Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 14205
MEPA Analyst: Briony Angus
Phone: 617-626-1029

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: **Westinghouse Redevelopment**		
Street: **Page Boulevard**		
Municipality: **Springfield**	Watershed: **Connecticut River**	
Universal Tranverse Mercator Coordinates: **UTM 18; 46 67 934N, 7 01 976 E**	Latitude: **42° 08' 22" N** Longitude: **72° 33' 22" W**	
Estimated commencement date: **January 2009**	Estimated completion date: **Fall 2010**	
Approximate cost: **$45 million**	Status of project design: **20** %complete	
Proponent: **Packard Development**		
Street: **One Wells Avenue**		
Municipality: **Newton**	State: **MA**	Zip Code: **02459**
Name of Contact Person From Whom Copies of this ENF May Be Obtained: **Lauren Gallagher**		
Firm/Agency: **Vanasse Hangen Brustlin, Inc.**	Street: **101 Walnut Street**	
Municipality: **Watertown**	State: **MA**	Zip Code: **02472**
Phone: **(617) 924-1770**	Fax: **(617) 924-2286**	E-mail: **lgallagher@vhb.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): No financial assistance or land transfer from an agency of the Commonwealth is anticipated as part of the Project.

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

List Local or Federal Permits and Approvals: **City of Springfield:** Local Order of Conditions from the Conservation Commission. **Federal:** NPDES General Permit for Stormwater Discharge from Construction Activities from U.S.EPA.

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

-- 301 CMR 11.03 (6)(a)(6): Generation of 3,000 or more new adt on roadways providing access to a single location.

-- 301 CMR 11.03 (6)(a)(7): Construction of 1,000 or more new parking spaces at a single location.

☐ Land ☐ Rare Species ☐ Wetlands, Waterways, & Tidelands
☐ Water ☐ Wastewater ☒ **Transportation**
☐ Energy ☐ Air ☐ Solid & Hazardous Waste
☐ ACEC ☐ Regulations ☐ Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	**Existing**	**Change**	**Total**
LAND			
Total site acreage	±40 ac.		
New acres of land altered		-0-	
Acres of impervious area	±36 ac.	(±2 ac.)	±34 ac.
Square feet of new bordering vegetated wetlands alteration		-0-	
Square feet of new other wetland alteration		-0-[1]	
Acres of new non-water dependent use of tidelands or waterways		-0-	
STRUCTURES			
Gross square footage	916,000 GSF	(446,000 GSF)	470,000 GSF
Number of housing units	-0-	-0-	-0-
Maximum height (in feet)	100 ft	(50 ft)	50 ft
TRANSPORTATION			
Vehicle trips per day	±300	18,300[2]	18,600
Parking spaces	±990[3]	±1,069	±2,059
WASTEWATER			
Gallons/day (GPD) of water use	10,550 GPD[4]	9,850 GPD	20,400 GPD
GPD water withdrawal	-0-	-0-	-0-
GPD wastewater generation/ treatment[5]	21,100 GPD	17,500 GPD	38,600 GPD
Length of water/sewer mains (in miles)	1.4 miles/ 0.3 miles	(0.5 miles)/ 0.1 miles	0.9 miles/ 0.4 miles

State Permits & Approvals

☒ **Order of Conditions[1]**
☐ Superseding Order of Conditions
☐ Chapter 91 License
☐ 401 Water Quality Certification
☒ **MHD or MDC Access Permit**
☐ Water Management Act Permit
☐ New Source Approval
☐ DEP or MWRA Sewer Connection/ Extension Permit
☐ Other Permits (*including Legislative Approvals*) – Specify:

1 The Project will not result in any direct wetland impacts. Work in the form of removal and replacement of pavement is proposed in the locally designated 100 foot buffer zone of the off-site wetland.

2 This represents weekday daily vehicle trips. The Project is expected to result in 22,900 on Saturdays.

3 Based on approximately 6 acres of pavement available for parking that has capacity for up to 990 vehicles.

4 Based off of actual water meter readings.

5 Derived using the DEP Title V guidelines; however, the proposed modern plumbing efficiencies are expected to result in reduced flows.

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.*)

Packard Development (the "Proponent") proposes to redevelop approximately 40-acres of land, the majority of which is previously disturbed and/or developed with pavement or buildings, in Springfield, Massachusetts (the "Project Site"). The Project Site is bound by Page Boulevard (Route 20A) to the north and Interstate 291 to the south. Refer to Figure 1.1 for a site location map. The Project will include the demolition of the approximately 916,000 square feet (sf) of existing warehouses and manufacturing buildings to accommodate approximately 470,000 square feet (sf) of retail development and approximately 2,059 parking spaces (1,069 net new). Figure 1.2 shows existing site conditions and Figure 1.3 shows proposed site conditions.

The Project will entail removal and reconfiguration of the existing surface parking lots, demolition of several existing buildings and other related improvements, including enhanced stormwater management facilities, traffic and pedestrian access improvements, remediation of contaminated land, connections and upgrades as needed to available water and sanitary sewer facilities, and new landscaped areas within the Project Site.

The proposed redevelopment includes four (4) access driveways to the Project Site. The two main driveways will intersect Page Boulevard while two secondary driveways will intersect Stevens Street. The Page Boulevard driveways will be located directly across from Edendale Street and Prentice Street/East Street while the two secondary driveways will be located at the mid-block and end of Stevens Street.

Alternative development programs were considered. Alternatives considered in this EENF include a No-Build Alternative, an Industrial/Manufacturing Alternative and the Preferred Alternative. Refer to Chapter 2, *Alternatives Analysis* for descriptions of alternatives to the Project and a comparative analysis of environmental impacts.

The Project will require an Indirect Access Permit from the Massachusetts Highway Department. Based on a preliminary Traffic Impact and Access Study, the Project will result in approximately 16,700 new vehicle trips per day (refer to Chapter 3, *Transportation*). Additionally, a Local Order of Conditions is required from the Springfield Conservation Commission due to work within the buffer area to a locally-regulated off-site wetland resource.

The Project Site design limits new development primarily to previously disturbed areas and areas outside the limits of environmentally sensitive areas. The Project design aims to reduce environmental impacts as well as mitigate potential impacts to water quality and remediate contaminated land while introducing new economic opportunities in the form of jobs and tax revenue for the community. Potential environmental impacts include stormwater runoff, Project-generated traffic, and temporary impacts due to construction. The Project incorporates mitigation elements and/or proposed improvements for each impact area in order to reduce any adverse potential environmental impacts (see Chapter 9, *Mitigation*).