

MEPA Analyst: *Bill GAGE*

Phone: 617-626-1025

# NPC

## 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)).

Project Name: Village Hill, Northampton		EOEA #: 12629	
Street: Route 66 (Chapel Street/West Street/Earle Street)			
Municipality: Northampton		Watershed: Connecticut River	
Universal Transverse Mercator Coordinates: 4687000.886 northing, 693927.556 easting		Latitude: 42° 18' 40" West Longitude: 72° 38' 49" North	
Status of project construction: 30 %complete			
Proponent: Hospital Hill Development LLC			
MassDevelopment 160 Federal Street Boston, MA 02110		The Community Builders, Inc. 322 Main Street Springfield, MA 01105-2408	
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Corinne Snowdon			
Firm/Agency: Epsilon Associates, Inc.		Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard		State: MA	Zip Code: 01754
Phone: 978-897-7100	Fax: 978-897-0099	E-mail: csnowdon@epsilonassociates.com	

In 25 words or less, what is the project change? The project change involves . . .  
Modification of Memorial Campus Master Plan and sale of 11 acres to Kollmorgen Corporation for construction of an R&D/manufacturing facility and creation of new jobs. Change of Project Name.

Please see full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: 10/24/01

Was an EIR required?  Yes  No; if yes,  
was a Draft EIR filed?  Yes (Date: 05/07/03)  No  
was a Final EIR filed?  Yes (Date: 10/07/03)  No  
was a Single EIR filed?  Yes (Date: )  No  
Phase One Report: filed 05/08/02

Have other NPCs been filed?  Yes (Date(s): 08/24/02; 04/11/06)  No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to  
"ATTACHMENTS & SIGNATURES" on page 4.

**PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER**

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed:

Project as previously reviewed entailed land transfers by Proponent to unspecified developers. A land transfer of approximately 11 acres to Kollmorgen is planned.

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))  
 Yes     No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?  
 Yes     No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate?  Yes     No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
<b>LAND</b>			
Total site acreage	124	0	124
Acres of land altered	44.8	0	44.8
Acres of impervious area	30	0	30
Square feet of bordering vegetated wetlands alteration	0	0	0
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	0	0	0
<b>STRUCTURES</b>			
Gross square footage	476,000 commercial/industrial (plus 207 residential units plus 60-80 assisted living)	-150,500 commercial/ industrial (-104,000 sf on South Campus and -46,500 sf on North Campus)	325,500 s.f. commercial/ industrial (plus 207 residential units plus 60-80 assisted living)
Number of housing units	207 d.u. plus 60-80 assisted living	0	207 d.u. plus 60-80 assisted living
Maximum height (in feet)	3 stories	0	3 stories

TRANSPORTATION			
Vehicle trips per day	8,616	-1,232	7,384
Parking spaces	910 (790 on South Campus, 120 on North Campus)	-275	635 (515 on South Campus, 120 on North Campus)
WATER/WASTEWATER			
Gallons/day (GPD) of water use	98,660	-9,060	89,600
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	98,660	-9,060	89,600
Length of water/sewer mains (in miles)	3.9	-0.5	3.4

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 Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No

4. impact on 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; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No

Please see Attachment A. The Project Change does entail the demolition of two buildings on South Campus (Building 7 and Building 9) that are "Contributing Resources" to the NSH National Register District, and of one building (Building 48) that is a "Non-Contributing Resource" to the District. While Buildings 7 and 9 are listed as contributing structures, MassDevelopment has diligently sought buyers/developers for those buildings for three years, without success. Their removal is therefore consistent with the requirements of the July 13, 1995 Memorandum of Agreement (MOA) regarding NSH between the MHC and the Division of Capital Planning & Operations (see Appendix B of April, 2002 Phase I Report). The Proponent has asked MHC to accept the adverse impact and confirm that it is consistent with the 1995 MOA.

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

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

(c) 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 proposed modification of the Section 61 Finding (or

it will be required in a Supplemental EIR).

(a) Description of Project as most recently reviewed.

The Project is the development by Hospital Hill Development LLC (HHD), through its managing member Massachusetts Development Finance Agency (MassDevelopment) with The Community Builders, Inc., of the North Campus and Memorial (South) Campus of the former Northampton State Hospital (NSH).

As reported in previous MEPA filings, the Master Plan (see Figure 1) envisioned a full build-out of approximately 476,000 s.f. of mixed-use commercial space, comprising a mix of retail, office, light industrial, and research and development/multi media space as well as space for live-work studios, a child care center, a possible community center/museum area and the development of a 60-80 unit assisted living facility for seniors. The Master Plan also includes 207 residential units, which would include a mix of single family homes, townhomes, bungalows and mixed income rental housing. Of the above uses, 306,500 s.f. of light industrial, R&D and office space were programmed for the Memorial (South) Campus, and the remaining development, including the majority of the residential components of the Master Plan, was planned for the North Campus.

The redevelopment of the North Campus of NSH is proceeding much as anticipated during the MEPA review. "Old Main" has been removed and its site leveled and grassed; two buildings (South Employees' Home and Nurses' Dorm) have been renovated as apartments (the Hilltop Apartments, which consist primarily of affordable housing), and a buyer/occupant is being sought for the Male Attendants' Home. The Coach House has been secured and planning for its re-use is proceeding. No decision has been made concerning the North Employees' Home. Eleven 6,000 s.f. lots have been identified and are being marketed for the construction of single family housing; three of these are under construction. Finally, six apartment buildings are currently under construction on the west side of North Campus; these will hold a total of 40 units, 32 of which will be affordable.

Development on the South Campus of NSH has proven more difficult. The South Campus was previously master-planned for eight new buildings and three reconstructed buildings. One 20,000 sf building is under construction on the Earle Street site on the southeastern portion of South Campus (to be occupied by Volz, Clarke & Associates, Inc., (VCA), a furniture manufacturer). To date, no other new buildings have been constructed, despite MassDevelopment, as the manager of HHD, having diligently sought buyers/developers for the existing buildings on the South Campus and/or new buildings without success. Recently, after years of discussions, HHD has reached an agreement with representatives of Kollmorgen Corporation (Kollmorgen), an important Northampton industrial employer, to construct an R&D/manufacturing facility on the site. Kollmorgen previously considered locating at the southeast portion of the Memorial Campus, but the space available there is insufficient to accommodate its expanded operations and workforce.

The redevelopment of the NSH is considered an important development engine for the City of Northampton and the region. A Citizens Advisory Committee (CAC) was convened to assist the Proponent and the Secretary of Environmental Affairs during the planning and MEPA review process. The CAC has convened from time to time and has provided advice to the Proponent and the City subsequent to the MEPA review process. On May 22, 2008, the CAC voted unanimously to approve the revised Master Plan accommodating the proposed Kollmorgen facility on the South Campus.

A portion of the North Campus has been zoned a smart growth district by the City pursuant to M.G.L. ch. 40R, and the entire site has been designated a Priority Development Site under

M.G.L.c.43D. The Kollmorgen development will require Site Plan Approval from the Northampton Planning Board.

**(b) Changes to the Project as Previously Reviewed.**

To better reflect ongoing development, the project name has been changed to "Village Hill, Northampton."

**North Campus**

Changes to the Master Plan relating to North Campus are limited to a reduction in commercial/office development by 46,500 feet, from 169,500 sf to 123,000 sf.

**South Campus**

The previously reviewed Master Plan included eight new buildings and three reconstructed buildings on the South Campus. The revised Master Plan presents a more consolidated plan, including four buildings. The revised plan was developed to meet the needs of Kollmorgen, which has outgrown its manufacturing plant in Northampton and plans to add jobs to its existing workforce of 350. On an 11-acre portion of the South Campus, Kollmorgen plans to construct up to 150,000 s.f. of space (130,000 sf of R&D/light industrial and 20,000 of office space), with 450 parking spaces. This 11-acre site had been master-planned for 236,500 s.f. of industrial/commercial development, with parking for 646 cars. Figure 1 shows the site plan previously reviewed by MEPA, while Figure 2 shows the revised site plan.

In addition to the proposed Kollmorgen building, the revised Master Plan includes three other buildings on the site: the VCA building now under construction, a second light industrial building on Earle Street, and an office/retail building. The combined parking for these three buildings is 67 spaces, for a total of 517 parking spaces on South Campus. Table 1 provides a summary comparison of the previously approved South Campus site plan and the South Campus plan proposed in this NPC.

**Table 1: Comparison of South Campus Plans**

	Previous Plan (2003)	Revised Plan (2008)
Square Feet	306,500	202,000
Parking Spaces	790	517
Number of Lots	11	4
Years to Complete	10	5
Number of Jobs	400-800	600
Public Roadway	1200 LF	0 LF

The Kollmorgen plan requires the removal of three buildings that were previously slated for retention/reuse: Building 48, the Kitchen/Recreational building, and Buildings 7 and 9, two of the "airplane" or "T" buildings.

**(c) Significance of Proposed Changes.**

The proposed change represents a reduction in the number of parking spaces and the amount of traffic generated, on the North and South Campuses from that of the previous proposal, with consequent benefits to traffic and air quality impacts.

The Project Change does entail the demolition of two buildings on South Campus (Building 7 and Building 9) that are "Contributing Resources" to the NSH National Register District, and of one building (Building 48) that is a "Non-Contributing Resource" to the District. While Buildings 7 and 9 are listed as contributing structures, MassDevelopment has diligently sought buyers/developers for those buildings for three years, without success. Their removal is therefore consistent with the requirements of the July 13, 1995 Memorandum of Agreement (MOA) regarding NSH between the MHC and the Division of Capital Planning & Operations (see Appendix B of April, 2002 Phase I Report).

With specific reference to the criteria for significance set forth in MEPA regulation 11.10(6):

- a) *Expansion of the Project.* The Project site is not being expanded. The development footprint – including the number and size of buildings, number of building lots, number of parking spaces, and roadway development – is being reduced.
- b) *Generation of further impacts.* The demolition of two Contributing Structures may be considered an additional impact. The Proponent has asked MHC to accept the adverse impact and confirm that it is consistent with the 1995 MOA (see Attachment A).
- c) *Change in expected date for completion.* There is no change in the expected date of completion of the full build-out; however, redevelopment of the South Campus is expected to proceed more expeditiously than anticipated previously.
- d) *Change of the Project site.* There is no change in the Project site.
- e) *New application for a permit or New request for Financial Assistance or Land Transfer.* There is no new application for a permit. The proposed Land Transfer is consistent with the earlier MEPA filings, which anticipated that HHD would seek out qualified developers and transfer land to them.
- f) *Any change that delays realization of environmental benefits.* The proposed land transfer will advance the environmental benefits associated with the redevelopment of NSH.
- g) *Project involving a lapse of time.* The change does not involve a lapse of time.

**(d) Measures that the Project is taking to avoid or Minimize and Mitigate Environmental Impacts.**

The DEIR, FEIR and revised Section 61 Finding (Attachment B) identify a full suite of mitigation measures being implemented by the Proponent. They include the following:

*Transportation*

- HHD will implement a comprehensive Transportation Demand Management (TDM) program, intended to reduce trip generation by the Project to a level 35% below the level predicted by application of ITE guidelines.
- As discussed in the Phase I Report and the DEIR, HHD has committed to implementing a transportation monitoring program that will measure actual performance characteristics of

the Project over time and will be used to determine the need for future improvements at the study intersections as the development is built out. As part of that program, HHD collected baseline data in 2005 and will commence annual monitoring with the issuance of a Certificate of Occupancy for the VCA building currently under construction on South Campus.

- Signal improvements will be implemented as part of the reconstruction of the Earle Street/Route 10 intersection. Improvements have been made at the Earle Street/Prince Street/West Street intersection, and infrastructure is in place to install signals when warranted. HHD has also committed to implement signalization improvements at four other intersections when warranted and as requested by the City.
- HHD is currently working with the DPW and neighborhood to design traffic calming measures in the Laurel/Grove neighborhood. Planning and design is expected to be completed this summer.

#### *Water Supply and Wastewater*

- All construction in the Project will meet the water-conservation requirements of the State Plumbing code.
- Work is currently underway by MHD to reconstruct Earle Street, and includes replacement of a corroded section of sewer pipe in Earle Street and correction of the root intrusion at one manhole. The design of this project was funded by HHD.

#### *Stormwater*

- A master Stormwater Management Plan for the project was developed based on "Stormwater Management – Stormwater Policy Handbooks Volumes 1 and 2" by the Massachusetts Department of Environmental Protection. This plan established overall site drainage parameters and basin locations, to mitigate storm water discharges off-site during the 2-year, 10-year, 25-year and 100-year storm.

As the overall project is developed in phases, HHD has constructed the respective infrastructure – pipes and basins – called for in this plan. Kollmorgen will construct drainage infrastructure on its site, including a basin, to mitigate storm water runoff to comply with the master stormwater plan. HHD will review the Kollmorgen drainage improvements to ensure that they meet the requirements of the master Stormwater Management Plan. At such time, HHD will confirm that the Kollmorgen improvements also comply with the 2008 revisions to the Massachusetts Stormwater Management Policy.

#### *Historic Resources*

- The Full Build development will pursue rehabilitation of five contributing buildings on the Northampton State Hospital campus where feasible.

- The South Employees' Home and the Nurses' Home have been rehabilitated for residential uses (Hilltop Apartments).
- Efforts to rehabilitate and re-use the Male Attendants' Home, North Employees' Home and the Coach House are ongoing.
- HDD will continue to pursue wherever feasible the retention and rehabilitation of historic landscape elements, including specimen trees, as part of the proposed Master Plan.
- Documentation of the campus was completed by DCAM and submitted to the MHC and the City in compliance with the MOA.
- HHD will continue to work with the Memorialization Committee of the CAC to design a park and install the refurbished fountain formerly located in front of the Kirkbride Building.

### *Sustainable Development*

- NSH involves the rehabilitation and revitalization of infrastructure, structures and a site that was previously developed and is suitable for economic reuse, in preference to the development of a greenfield site.
- The City has adopted a comprehensive plan entitled "Sustainable Northampton, A Comprehensive Plan" (January 2008). The plan encourages development at in-fill sites to preserve open space, and specifically promotes mixed-use development at Village Hill.
- By pursuing an extensive period of coordinated planning, including but not limited to this MEPA review and the CAC review, the Project is focused on bringing about economic development without adverse environmental consequences.

### *Smart Growth and Green Architecture*

- The placement of a diverse, mixed-use Project at the site, the incorporation of village elements, including appropriate levels of retail along with a mix of employment and housing opportunities, proximity yet geographic distinctness from downtown Northampton, and a combination of the old and the new, all will make Village Hill, Northampton an important example of Smart Growth. A portion of the North Campus has been zoned a smart growth district by the City pursuant to M.G.L. ch. 40R, and the entire site has been designated a Priority Development Site under M.G.L.c.43D.
- In its marketing, HHD identifies Village Hill, Northampton as the type of community where Green Architecture is incorporated into all aspects of residential and commercial development.
- TCB has sought out and applied for all pertinent resources to support the "Green" design for the affordable housing components of the Project. The Hilltop Apartments are Energy Star Certified. In conjunction with a Massachusetts Technology Study Grant, solar panels



will be installed on the six new apartment buildings currently under construction by TCB. In addition, three single family homes, currently under construction by Wright Builders, are anticipated to be LEED Certified.

### *Construction*

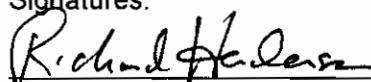
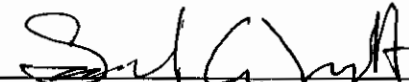
- Construction work will be required to comply with applicable federal, state and local regulations. Moreover, in each instance, the selected construction contractor(s) will be required to submit a Construction Management Plan (CMP) prior to the commencement of construction. The plan will address potential air, noise, and traffic impacts and hours of operations and will provide a plan to eliminate, minimize, or mitigate these impacts. The construction contractor(s) will be bound to the terms of the CMP. Typical controls that may be incorporated into a CMP are listed in the suggested Section 61 Findings (see Attachment B).

**ATTACHMENTS & SIGNATURES**

Attachments:

1. May 23, 2008 letter to MHC (Attachment A)
2. Revised draft Section 61 Finding (Attachment B)
3. Secretary's most recent Certificate on this project (see Attachment C)
4. Plan showing most recent previously-reviewed proposed build condition (see Figure 1)
5. Plan showing currently proposed build condition (see Figure 2)
6. 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 (see Figure 3)
7. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7) (see Attachment D)

Signatures:

	5/30/08		6/2/08
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)

Richard Henderson	Samuel G. Mygatt
_____ Name (print or type)	_____ Name (print or type)

Hospital Hill Development LLC, by:	
Massachusetts Development Finance Agency	Epsilon Associates, Inc.
_____ Firm/Agency	_____ Firm/Agency

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_____ Street	_____ Street

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