; EEA #11201 Falls Sewer Separation Project, 06/24/1997; EEA #8693 New Converting Facility, Graphics Technology International, 05/08/1991; EEA #4065 #21 Coater Facility, James River Graphics, Inc., 28 Gaylord Street, 04/07/1981) <input type="checkbox"/> No			

*The South Hadley Falls URRP ENF is different from typical MEPA filings in that it is first and foremost a plan rather than a project. The URRP identifies development and revitalization objectives and provides a conceptual layout with a long-term (20-year) approach to implementation. Therefore, the Summary of Project information presented above does not constitute a proposed project; rather, it represents a preliminary build-out based on a conceptual plan. This ENF describes the URRP in full, but the assessment focuses on public improvements to be undertaken by the Town to foster private redevelopment. Projects within the URRP may exceed MEPA review thresholds and require separate MEPA filings specific to those projects. For some parameters in the Summary Table (identified with an *) it was not possible to extract existing conditions for the URRP-specific area. Please see additional notes, as follows.

- (1) Source: MassGIS Impervious Datalayer. The approximate increase is associated with a new residential development.
(2) Estimates are preliminary. RA = 200-foot Riverfront Area, BLSF=Bordering Land Subject to Flooding.

- (3) Existing GSF is based on Assessor's data from the Town of South Hadley. Change represents the concept plan less the square footage of buildings to be demolished.
- (4) Maximum height is based on what is allowable under current zoning.
- (5) New traffic generation estimate is based on ITE trip generation rates (2010).
- (6) Existing parking includes only public on-street and municipal parking as identified in the URRP. Estimated change is the conservative estimate of off-street parking required for potential redevelopment throughout the URRP, as required by current zoning. South Hadley parking requirements are flexible and could be significantly less than this estimate.
- (7) Wastewater estimates are based on MA Title 5 generation rates; Water assumes 1.1/1 GPD of water to wastewater.

GENERAL PROJECT INFORMATION – all proponents must fill out this section

There has been a longstanding local concern for economic conditions in the Falls and aspirations for revitalization and improvement in response to the exodus of businesses and jobs. The URRP reflects and builds upon previous planning and incentives and provides a 20-year plan to guide redevelopment. These improvements will strengthen the Falls as a place to live, do business, work and recreate. This ENF narrative refers to the following figures in Attachment A: Figures:

Figure 1: USGS Locus

Figure 2: URRP Context and Surrounding Area

Figure 3: Aerial Map with URRP Boundaries

Figure 4: Existing Conditions

Figure 5A: URRP Environmental Constraints – Natural Features

Figure 5B: URRP Environmental Constraints – Historic Resources & Brownfields

Figure 6: Public Improvements

Figure 7: Buildings to be Demolished

Figure 8: Buildings to be Constructed & Rehabilitated

Figure 9: Buttery Brook – Potential Daylighting & Multi-Use Path

The South Hadley Redevelopment Authority (SHRA) has spearheaded this effort with support and assistance from the Town of South Hadley. The South Hadley Falls URRP was prepared by The McCabe Enterprises Team pursuant to Chapter 121B, Massachusetts General Laws (M.G.L.) in coordination with the SHRA. Text and graphics from this document serve as the foundation for this ENF, supplemented by updates provided by the Town of South Hadley. The URRP, currently under review by DHCD, is online at <https://www.southhadley.org/DocumentCenter/View/5431/South-Hadley-Urban-Redevelopment-and-Renewal-Plan-DRAFT-July-18-2019>.

PROJECT DESCRIPTION:

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

The South Hadley Falls Urban Redevelopment & Renewal Area (URRA) encompasses 290 acres of land and water in the southwest corner of South Hadley in the area known as the Falls, which is situated at a bend of the Connecticut River near the Holyoke Dam. Main and Lamb Streets are the major north-south streets through the district running roughly parallel to the Connecticut River for approximately 1.4 miles. Bridge and Lamb Streets are the major east-west collector streets extending from Memorial Bridge (route 116), which spans the Connecticut River between Holyoke and the Falls, eastward to Route 202 at Lamb Street. The western edge of the URRA boundary is the centerline of the Connecticut River and follows the South Hadley/Holyoke town line. The City of Chicopee lies to the south, Route 202 to the North and residential development to the east (see Figures 1, 2 and 3 in Attachment A). As shown in *Figure 3: Aerial Map with URRP Boundaries*, six focus areas were established within the URRA. They are the commercial area along Main Street, the Falls' gateway at Main & Bridge Streets, the Gaylord Area, Library Area, the

Falls residential neighborhoods and the waterways areas associated with Buttery Brook and the Connecticut River.

The Falls area of South Hadley was intensely developed for industrial uses beginning in the early 19th century after a navigable canal along the Connecticut River was completed in 1795. This canal was the first of its kind in the U.S. and utilized a system of raising boats for safe passage through the waterway called the "inclined plane". Mills and manufacturing/industrial facilities were situated both along the river and inland, particularly along Gaylord Street and Lamb Street. Worker housing, commercial development and municipal uses filled in along Main Street, Bridge Street, and School Street.

According to the South Hadley Open Space and Recreation Plan (2012), businesses in the Falls during its prime employed over 1,000 workers. However, the continuing loss of manufacturing activity over the past 50 years has resulted in abandoned facilities and several brownfields, although some have been successfully reutilized. Currently it is estimated that less than 300 workers are employed in the area. The loss of major employers has continued to significantly negatively impact retail and services in the Falls, resulting in extensive business closures, deferred maintenance and underutilized structures.

Existing Conditions: Existing conditions are presented in *Figure 4*. As expected in an older, village type of neighborhood, the business, residential and municipal land uses coexist throughout the area. Many of the residential buildings are multi-family homes or apartments, and over half of the Falls area households are tenants. Elevation contours range from 68 feet above sea level along the bank of the Connecticut River and vicinity of Buttery Brook, to a high of 236 feet in a steeply sloped area along the northeastern edge of the URRRA. Elevations along Canal Street rise to approximately 127 feet along the Connecticut River from the Public Library to the South Hadley Canal Park.

Zoning: In terms of zoning, the URRP contains eight types of base zoning and two overlay districts. The zoning districts are listed below.

- Residence A-1 Low Density Residential
- Residence A-2 Medium Density Residential
- Residence B Village Residential
- Business A-1 General Business
- Business A Neighborhood Business
- Business B Village Center Mixed Use
- Industrial A Low impact manufacturing and business
- Industrial B More intensive industrial and business uses

The two overlay districts within the URRRA are:

- The South Hadley Falls Overlay District; and
- The South Hadley Falls Smart Growth District (SHFSGD).

The South Hadley Falls Overlay District encompasses the entire URRRA. It was implemented to encourage redevelopment of South Hadley Falls in a manner consistent with its historic urban pattern by allowing greater flexibility of uses and relaxing certain other requirements that have been obstacles to redevelopment within this district.

The SHFSGD is present in the central portion of the Falls along Main Street, and along sections of School, Bridge, Carew, North Main, and Gaylord Streets. This DHCD-approved district was implemented under

M.G.L. chapter 40R, which encourages communities to create dense residential or mixed-use smart growth zoning districts which include a high percentage of affordable housing units, located in areas concentrated development such as existing town centers. Within the district, the underlying zoning remains in effect and an applicant has the option of applying for Plan Approval under the underlying zoning district or the SHFSGD overlay district.

Environmental Conditions: Environmental constraints are presented in *Figure 5A: URRRA Environmental Constraints – Natural Features* and *Figure 5B: URRRA Environmental Constraints – Historic Resources & Brownfields*. As shown in *Figure 5A*, the URRRA contains the wetland resource areas listed below.

- Open Water
- Bordering Vegetated Wetlands (BVW)
- Inland Bank (Bank)
- FEMA 100-Year Floodplain/Bordering Land Subject to Flooding (BLSF)
- 200-foot Riverfront Area (RA)
- 100-foot Buffer Zone to Wetlands & Inland Bank

These resource areas are associated with BATTERY Brook and the Connecticut River. BATTERY Brook is a partially culverted stream which feeds into the Connecticut River. As noted above, the Connecticut River in South Hadley Falls contains the Holyoke Dam. The river and associated banks are known to provide habitat for several species listed by the Natural Heritage and Endangered Species Program (NHESP), including (but not limited to) one or more species of fish, mussels, plants and insects. A desktop analysis did not identify any potential or certified vernal pools (PVPs/CVPs) in the URRP, nor is it within any Areas of Critical Environmental Concern (ACEC) or proximate to any Outstanding Resource Waters (ORWs).

Open Space and Recreation: The Falls URRRA is fortunate to contain the following significant public and privately held recreational assets:

- *Beachgrounds Park:* Located on Main Street across from Town Hall. The park includes a basketball court, Playground equipment, three multi-purpose fields (baseball/ softball/ soccer/ football), and a spray park. The park is adjacent to the river but access and visibility are hindered by a concrete wall and vegetation.
- *South Hadley Canal Park* (also called Bicentennial Park): A passive recreational area which lies along the old canal bed parallel to the Connecticut River just north of the Holyoke Dam. There is an overlook of the river with excellent views of the surrounding mountains and the river. Canoes, kayaks, or other non-motorized boats may be launched at the park's 60-foot dock. Signage along the path to the river's edge provides historic context and describes the original canal system. This park is on the National Register of Historic Places (NR).
- *Texon Mill and Lower Riverside Parks* (shown on *Figure 4* as Hadley Falls Canal Park): These two parks are linked passive recreational areas owned by Holyoke Gas and Electric (HG&E). The Texon Mill Park is the site of a former industrial facility, recently demolished by HG&E. Access to these private parks is controlled by HG&E and is typically open from May through September. The parks provide passive recreation with views of the former canal system, the Holyoke Dam and the Connecticut River.
- *Smith Park:* A small (0.3-acre) park adjacent to the Old Firehouse Museum on Main Street. It has a winding path, landscaped vegetation and several benches.