

<i>For Office Use Only</i> <b>Executive Office of Environmental Affairs</b> MEPA Analyst <i>Rick Bourré</i> Phone: 617-626-1130
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# 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: Court Square Urban Renewal Project Plan Amendment #9		EOEA #: 12528
Street: Main Street, State Street, and Elm Street		
Municipality: Springfield	Watershed: Connecticut	
Universal Transverse Mercator Coordinates: E0699507 N4663938 Zone 18	Latitude: 42° 06"	Longitude: -72° 36"
Status of project construction: Ongoing implementation of Urban Renewal Plan		
Proponent: Springfield Redevelopment Authority		
Street: 36 Court Street		
Municipality: Springfield	State: MA	Zip Code: 01103
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Douglas L. Landry, AICP		
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: dlandry@vhb.com

In 25 words or less, what is the project change? The project change entails revisions necessary to advance the Court Square Urban Renewal Project (CSURP) Plan Amendment #8, focusing on new acquisition/disposition parcels to facilitate rehabilitation of the former Court Square Hotel building. See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: May 23, 2001

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" 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: Department of Housing & Community Development, Major Urban Renewal Plan Change Approval

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Are you requesting that a Scope in a previously issued Certificate be rescinded?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	38,917 sf*	0	38,917 sf*
Acres of land altered	0 (site already disturbed)	0	0 (site already disturbed)
Acres of impervious area	38,917 sf*	0	38,917 sf*
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	111,800 sf*	0	111,800 sf*
Number of housing units	145 hotel rms	0	145 hotel rms**
Maximum height (in feet)	6 stories	0	6 stories
<b>TRANSPORTATION</b>			
Vehicle trips per day	832*** (hotel)	0	832*** (hotel)
Parking spaces	Valet	0	Off-site in available street/garage spaces
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	17,600*** (hotel)	0	17,600(hotel)***
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	16,000*** (hotel)	0	16,000 (hotel)***
Length of water/sewer mains (in miles)	N/A	N/A	N/A

\* Disposition Parcels 18C and 18D only (see Attachments B & E).

\*\* Concept only. Other uses are allowed on the disposition parcels. Ultimate use of disposition parcels will be governed by established development controls (see Attachment E).

\*\*\* Estimate only.

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
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).

The Court Square Urban Renewal Project (CSURP) Plan Amendment #8 was reviewed under an Environmental Notification Form (ENF) by the MEPA Office in May/June 2001. That plan amendment described the urban renewal activities related to major renovations and expansion of the 7,500-seat MassMutual Center (formerly known as the Springfield Civic Center) and the rehabilitation and redevelopment of the Court Square block (bounded by Main Street, State Street, and Elm Street) into a 145-room hotel (by a private developer) with adjacent restaurant uses. On June 22, 2001, the Secretary of Environmental Affairs issued a Certificate on the ENF stating that the project did not require an Environmental Impact Report.

Subsequent to that certificate, the Department of Housing and Community Development (DHCD) approved CSURP Plan Amendment #8 on March 28, 2002, allowing the project to be implemented. Although the renovations and expansion of the MassMutual Center were completed in October 2005, the rehabilitation and redevelopment of the Court Square block did not proceed mainly because of unfavorable hotel market conditions. The City of Springfield has since acquired title to the Court Square Hotel property for non-payment of property taxes.

CSURP Plan Amendment #9 represents a re-focused strategy to rehabilitate the Court Square Hotel building (see Attachment E), a contributing resource within the Court Square National Register Historic District. Specifically, the plan amendment includes four property acquisitions (two of which are in public ownership) and the resultant creation of two disposition parcels not previously contemplated in CSURP Plan Amendment #8. These activities will allow the Springfield Redevelopment Authority to assemble and offer a more cohesive site to a qualified and selected entity that will pursue the rehabilitation project at some future time. Currently, there is no specific development program, plans, or designs for the rehabilitation of this building. Streetscape improvements along the Main Street corridor are also included in CSURP Plan Amendment #9 to support the objectives of the overall urban renewal area (see Attachment F).


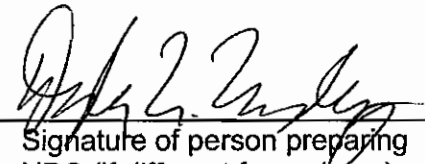
Because these changes to the project involve property acquisitions and resultant dispositions, they have been deemed "major" by DHCD under 760 CMR 12.03, thereby requiring review under MEPA. However, CSURP Plan Amendment #9 relates solely to the administrative acquisition/disposition process for the Court Square Hotel building and the implementation of the Main Street corridor streetscape improvements. No changes to the urban renewal project area boundaries are proposed, nor are any additional business or resident relocations, spot clearances, zone changes, or street discontinuances. All objectives and provisions of CSURP Plan Amendment #8 remain in effect.

**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
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)

Signatures:

11-30-06		11-30-06	
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)

<u>David Panagore, Chief Development Officer</u>	<u>Douglas L. Landry, AICP, Principal</u>
Name (print or type)	Name (print or type)

<u>Springfield Finance Control Board</u>	<u>Vanasse Hangen Brustlin, Inc.</u>
Firm/Agency	Firm/Agency

<u>70 Tapley Street</u>	<u>101 Walnut Street</u>
Street	Street

<u>Springfield, MA 01104</u>	<u>Watertown, MA 02472</u>
Municipality/State/Zip	Municipality/State/Zip

<u>(413) 784-1000</u>	<u>(617) 924-1770</u>
Phone	Phone