



**Downtown Brockton  
Urban Revitalization Plan**

Environmental  
Notification Form



June 14, 2016





**Stantec Consulting Services Inc.**  
5 Burlington Woods Drive Suite 210, Burlington MA 01803-4542

June 14, 2016  
File: 210801274

**Attention: MEPA Office**  
Secretary Matthew Beaton  
Executive Office of Energy & Environmental Affairs  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Dear Secretary Beaton,

**Reference: Downtown Brockton Urban Revitalization Plan**

On behalf of the Brockton Redevelopment Authority (BRA) and the City of Brockton Department of Planning and Economic Development, Stantec is filing the enclosed Environmental Notification Form (ENF) for public review. The Downtown Brockton Urban Revitalization Plan (URP) meets or exceeds the following MEPA review thresholds:

- 301 CMR 11.03 (1)(b)7. "approval in accordance with M.G.L. c. 121B of a new urban renewal plan"
- 301 CMR 11.03(5)(b)4.a "New discharge or Expansion in discharge to a sewer system of 100,000 or more gpd"
- 301 CMR 11.03(6)(b)15. "Construction of 300 or more New parking spaces at a single location."

The URP includes 65.8 acres of land in the center of Brockton. Once the URP is approved by the Massachusetts Department of Housing and Community Development, it will enable the BRA and City to engage in specific public actions intended to advance the community's vision to establish the area as a regional governmental, service and transit center, and renew it as the heart of the City.

Enclosed please find two copies of the Environmental Notification Form (ENF) for the proposed project. The document has been prepared in accordance with the provisions of 301 CMR 11.00 of the Massachusetts Environmental Policy Act regulations.

For additional information regarding this project, please contact Rob May, the City of Brockton's Director of Planning and Economic Development at (508) 580-7113 or [rmay@cobma.us](mailto:rmay@cobma.us). Please contact me to obtain a PDF or additional copies of the ENF.



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MEPA Office  
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**Reference: Downtown Brockton Urban Revitalization Plan**

Regards,

**STANTEC CONSULTING SERVICES INC.**

Hillary B. King  
Planner  
Phone: (781) 221-1244  
Hillary.King@stantec.com

Attachment: Environmental Notification Form  
Downtown Brockton Urban Revitalization Plan  
Brockton Downtown Action Strategy  
Downtown Brockton District Improvement Financing Program and Financial Plan

c. Rob May, City of Brockton  
Robert Jenkins, Brockton Redevelopment Authority  
Claire O'Neill, MassDevelopment  
Angus Jennings, A.G. Jennings, LLC  
Steven Kearney, Stantec

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# Environmental Notification Form

**For Office Use Only**

EEA#: \_\_\_\_\_

MEPA Analyst: \_\_\_\_\_

*The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.*

<b>Project Name:</b> Downtown Brockton Urban Revitalization Plan		
<b>Street Address:</b> Varies, see locus map		
<b>Municipality:</b> Brockton	<b>Watershed:</b> Taunton	
<b>Universal Transverse Mercator Coordinates:</b> 332937.66 Easting / 4661086.76 Northing	<b>Latitude:</b> 42.08409	<b>Longitude:</b> -71.01985
<b>Estimated commencement date:</b> 2016	<b>Estimated completion date:</b> 2026	
<b>Project Type:</b> Urban Redevelopment Plan	<b>Status of project design:</b> 10 %complete	
<b>Proponent:</b> Brockton Redevelopment Authority (BRA)		
<b>Street Address:</b> 50 School Street, 2nd Floor		
<b>Municipality:</b> Brockton	<b>State:</b> MA	<b>Zip Code:</b> 02301
<b>Name of Contact Person:</b> Rob May, Director of Planning and Economic Development		
<b>Firm/Agency:</b> City of Brockton	<b>Street Address:</b> 45 School Street	
<b>Municipality:</b> Brockton	<b>State:</b> MA	<b>Zip Code:</b> 02301
<b>Phone:</b> (508) 580-7113	<b>Fax:</b>	<b>E-mail:</b> rmay@cobma.us
<p><b>Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:</p> <p>a Single EIR? (see 301 CMR 11.06(8)) <input type="checkbox"/> Yes <input type="checkbox"/> No  a Special Review Procedure? (see 301CMR 11.09) <input type="checkbox"/> Yes <input type="checkbox"/> No  a Waiver of mandatory EIR? (see 301 CMR 11.11) <input type="checkbox"/> Yes <input type="checkbox"/> No  a Phase I Waiver? (see 301 CMR 11.11) <input type="checkbox"/> Yes <input type="checkbox"/> No  <i>(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)</i></p> <p><b>Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?</b>  11.03 (1)(b)7. "approval in accordance with M.G.L. c. 121B of a new urban renewal plan"  11.03(5)(b)4.a "New discharge or Expansion in discharge to a sewer system of 100,000 or more gpd"  11.03(6)(b)15. "Construction of 300 or more New parking spaces at a single location."  <b>Which State Agency Permits will the project require?</b>  Approval from MA Department of Housing and Community Development.  <b>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:</b>  This project is provided assistance by MassDevelopment's Transformative Development Fund.  Other potential state funding sources are identified in the Downtown Brockton Urban Revitalization Plan (i.e. PARC, MassWorks), however specific programs and funding commitments are not set at this time.</p>		

<b>Summary of Project Size &amp; Environmental Impacts</b>	<b>Existing</b>	<b>Change</b>	<b>Total</b>
<b>LAND</b>			
Total site acreage	65.8		
New acres of land altered		0	
Acres of impervious area	61.38	-0.94	60.44
Square feet of new bordering vegetated wetlands alteration		0	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		0	
<b>STRUCTURES</b>			
Gross square footage	1,560,000 <sup>1</sup>	344,500	1,904,500
Number of housing units	472 <sup>1</sup>	623	1,095
Maximum height (feet)	85 <sup>2</sup>	0	85
<b>TRANSPORTATION</b>			
Vehicle trips per day	NO DATA	2,965 <sup>3</sup>	TBD
Parking spaces	2,604	380 <sup>4</sup>	2,985
<b>WASTEWATER</b>			
Water Use (Gallons per day)	12,000 <sup>5</sup>	163,000 <sup>6</sup>	175,000
Water withdrawal (GPD)	12,000 <sup>5</sup>	163,000 <sup>6</sup>	175,000
Wastewater generation/treatment (GPD)	12,000 <sup>5</sup>	163,000 <sup>6</sup>	175,000
Length of water mains (miles)	7	No change	No change
Length of sewer mains (miles)	7	No change	No change
Has this project been filed with MEPA before?	<input type="checkbox"/> Yes (EEA # _____)		<input checked="" type="checkbox"/> No
Has any project on this site been filed with MEPA before?	<input checked="" type="checkbox"/> Yes (EEA # _____)		<input type="checkbox"/> No
EEA #15007 Enterprise Block Redevelopment, Centre Street, Main, Street, Petronelli Way, and Montello Street			
EEA #14424 Renaissance Village, 60 Main Street			

<sup>1</sup> Estimated from 2012 MassGIS Level 3 Assessor's Parcel data for buildings within the URP boundary (see Figure 2 on page 4).

<sup>2</sup> Maximum structure height based on July 2007 Downtown Brockton Smart Growth Design Standards.

<sup>3</sup> Estimate generated using ITE Trip Generation, Edition 9, and based on a review of similar mixed-use developments.

<sup>4</sup> Estimate includes the removal of 512 surface spaces, and the addition of 893 new structured/surface spaces.

<sup>5</sup> Estimated from water bill data for the parcels identified in Figure 4 below.

<sup>6</sup> Number conservatively approximated, using 310 CMR 15.00 for septic systems, for the phased rehabilitation, development and redevelopment projects outlined in the URP (Figure 4 below). Assumes 1.73 bedrooms per housing unit, as indicated in the 2007 Downtown Brockton 40R Infrastructure Certification letter provided to and approved by DHCD. The number does not include the existing flow rates from these properties.

<sup>7</sup> The City maintains about 300 miles of water and sewer lines throughout the municipality.

## **GENERAL PROJECT INFORMATION – all proponents must fill out this section**

### **1.0 PROJECT DESCRIPTION**

Under the Urban Renewal Program (M.G.L. c.121B), municipalities are authorized to redevelop and revitalize decadent and blighted areas for residential, recreational, commercial or other uses. On November 4, 2015, the Board of the Brockton Redevelopment Authority (BRA)

unanimously declared the necessity of the Downtown Brockton Urban Renew District.



Figure 1: Project Locus

The Downtown Brockton Urban Revitalization Plan (URP) has been guided by many years of public planning efforts, including an extensive public participation process in compliance with Urban Renewal Regulations (760 CMR 12.02(11)). The URP, in concert with the 2015 Brockton Downtown Action Strategy (“Action Strategy”), and the City’s District Improvement Financing (DIF) Program and expanded 40R Smart Growth Zone, proposes to “build a strong, diverse, attractive downtown that can establish itself as a major economic force in the city and the metro south region.”

The Brockton Planning Board found the URP to be consistent with the local comprehensive plan at the January 5, 2016 Public Hearing, and the City Council approved the URP on May 9, 2016. Next, the URP requires review and approval from the Department of Housing and Community Development. With the approval of this URP, the City of Brockton and BRA will have the authority to initiate public actions, including:

- Taking private land by eminent domain.
- Disposition of property for redevelopment.
- Building rehabilitation and demolition.
- Relocating displaced businesses.
- Construction of public ways

The following narrative describes the existing URP area and outlines the proposed public actions to be taken by the City and BRA. Final Drafts of the Downtown Brockton Urban Revitalization Plan, Action Strategy, and DIF Program are available for review online, at the City of Brockton’s Department of Planning and Economic Development website:

<http://www.brockton.ma.us/Government/Departments/Planning.aspx>

## 2.0 EXISTING CONDITIONS

Describe the existing conditions and land uses on the project site.

The URP boundaries include 65.8 acres of land in the center of Brockton. The limits include:

- Pleasant and Court Streets at the North
- The MBTA Rail Line and Commercial Street at the East
- Crescent and West Elm Streets at the South
- Warren Avenue at the West

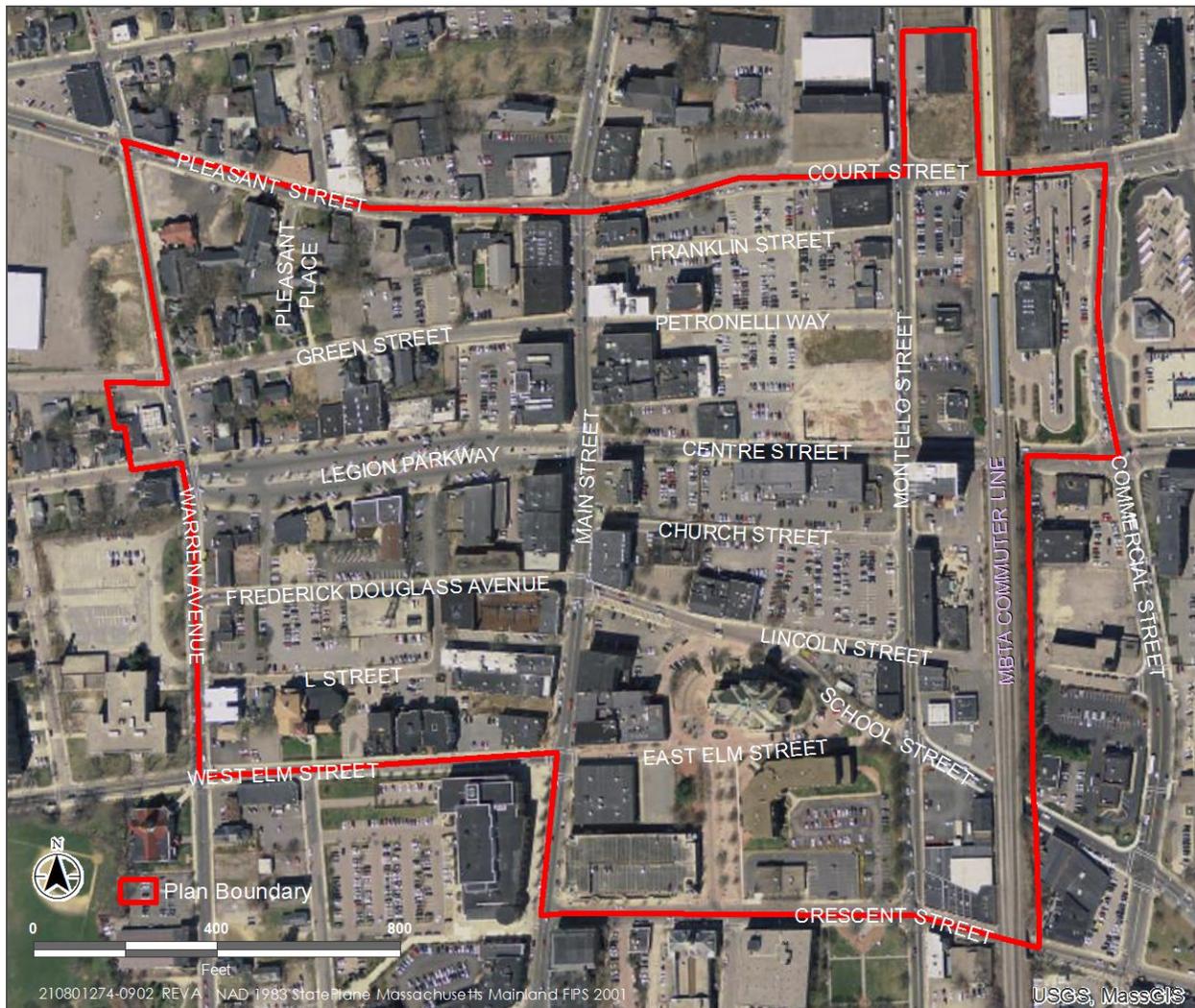


Figure 2: URP Boundaries

## 2.1 BACKGROUND

Like many Massachusetts communities, the native landscape of Brockton was altered by European settlers and a farming economy. This led to the construction of grist mills and other support industries along the Sudbury Plain River. By the late 19th century, the City grew into a prosperous shoe and manufacturing center.

However, by the mid-20<sup>th</sup> century, many factories closed or relocated to a less expensive labor market. A quick decline in employment and population negatively shifted the economy, and recovery has been a great challenge for this community of over 94,000 residents.

## 2.2 EXISTING CONDITIONS AND LAND USE

The URP area has historically been the commercial and institutional center of Brockton. The Massachusetts Cultural Resource Information System identifies several historic properties, and the Centre & Montello Streets Historic District, that are listed with the National Register of Historic Places.

Today, one can still find civic and institutional uses within the URP boundaries, and many of the old commercial buildings are still standing. However, many storefronts are vacant, and a building evaluation conducted for the URP found over one quarter of the buildings within the boundaries are in moderate to severe disrepair. There are 210 parcels in this area, 26 are owned by the City, and five are currently in tax delinquency, expected to come into public ownership through tax foreclosure.

### **Amenities within the URP boundaries include:**

- City Hall on School Street.
- The Brockton Station of the MBTA Middleborough/Lakeville commuter rail line on Commercial Street (and adjacent Brockton Area Transit (BAT) Intermodal Center).
- New Brockton Neighborhood Health Center, at the corner of Legion Parkway and Main Street.
- A parking garage, at the corner of Main and Crescent Streets.

### **Residential areas in the URP include:**

- Neighborhoods on Green Street and Warren Avenue, with two- to three-story single-family and two- to three-family homes.
- Several rooming houses along Warren Avenue and West Elm Street.
- New residential/mixed-use building at the Enterprise Block (EEA#15007).
- New residential use buildings on Montello Street.

### **Recent infrastructure improvements to the area have been made:**

- Along Commercial Street.
- To the roadway underpasses below the MBTA rail line.
- As a result of Phase 1 construction of the Enterprise Block.

However, landscaping and public amenities are limited in most areas. Nearly half of the URP land area consists of off-street parking and roadways.

## 2.3 CURRENT ZONING

Downtown Brockton is zoned for commercial and industrial uses:

- **C-2: General Commercial Zone** allows a wide range of commercial uses, and temporary lodging is permitted as a special use. No residential uses are allowed in this zone.
- **C-3: Central Business Zone** allows the same uses as above, as well as community health centers and clinics.
- **I-2: General Industrial Zone** permits a variety of manufacturing businesses, tool and die operations, railroad yards, and lumber/building material sale and storage.

In 2007, the city adopted three **40R Smart Growth Zoning Overlay Districts** to allow residential and mixed-use development to occur:

- The Downtown Core Sub-District, bounded by West Railroad Avenue, Lincoln Street, Main Street, and Court Street, allows building scales and densities which will match existing structures, and stimulate substantial private investment, in the area.
- The Arts and Culture Sub-District is contained by Green Street, Main Street, Warren Avenue, and West Elm Street within the URP boundary. This area allows performance or visual arts space to support the existing mixed uses in the Legion Parkway and Frederick Douglass Avenue corridors.
- The Star Market Sub-District focuses on creating a gateway to Downtown at the intersection of Pleasant Street and Warren Avenue. New development will be constructed with the building(s) fronting the roadways with parking at the side and rear.

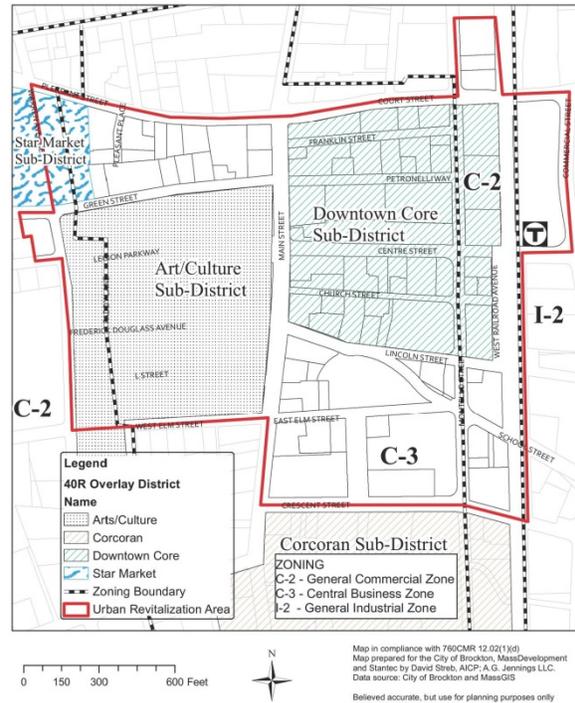


Figure 3: Existing Zoning Map from URP – see enlargement in Attachment 3.

City Council is currently considering amendments to the Brockton Zoning Code, with respect to the:

- C-3 Zone
  - to match C-2 commercial parking requirements (require more off-street parking), and
  - allow outdoor dining.

- 40R Smart Growth Zoning District
  - to expand the sub-district boundaries to cover all of the downtown area (see Map 1-E in Attachment 5),
  - increase allowable residential densities in certain locations, and
  - update parking requirements to limit surface parking lots and encourage payment of funds in lieu of parking spaces to support a new public parking garage.

### 3.0 PROPOSED PROJECT

**Describe the proposed project and its programmatic and physical elements.**

*NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.*

*Downtown Brockton shall be a lively, walkable multi-cultural center that celebrates the arts, history, innovation, and the Salisbury Brook, capitalizing on its role as a regional governmental, service and transit center. Downtown Brockton will feature new housing and mixed-use development strengthening the Downtown and renewing it as the heart of the City (McCabe pg.2, October 2011).*

The Vision Statement above was established in Brockton's 2011 Downtown Report, and has guided both the 2015 Action Strategy and this URP. A series of core action strategies have been identified to accomplish this vision for the downtown:

- Increase residential density downtown to support economic revitalization
- Re-establish the feel of a vibrant downtown by increasing amenities.
- Continue to improve public safety and to boost the perception of safety.
- Continue efforts to create a Downtown Brockton Higher Educational Collaborative that will provide a seamless and supportive environment for high school completion, workforce-skills training; and degree programs.
- Encourage entertainment venues and cultural organizations to locate downtown.
- Promote diversity of community by helping ethnic restaurants, boutiques, and food stores to locate downtown.
- Actively target new small-business entrepreneurs such as co-working spaces, breweries and small-batch distilleries, maker spaces, and pop-up retail locations that create opportunities for entrepreneurs.
- Improve transportation connectivity, both within downtown and between downtown and the rest of Brockton.
- Upgrade downtown's infrastructure including sewer, water, drainage, electrical and high speed fiber.
- Launch a new marketing campaign for downtown.

The URP proposes specific activities to empower the City and BRA to take public actions in support of the City's Vision. These public actions may include:

- Land and building **acquisition** (38 properties) and **disposition** (37 properties) – 23 properties are privately owned, 10 are city-owned, and 5 will be taken by the City for non-payment of taxes.
- Building **demolition** and **spot clearance** (12 properties).
- Building **rehabilitation** (30 properties).
- Commercial **relocation**.

Figure 4 illustrates the parcels identified for public action. A table, identifying the URP properties and proposed public actions for each, is included in Attachment 6.

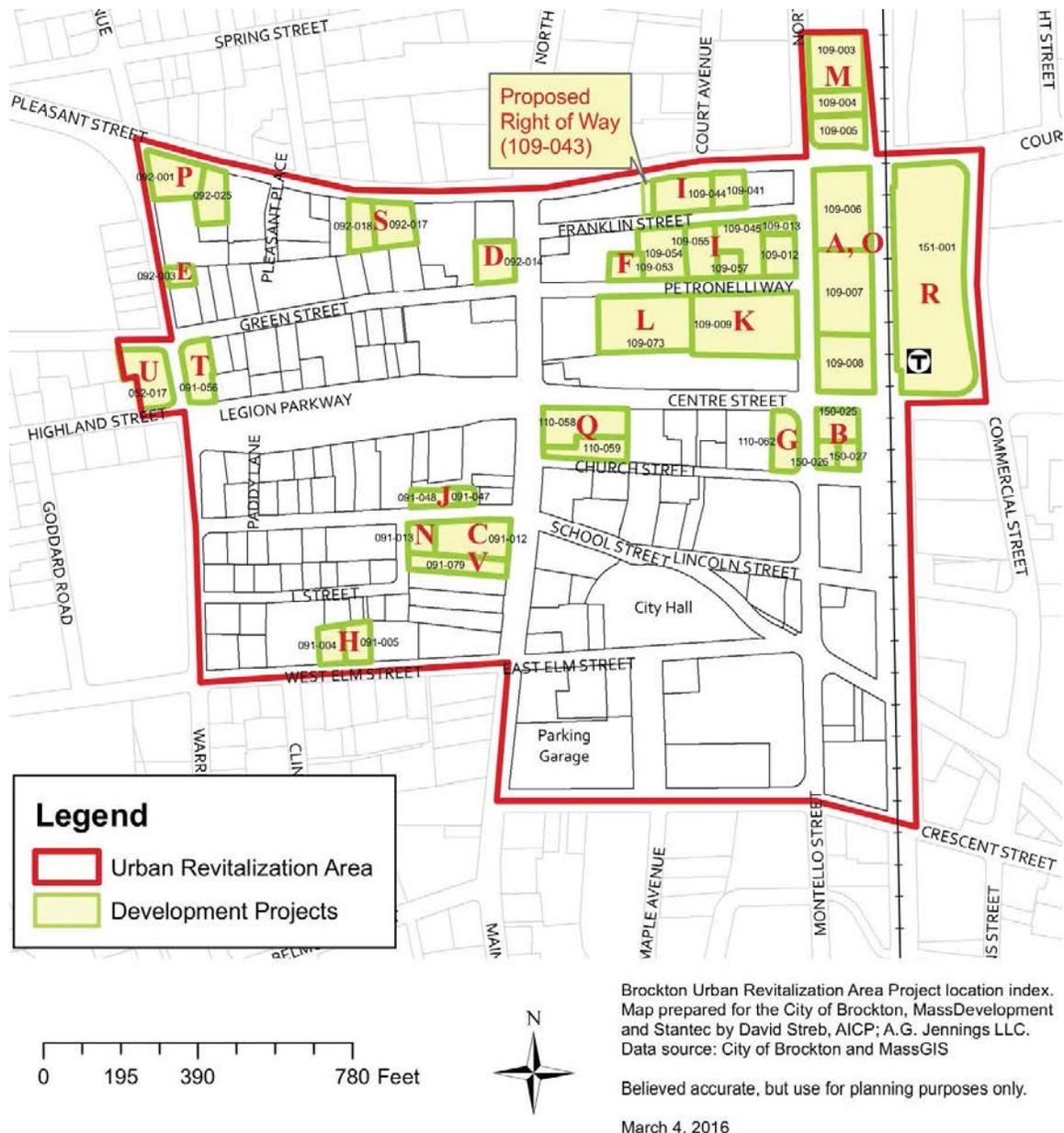


Figure 4 Index of Revitalization Parcels

The above-listed actions are intended to propel the development of 22 projects, on 38 parcels, integral to the implementation of the URP. These projects will support the community vision outlined in the Action Strategy, including infrastructure improvements and development/redevelopment projects, intended to create a vibrant downtown. Identified potential development projects consist of:

- **New development**, including:
  - A pharmacy on Montello Street.
  - Multi-use buildings, including structured parking, along the railroad line, between Centre and Court Streets.
  - A municipal parking garage to support Phase II of the Enterprise Block.
  - Phase II of the Enterprise Block.
  - “Gateway” development at the corner of Warren Avenue and Pleasant Street, (because many people visit downtown via this intersection, this area has been identified to contain visually distinct architecture, with frontage directly on one or both streets, with non-residential or mixed-use development that is welcoming to visitors of the area.
- **Infill** construction at a vacant municipal property on Main Street.
- **Redevelopment** of auto-oriented businesses on Warren Avenue, at the intersection of Legion Parkway.
- **Adaptive reuse** of historic structures for mixed-use development, throughout the URP area, including:
  - Commercial, office, art, and residential spaces.
  - Creation of a “restaurant incubator” and co-working space to provide low-cost spaces to new restaurateurs and entrepreneurs.

Public infrastructure improvements, which may be undertaken pursuant to this URP, have been identified:

- New structured parking.
- Roadway improvements (see Map 7-A in Attachment 5):
  - Reconstruction/repaving of existing streets.
  - A new public way, from Court Street to Petronelli Way.
  - Two way traffic configuration for selected streets.
  - Signal reprogramming/reconfiguration.
- Upgrading water, sewer, drainage, electrical and high speed fiber infrastructure.
- Streetscape improvements (sidewalks, lighting, trees), with a focus on pedestrian access to the MBTA commuter rail station and other neighborhood destinations.
- Park improvements.
- New L Street Playground.

Development and infrastructure projects will be assessed prior to any demolition or construction activities take place. The Massachusetts Department of Environmental Protection and Massachusetts Historical Commission will be consulted where appropriate. Individual development projects will be subject to review under the Brockton Zoning Ordinances, as applicable, and will be required to submit a new ENF if it meets or exceeds MEPA review thresholds.

## 4.0 PROJECT ALTERNATIVES

**Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative.**

*NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.*

In general, the proposed development patterns are allowed under the City's current zoning ordinance. However, certain activities, such as outdoor dining, are not currently allowed. Under a "no build" scenario, certain best practices associated with revitalizing downtown areas would not be permitted. Using the example of outdoor dining, current zoning does not allow for any restaurant to serve food outside of the building. Outdoor dining greatly enhances the vibrancy of the public realm along urban streets and is highly recommended where possible. An early recommendation of the plan is to revise zoning to allow uses such as this in downtown Brockton.

Additionally, an important step in the creation of the master plan for the core redevelopment area was the development of several alternative site plans. While the overall components of the plan (number of units, parking spaces, retail, etc.) remained firm, the location of the structured parking garage created significant overall changes.

In Alternative 1 (Figure 5), the garage was "wrapped" by a multifamily building and located on city-owned property along Petronelli Way. While this type of development would strengthen the street-level environment, costs associated with this type of development could not be supported by the anticipated rent levels of the new building.



Figure 5 Alternative 1: Proposed garage (in purple) wrapped with multifamily housing units.



Figure 6 Alternative 2: Proposed garage (in purple) located on Montello Avenue, adjacent to train station.



Figure 7 Preferred Alternative: Proposed garage (in purple) on the south side of Petronelli Way.

In Alternative 2 (Figure 6, note that the orientation in the figure has changed), the garage was located on Montello Avenue directly adjacent to the train station. The issue with this location, however, was that previous contract negotiations with future users of the garage stipulated that it had to be located within a specific distance to offices on Main Street. This location exceeded that distance.

In the Preferred Alternative (Figure 7), the garage is located to the south side of Petronelli Way, directly adjacent to several future users. This location is also more easily accessible to employees of WB Mason. To mitigate impacts to the streetscape, a high-quality façade is being recommended for the structure (see Figure 8, below).

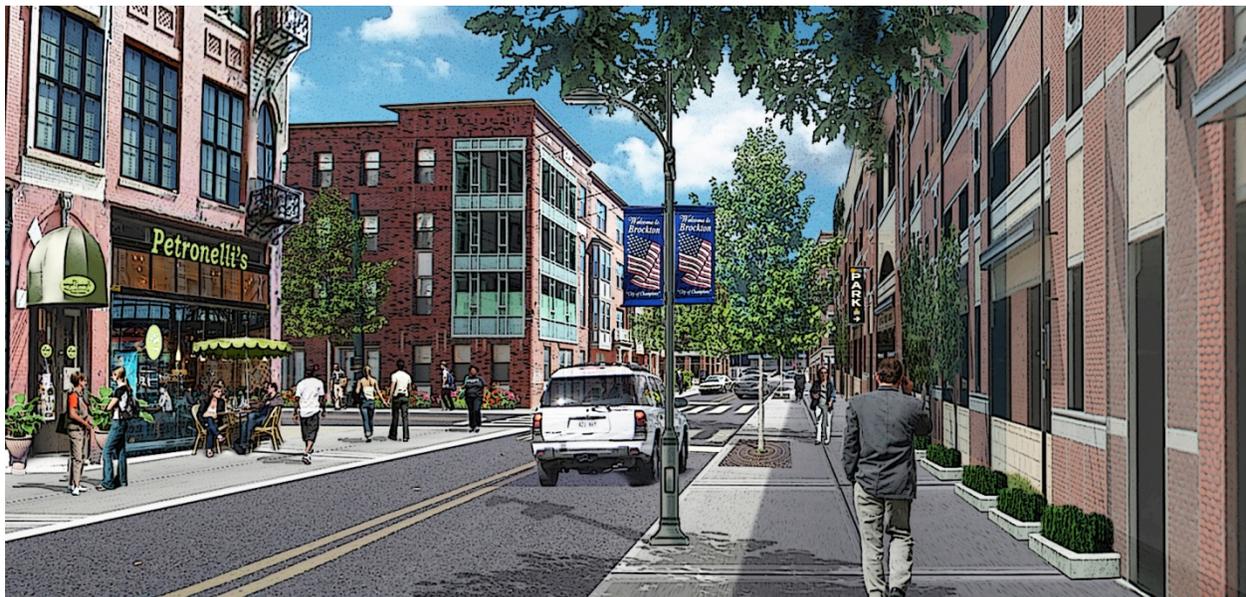


Figure 8 Perspective rendering of Petronelli Way – proposed parking garage at right.

## 5.0 MITIGATION

**Summarize the mitigation measures proposed to offset the impacts of the preferred alternative.**

There are no known regulated natural resources within the URP boundaries, (i.e. wetlands, floodplains, Areas of Critical Environmental Concern, or rare species habitat). There are numerous National Register-listed historic resources and several hazardous materials sites that will require coordination with the Massachusetts Historical Commission and/or the Massachusetts Department of Environmental Protection.

During future project construction, any unanticipated hazards that may be encountered will be addressed properly and in full accordance with applicable laws and regulations. Individual development projects will be expected to implement mitigation measures, as appropriate, to each specific proposal.

Public and private actions implemented through the URP are expected to provide long-term benefits to the community, including:

- Rehabilitating historic buildings, where practicable.
- Creating/updating public transportation corridors that encourage walking and bicycling
- Installing green infrastructure to reduce flooding and improve water quality.
- Improving public safety.
- Promoting community diversity.

## 6.0 PROJECT PHASING

**If the project is proposed to be constructed in phases, please describe each phase.**

Plan implementation is proposed to proceed in three phases, over the course of approximately ten years. Phasing is proposed to allow:

- Efficient construction staging.
- Reflection on potential market absorption.
- Time to negotiate public/private financing strategies.

A detailed description of project phasing is provided in Section 12.02(3) of the URP, and corresponding maps are included in Attachment 5. As with any plan with a multi-year implementation timeline, proposed phasing may vary based on market conditions, availability of project funding, or other factors.

### **AREAS OF CRITICAL ENVIRONMENTAL CONCERN:**

Is the project within or adjacent to an Area of Critical Environmental Concern?  Yes (Specify)  No

If yes, does the ACEC have an approved Resource Management Plan?  Yes  No;

If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC?  Yes  No;

If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

### **RARE SPECIES:**

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/priority\\_habitat/priority\\_habitat\\_home.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/priority_habitat_home.htm))

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  No

MHC No.	Historic Name	Address	Designation*	Public Action
BRO.2	Brockton City Hall	45 School Street	NRIND PR	
BRO.8	Central Fire Station	40 Pleasant Street	NRIND	Y
BRO.18	Curtis Building	105-109 Main Street	NRIND	
BRO.19	Goldthwaite Block	99-103 Main Street	NRIND	
BRO.24	Dr. Edgar Dean Everett House	81 Green Street	NRIND	
BRO.28	Howard-Tolman Building	63-77 Centre Street	NRDIS	
BRO.29	Bay State Block	53-61 Centre Street	NRDIS	

MHC No.	Historic Name	Address	Designation*	Public Action
BRO.30	Smith Building	43-51 Centre Street	NRDIS	
BRO.49	Lilly, Brackett and Co. Shoe Factory	124-126 Montello St.	NRDIS	
BRO.51	Edison Electric Illuminating Co. Power Station	70 School Street	NRIND PR	
BRO.161	Lyman Block	89-91 Main Street	NRIND	
BRO.552	Howard Block	93-97 Main Street	NRIND	
BRO.553	Anglim Building	91-93 Centre Street	NRDIS	Y
BRO.696	28 Corner Convenience Store	95 Montello Street	NRDIS	Y
BRO.697	Lilly, Brackett and Co. Boiler House	124-126 Montello St.	NRDIS	
BRO.698	Lilly, Brackett and Co. Machine Shop	124-126 Montello St.	NRDIS	

\* NRIND = Individually listed National Register Site  
NRDIS = National Register Historic District  
PR = Preservation Restriction

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?  Yes (Specify)  No

The URP identifies two historic buildings, within the *Centre and Montello Streets National Register Historic District*, to be acquired by the City:

- 95 Montello Street is a small retail convenience store slated for demolition and the site will be reconstructed for new office/retail space. This building is identified as a non-contributing building within the National Register Centre and Montello Streets Historic District.

Individual project review will include further coordination with the Massachusetts Historical Commission to determine potential effect on archeological or historic resources.

**WATER RESOURCES:**

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site?  
 Yes  No; if yes, identify the ORW and its location.

*(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.)*

Are there any impaired water bodies on or within a half-mile radius of the project site?  Yes  No; if yes, identify the water body and pollutant(s) causing the impairment:

1. Trout Brook (MA 62-07): Fecal Coliform, Sedimentation/Siltation, Physical substrate habitat alterations.
2. Salisbury Brook (MA 62-08): Fecal Coliform, Oxygen, Dissolved, Turbidity, Total Suspended Solids (TSS).

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission?  Yes  No

**STORMWATER MANAGEMENT:**

Generally describe the project's stormwater impacts and measures that the project will take to comply with the standards found in MassDEP's Stormwater Management Regulations:

Project design will incorporate best management practices for the collection, treatment, and discharge of stormwater. Erosion and sedimentation controls will be implemented prior to project construction. Any projects with 1 or more acres of earth disturbance will require a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) under the EPA's National Pollution Discharge and Elimination systems Program (NPDES). Developers will be encouraged to install green infrastructure to reduce flooding and improve water quality.

**MASSACHUSETTS CONTINGENCY PLAN:**

Has the project site been, or is it currently being, regulated under M.G.L.c.21E or the Massachusetts Contingency Plan?  Yes  No; if yes, please describe the current status of the site (including Release Tracking Number (RTN), cleanup phase, and Response Action Outcome classification):

The following sites are located within, or adjacent to, the URP boundary, based on a review of available online MassGIS data and MassDEP's Bureau of Waste Site Cleanup database:

RTN	Site Address	Site Name	Status	AUL	Public Action
4-0024906	50 Centre Street	Montello and Centre Streets	RAO, Class PN		
4-0025358	50 Centre Street	Montello and Centre Streets	RAO, Class PC		
4-0010428	16-22 Court Avenue	Mullare Realty Trust	RAO, Class A2		
4-0021943	11 Crescent Street	Joe Angelo's Restaurant	DEPNFA		
4-0025056	131 Green Street	Vacant Property	RAO	Y	
4-0013501	61 Legion Parkway	Bill's Joke Shop	Tier 2, Phase II		
4-0023595	57/59 Legion Parkway	Former Angelo's Cleaners	Tier 1D	Y	
4-0012728	0 Main Street	Brockton Trial Court	RAO, Class A3		
4-0013548	60 Main Street	Brockton Enterprise	RAO, Class A2		
4-0013882	60 Main Street	Brockton Enterprise	RAO, Class A1		
4-0024206	60 Main Street	Main Street	RAO, Class PN		
4-0024346	60 Main Street	Montello and Centre Streets	RAO, Class B1		
4-0000238	144 Main Street	Fraser Building	DEPNFA		
4-0023539	124 Montello Street	Knight Building Inc.	RAO	Y	
4-0019346	158 Montello Street	N/A	RAO, Class A2		
4-0000761	200 Montello Street	Hanson Printing Company	RAO	Y	
4-0019570	0 Montello Street at Lincoln Street	Brockton City Hall Parking Lot	RAO, Class A2		
4-0000300	5 North Montello Street	Former Chevron Station	RAO	Y	Y
4-0022923	21 North Montello Street	N/A	RAO, Class A2		Y
4-0013870	42 Pleasant Street	Brockton Fire Department	RAO, Class PN		Y
4-0019846	81 Warren Avenue	N/A	RAO, Class A2		Y
4-0020327	81 Warren Avenue	Stop-N-Gas	RAO, Class A2		Y

Additionally, RAO, Class A1 spills (where contamination has been reduced to background or a threat of release has been eliminated) have been reported at these sites:

- 4-0017011 - 10 Commercial Street
- 4-0019984 - 158 Main Street & Salisbury Brook
- 4-0018375 - 64 North Montello Street

An ASTM Phase I Environmental Site Assessment will be prepared by a Licensed Site Professional before any site is acquired, regardless of method of acquisition. Where BRA can negotiate site access, and where the ASTM Phase I indicates that the existence of a pollutant is probable, a full MCP Phase I Environmental Site Assessment will be prepared in accordance with MGL Chapter 21E. Where an ASTM Phase I indicates that the existence of a pollutant is possible, and where site access is not afforded, as with acquisition by means of eminent domain, BRA will employ other methods to assessing the right to conduct environmental testing in the public right of way or on adjacent sites where they can gain site access in an effort to determine the potential existence of an environmental contaminates.

Is there an Activity and Use Limitation (AUL) on any portion of the project site?  Yes  No; if yes, describe which portion of the site and how the project will be consistent with the AUL:

Five properties with AULs are identified in the above table. The privately-owned parcels proposed for acquisition will be investigated immediately upon acquisition, or prior to acquisition, if permissions can be secured. Hazardous conditions will be addressed in accordance with applicable state and federal regulations. Public and private construction will be coordinated with DEP to ensure that actions at, or adjacent to, properties with AULs comply with the Massachusetts Contingency Plan.

Are you aware of any Reportable Conditions at the property that have not yet been assigned an RTN?  Yes  No; if yes, please describe:

#### **SOLID AND HAZARDOUS WASTE:**

If the project will generate solid waste during demolition or construction, describe alternatives considered for re-use, recycling, and disposal of, e.g., asphalt, brick, concrete, gypsum, metal, wood:

Site preparation activities may include the demolition and removal of building materials, the removal of any asbestos and/or lead as required for demolition activities, site grading and compaction, as necessary. Measures will be taken to reuse or recycle demolition debris to the extent practicable. Where required, materials to be removed from the site will be hauled and disposed of at a licensed and permitted disposal facility.

*(NOTE: Asphalt pavement, brick, concrete and metal are banned from disposal at Massachusetts landfills and waste combustion facilities and wood is banned from disposal at Massachusetts landfills. See 310 CMR 19.017 for the complete list of banned materials.)*

Will your project disturb asbestos containing materials?  Yes  No; Unknown. if yes, please consult state asbestos requirements at <http://mass.gov/MassDEP/air/asbhom01.htm>

Due to a lack of funding, a detailed assessment of existing buildings is unavailable at this time. Environmental assessments will be undertaken upon acquisition of the properties by the BRA. If

asbestos-containing materials are encountered, appropriate handling and disposal of those materials will occur in accordance with all applicable local, state, and federal regulations.

Describe anti-idling and other measures to limit emissions from construction equipment:

Projects within the URP boundaries are required to comply with the Massachusetts Anti-Idling Law (MGL Chapter 90, Section 16A, 310 CMR, Section 7.11 and MGL Chapter 111, Sections 142A-142M).

**DESIGNATED WILD AND SCENIC RIVER:**

Is this project site located wholly or partially within a defined river corridor of a federally designated Wild and Scenic River or a state designated Scenic River?  Yes  No;  
if yes, specify name of river and designation:

If yes, does the project have the potential to impact any of the “outstandingly remarkable” resources of a federally Wild and Scenic River or the stated purpose of a state designated Scenic River?  
 Yes  No; if yes, specify name of river and designation: \_\_\_\_\_;

if yes, will the project will result in any impacts to any of the designated “outstandingly remarkable” resources of the Wild and Scenic River or the stated purposes of a Scenic River.  Yes  No;

if yes, describe the potential impacts to one or more of the “outstandingly remarkable” resources or stated purposes and mitigation measures proposed.

**ATTACHMENTS:**

1. List of all attachments to this document. (Attachment 1)
2. U.S.G.S. map (good quality color copy, 8-½ x 11 inches or larger, at a scale of 1:24,000) indicating the project location and boundaries. (Attachment 2)
- 3.. Plan, at an appropriate scale, of existing conditions on the project site and its immediate environs, showing all known structures, roadways and parking lots, railroad rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities. (Attachment 3)
- 4 Plan, at an appropriate scale, depicting environmental constraints on or adjacent to the project site such as Priority and/or Estimated Habitat of state-listed rare species, Areas of Critical Environmental Concern, Chapter 91 jurisdictional areas, Article 97 lands, wetland resource area delineations, water supply protection areas, and historic resources and/or districts. (Attachment 4)
5. Plan, at an appropriate scale, of proposed conditions upon completion of project (if construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase). (Attachment 5)
6. List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2). (Attachment 6)
7. List of municipal and federal permits and reviews required by the project, as applicable. (Attachment 7)

## **LAND SECTION – all proponents must fill out this section**

### **I. Thresholds / Permits**

- A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))  
 Yes  No; if yes, specify each threshold:

### **II. Impacts and Permits**

- A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	14.48	3.12	17.60
Internal roadways	15.82	0.13	15.95
Parking and other paved areas	31.08	-4.19	26.89
Other altered areas	3.92	0.94	4.86
Undeveloped areas	0.50	0	0.50
<b>Total: Project Site Acreage</b>	<b>65.80</b>	<b>0</b>	<b>65.80</b>

- B. Has any part of the project site been in active agricultural use in the last five years?  
 Yes  No; if yes, how many acres of land in agricultural use (with prime state or locally important agricultural soils) will be converted to nonagricultural use?
- C. Is any part of the project site currently or proposed to be in active forestry use?  Yes  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a forest management plan approved by the Department of Conservation and Recreation:
- D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?  Yes  No; if yes, describe:
- E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction?  
 Yes  No; 45 School Street (Brockton City Hall) & 70 School Street (Edison Electric Illuminating Co. Power Station) have preservation restrictions.  
if yes, does the project involve the release or modification of such restriction?  
 Yes  No; if yes, describe: No action is proposed on these properties as part of the URP.
- F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A?  
 Yes  No; if yes, describe:
- G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B?  Yes  No; if yes, describe:  
The subject of this ENF is the Downtown Brockton Urban Renewal Plan. This Plan was unanimously approved by the Brockton Redevelopment Authority on January 6, 2016, and by the Brockton City Council on May 9, 2016. It will now be submitted to the Massachusetts Department of Housing and Community Development for approval and action.

### III. Consistency

A. Identify the current municipal comprehensive land use plan

Title: Plan Brockton 2008 Date 2008

B. Describe the project's consistency with that plan with regard to:

- 1) **economic development:** This project will require collaboration with multiple economic development organizations to implement the Action Strategy, which identifies ways that Brockton can attract new businesses and residents that contribute to the financial viability of the city (**Economic Development Policy 1**).

The Vision Statement of the URP (Section 3.0 above) conforms to (**Economic Development Policy 4**). Additionally, if the plan were to be fully implemented, it would bring more than \$82 million in private investment to several long underutilized and vacant sites.

- 2) **adequacy of infrastructure:** The URP boundary includes the Brockton MBTA commuter rail station, and is adjacent to the BAT Intermodal Center. The URP supports a pedestrian/bicycle friendly downtown, and improving access to and from the downtown for all modes of transportation. (See **Transportation and Circulation Policies 2, 4, 5, and 6**)

- 3) **open space impacts:** Consistent with **Land Use Policy 1**, park improvements are proposed to the Grand Army of the Republic (GAR) Park, and a new Tot Lot/Playground is proposed on L Street.

The L Street Neighborhood Playground will serve a traditionally underserved neighborhood (all six Census blocks groups within a quarter-mile of the proposed playground are Environmental Justice populations). The renovations to GAR will serve the larger community as a whole; other recent improvements at City Hall have encouraged outdoor, lunch time events and a weekly farmers market.

- 4) **compatibility with adjacent land uses:** The **Urban Design Policies** in the Plan state that the City will promote mixed-use pedestrian scale development, Transit Oriented Development, the development of parking facilities Downtown. The URP was built upon the Brockton Downtown Action Strategy, which identifies initiatives, such as those listed above, within the URP boundaries as well as opportunities throughout a broader study area.

C. Identify the current Regional Policy Plan of the applicable Regional Planning Agency (RPA)

RPA: Old Colony Planning Council

Title: Regional Policy Plan, and Regional Land Use and Transportation Plan

Date October 2000

D. Describe the project's consistency with that plan with regard to:

- 1) **economic development:** The plan specifically mentions the Brockton URP, in that it "is maximizing opportunities to enhance economic development, increase employment and restore downtown Brockton."

- 2) **adequacy of infrastructure:** a portion of the URP boundaries is identified as an OCPC Priority Development Area. The OCPC has a responsibility to identify priority development areas whose combination of land, infrastructure and services, accessibility, and amenities suit them to accommodate a significant portion of the region's anticipated growth.
- 3) **open space impacts:** The OCPC Regional Land Use and Transportation Plan encourages Transit Oriented Development (TOD) and compact, mixed-use development, which will aid in the preservation of the region's existing open spaces and resource areas. As mentioned above, the URP also proposes new and improved public park spaces within its boundaries, which will serve a traditionally underserved neighborhood.

## **RARE SPECIES SECTION**

### **I. Thresholds / Permits**

- A. Will the project meet or exceed any review thresholds related to **rare species or habitat** (see 301 CMR 11.03(2))?  Yes  No; if yes, specify, in quantitative terms:

*(NOTE: If you are uncertain, it is recommended that you consult with the Natural Heritage and Endangered Species Program (NHESP) prior to submitting the ENF.)*

- B. Does the project require any state permits related to **rare species or habitat**?  Yes  No
- C. Does the project site fall within mapped rare species habitat (Priority or Estimated Habitat?) in the current Massachusetts Natural Heritage Atlas (attach relevant page)?  Yes  No.
- D. If you answered "No" to all questions A, B and C, proceed to the **Wetlands, Waterways, and Tidelands Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Rare Species section below.

## **WETLANDS, WATERWAYS, AND TIDELANDS SECTION**

### **I. Thresholds / Permits**

- A. Will the project meet or exceed any review thresholds related to **wetlands, waterways, and tidelands** (see 301 CMR 11.03(3))?  Yes  No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits (or a local Order of Conditions) related to **wetlands, waterways, or tidelands**?  Yes  No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Water Supply Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wetlands, Waterways, and Tidelands Section below.

## WATER SUPPLY SECTION

### I. Thresholds / Permits

- A. Will the project meet or exceed any review thresholds related to **water supply** (see 301 CMR 11.03(4))?  Yes  No; if yes, specify, in quantitative terms:
- A. Does the project require any state permits related to **water supply**?  Yes  No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Wastewater Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Water Supply Section below.

## WASTEWATER SECTION

### I. Thresholds / Permits

- A. Will the project meet or exceed any review thresholds related to **wastewater** (see 301 CMR 11.03(5))?  Yes  No; if yes, specify, in quantitative terms:

Total wastewater discharge for the parcels identified for public action (Figure 4 in the proposed project description) is estimated at 175,000 gallons per day, which exceeds the threshold of new discharge to a sewer system greater than 100,000 gallons per day.

This daily flow estimate was conservatively approximated, using 310 CMR 15.00 for septic systems, for the phased rehabilitation, development and redevelopment projects outlined in the URP (see Figure 4 above). Information from historic water bills was compiled to estimate approximately 12,000 gpd from the existing properties.

- B. Does the project require any state permits related to **wastewater**?  Yes  No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Transportation -- Traffic Generation Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wastewater Section below.

### II. Impacts and Permits

- A. Describe the volume (in gallons per day) and type of disposal of wastewater generation for existing and proposed activities at the project site (calculate according to 310 CMR 15.00 for septic systems or 314 CMR 7.00 for sewer systems):

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Discharge of sanitary wastewater	12,000	163,000	175,000
Discharge of industrial wastewater	0	0	0
TOTAL	12,000	163,000	175,000

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Discharge to groundwater	0	0	0
Discharge to outstanding resource water	0	0	0
Discharge to surface water	0	0	0
Discharge to municipal or regional wastewater facility	12,000	163,000	175,000
<b>TOTAL</b>	<b>12,000</b>	<b>163,000</b>	<b>175,000</b>

- B. Is the existing collection system at or near its capacity?  Yes  No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

The 40R Smart Growth Zoning approval in 2007 certified that 0.2 mgd, estimated for future zoned residential units, within the Downtown Brockton Smart Growth Overlay District, would not overburden the water and sewer infrastructure serving the City. The flow volume estimate for the URP is below the previously certified number and includes both residential and commercial uses.

- C. Is the existing wastewater disposal facility at or near its permitted capacity?  Yes  No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

The City's Advanced Water Reclamation Facility is permitted for 18 mgd and designed for 20.5 mgd and currently has an average daily flow of about 14 to 15 mgd.

- D. Does the project site currently contain a wastewater treatment facility, sewer main, or other wastewater disposal facility, or will the project involve construction of a new facility?

Yes  No; if yes, describe as follows:

The project site currently includes sewer mains within the City streets. The City of Brockton maintains a wastewater treatment plant which has sufficient capacity to accept the additional flow from this project.

	<u>Permitted</u>	<u>Existing Avg Daily Flow</u>	<u>Project Flow</u>	<u>Total</u>
Wastewater treatment plant capacity (in gallons per day)	18.0 mgd	14-15 mgd	0.175 mgd	14-15.175 mgd

- E. If the project requires an interbasin transfer of wastewater, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or new?

*(NOTE: Interbasin Transfer approval may be needed if the basin and community where wastewater will be discharged is different from the basin and community where the source of water supply is located.)*

No new interbasin transfer will be created as part of this project. The potable water supply and wastewater supply needs can be met within the City's existing Water Management Act water withdrawal and NPDES discharge permit limits.

- F. Does the project involve new sewer service by the Massachusetts Water Resources Authority (MWRA) or other Agency of the Commonwealth to a municipality or sewer district?

Yes  No

- G. Is there an existing facility, or is a new facility proposed at the project site for the storage, treatment, processing, combustion or disposal of sewage sludge, sludge ash, grit, screenings, wastewater reuse (gray water) or other sewage residual materials?  Yes  No;

if yes, what is the capacity (tons per day):

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Storage	_____	_____	_____
Treatment	_____	_____	_____
Processing	_____	_____	_____
Combustion	_____	_____	_____
Disposal	_____	_____	_____

- H. Describe the water conservation measures to be undertaken by the project, and other wastewater mitigation, such as infiltration and inflow removal.  
 Developers will be encouraged to install water saving equipment, including low-flow toilets and efficient appliances and shower heads, to reduce daily flows from the new development. The City may require that developers investigate and address infiltration and inflow within the existing sewer system if feasible to offset the new flows being added to the system.

**III. Consistency**

- A. Describe measures that the proponent will take to comply with applicable state, regional, and local plans and policies related to wastewater management:
- B. If the project requires a sewer extension permit, is that extension included in a comprehensive wastewater management plan?  Yes  No; if yes, indicate the EEA number for the plan and whether the project site is within a sewer service area recommended or approved in that plan:

The City of Brockton’s WWTP is permitted for 18.0 mgd and is currently treating about 14 to 15 mgd on average demonstrating there is sufficient capacity to supply this project. Similarly, the existing sewer system in the area is adequately sized for the project, as demonstrated by the 2007 40R Smart Growth Zoning approval certifying that 0.2 mgd, estimated for future zoned units, within the Downtown Brockton Smart Growth Overlay District, would not overburden the water and sewer infrastructure serving the City. The City may require developers investigate and address infiltration and inflow within the existing sewer system, if feasible, to offset the new flows being added to the system.

**TRANSPORTATION SECTION (TRAFFIC GENERATION)**

**I. Thresholds / Permit**

- A. Will the project meet or exceed any review thresholds related to **traffic generation** (see 301 CMR 11.03(6))?  Yes  No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **state-controlled roadways**?  Yes  No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Roadways and Other Transportation Facilities Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Traffic Generation Section below.

## **TRANSPORTATION SECTION (ROADWAYS AND OTHER TRANSPORTATION FACILITIES)**

### **I. Thresholds**

- A. Will the project meet or exceed any review thresholds related to **roadways or other transportation facilities** (see 301 CMR 11.03(6))?  Yes  No; if yes, specify, in quantitative terms:

The project will construct approximately 380 net new parking spaces in the downtown area, which exceeds the threshold for "Construction of 300 or more New parking spaces at a single location." This includes the removal of approximately 510 surface spaces, and the addition of 890 new structured/surface spaces.

- B. Does the project require any state permits related to **roadways or other transportation facilities**?  Yes  No; if yes, specify which permit:

If you answered "No" to both questions A and B, proceed to the **Energy Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Roadways Section below.

### **II. Transportation Facility Impacts**

- A. Describe existing and proposed transportation facilities in the immediate vicinity of the project site:

Transportation facilities in the project site area include a commuter rail station (Brockton) on the Middleborough/Lakeville line. This line provides commuter, daily and weekend service to Quincy Center and South Station in downtown Boston inbound as well as outbound service to Middleborough/Lakeville. This station also provides summer (seasonal) service to Hyannis to and from Cape Cod on the weekends (Friday – Sunday).

There are several bus stops that are served by the Brockton Area Transit Authority (BAT) in the study area. Bus Routes in the area that are served include the Number 2, 4, 5, 6, 11 and 12. These routes serve downtown Brockton and connecting service to Boston. Peak hour frequency for these lines run approximately every 20 minutes and off peak frequency runs between 20 – 40 minutes. Bus fares run between \$1.25 and \$2.00.

There is extensive off-site parking for office, municipal and retail use in the area. Many of it is for private use during the peak day periods.

- B. Will the project involve any
- |                                                    |    |
|----------------------------------------------------|----|
| 1. Alteration of bank or terrain (in linear feet)? | No |
| 2. Cutting of living public shade trees (number)?  | No |
| 3. Elimination of stone wall (in linear feet)?     | No |

- III. Consistency** -- Describe the project's consistency with other federal, state, regional, and local plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services, including consistency with the applicable regional transportation plan and the Transportation Improvements Plan (TIP), the State Bicycle Plan, and the State Pedestrian Plan:

There are ten projects on the Old Colony Planning Council (OCPC) Transportation Improvement Program (TIP) in the study vicinity area. Out of those ten projects, four are programmed for the next five years. One is programmed to be funded for 2016, two for 2018 and one for 2019. These projects include corridor, intersection and signalization improvements.

The OCPC Long Range Transportation Plan (LRTP) coincides with the Brockton Revitalization Project because it calls for an increase in Healthy Transportation Commuters, those that either walk, bike or use transit and do not add pollution to the environment. The Plan also calls for a reduction in vehicle miles in the region, which would be assisted with this project since people will be able to better access alternative modes versus single occupancy vehicle (SOV) to travel to their jobs and destinations.

In addition, the OCPC plan calls for an increased awareness and construction of pedestrian amenities and bicycle accommodations including sidewalks, crosswalks, lighting and shared bicycle accommodations on vehicle traveled ways. The Revitalization plan calls for these types of improvements on Centre, Franklin, Lincoln and Montello Streets as well as Legion Parkway. Improvements are also being proposed at sensitive receptors such as the Commuter Rail Station, the Senior Center, the YMCA and the Brockton Library, all located in the project vicinity.

The goals outlined in the OCPC LRTP align with the fundamentals detailed in the Massachusetts Department of Transportation (MassDOT) GreenDOT plan. This is the state's transportation department's plan to initiate environmentally sustainable principles into its transportation planning, design and funding.

## **ENERGY SECTION**

### **I. Thresholds / Permits**

- A. Will the project meet or exceed any review thresholds related to **energy** (see 301 CMR 11.03(7))?  Yes  No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **energy**?  Yes  No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Air Quality Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Energy Section below.

## **AIR QUALITY SECTION**

### **I. Thresholds**

- A. Will the project meet or exceed any review thresholds related to **air quality** (see 301 CMR 11.03(8))?  Yes  No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **air quality**?  Yes  No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Solid and Hazardous Waste Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Air Quality Section below.

## **SOLID AND HAZARDOUS WASTE SECTION**

### **I. Thresholds / Permits**

- A. Will the project meet or exceed any review thresholds related to **solid or hazardous waste** (see 301 CMR 11.03(9))?  Yes  No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **solid and hazardous waste**?  Yes  No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Historical and Archaeological Resources Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Solid and Hazardous Waste Section below.

## **HISTORICAL AND ARCHAEOLOGICAL RESOURCES SECTION**

### **I. Thresholds / Impacts**

- A. Have you consulted with the Massachusetts Historical Commission?  Yes  No; if yes, attach correspondence. For project sites involving lands under water, have you consulted with the Massachusetts Board of Underwater Archaeological Resources?  Yes  No; if yes, attach correspondence  
A copy of the Public Hearing Notice was sent to MHC on May 6, 2016 in accordance with MGL c.121B, Section 48 regarding the creation of an Urban Renewal District in Downtown Brockton (see Attachment 7).
- B. Is any part of the project site a historic structure, or a structure within a historic district, in either case listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth?  Yes  No; if yes, does the project involve the demolition of all or any exterior part of such historic structure?  Yes  No; if yes, please describe:  
95 Montello Street is slated for demolition and reconstruction as an office/retail building. This building is identified as a non-contributing building within the National Register Centre and Montello Streets Historic District. Furthermore, individual project review will include further coordination with the Massachusetts Historical Commission to determine potential effect on historic resources prior to the start of any demolition or construction activities.

- C. Is any part of the project site an archaeological site listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth?  
 Yes  No; if yes, does the project involve the destruction of all or any part of such archaeological site?  Yes  No; if yes, please describe:  
 Individual project review will include further coordination with the Massachusetts Historical Commission to determine potential effect on archeological resources prior to the start of any demolition or construction activities.
- D. If you answered "No" to all parts of both questions A, B and C, proceed to the **Attachments and Certifications** Sections. If you answered "Yes" to any part of either question A or question B, fill out the remainder of the Historical and Archaeological Resources Section below.

## II. Impacts

Describe and assess the project's impacts, direct and indirect, on listed or inventoried historical and archaeological resources:

The URP identifies two historic buildings, within the *Centre and Montello Streets National Register Historic District*, to be acquired by the City:

- 95 Montello Street is a small retail convenience store slated for demolition and the site will be reconstructed for new office/retail space. This building is identified as a non-contributing building within the National Register Centre and Montello Streets Historic District.
- 93 Centre Street is part of the Anglim Building; once a furniture building, it is planned for rehabilitation into mixed-use residential/commercial space.

The URP promotes adaptive reuse of historic structures throughout the area. Individual project review will include coordination with the Massachusetts Historical Commission to determine potential effect on archeological or historic resources.

## III. Consistency

Describe measures that the proponent will take to comply with federal, state, regional, and local plans and policies related to preserving historical and archaeological resources:

Individual project review will include coordination with the Massachusetts Historical Commission to determine potential effect on archeological or historic resources.

**CERTIFICATIONS:**

The Public Notice of Environmental Review has been/will be published in the following newspapers in accordance with 301 CMR 11.15(1):

(Name) The Enterprise

(Date) on or before June 22, 2016

This form has been circulated to Agencies and Persons in accordance with 301 CMR 11.16(2).

Signatures:

6/14/2016   
Date Signature of Responsible Office  
or Proponent

6/14/2016   
Date Signature of person preparing  
ENF (if different from above)

Robert Jenkins  
Name (print or type)

Hillary B. King  
Name (print or type)

Brockton Redevelopment Authority  
Firm/Agency

Stantec  
Firm/Agency

50 School Street, 2<sup>nd</sup> Floor  
Street

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(781) 221-1000  
Phone



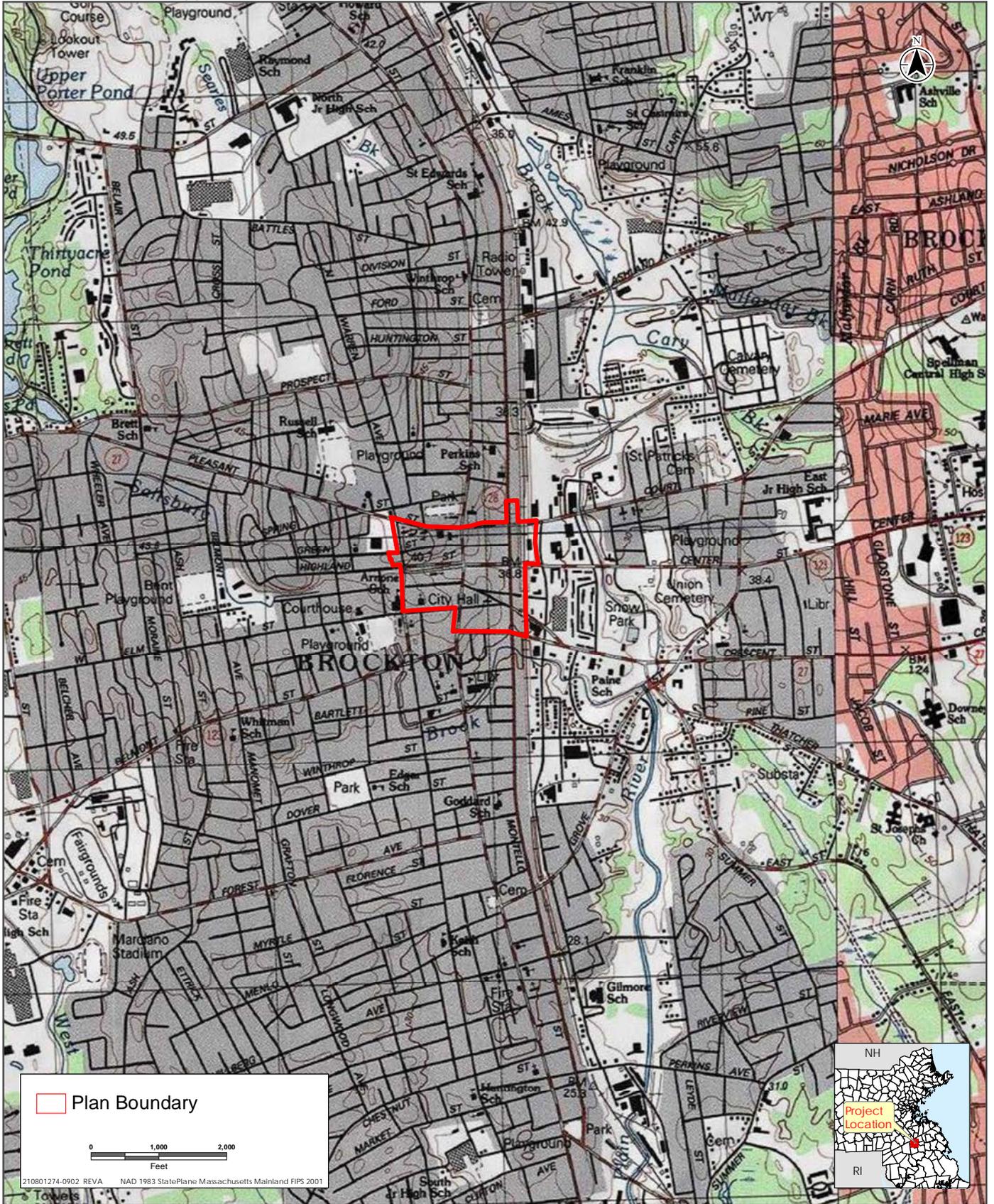
# ATTACHMENT 1 LIST OF ATTACHMENTS

ATTACHMENT 1	LIST OF ATTACHMENTS .....	1-A
ATTACHMENT 2	USGS MAP .....	2-A
ATTACHMENT 3	EXISTING CONDITION PLANS .....	3-A
ATTACHMENT 4	ENVIRONMENTAL RESOURCES .....	4-A
ATTACHMENT 5	PROPOSED PLANS .....	5-A
ATTACHMENT 6	ENF CIRCULATION LIST .....	6-A
ATTACHMENT 7	REQUIRED MUNICIPAL AND FEDERAL PERMITS/REVIEWS .....	7-A



# ATTACHMENT 2 USGS MAP





Sources: Base Data - ESRI and Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassGIS Service Layer Credits. Copyright © 2015 National Geographic Society, i-cubed

Disclaimer: This map is for illustrative purposes to support this Stantec project; questions can be directed to the issuing agency.

USGS Map





# **ATTACHMENT 3    EXISTING CONDITION PLANS**

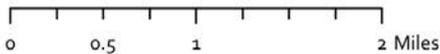
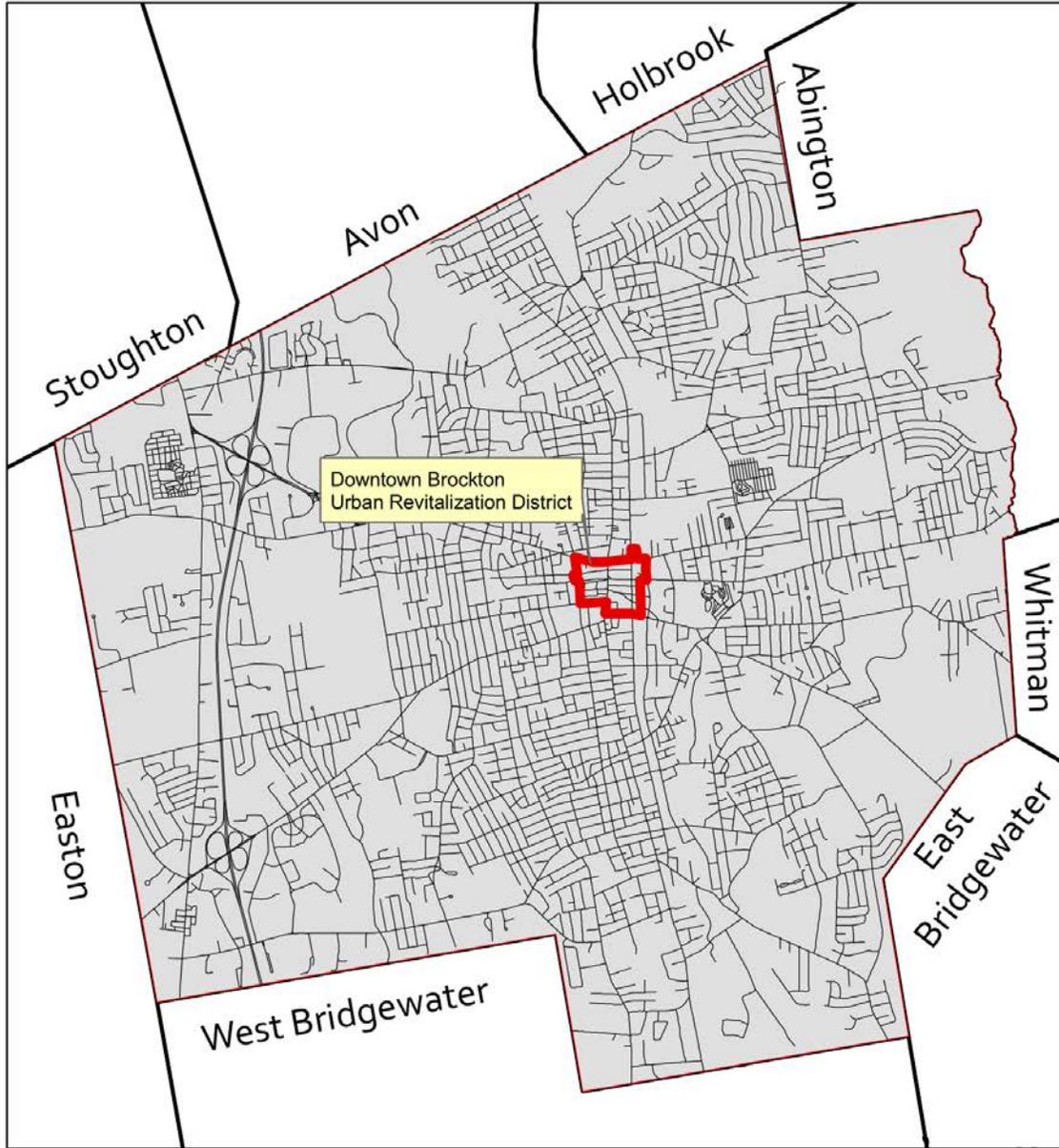




# Downtown Brockton Urban Revitalization Plan



## Brockton Urban Revitalization Plan Map 1 Overview of Project Area



Urban Renewal Plan Locus  
 Map prepared for the City of Brockton, MassDevelopment  
 and Stantec by David Streb, AICP; A. G. Jennings LLC.  
 Data source: MassGIS, City of Brockton

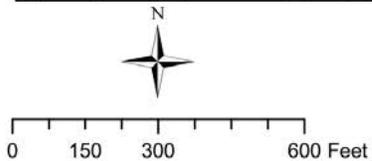
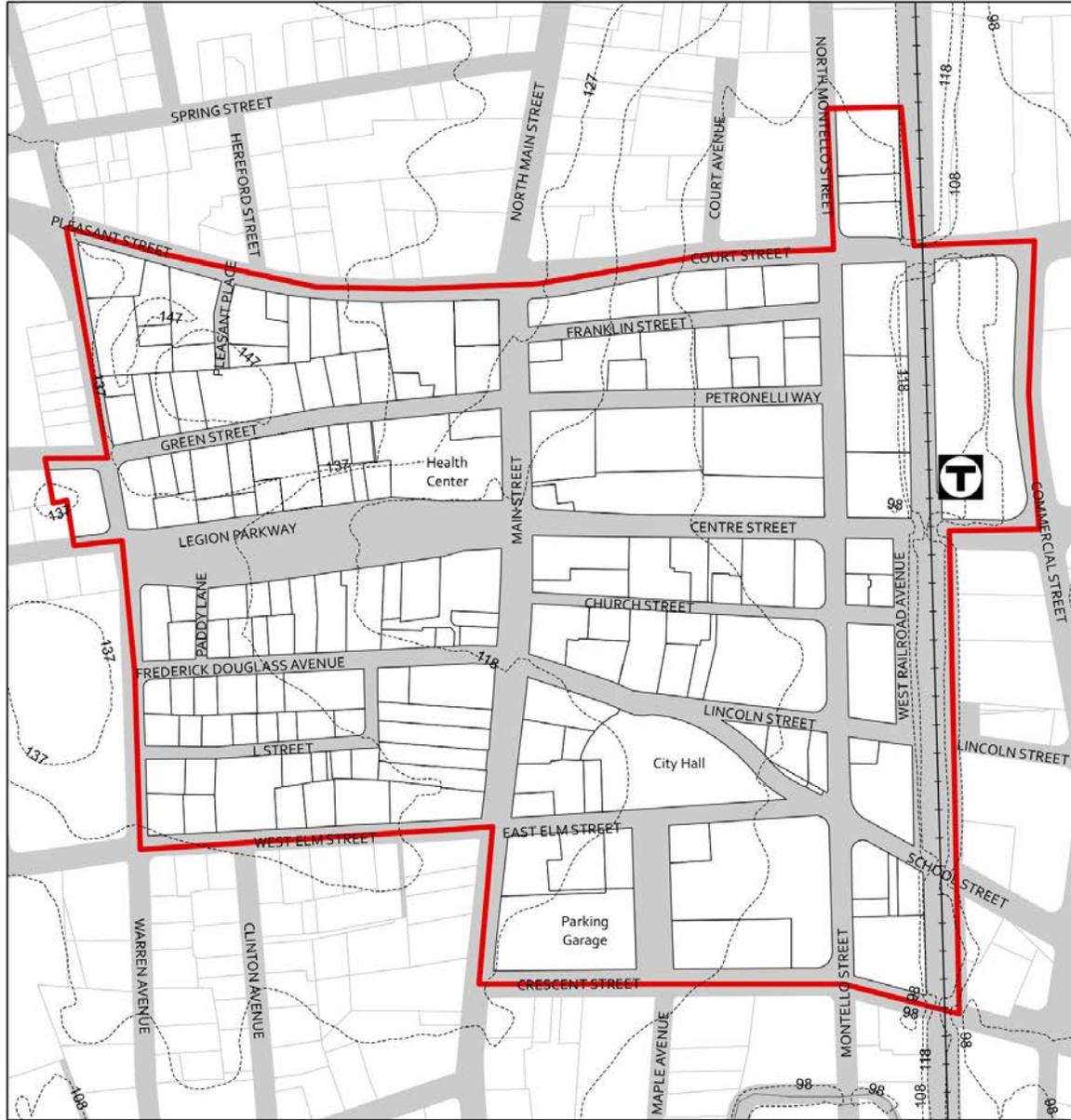
Believed accurate, but use for planning purposes only.  
 March 4, 2016



# Downtown Brockton Urban Revitalization Plan



## Map 1-A Boundaries and Topography Including Thoroughfares and Public Rights of Way - Existing



**Legend**

- Elevation
- Urban Revitalization Area

Map in compliance with 760CMR 12.02:(1)(a) and (f)  
 Map prepared for the City of Brockton, Mass Development  
 and Stantec by David Streb, AICP; A.G. Jennings LLC  
 Data source: City of Brockton and MassGIS

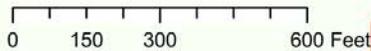
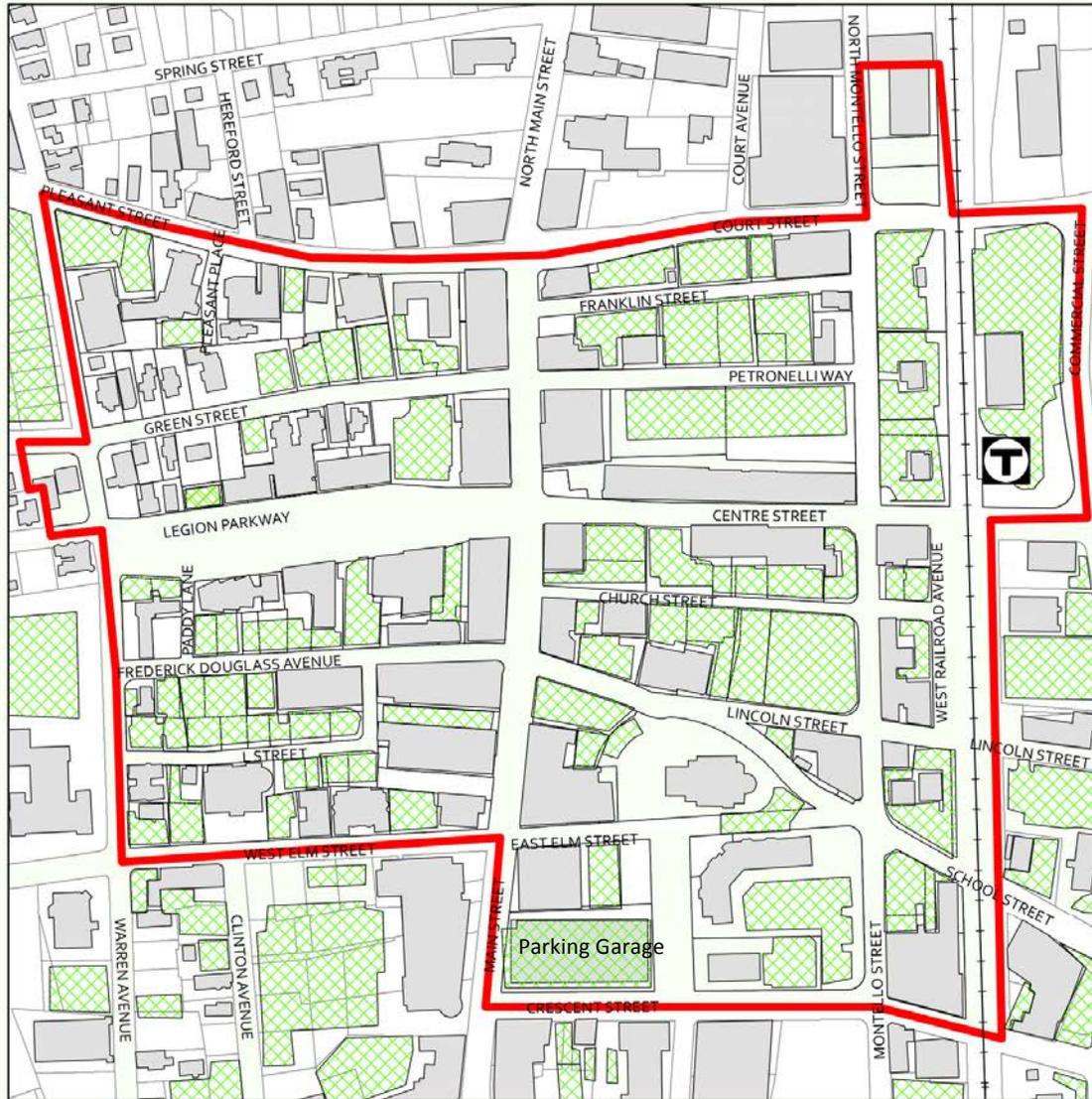
Believed accurate, but use for planning purposes only.  
 March 4, 2016



# Downtown Brockton Urban Revitalization Plan



## Map 1-C Property Lines - Building Footprints and Off Street Parking Areas - Existing



### Legend

-  Off-street Parking
-  Building Footprints
-  Urban Revitalization Area

Map in compliance with 760CMR 12.02(1)(c)  
 Map prepared for the City of Brockton, MassDevelopment and Stantec by David Streb AICP; A. G. Jennings LLC.  
 Data source: Nelson Nygaard, City of Brockton and MassGIS

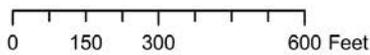
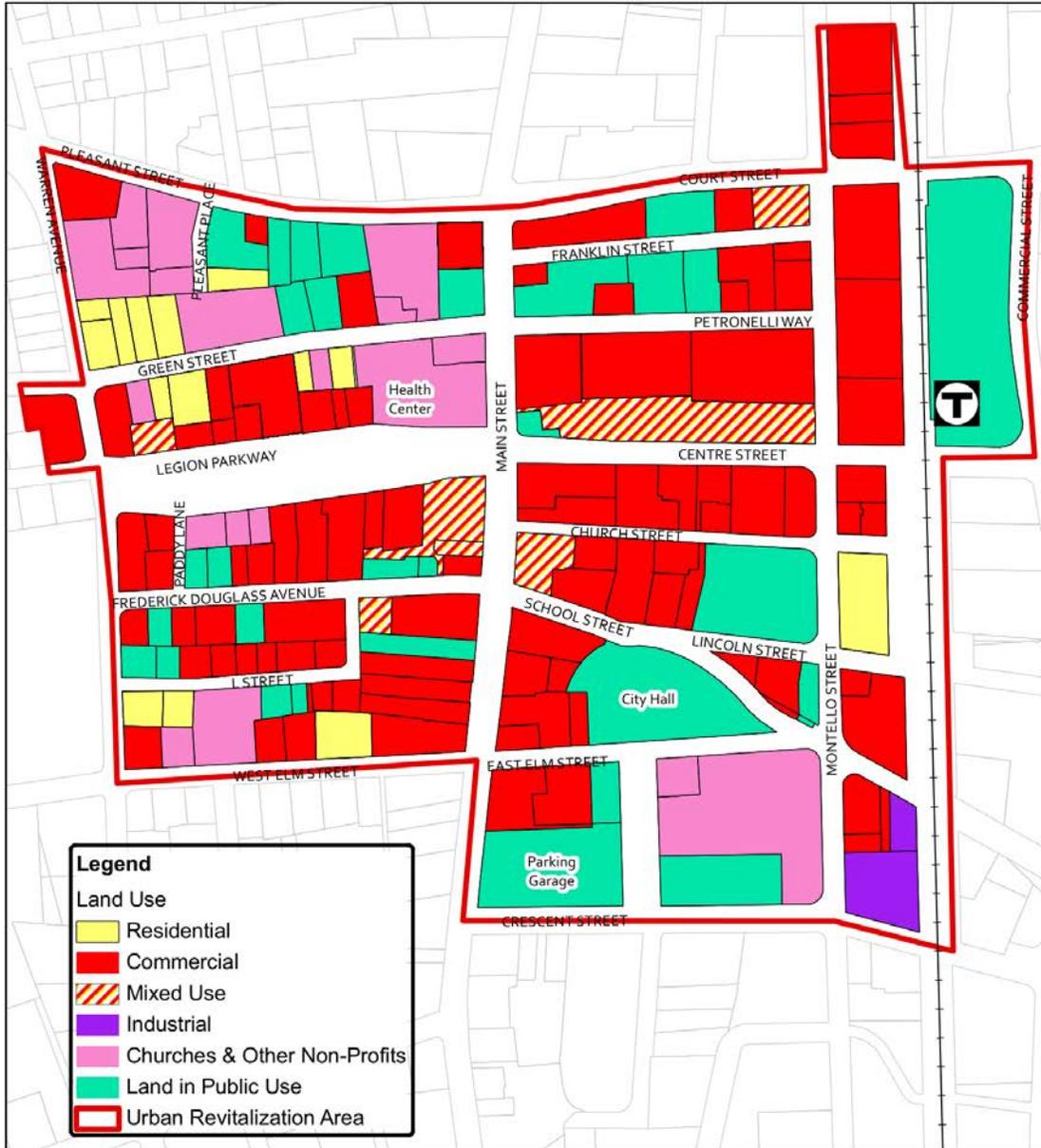
Believed accurate, but use for planning purposes only.  
 March 4, 2016



# Downtown Brockton Urban Revitalization Plan



## Map 1-D Existing Land Use



Map in compliance with 760CMR 12.02(1)(d)  
 Map prepared for the City of Brockton, MassDevelopment  
 and Stantec by David Streb, AICP; A.G. Jennings LLC.  
 Data source: City of Brockton and MassGIS

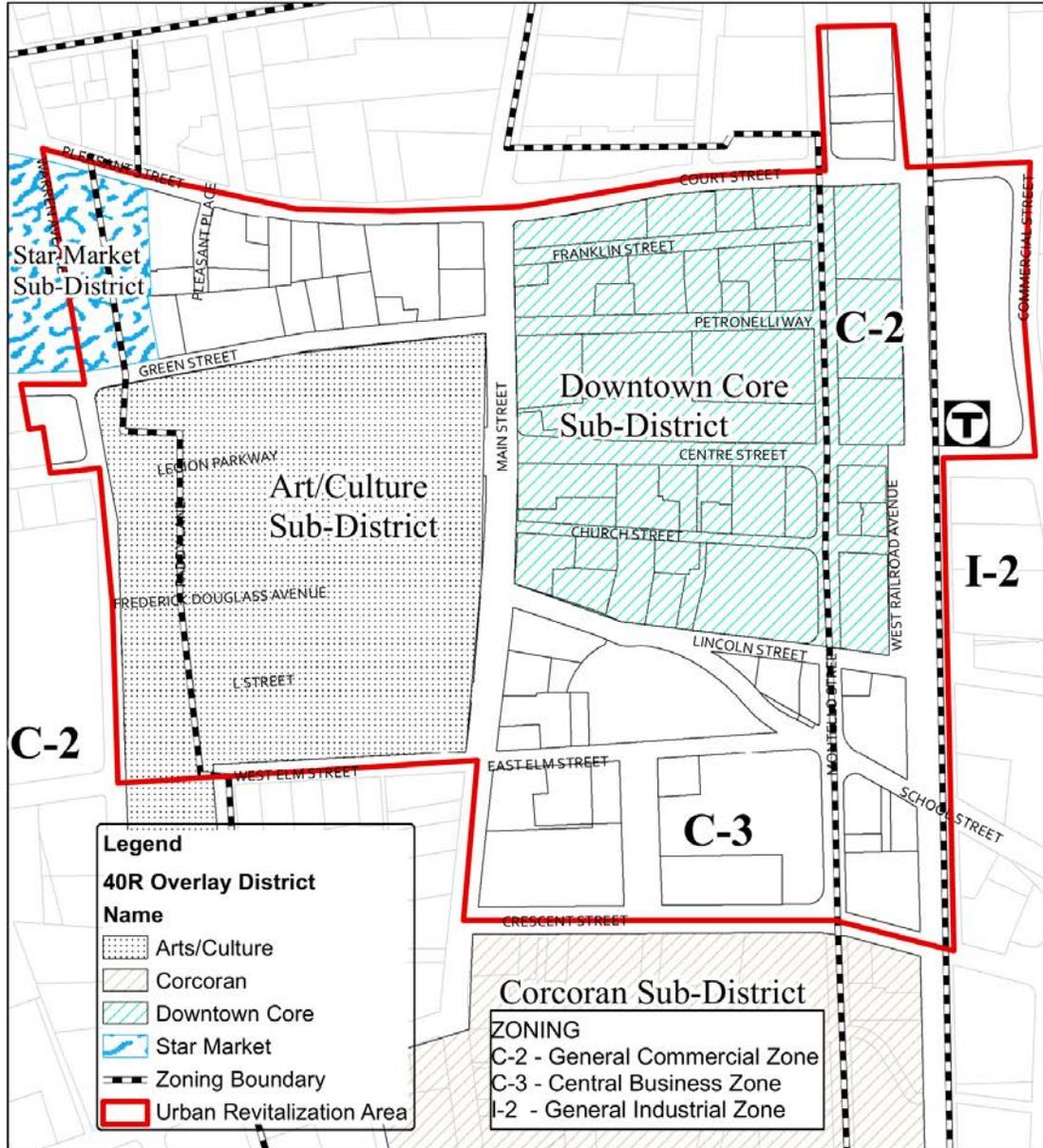
Believed accurate, but use for planning purposes only.  
 March 4, 2016



# Downtown Brockton Urban Revitalization Plan



## Map 1-D-1 Existing Zoning



0 150 300 600 Feet



Map in compliance with 760CMR 12.02(1)(d)  
Map prepared for the City of Brockton, MassDevelopment and Stantec by David Streb, AICP; A.G. Jennings LLC.  
Data source: City of Brockton and MassGIS

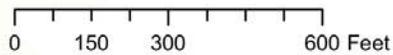
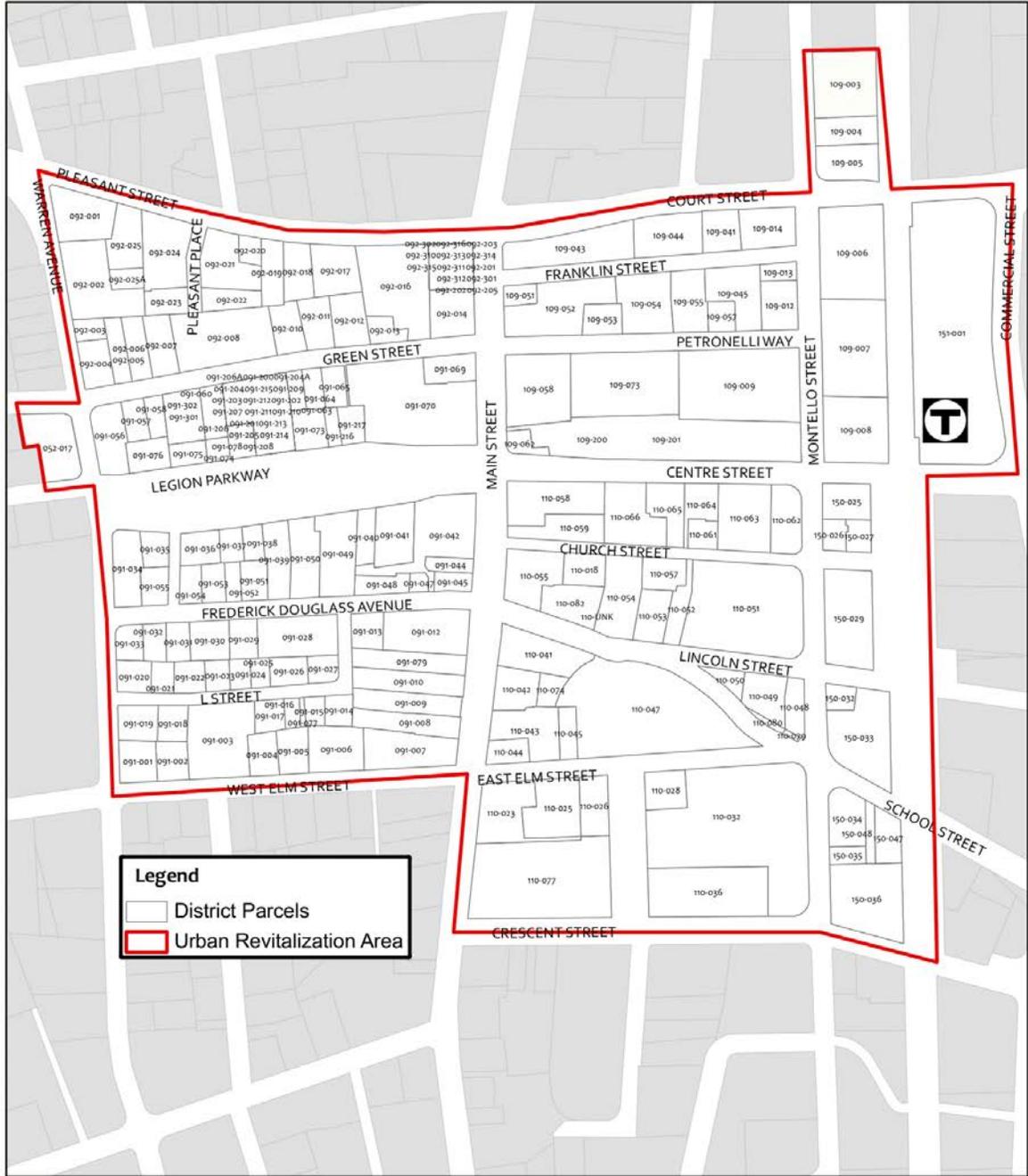
Believed accurate, but use for planning purposes only  
March 4, 2016



# Downtown Brockton Urban Revitalization Plan



## Map 2-B Index of All Parcels



Index map of Urban Revitalization District Parcels  
 Map prepared for the City of Brockton, MassDevelopment and Stantec by David Streb, AICP; A. G. Jennings LLC.  
 Data source: City of Brockton and MassGIS

Believed accurate, but use for planning purposes only.  
 March 4, 2016



# Downtown Brockton Urban Revitalization Plan



Figure 12.02(1). Proposed Downtown Brockton Revitalization District Assessment of Building Conditions



Severe Disrepair



Severe Disrepair



Severe Disrepair

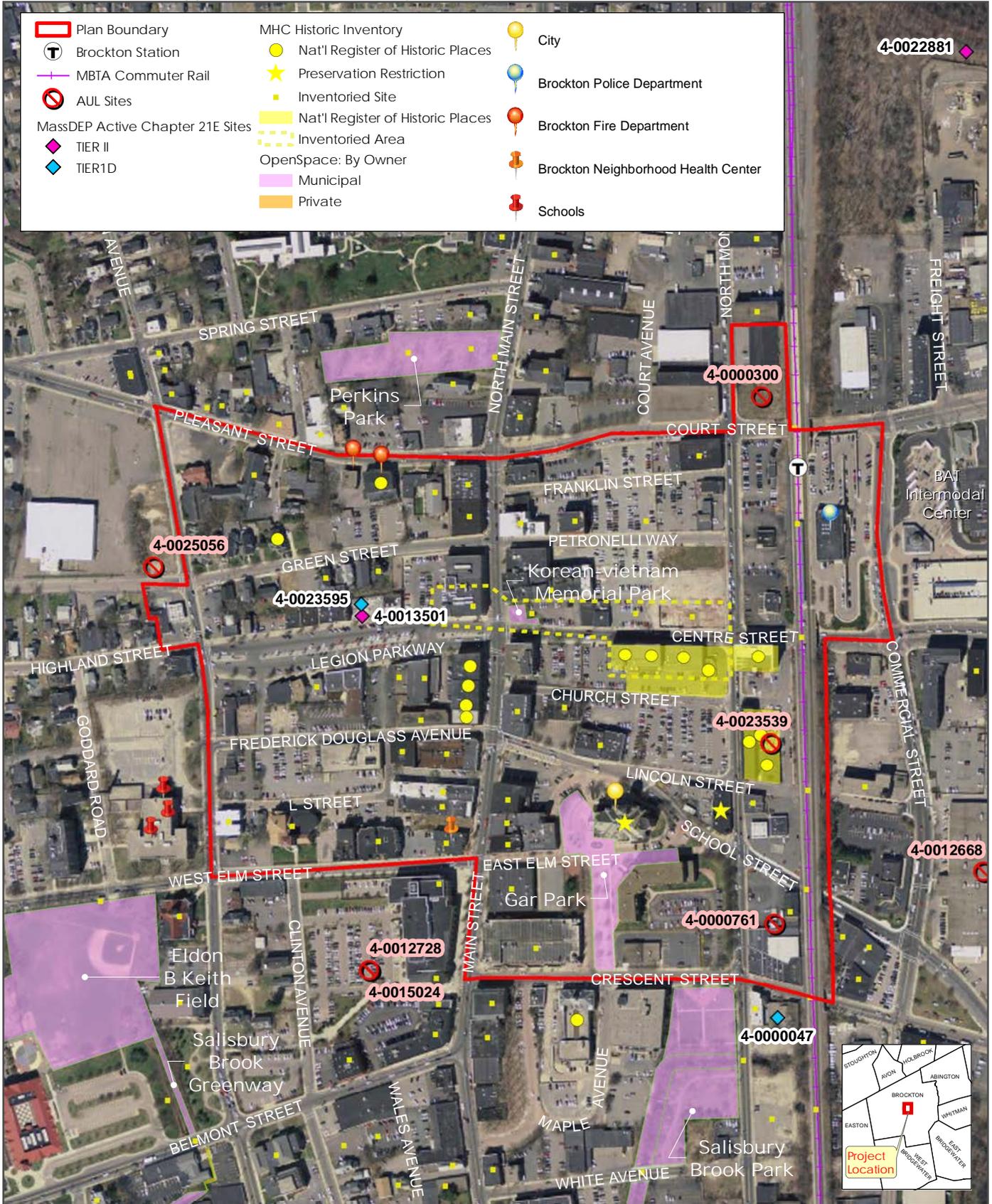
Map by: A.G. Jennings, LLC; David Streb.  
 Date: March 4, 2016  
 Sources: City of Brockton, MassGIS  
 For illustrative purposes only. No guarantee of accuracy is made.  
 A.G. JENNINGS, LLC

The building condition evaluations recorded on the property inventory forms are summarized on the following table “Downtown Brockton Urban Revitalization District, Building Conditions Summary.”



# **ATTACHMENT 4 ENVIRONMENTAL RESOURCES**

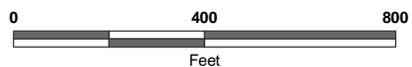




Sources: Base Data - ESRI and Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassGIS  
 Service Layer Credits: USGS, MassGIS

Disclaimer: This map is for illustrative purposes to support this Stantec project; questions can be directed to the issuing agency.

### Environmental Resources





# ATTACHMENT 5 PROPOSED PLANS

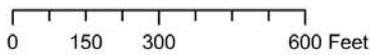
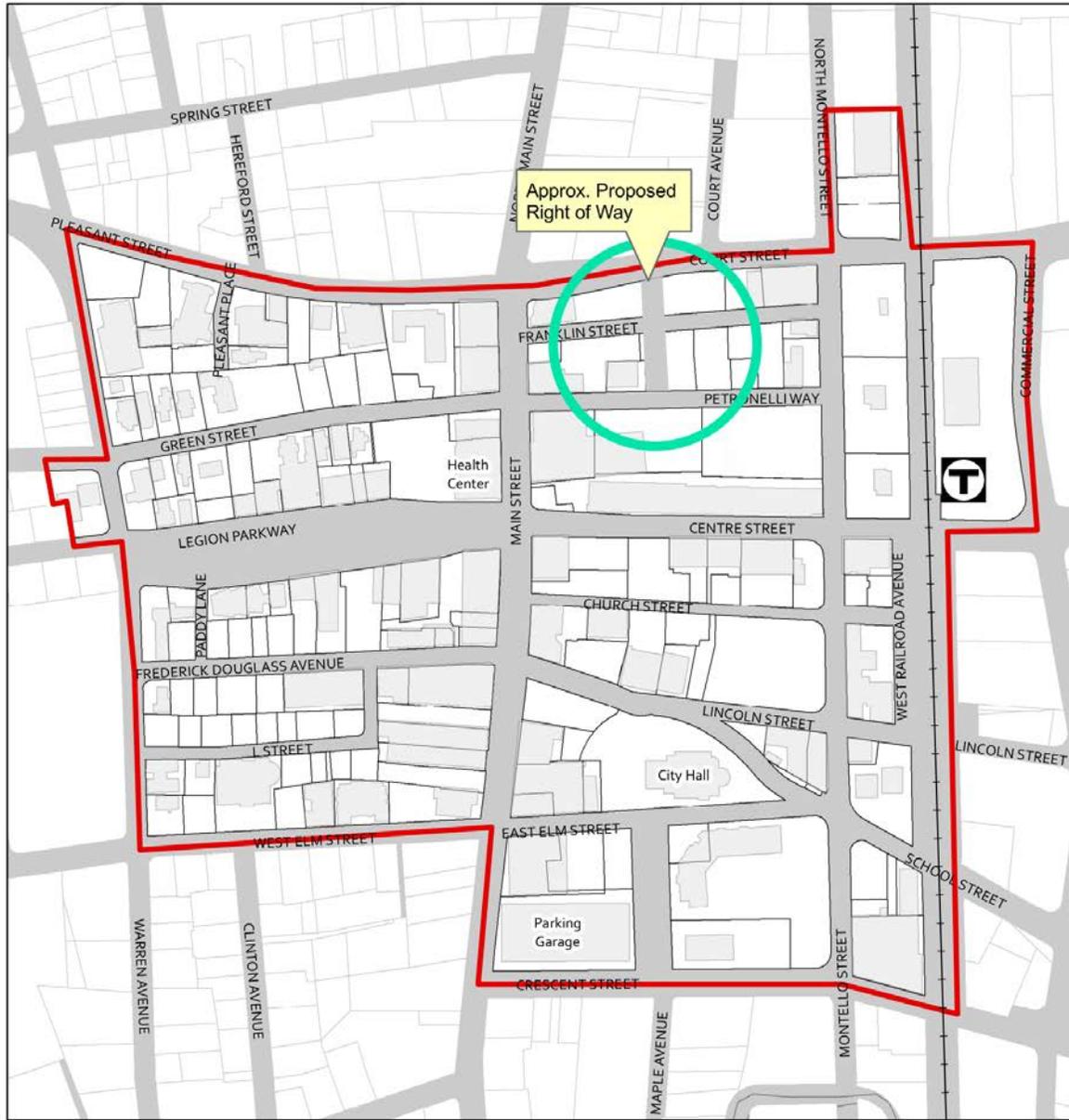




# Downtown Brockton Urban Revitalization Plan



## Map 1-A-1 Proposed Thoroughfares and Public Rights of Way



**Legend**

 Urban Revitalization Area

Map in compliance with 760CMR 12.02:(1)(a) and (f)  
 Map prepared for the City of Brockton, MassDevelopment and Stantec by David Streb, AICP; A.G. Jennings LLC.  
 Data source: City of Brockton and MassGIS

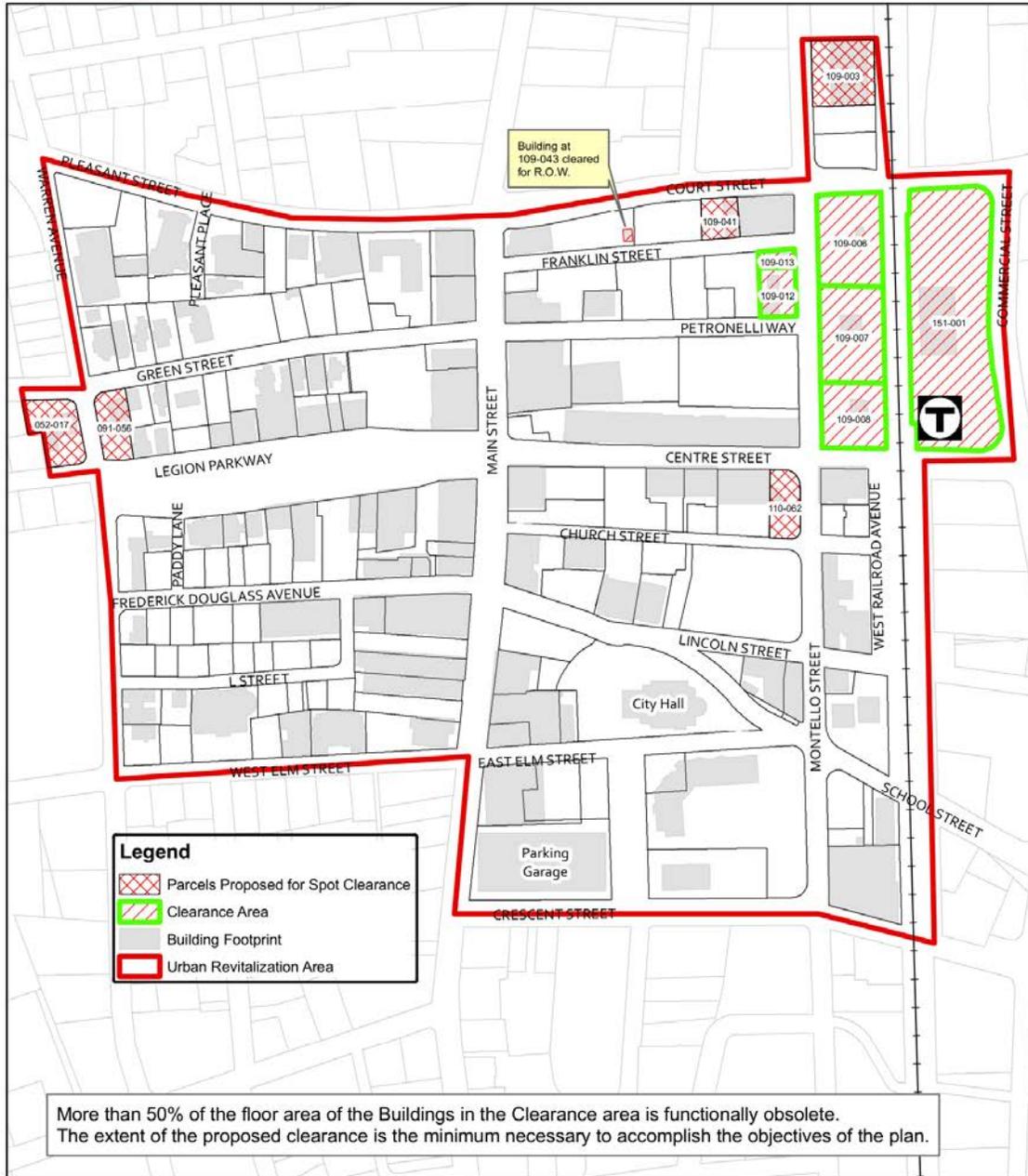
Believed accurate, but use for planning purposes only.  
 March 4, 2016



# Downtown Brockton Urban Revitalization Plan



## Map 1-B Parcels Proposed for Clearance



0 150 300 600 Feet



Map in compliance with 760CMR 12.02(1)(b) & (i)  
Map prepared for the City of Brockton, MassDevelopment and Stantec by David Streb, AICP, A. G. Jenning LLC.  
Data source: City of Brockton and MassGIS

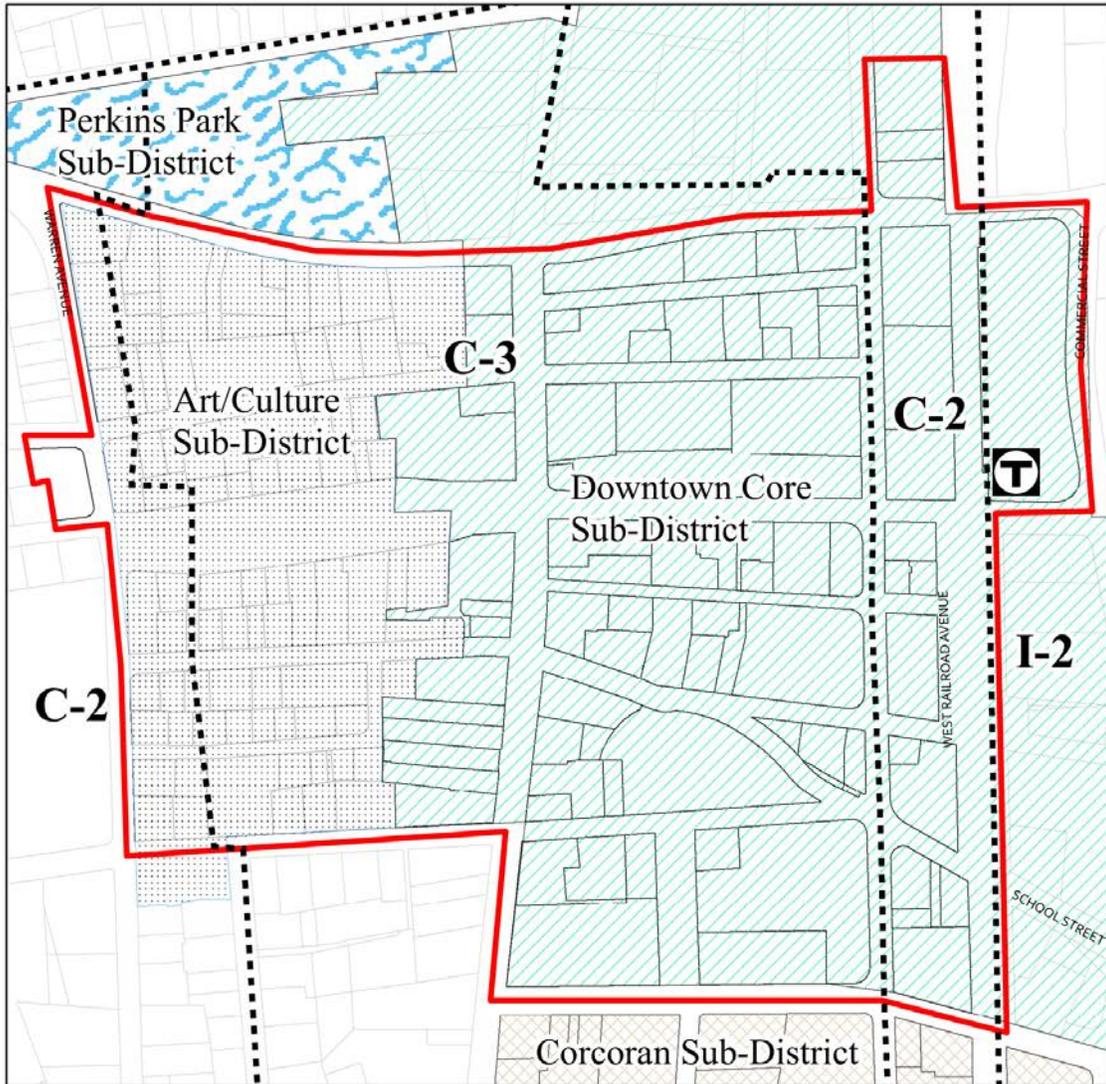
Believed accurate, but use for planning purposes only.  
March 4, 2016



# Downtown Brockton Urban Revitalization Plan



## Map 1-E Proposed Zoning



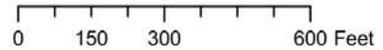
No changes proposed to underlying zoning districts  
 Shaded areas reflect proposed 40R district expansion from current boundaries.

Map in compliance with 760CMR 12.02(1)(e)  
 Map prepared for the City of Brockton, MassDevelopment  
 and Stantec by David Streb, AICP; A. G. Jennings LLC.  
 Data source: City of Brockton and MassGIS

Believed accurate, but use for planning purposes only.  
 March 4, 2016



**ZONING**  
 C-2 - General Commercial Zone  
 C-3 - Central Business Zone  
 I-2 - General Industrial Zone



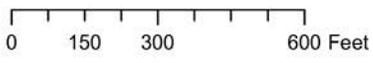
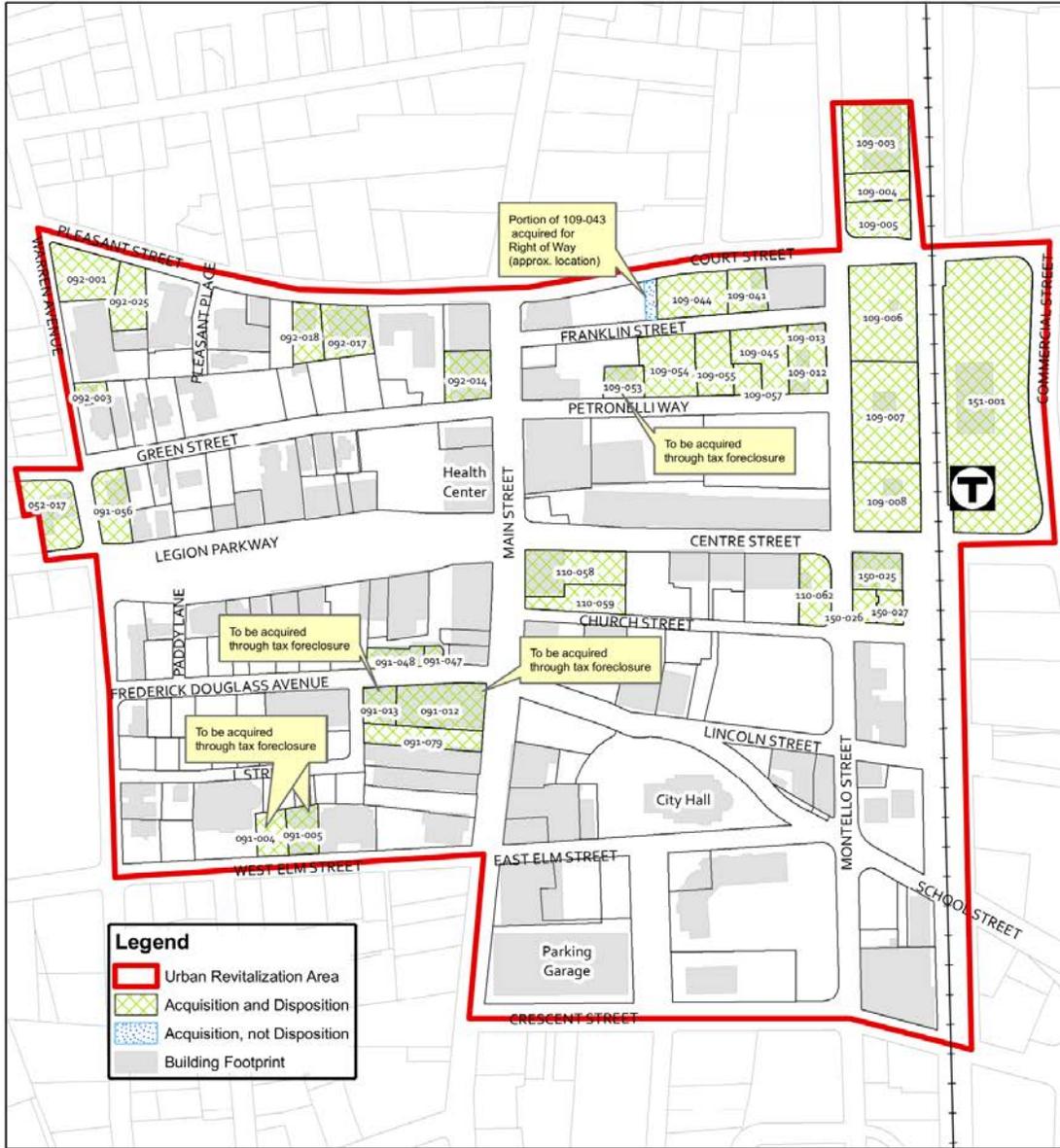




# Downtown Brockton Urban Revitalization Plan



## Map 1-H Parcels Proposed for Disposition



Map in compliance with 760CMR 12.02(1)(h)  
 Map prepared for the City of Brockton, MassDevelopment and Stantec by David Streb, AICP, A. G. Jennings LLC.  
 Data source: City of Brockton and MassGIS

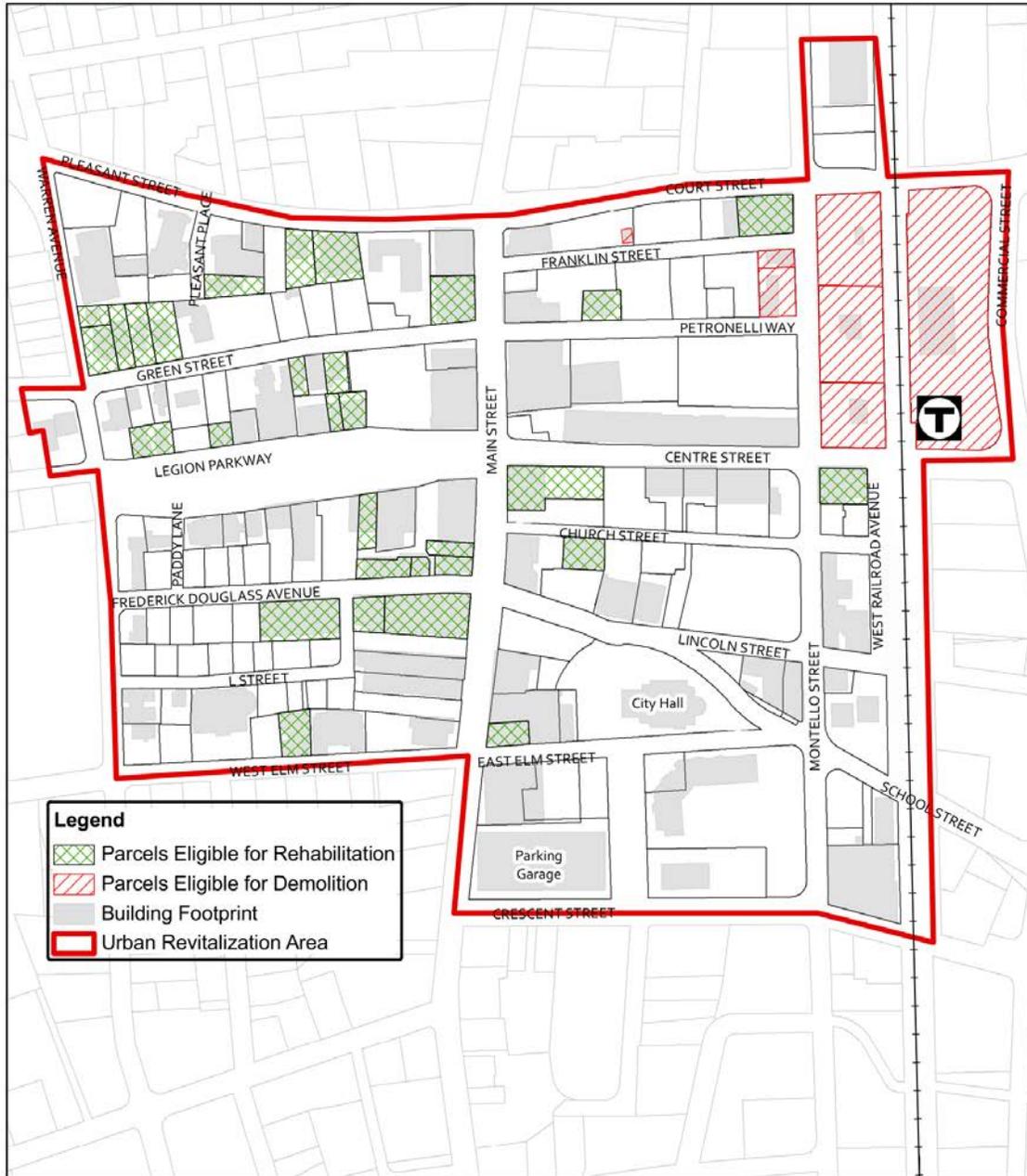
Believed accurate, but use for planning purposes only.  
 March 4, 2016



# Downtown Brockton Urban Revitalization Plan



## Map 1-I Parcels Eligible for Demolition or Rehabilitation



0 150 300 600 Feet

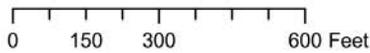
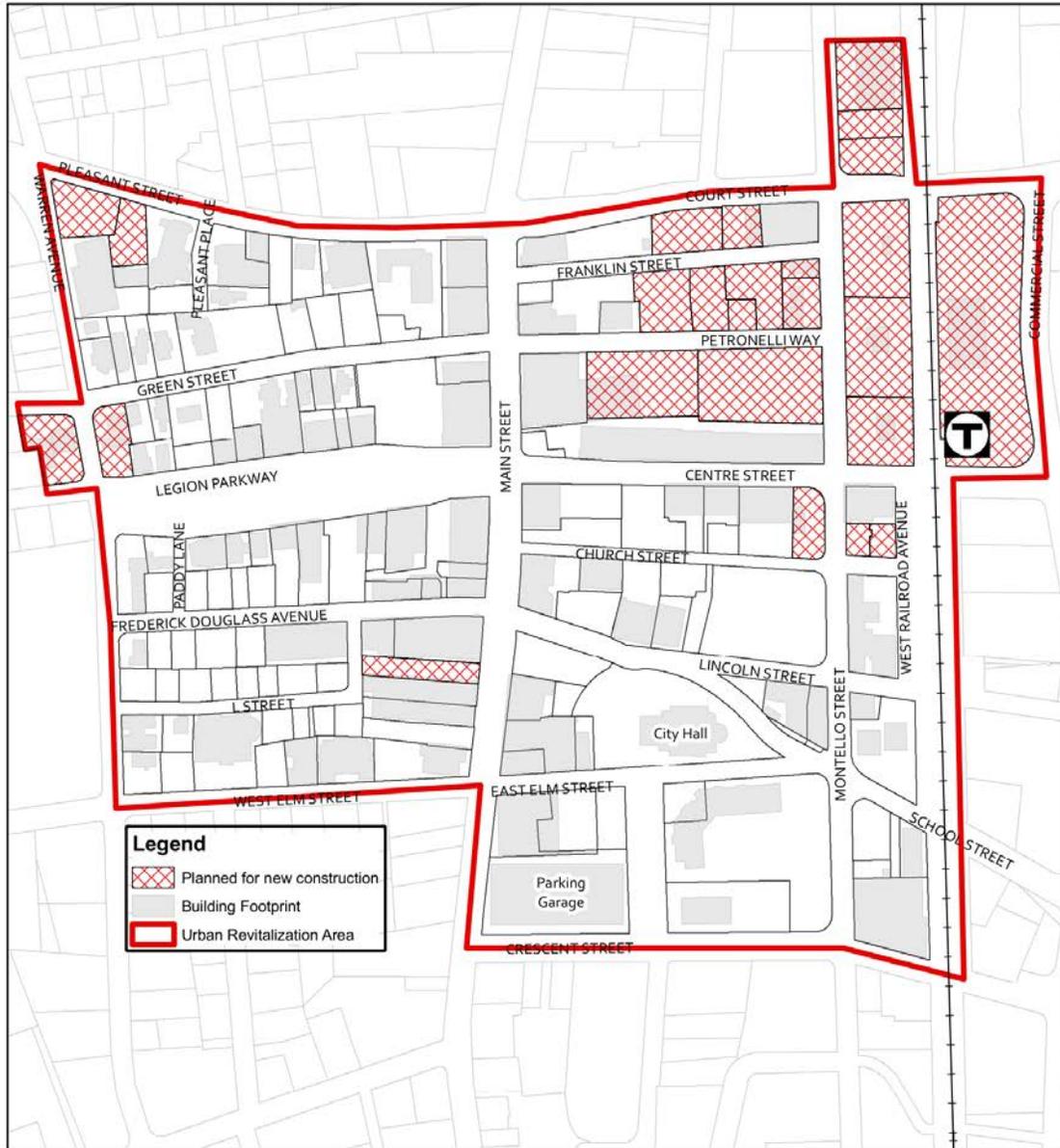


Map in compliance with 760CMR 12.02(1)(b), (i) & (j)  
 Map prepared for the City of Brockton, MassDevelopment and Stantec by David Streb, AICP; A.G. Jennings L.L.C.  
 Data source: City of Brockton and MassGIS

Believed accurate, but use for planning purposes only.  
 March 4, 2016



# Map 1-K Parcels Planned for New Construction



Map in compliance with 760CMR 12.02(1)(k)  
 Map prepared for the City of Brockton, MassDevelopment and Stantec by David Streb, AICP; A. G. Jennings LLC.  
 Data source: City of Brockton and MassGIS

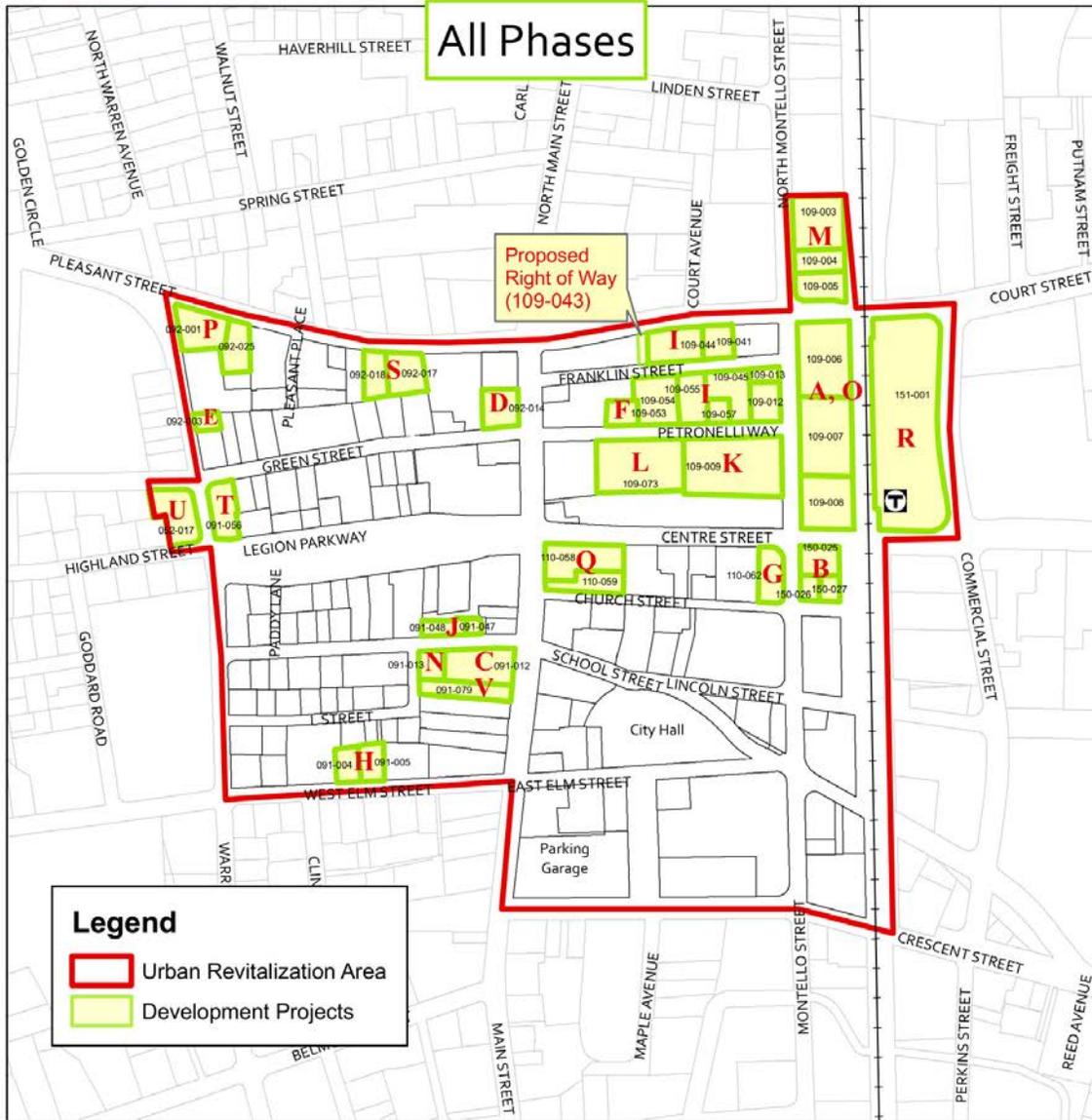
Believed accurate, but use for planning purposes only.  
 March 4, 2016



# Downtown Brockton Urban Revitalization Plan



## Map 3-A Index of Revitalization Parcels



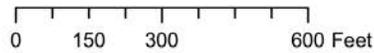
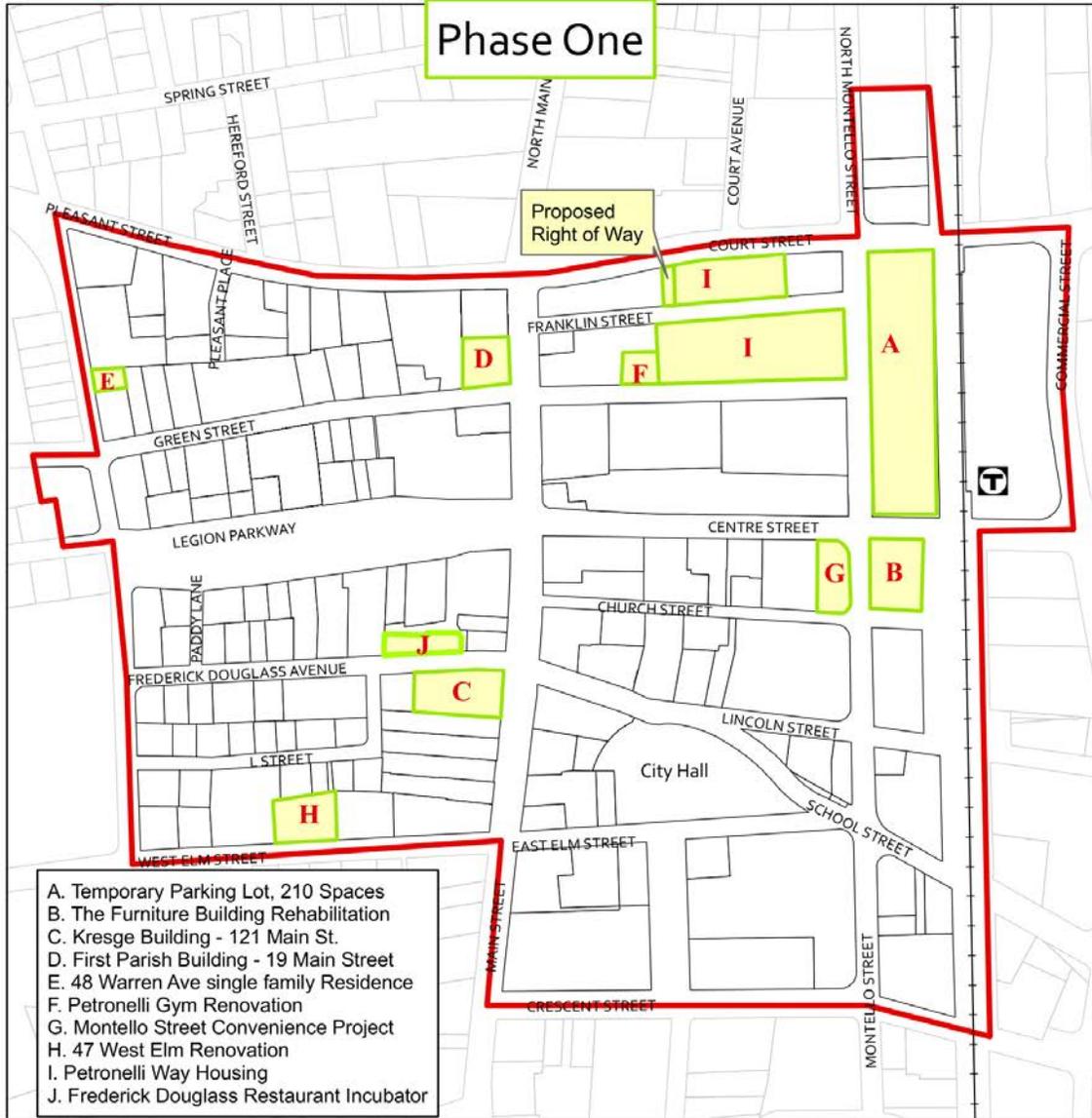
Brockton Urban Revitalization Area Project location index.  
 Map prepared for the City of Brockton, MassDevelopment  
 and Stantec by David Streb, AICP; A.G. Jennings LLC.  
 Data source: City of Brockton and MassGIS

Believed accurate, but use for planning purposes only.

March 4, 2016



### Map 3-A-1 Index of Revitalization Parcels

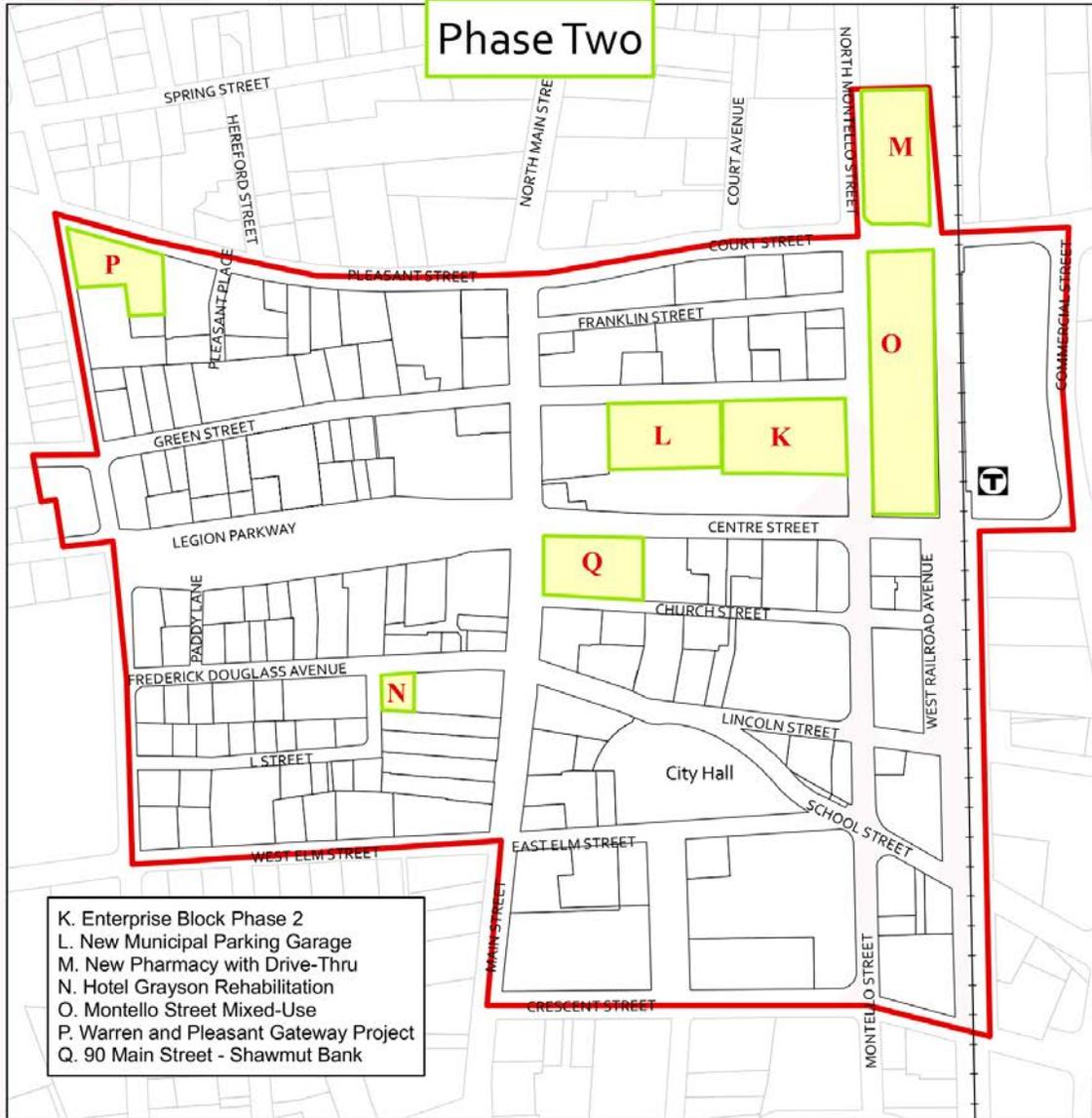


Brockton Urban Revitalization Area Project location index.  
 Map prepared for the City of Brockton, MassDevelopment and Stantec by David Streb, AICP; A.G. Jennings LLC.  
 Data source: City of Brockton and MassGIS

Believed accurate, but use for planning purposes only.  
 March 4, 2016



### Map 3-A-2 Index of Revitalization Parcels



Brockton Urban Revitalization Area Project location index.  
 Map prepared for the City of Brockton, MassDevelopment  
 and Stantec by David Streb, AICP; A.G. Jennings LLC.  
 Data source: City of Brockton and MassGIS

Believed accurate, but use for planning purposes only.

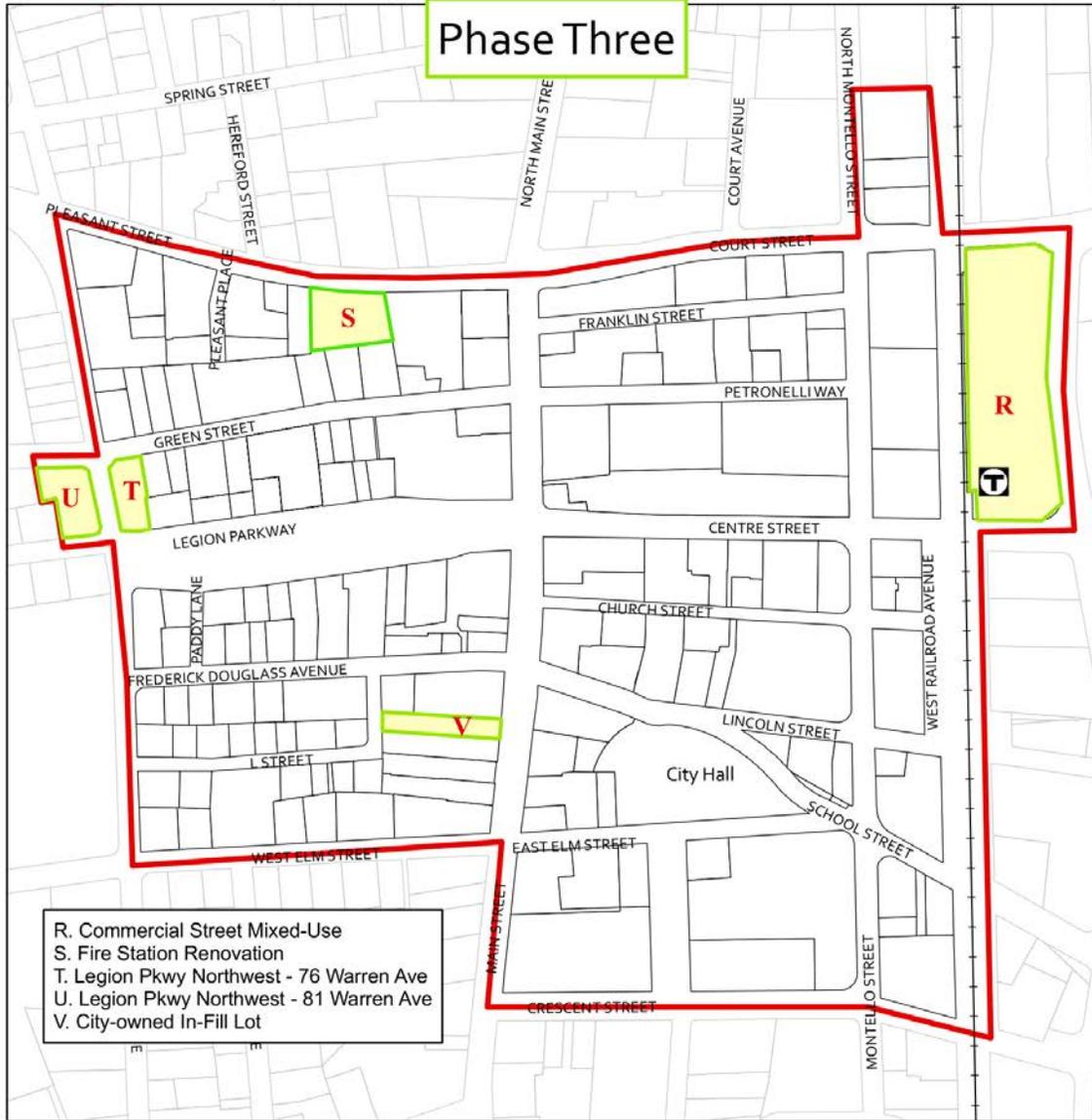
March 4, 2016



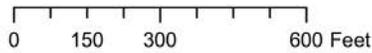
# Downtown Brockton Urban Revitalization Plan



## Map 3-A-3 Index of Revitalization Parcels



R. Commercial Street Mixed-Use  
 S. Fire Station Renovation  
 T. Legion Pkwy Northwest - 76 Warren Ave  
 U. Legion Pkwy Northwest - 81 Warren Ave  
 V. City-owned In-Fill Lot



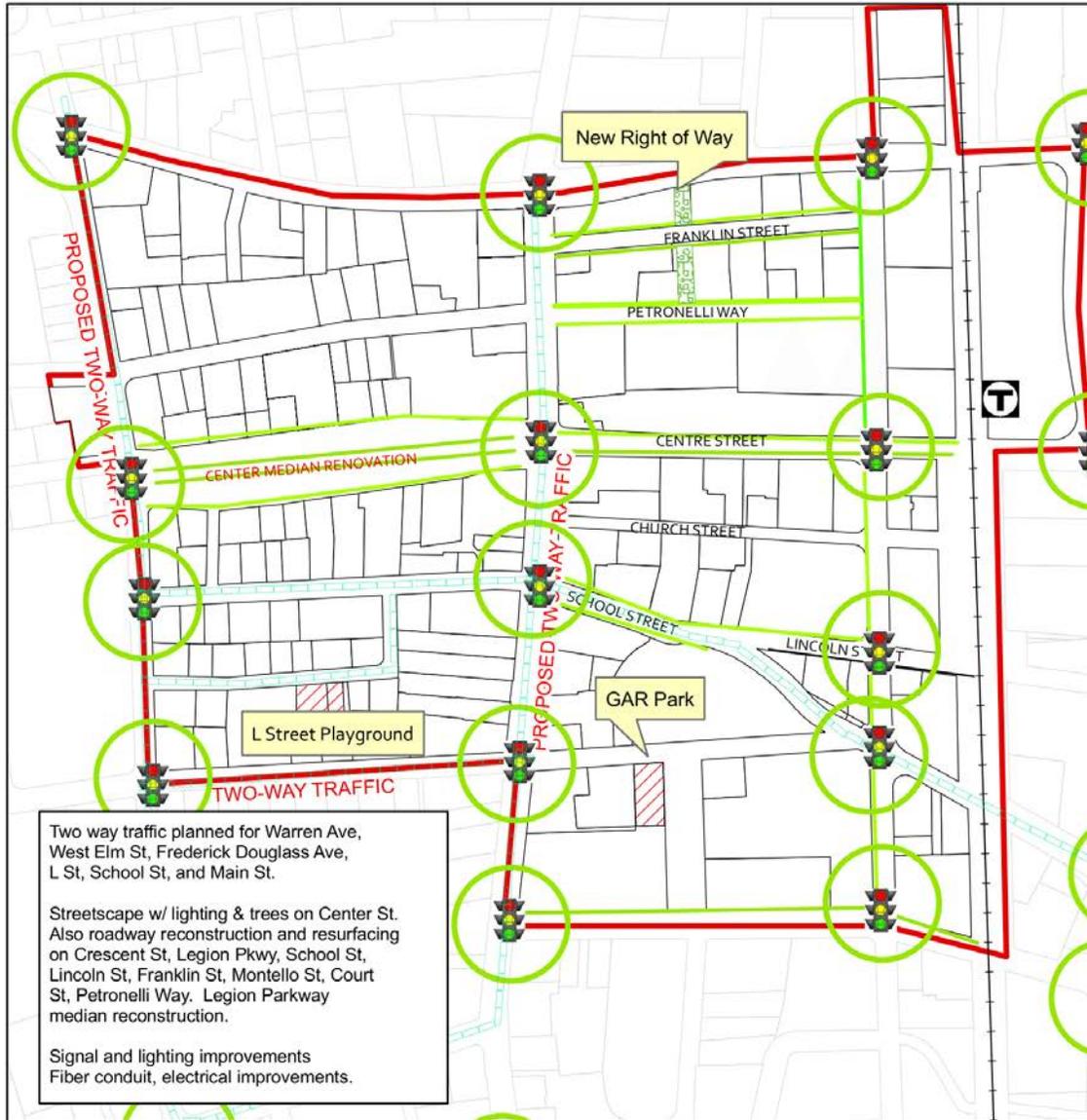
Brockton Urban Revitalization Area Project location index.  
 Map prepared for the City of Brockton, Mass Development and Stantec by David Streb, AICP; A.G. Jennings LLC.  
 Data source: City of Brockton and MassGIS

Believed accurate, but use for planning purposes only.

March 4, 2016



# Map 7-A Proposed Infrastructure Improvements



Two way traffic planned for Warren Ave, West Elm St, Frederick Douglass Ave, L St, School St, and Main St.

Streetscape w/ lighting & trees on Center St. Also roadway reconstruction and resurfacing on Crescent St, Legion Pkwy, School St, Lincoln St, Franklin St, Montello St, Court St, Petronelli Way. Legion Parkway median reconstruction.

Signal and lighting improvements  
Fiber conduit, electrical improvements.

-  Streetscape and road reconstruction improvements
  -  Change to Two-Way Traffic
  -  Signal reprogramming / reconfiguration
- 0 150 300 600 Feet



Map in compliance with 760CMR 12.02(1)  
Map prepared for the City of Brockton, Mass Development and Stantec by David Streb, AICP; A. G. Jennings LLC.  
Data source: City of Brockton and MassGIS

Believed accurate, but use for planning purposes only.

March 4, 2016

URP PROJ. NO.	PARCEL ID	ST. NO.	STREET NAME	ACRE	ZONING	ACQUISITION	CLEARANCE	NEW BLDG	REHAB	BUILDING CONDITION	HISTORIC	EXISTING USE	PROPOSED USE	RTN	BUILDING NAME
	110-066	41	CENTRE ST	0.354	C3										
	110-065	47	CENTRE ST	0.197	C3					GO	NR				WB MASON
	110-064	53	CENTRE ST	0.146	C3					GO	NR				WB MASON
	110-063	65	CENTRE ST	0.394	C3					GO	NR				WB MASON
B	150-025	93	CENTRE ST	0.189	C2	Y			Y	SD	E	Furniture Building	Mixed Use res/commercial		ANGLIM BLDG
	109-200	50	CENTRE ST UNIT A	0	C3					GO				Y	
	109-201	50	CENTRE ST UNIT B	0	C3									Y	
	110-057	0	CHURCH ST	0.122	C3										
	110-061	0	CHURCH ST	0.1	C3										
R	151-001	7	COMMERCIAL ST	2.37	I2	Y DISP	Y	Y		MD		Police Station	Mixed Use res/commercial		
I	109-041	65	COURT ST	0.175	C3	Y	SPOT	Y		MD	TBD	auto sales - used	residential multi		
	110-036	60	CRESCENT ST	0.627	C3					SAT					
	110-025	0	E ELM ST	0.349	C3										
	110-045	24	E ELM ST	0.099	C3					SAT	TBD				
I	109-044	0	FRANKLIN ST	0.312	C3	Y DISP		Y				parking	Housing		
	092-011	0	GREEN ST	0.171	C3										
	092-012	0	GREEN ST	0.197	C3										
	092-013	0	GREEN ST	0.093	C3										
	091-065	42	GREEN ST	0.104	C3				Y	MD	E				
	091-064	48	GREEN ST	0.087	C3					SAT	TBD				
	091-063	56	GREEN ST	0.077	C3				Y	MD	TBD				
	092-010	59	GREEN ST	0.162	C3										
	092-008	81	GREEN ST	0.577	C3					SAT	NR				
	091-060	82	GREEN ST	0.133	C3										
	091-301	84	GREEN ST	0	C3					GO					
	091-302	86	GREEN ST	0	C3					GO					
	091-058	100	GREEN ST	0.086	C3					SAT	TBD				
	091-057	102	GREEN ST	0.11	C3					GO	TBD				
	092-007	103	GREEN ST	0.183	C3				Y	SAT	TBD		HOUSING		
	092-006	109	GREEN ST	0.136	C3				Y	MD	TBD				
	092-005	111	GREEN ST	0.127	C3				Y	MD	TBD		HOUSING		
	092-004	113	GREEN ST	0.155	C2				Y	MD	TBD		HOUSING		
	091-200	66	GREEN ST U#1	0	C3					SAT	E				
	091-201	66	GREEN ST U#2	0	C3					SAT	E				
	091-202	66	GREEN ST U#3	0	C3					SAT	E				
	091-203	66	GREEN ST U#4	0	C3					SAT	E				
	091-029	0	HIGH ST	0.121	C3										
	091-030	0	HIGH ST	0.17	C3										
	091-031	0	HIGH ST	0.1	C2										
	091-032	0	HIGH ST	0.093	C2										
	091-049	0	HIGH ST	0.357	C3					MD					
	091-051	0	HIGH ST	0.121	C3										
	091-052	0	HIGH ST	0.067	C3										
	091-053	0	HIGH ST	0.102	C3										
	091-054	0	HIGH ST	0.095	C3										
	091-055	0	HIGH ST	0.111	C2										
J	091-047	11	HIGH ST	0.043	C3	Y DISP			Y	SD		vacant commercial	restaurant incubator		
J	091-048	15	HIGH ST	0.124	C3	Y DISP			Y	SD	E	vacant commercial	restaurant incubator		
N	091-013	28	HIGH ST	0.129	C3	Y TAX			Y	MD		vacant building	Retail - Office - Arts		HOTEL GRAYSON
	091-028	44	HIGH ST	0.339	C3				Y	MD					
	091-014	0	L ST	0.09	C3										
	091-015	0	L ST	0.07	C3										
	091-016	0	L ST	0.05	C3										
	091-021	0	L ST	0.08	C2										

URP PROJ. NO.	PARCEL ID	ST. NO.	STREET NAME	ACRE	ZONING	ACQUISITION	CLEARANCE	NEW BLDG	REHAB	BUILDING CONDITION	HISTORIC	EXISTING USE	PROPOSED USE	RTN	BUILDING NAME
	091-022	0	L ST	0.107	C3										
	091-023	0	L ST	0.087	C3										
	091-024	0	L ST	0.07	C3										
	091-026	0	L ST	0.128	C3										
	091-027	0	L ST	0.102	C3										
	091-077	0	L ST	0.016	C2										
	091-017	26	L ST	0.11	C3										
	091-018	42	L ST	0.117	C2					SAT					
	091-025	0	L ST U#25	0.065	C3										
	091-035	0	LEGION PW	0.107	C2					SAT				GAS STATION	FIRESTONE
	091-037	0	LEGION PW	0.087	C3					SAT					MESSIAH BAPTIST
	091-075	0	LEGION PW	0.096	C3										
	091-041	30	LEGION PW	0.256	C3					SAT					MONTGOMERY WARD DEPT STORE
	091-040	40	LEGION PW	0.11	C3				Y	MD	E				SECURITY COOP BANK
	091-217	43	LEGION PW	0.097	C3				Y	MD	TBD				
	091-216	49	LEGION PW	0.055	C3				Y	MD	TBD				
	091-050	60	LEGION PW	0.247	C3					SAT					
	091-073	63	LEGION PW	0.152	C3					SAT	TBD				
	091-039	68	LEGION PW	0.221	C3					SAT					
	091-207	71	LEGION PW	0	C3					SAT	E				YMHA
	091-208	71	LEGION PW	0	C3					SAT	E				YMHA
	091-212	71	LEGION PW	0	C3					SAT	E				YMHA
	091-038	78	LEGION PW	0.086	C3					MD	TBD				
	091-078	79	LEGION PW	0.105	C3					SAT					
	091-074	89	LEGION PW	0.055	C3				Y	MD					
	091-036	94	LEGION PW	0.153	C3					SAT					MESSIAH BAPTIST
	091-076	111	LEGION PW	0.138	C2				Y	MD	TBD				
	091-204	71	LEGION PW U#11	0	C3					SAT	E				YMHA
	091-204	71	LEGION PW U#12	0	C3					SAT	E				YMHA
	091-205	71	LEGION PW U#14	0	C3					SAT	E				YMHA
	091-206	71	LEGION PW U#15	0	C3					SAT	E				YMHA
	091-206	71	LEGION PW U#16	0	C3					SAT	E				YMHA
	091-209	71	LEGION PW U#22	0	C3					SAT	E				YMHA
	091-210	71	LEGION PW U#23	0	C3					SAT	E				YMHA
	091-211	71	LEGION PW U#24	0	C3					SAT	E				YMHA
	091-213	71	LEGION PW U#26	0	C3					SAT	E				YMHA
	091-214	71	LEGION PW U#30	0	C3					SAT	E				YMHA
	091-215	71	LEGION PW U#31	0	C3					SAT	E				YMHA
	110-051	0	LINCOLN ST	1.171	C3										
	110-052	0	LINCOLN ST	0.138	C3										
	110-053	0	LINCOLN ST	0.144	C3					SAT	TBD				HOME NATL BANK ADDITION
	091-069	0	MAIN ST	0.137	C3					GO					BROCKTON NEIGH HEALTH CEN
V	091-079	0	MAIN ST	0.253	C3	Y DISP		Y				vacant	infill commercial		
	109-062	0	MAIN ST	0.082	C3						TBD				VETERAN'S PARK
Q	110-059	0	MAIN ST	0.229	C3	Y						parking for former bank building	office/parking		
	110-074	0	MAIN ST	0.085	C3										
	092-201	1	MAIN ST	0	C3					SAT	E				TIMES BLDG
	092-202	3	MAIN ST	0	C3					SAT	E				TIMES BLDG
ROW	109-043	4	MAIN ST	0.466	C3	Y PORTION				SAT		commercial office	portion ROW		
	092-203	5	MAIN ST	0	C3					SAT	E				TIMES BLDG
	092-204	9	MAIN ST	0	C3					SAT	E				TIMES BLDG
	092-205	11	MAIN ST	0	C3					SAT	E				TIMES BLDG
	092-206	13	MAIN ST	0	C3					SAT	E				TIMES BLDG

URP PROJ. NO.	PARCEL ID	ST. NO.	STREET NAME	ACRE	ZONING	ACQUISITION	CLEARANCE	NEW BLDG	REHAB	BUILDING CONDITION	HISTORIC	EXISTING USE	PROPOSED USE	RTN	BUILDING NAME
D	092-014	19	MAIN ST	0.238	C3	Y DISP			Y	SD	E				FIRST PARISH BUILDING
	109-051	20	MAIN ST	0.077	C3					SAT	TBD				
	109-052	28	MAIN ST	0.495	C2					SAT	TBD				MARSTON BLDG
	109-058	52	MAIN ST	0.501	C3					GO					
	091-070	63	MAIN ST	1.003	C3					GO					BROCKTON NEIGH HEALTH CEN
	091-042	89	MAIN ST	0.499	C3					SAT	NR SR				LYMAN BLOCK & HOWARD BLOCK
Q	110-058	90	MAIN ST	0.401	C3	Y			Y	MD	TBD	former bank building	Office / retail		SHAWMUT BANK BLDG
	110-055	100	MAIN ST	0.305	C3					SAT					BIXBY BLDG
	091-044	103	MAIN ST	0.085	C3				Y	MD	NR SR				GOLDTHWAITE BLOCK
	091-045	105	MAIN ST	0.077	C3				Y	MD	NR SR				CURTIS BLDG
C	091-012	121	MAIN ST	0.39	C3	Y TAX			Y	SD		vacant building	MIXED		
	110-042	132	MAIN ST	0.196	C3					SAT	E				KENNEDY BLDG
	091-010	137	MAIN ST	0.252	C3					SAT					
	091-009	141	MAIN ST	0.245	C3					SAT					
	110-043	144	MAIN ST	0.309	C3					SAT				Y	HOTEL STANFORD
	091-008	147	MAIN ST	0.241	C3										
	110-044	156	MAIN ST	0.108	C3				Y	MD	E				ROMM'S JEWELRY STORE
	091-007	157	MAIN ST	0.377	C3					SAT					
	110-023	166	MAIN ST	0.34	C3					SAT					"FEDERAL BUILDING"
	110-077	184	MAIN ST	1.19	C3					SAT					
	092-301	7	MAIN ST UNIT 101	0	C3					SAT	E				TIMES BLDG
	092-302	7	MAIN ST UNIT 102	0	C3					SAT	E				TIMES BLDG
	092-303	7	MAIN ST UNIT 103	0	C3					SAT	E				TIMES BLDG
	092-304	7	MAIN ST UNIT 104	0	C3					SAT	E				TIMES BLDG
	092-305	7	MAIN ST UNIT 105	0	C3					SAT	E				TIMES BLDG
	092-306	7	MAIN ST UNIT 106	0	C3					SAT	E				TIMES BLDG
	092-307	7	MAIN ST UNIT 107	0	C3					SAT	E				TIMES BLDG
	092-308	7	MAIN ST UNIT 108	0	C3					SAT	E				TIMES BLDG
	092-309	7	MAIN ST UNIT 201	0	C3					SAT	E				TIMES BLDG
	092-310	7	MAIN ST UNIT 202	0	C3					SAT	E				TIMES BLDG
	092-311	7	MAIN ST UNIT 203	0	C3					SAT	E				TIMES BLDG
	092-312	7	MAIN ST UNIT 204	0	C3					SAT	E				TIMES BLDG
	092-313	7	MAIN ST UNIT 205	0	C3					SAT	E				TIMES BLDG
	092-314	7	MAIN ST UNIT 206	0	C3					SAT	E				TIMES BLDG
	092-315	7	MAIN ST UNIT 207	0	C3					SAT	E				TIMES BLDG
	092-316	7	MAIN ST UNIT 208	0	C3					SAT	E				TIMES BLDG
K	109-009	0	MONTELLO ST	0.968	C3			Y							
I	109-045	0	MONTELLO ST	0.302	C3	Y		Y				parking	Mixed Use res/commercial		
	110-079	0	MONTELLO ST	0.009	C3						NR				
	110-080	0	MONTELLO ST	0.022	C3						NR				
B	150-027	0	MONTELLO ST	0.08	C2	Y		Y				parking for furniture building	parking		
	150-035	0	MONTELLO ST	0.073	C2										
	150-048	0	MONTELLO ST	0.082	C2										
	109-014	7	MONTELLO ST	0.249	C3				Y	MD	E				PORTER BLOCK
A, O	109-006	8	MONTELLO ST	0.651	C2	Y	Y	Y		SAT		auto sales - used	Mixed Use res/commercial	Y	
A, O	109-013	23	MONTELLO ST	0.078	C3	Y	Y	Y		MD	TBD	restaurant tavern	residential multi		CAR REPAIR
I	109-012	33	MONTELLO ST	0.198	C3	Y	Y	Y		MD	TBD	warehouse auto repair	residential multi		
A, O	109-007	46	MONTELLO ST	0.697	C2	Y	Y	Y		SAT		retail - vacant	Mixed Use res/commercial		FORMER D'ANGELO'S
A, O	109-008	66	MONTELLO ST	0.478	C2	Y	Y	Y		GO		restaurant fast food	Mixed Use res/commercial		DUNKIN' DONUTS
G	110-062	95	MONTELLO ST	0.228	C3	Y	SPOT	Y		MD	TBD	small retail convenience store	Office / retail		
B	150-026	100	MONTELLO ST	0.081	C2	Y		Y				parking for furniture building	parking		
	150-029	124	MONTELLO ST	0.516	C2					GO	NR			Y	LILLY, BRACKETT & CO SHOE FACTORY KNIGHT SPORTING GOODS
	150-032	148	MONTELLO ST	0.075	C2					MD	E				PLAZA CAFE

URP PROJ. NO.	PARCEL ID	ST. NO.	STREET NAME	ACRE	ZONING	ACQUISITION	CLEARANCE	NEW BLDG	REHAB	BUILDING CONDITION	HISTORIC	EXISTING USE	PROPOSED USE	RTN	BUILDING NAME
	150-033	158	MONTELLO ST	0.521	C2					SAT				Y	
	150-034	188	MONTELLO ST	0.221	C2										
	150-036	208	MONTELLO ST	0.525	C2					SAT	TBD				
M	109-004	0	N MONTELLO ST	0.196	C2	Y		Y				vacant lot	retail pharmacy	Y	
M	109-005	5	N MONTELLO ST	0.252	C2	Y		Y				vacant lot	retail pharmacy	Y	
M	109-003	21	N MONTELLO ST	0.462	C2	Y	SPOT	Y		MD	TBD	commercial warehouse	retail pharmacy	Y	
I	109-054	0	PETRONELLI WA	0.346	C3	Y DISP		Y				parking	housing		
I	109-055	0	PETRONELLI WA	0.237	C3	Y DISP		Y				parking	housing		
I	109-057	0	PETRONELLI WA	0.095	C3	Y		Y				parking	Mixed Use res/commercial		
L	109-073	0	PETRONELLI WA	0.781	C3			Y							
F	109-053	28	PETRONELLI WA	0.129	C5	Y TAX			Y	SD	E	mixed use - vacant	residential multi		PETRONELLI GYM
	092-023	0	PLEASANT PL	0.131	C3					MD					
	092-022	12	PLEASANT PL	0.146	C3				Y	MD	TBD				
	092-019	0	PLEASANT ST	0.166	C3										
	092-025	0	PLEASANT ST	0.072	C3					MD	TBD				
	092-016	24	PLEASANT ST	0.61	C3					MD					MT MORIAH BAPTIST CHURCH
S	092-017	42	PLEASANT ST	0.264	C3	Y DISP			Y	MD	NR	fire station	Mixed Use res/commercial	Y	
S	092-018	52	PLEASANT ST	0.186	C3	Y DISP			Y	MD	TBD	fire station	Mixed Use res/commercial		
	092-020	66	PLEASANT ST	0.067	C3					SAT	TBD				
	092-021	74	PLEASANT ST	0.303	C3					MD	TBD				
	092-024	80	PLEASANT ST	0.367	C3					MD	E				ST PAUL'S EPISCOPAL CHURCH
P	092-025	102	PLEASANT ST	0.226	C3	Y		Y				vacant lot	Mixed Use res/commercial		
P	092-001	108	PLEASANT ST	0.316	C2	Y		Y				vacant lot	Mixed Use res/commercial		
	110-050	0	SCHOOL ST	0.073	C3										
	110-082	0	SCHOOL ST	0.236	C3										
	110-018	26	SCHOOL ST	0.152	C3				Y	SD	TBD				
	110-054	34	SCHOOL ST	0.394	C3					SAT	TBD				HOME NATL BANK ADDITION
	110-047	45	SCHOOL ST	1.42	C3					SAT	NR				
	110-049	60	SCHOOL ST	0.22	C3					SAT	NR				EDISON BLDG
	110-048	70	SCHOOL ST	0.139	C3					SAT	NR				EDISON BLDG
	150-047	125	SCHOOL ST	0.146	C2					SAT	E				DAVID D NORTH SIGN SHOP
	110-028	0	V F W PW	0.173	C3					SAT					
	110-032	55	V F W PW	1.82	C3					SAT					
	091-002	0	W ELM ST	0.141	C2										
H	091-004	0	W ELM ST	0.138	C3	Y TAX			Y			parking for 091-005	parking		
	110-026	0	W ELM ST	0.184	C3										GAR PARK
	091-006	31	W ELM ST	0.272	C3					SAT	E				ELMCOURT HOTEL
H	091-005	47	W ELM ST	0.171	C3	Y TAX			Y	SD		vacant building	residential multi		
	091-003	65	W ELM ST	0.511	C3					SAT	E				
	091-001	95	W ELM ST	0.169	C2					GO					
	091-020	0	WARREN AV	0.124	C2										
	092-002	28	WARREN AV	0.5	C2					MD	TBD				CHURCH
E	092-003	48	WARREN AV	0.065	C2	Y			Y	SD		sf residential - vacant	sf housing		
T	091-056	76	WARREN AV	0.243	C2	Y	SPOT	Y		MD		automotive repair	Mixed Use res/commercial		
U	052-017	81	WARREN AV	0.327	C2	Y	SPOT	Y		MD		Auto sales - used	Mixed Use res/commercial	Y	
	091-034	126	WARREN AV	0.253	C2					SAT				GAS STATION	FIRESTONE
	091-033	136	WARREN AV	0.104	C3					SAT					
	091-019	162	WARREN AV	0.166	C2					SAT	TBD				
	110-UNK	0		0											

# ATTACHMENT 6 ENF CIRCULATION LIST



## ENF Circulation List

Secretary Matthew A. Beaton  
Executive Office of Energy and Environmental Affairs  
Attn: MEPA Office  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Massachusetts Bay Transportation Authority  
Attn: MEPA Coordinator  
10 Park Plaza, 6<sup>th</sup> Floor  
Boston, MA 02216-3966

Massachusetts DEP  
Commissioner's Office  
One Winter Street  
Boston, MA 02108

City Council  
Brockton City Hall  
45 School St.  
Brockton, MA 02301

DEP/Southeast Region Main Office  
Attention: MEPA Coordinator  
20 Riverside Drive  
Lakeville, MA 02347

Conservation Commission  
Brockton City Hall  
45 School St.  
Brockton, MA 02301

MassDOT Highway Division, District 5  
Attn: MEPA Coordinator  
Box 111, 1000 County Street  
Taunton, MA 02780

Planning Board  
Brockton City Hall  
45 School St.  
Brockton, MA 02301

MassDOT Highway Division  
Public/Private Development Unit  
10 Park Plaza  
Boston, MA 02116

Board of Health  
Brockton City Hall  
45 School St.  
Brockton, MA 02301

Massachusetts Historical Commission  
The Massachusetts Archives Building  
220 Morrissey Boulevard  
Boston, MA 02125

Old Colony Planning Council  
70 School Street  
Brockton, MA 02401-4097

Department of Public Health  
Director of Environmental Health  
250 Washington Street  
Boston, MA 02115



# **ATTACHMENT 7    REQUIRED MUNICIPAL AND FEDERAL PERMITS/REVIEWS**





BILL CARPENTER  
MAYOR

# City of Brockton

## Planning Department

PLANNING BOARD  
CONSERVATION COMMISSION

Tuesday, January 5, 2016 – 7:00 P.M.  
GAR ROOM-CITY HALL  
Amended Meeting Agenda

**1. Urban Re-Development Plan Vote**

**2. Site Plan Approval**

Property: 490 Forest Avenue - Proposed RMV Addition  
Applicant: Carney Realty Trust  
Representative: Jacobs Driscoll Engineering

**3. Site Plan Approval**

Property: Proposed CVS  
Plot 34 Clifton Ave., 1267 Main St., 1245 Main St.  
12 Keith Ave. & 18 Keith Ave.  
Applicant: C&S Development  
Representative: JK Holmgren Engineering

**4. Requested Amendment to Site Plan Approval**

Property: Plot 30 Pearl Street  
Applicant: Copeland Chevrolet  
Representative: JK Holmgren Engineering

**Unfinished Business**

Endorsement of ANR Plans, Subdivision Plans and/or Lot Releases  
Correspondence  
Minutes  
Updates from Board Members

RECEIVED  
2015 DEC 21 PM 3:10  
CITY CLERK'S OFFICE  
BROCKTON MA

The Brockton Planning Board held a meeting on January 5, 2016 at 7:00 PM in GAR Room, 3<sup>rd</sup> Floor, City Hall.

Members present: Chair David Wheeler, Gary Keith, Andrea Burton, Robert Pelaggi, Reggie Thomas and Ollie Spears. Also present were Pamela Gurley Planning Board secretary, Rob May, Director of Planning & Economic Development and Staff Planner Shane O'Brien.

## **1. Urban Re-Development Plan Vote**

Director of Planning Rob May said that the members of the Board have received copies of the comprehensive plan and revitalization plan and strategy. He said the plan and strategy supports the city's comprehensive plan and contains a summary of existing building conditions per MGL c121b.

Mr. Spears asked about the time frame for implementation. Mr. May said they are probably looking at 10 years, but the market is hot and he said he feels it can be done sooner.

Lynne Smith spoke on behalf of the FDNA. She said the association was involved in the planning process; she said there was a lot of public involvement. She said that was the easy part the hard part is coming...turning this plan into action. She asked that the Board please move the plan forward.

With no further comments the public portion was closed.

Mr. Spears made the following motion: the Planning Board finds that the Downtown Brockton Urban Revitalization plan prepared under MGL 121B is based on a local survey of conditions and is consistent with the city's comprehensive plan. Second by Mr. Keith and passed unanimously.

## **2. Site Plan Approval**

Property: 490 Forest Avenue - Proposed RMV Addition

Applicant: Carney Realty Trust

Representative: Greg Driscoll, Jacobs Driscoll Engineering  
Attorney Jack Yunits

Attorney Yunits said that the Registry is looking to upgrade their technology and in order to complete the work needs to expand the existing building. He said with this proposed addition the Registry will stay in Brockton at that location.

Mr. Driscoll said the proposal is for a 24'x17' addition; the insurance company will be relocating and entire building will be used by the registry. He said he had revised plans showing the updates made for the Conservation Commission to address upgrades to stormwater. He said they added a catch basin and relocated another catch basin, converted a catch basin to a manhole and added

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In City Council March 28, 2016

City Council Order Approving Downtown Urban Renewal District

ORDERED:

- Whereas:** The creation of a Downtown Urban Renewal District in accordance with MGL Chapter 121B and 760 CMR 12.00 has been a key action recommended in previous planning efforts for downtown Brockton but never initiated; and
- Whereas:** The 2016 Downtown Action Strategy also calls for the creation of a Downtown Urban Renewal District; and
- Whereas:** The Brockton Redevelopment Authority and the City of Brockton Department of Planning and Economic Development have jointly prepared a Downtown Urban Renewal Plan, known as the Downtown Brockton Urban Revitalization Plan, to support the goals and objectives of the Downtown Action Strategy; and
- Whereas:** The Brockton Planning Board determined the Urban Renewal Plan is based on a local survey and is consistent with Brockton's Comprehensive Policy Plan, previous downtown planning efforts, and approved said Urban Renewal Plan on January 5, 2016; and
- Whereas:** The Brockton Redevelopment Authority approved the Downtown Revitalization Plan as an Urban Renewal Plan prepared in accordance with MGL Chapter 121B and 760 CMR 12.00 on January 6, 2016.

NOW THEREFORE BE IT ORDERED

1. That the City Council of the City of Brockton finds that there is a clear need for an Urban Renewal Plan in order to achieve the approved policy objectives in downtown Brockton.
2. That the Downtown Urban Revitalization Plan, described in Exhibit A hereto attached, prepared by A.G. Jennings, LLC and Stantec, dated March 8, 2016, as amended, is an Urban Renewal Plan prepared in accordance with MGL Chapter 121B and 760 CMR 12.00.
3. That City Council approves the boundaries of the Downtown Urban Revitalization Plan as depicted in Map 1.- A: Boundaries and Topography, attached hereto.
4. That the area contained in the Downtown Urban Revitalization Plan project boundaries is decadent as defined by M.G.L. c. 121B and as described in the Finding and Declaration of the Brockton Redevelopment Authority approved on January 6, 2016, and is in need of revitalization and redevelopment.
5. That City Council approves the Downtown Urban Revitalization Plan prepared by A. G. Jennings LLC and Stantec, dated March 8, 2016, as amended.
6. Requests the Mayor to submit the Urban Revitalization Plan, together with such other material as the Department may require, to the Department of Housing and Community Development for final approval.
7. Upon the final approval of the urban renewal plan, and during its duration, requests that the Brockton Redevelopment Authority report annually on the status of implementation of the urban renewal plan.
8. Requests the Mayor to submit an Environmental Notification Form to the Massachusetts Environmental Policy Act (MEPA) Office for a MEPA Certificate.

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- 9. Authorizes the Mayor to approve minor, non-substantive language changes to the Urban Revitalization Plan if such changes are recommended by the Department of Housing and Community Development or MEPA Office.
- 10. That this order shall take effect upon its final approval by the Department of Housing and Community Development.

*Thomas D. Monahan*  
 \_\_\_\_\_  
 Councilor Tom Monahan

*Anne Beauregard*  
 \_\_\_\_\_  
 Councilor Anne Beauregard

IN CITY COUNCIL

March 28, 2016  
 READ AND REFERRED TO STANDING  
 COMMITTEE ON Finance

*Anthony J. Zeoli*  
 \_\_\_\_\_  
 CLERK

Councillor Cruise refers to finance and was properly seconded. The motion carried by hand vote.

*Anthony J. Zeoli*

In City Council May 9, 2016

Adopted by a roll call vote taken by "yeas" and "nays" eleven members present and all voting in the affirmative.

*Anthony J. Zeoli*  
 \_\_\_\_\_  
 City Clerk

*Handwritten signature*

*Handwritten signature*

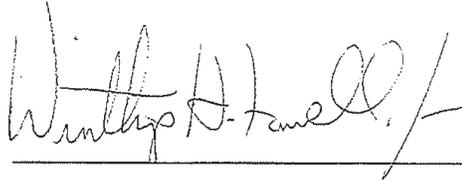
SENT TO MAYOR FOR APPROVAL

May 9th 2016  
 APPROVED  
*Beh Ajju*  
 \_\_\_\_\_  
 MAYOR

In City Council, May 2, 2016

Amendment to Order – Urban Revitalization Plan

“No later than June 30<sup>th</sup> in each even-numbered year beginning in 2018, the City Council shall: (1) review all progress reports, including, but not limited to: financial statements with summary of revenues received from all sources and expenditures made, construction completed, projects under active development, or any other related reports as submitted by the Department of Planning and Economic Development, the Brockton Redevelopment Authority, or any city department or state agency; (2) the City Council shall vote affirmatively to continue implementation of the Urban Revitalization Plan as presented or modified. Failure to obtain an affirmative vote shall halt further implementation of the plan pending approval of the City Council and the Mayor.”

A handwritten signature in cursive script, appearing to read "Winthrop H. Farwell, Jr.", written over a horizontal line.

Winthrop H. Farwell, Jr.  
Councilor at Large





BILL CARPENTER  
MAYOR

# City of Brockton

## Planning Department

PLANNING BOARD  
CONSERVATION COMMISSION

May 6, 2016

Massachusetts Historical Commission  
Technical Services Division  
220 Morrissey Boulevard  
Boston, MA 02125

RE: Downtown Brockton Urban Renewal Plan

To whom it may concern:

Enclosed please find a copy of the posted Public Hearing Notice in accordance with MGL c. 121B, Section 48 regarding the creation of an Urban Renewal District in downtown Brockton.

Should you have any questions or comments, please contact me at your earliest convenience.

Sincerely,

Rob May, CECD  
Director of Planning and Economic Development