

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs ■ MEPA Office

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Executive Office of Environmental Affairs

MEPA Analyst:

Phone: 617-626-

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

EEA # 15483														
Project Name: “Connect. Construct. Create.: A Plan for the Revitalization of Center City Holyoke”														
Street Address: Center City Holyoke														
Municipality: Holyoke	Watershed: Connecticut													
Universal Transverse Mercator Coordinates: Zone 18T 697599 4675137	Latitude: 42°12'12.38"N (42.203439) Longitude: 72°36'23.315"W (-72.606476)													
Estimated commencement date: N/A	Estimated completion date: 2033													
Project Type: Urban Renewal Plan	Status of project design: 10% complete (estimated)													
Proponent: Holyoke Redevelopment Authority														
Street Address: 20 Korean Veterans Plaza, Suite 406														
Municipality: Holyoke	State: MA	Zip Code: 01040												
Name of Contact Person: John Dyjach														
Firm/Agency: Holyoke Redevelopment Authority	Street Address: 20 Korean Veterans Plaza, Suite 406													
Municipality: Holyoke	State: MA	Zip Code: 01040												
Phone: (413) 322-5655	Fax: N/A	E-mail: dyjachj@holyoke.org												
<p>With this Notice of Project Change, are you requesting:</p> <table style="width: 100%;"><tr><td>a Single EIR? (see 301 CMR 11.06(8))</td><td><input type="checkbox"/> Yes</td><td><input checked="" type="checkbox"/> No</td></tr><tr><td>a Special Review Procedure? (see 301CMR 11.09)</td><td><input type="checkbox"/> Yes</td><td><input checked="" type="checkbox"/> No</td></tr><tr><td>a Waiver of mandatory EIR? (see 301 CMR 11.11)</td><td><input type="checkbox"/> Yes</td><td><input checked="" type="checkbox"/> No</td></tr><tr><td>a Phase I Waiver? (see 301 CMR 11.11)</td><td><input type="checkbox"/> Yes</td><td><input checked="" type="checkbox"/> No</td></tr></table>			a Single EIR? (see 301 CMR 11.06(8))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No												
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No												
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No												
<p>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 or a major modification of an existing urban renewal plan.</p>														
<p>Which State Agency Permits will the project require? Department of Housing and Community Development (DHCD) Urban Renewal Plan major change approval.</p>														
<p>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 at this time.</p>														

PROJECT INFORMATION

In 25 words or less, what is the project change? The project change involves . . .
a major plan change to an urban renewal plan. Involves the addition of 55 new parcels and a change in the disposition of 11 existing parcels.

See full project change description beginning on page 3.

Date of publication of availability of the ENF in the Environmental Monitor: (Date: **March 9, 2016**)

Was an EIR required? ☐ Yes ☒ No; if yes,
was a Draft EIR filed? ☐ Yes (Date:) ☐ No
was a Final EIR filed? ☐ Yes (Date:) ☐ No
was a Single EIR filed? ☐ Yes (Date:) ☐ No

Have other NPCs been filed? ☐ Yes (Date(s):) ☒ No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to
ATTACHMENTS & SIGNATURES.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: **dd w/ list of State Agency Actions (e.g., Agency Project, Financial Assistance, Land Transfer, List of Permits)**

Are you requesting a finding that this project change is insignificant? A change in a Project is ordinarily insignificant if it results solely in an increase in square footage, linear footage, height, depth or other relevant measures of the physical dimensions of the Project of less than 10% over estimates previously reviewed, provided the increase does not meet or exceed any review thresholds. A change in a Project is also ordinarily insignificant if it results solely in an increase in impacts of less than 25% of the level specified in any review threshold, provided that cumulative impacts of the Project do not meet or exceed any review thresholds that were not previously met or exceeded. (see 301 CMR 11.10(6))

☐ Yes ☒ No; if yes, provide an explanation of this request in the Project Change Description below.

FOR PROJECTS SUBJECT TO AN EIR

If the project requires the submission of an EIR, are you requesting that a Scope in a previously issued Certificate be rescinded?

☐ Yes ☐ No; if yes, provide an explanation of this request_____.

If the project requires the submission of an EIR, are you requesting a change to a Scope in a previously issued Certificate?

☐ Yes ☐ No; if yes, provide an explanation of this request_____.

SUMMARY OF PROJECT CHANGE PARAMETERS AND IMPACTS

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	749.24	none	none
Acres of land altered	*	0	*
Acres of impervious area	*	*	*
Square feet of bordering vegetated wetlands alteration	*	*	*
Square feet of other wetland alteration	*	*	*
Acres of non-water dependent use of tidelands or waterways	*	*	*
STRUCTURES			
Gross square footage	*	*	*
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	*	*	*
GPD wastewater generation/ treatment	*	*	*
Length of water/sewer mains (in miles)	*	*	*

*** The Holyoke URP and major plan change identifies development and revitalization goals and objectives and provides concepts with a long-term approach to implementation. This NPC identifies additional areas within the existing plan area for public actions that the city plans to undertake to foster private redevelopment over the remaining 20-year planning period. Privately developed projects within the URA may exceed MEPA review thresholds and require separate MEPA filings specific to those projects.**

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? ☐ Yes ☒ No
2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? ☐ Yes ☒ No

3. impacts on Rare Species? ☐Yes ☒No
4. demolition of all or part of 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 ☒No
5. impact upon an Area of Critical Environmental Concern? ☐Yes ☒No
- If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

- (a) a brief description of the project as most recently reviewed

The Holyoke Redevelopment Authority (HRA) developed an urban renewal plan (URP) in 2013. The HRA filed an ENF and in March 2016 received the Secretary's determination that no Environmental Impact Report was required for the project. The URP serves as the basis for implementing Holyoke's redevelopment goals for the downtown area which were determined would need most public actions to catalyze greater private investment in the City of Holyoke. The purpose of the URP is to redevelop empty lots, vacant residential, commercial and industrial properties, adding more density and attracting new residents and new businesses, improving infrastructure, improving the area's housing stock and increasing home ownership opportunities.

The executive summary of the URP is included as Exhibit A (the entire plan can be seen at holyokehasenergy.com).

- (b) a description of material changes to the project as previously reviewed,

The HRA is now updating the URP with an amendment classified as a Major Plan Change. It is classified as such because it includes properties identified as future acquisitions. The purpose of this major plan change is to further support the HRA's efforts and goals of the original URP. The change reclassifies 11 properties already in the URP from "not to be acquired" to "to be acquired" and adds another 55 vacant and underutilized properties to the plan. In total, including the 66 properties will allow the HRA to facilitate current and future redevelopment opportunities. 15 of the properties are City-owned and 51 are privately-owned. Approximately 94% (58 of 66) of all parcel acquisitions are vacant or abandoned lots and buildings. A complete list of properties and proposed uses are included with Attachment 3 (plan showing currently proposed build condition). A preliminary build out analysis is also included with this attachment.

Implementation of the public actions in support of the URP is expected to result in minimal temporary impacts and offer many long-term benefits to the City of Holyoke and its residents.

There are no other changes to the original plan characteristics affecting area boundaries, character, objectives, public improvements, and redeveloper's obligations or disposition as defined in the original URP.

This Major Plan Change has been endorsed by the Holyoke Planning Board, approved by the Holyoke City Council and conditionally approved the Department of Housing and Community Development (Exhibit C) contingent on the HRA obtaining any necessary MEPA approval.

The executive summary of the major plan change is included as Exhibit B.

- (c) if applicable, the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
- (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a draft of the modified Section 61 Finding (or it will be required in a Supplemental EIR).

The implementation of the public actions in support of the City Center Plan and Amendment are expected to result in minimal temporary impacts and offer many long-term benefits to Holyoke and its residents. As detailed further in the 2016 ENF, implementation of mitigation measures will avoid and minimize potential impacts. These include:

- **It is anticipated that private developers will implement mitigation associated with their respective proposals, as appropriate. In accordance with DHCD requirements, the redevelopers obligations established by the HRA, which include requiring that new buildings be designed to be in keeping with the neighborhood character in context and materials, rehabilitated buildings retain the architectural character of the exterior of the original structure to the extent possible, and the integration of sustainable design and development principals, where feasible.**
- **During any work proximate to the canals or the Connecticut River, mitigation measures will be implemented to prevent any short and/or long-term impacts to wetland resource areas. Submittal of Notices of Intent and coordination with NHESP will occur, as appropriate, for public actions.**
- **No demolition is proposed for properties included in this project amendment.**
- **Holyoke is a Massachusetts Green Community, and is committed to providing transportation and energy alternatives to minimize greenhouse gas emissions. This will continue to be a priority, as reflected in the emphasis on integrating alternative modes of transportation within the urban renewal area.**

ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition (including map, proposed build out analysis and table of properties)
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

Exhibits:

- A. Holyoke Urban Renewal Plan Executive Summary
- B. Holyoke Urban Renewal Plan Amendment #3 Executive Summary
- C. DHCD Conditional Approval (March 9, 2021)

Signatures:

<u>John A. Dyjach</u>	<u>May 12, 2021</u>		
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)
<u>John A. Dyjach, Asst. Director</u>			
Name (print or type)		Name (print or type)	
<u>Holyoke Redevelopment Authority</u>			
Firm/Agency		Firm/Agency	
<u>20 Korean Veterans Plaza, Ste. 406</u>			
Street		Street	
<u>Holyoke, MA 01040</u>			
Municipality/State/Zip		Municipality/State/Zip	
<u>(413) 322-5655</u>			
Phone		Phone	