

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF Environmental
Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13239</u>
MEPA Analyst:	<u>Arthur Popsky</u>
Phone:	617-626- <u>1029</u>

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: Memorial Industrial Park II		
Street: 2100 Roosevelt Avenue		
Municipality: Springfield	Watershed: Connecticut	
Universal Transverse Mercator Coordinates: 46 67 336 N, 7 02 291 E	Latitude: 42° 08' 01" N Longitude: 72° 33' 08" W	
Estimated commencement date: June, 2004	Estimated completion date: 2008	
Approximate cost: \$55 million	Status of project design: 5%complete	
Proponent: Springfield Redevelopment Authority		
Street: 1441 Main Street		
Municipality: Springfield	State: MA	Zip Code: 01103
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Edmund Starzec, AICP		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street, P.O. Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: estarzec@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): Phase I involves no financial assistance or land transfer from any agency of the Commonwealth. Phase II may involve financial assistance from the Commonwealth in the form of Public Works Economic Development (PWED) or Community Development Action Grants (CDAG), but project financing is not contingent upon state assistance. Phase II does not involve any land transfer.

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: **Phase I:** Conservation Comm. Order of Conditions. **Phase II:** Redevelopment Auth. Urban Renewal Plan Adoption; Conservation Comm. Order of Conditions; Planning Board/City Council Zoning Map Change; DPW Street Opening Permit & Sewer Connection Permit; Water & Sewer Comm. Water Connection Permit; U.S. EPA NPDES General Permit for Stormwater Discharge from Construction.

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

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" 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 checked="" type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: See Table 1-2 in Chapter 1 Of the attached Expanded ENF.
Total site acreage	85.3 acres			
New acres of land altered		±50 acres		
Acres of impervious area	2.1 acres	+41.4 acres	43.5 acres	
Square feet of new bordering vegetated wetlands alteration		29,330 SF		
Square feet of new other wetland alteration		27,420 SF and 600 LF		
Acres of new non-water dependent use of tidelands or waterways		NA		
STRUCTURES				
Gross square footage	NA	+520,000 SF	520,000 SF	
Number of housing units	NA	NA	NA	
Maximum height (in feet)	NA	+40 feet	40 feet	
TRANSPORTATION				
Vehicle trips per day	NA	+5,270 trips	5,270 trips	
Parking spaces	NA	+1,920 spaces	1,920 spaces	
WASTEWATER				
Gallons/day (GPD) of water use	NA	+56,700 gpd	56,700 gpd	
GPD water withdrawal	NA	0 gpd	0 gpd	
GPD wastewater generation/treatment	NA	+54,000 gpd	54,000 gpd	
Length of water/sewer mains (in miles)	NA	+4.4 mi.	4.4 mi.	

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 85.3-acre, irregularly-shaped project site is located between the City of Springfield's Bay and Pine Point neighborhoods. Figure 1-1 locates the project site on a USGS topographic map. The site is bounded to the north by the existing Smith & Wesson manufacturing facility, to the east by Roosevelt Avenue and Memorial Industrial Park Phase I, to the south by a Conrail line, and to the west by a Conrail spur and I-291. Currently, the majority of the site consists of an overgrown open space formerly utilized as soccer and softball fields. Existing impervious coverage is approximately three percent (2.15 acres), primarily associated with paved areas—site driveways and parking lots—in the northern portion of the site. There are no existing structures or site utilities on the project site. There are three areas of soil and groundwater contamination (approximately 13.1 acres in total) and fourteen wetlands areas (approximately 5.2 acres in total) variously under local, state, and federal jurisdiction on the site. Due to public health concerns, the site is currently gated and public access is restricted.

The project consists of two phases. Proposed Phase I activities include the preparation of the Memorial Industrial Park II Urban Renewal Plan and the remediation of the site to address the three locations on site where releases of oil and/or hazardous materials have occurred. Site remediation will involve response actions to achieve permanent solutions—Class A Response Action Outcome (RAO)—for each of the three release locations. At this time it is anticipated that the West Field and South Field areas will be capped with engineered barriers to prevent exposure to contaminated soils and limit future groundwater impacts. With respect to contaminated sediments in the Fire Pond, the impacted sediments will be excavated, dewatered and landfilled in the area to be capped in the West Field release location.

The Memorial Industrial Park II Urban Renewal Plan will rezone the project site, implement development controls to guide the redevelopment of the site, and specify a public review process for development proposals. Unlike most urban renewal plans, the Memorial Industrial Park II Urban Renewal Plan does not include any site acquisition (the project site is already owned by the Springfield Redevelopment Authority), land assemblage, or relocation (the site is vacant).

Proposed Phase II activities include the redevelopment of the site for 520,000 square feet (SF) of office and "flex tech" uses. As shown in Figure 1-3, the concept plan calls for 160,000 square feet of flex tech space in two, one-story "c" shaped buildings on the eastern portion of the site and 360,000 square feet of office space in four, three-story buildings on the western portion of the site, supported by 1,920 parking spaces in surface lots. This configuration maximizes the visibility of the office component from I-291, creating a high-quality "gateway" for the City of Springfield. The specific design of buildings on site will vary, however, according to tenant needs. Access will be provided via a new public road running into the site from Roosevelt Avenue. The project will connect to existing utility infrastructure in the area of the site.

The proponent evaluated three alternative concept plans for the site and the preferred alternative (presented above) represented the best combination of minimal environmental impacts and maximum return in terms of economic benefit for the City of Springfield. Other options reviewed included an all office concept and an all flex tech concept.

The preferred alternative would result in impacts in the area of impervious coverage, wetlands, and transportation. The project will have no impacts with respect to stormwater, wastewater, and water supply. In that the project involves the remediation of an industrial brownfield, it is a net benefit. Mitigation is proposed for the projects impacts, and described more fully in the attached Expanded ENF.