

**Commonwealth of Massachusetts**

**Executive Office of Environmental Affairs ■ MEPA Office**

**ENF**

**Environmental Notification Form**

*For Office Use Only  
Executive Office of Environmental Affairs*

EOEA No.: **14459**  
MEPA Analyst: **Holly Johnson**  
Phone: 617-626-**1023**

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Crossroads at 24		
Street: Brayton Avenue and Jefferson Street		
Municipality: Fall River	Watershed: Narragansett Bay	
Universal Tranverse Mercator Coordinates: (X) 322009.07, (Y) 4617589.39	Latitude: 41.69019 Longitude: -71.13879	
Estimated commencement date: 09/01/2010	Estimated completion date: 09/01/2012	
Approximate cost: \$30M	Status of project design: 25 %complete	
Proponent: Quequechan Development, LLC		
Street: 700 Narragansett Park Drive		
Municipality: Pawtucket	State: RI	Zip Code: 02861
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Joshua W. Reinke / Matthew D. Smith, P.E.		
Firm/Agency: Bohler Engineering	Street: 352 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: 508-480-9900	Fax: 508-480-9080	E-mail: jreinke@bohlereng.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes  No
  - a Special Review Procedure? (see 301CMR 11.09)  Yes  No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals:  
 → State Highway Access Permit (MassHighway)

- Traffic Signal Permit (MassHighway)
- Fall River Planning Board Site Plan Approval
- Fall River Conservation Commission Order of Conditions
- Federal: NPDES permit

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

- |  |                                       |   |
|--|---------------------------------------|---|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands                 |
| <input type="checkbox"/> Water           | <input type="checkbox"/> Wastewater   | <input checked="" type="checkbox"/> Transportation                        |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste                          |
| <input type="checkbox"/> ACEC            | <input type="checkbox"/> Regulations  | <input checked="" type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	48.7+/-			
New acres of land altered		0		
Acres of impervious area	27.3+/-	-3.6	23.7+/-	
Square feet of new bordering vegetated wetlands alteration		0+/-		
Square feet of new other wetland alteration		126,667+/-		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	260,667 +/- <sup>a</sup>	+51,333	312,000 +/-	
Number of housing units	0	0	0	
Maximum height (in feet)	50' +/-	-10'	40' +/-	
<b>TRANSPORTATION</b>				
Vehicle trips per day	1,384 <sup>b</sup>	+10,582	11,966 <sup>c</sup>	
Parking spaces	500 <sup>d</sup>	+850	1,350	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	48,330 <sup>e</sup>	-32,755	15,575	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	48,330 <sup>e</sup>	-32,755	15,575	
Length of water/sewer mains (in miles)	0	0	0	

<sup>a</sup> Recent demolition by the landowner removed 715,668+ s.f. of industrial buildings onsite in 2009. 260,667 s.f. remain today.

<sup>b</sup> Based on ITE Land Use Code 140, Manufacturing, and 650 employees at the former Quaker Fabrics facility.

<sup>c</sup> Based on ITE Land Use Code 820, Shopping Center, and Land Use Code 862, Home Improvement Superstore

<sup>d</sup> Estimated

<sup>c</sup> Based on City Records within the last five years usage was as high as shown.

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_)  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify Quequechan Valley Mills Historic District)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify Quequechan Valley Mills Historic District)  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_)  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The proposed development is located on the east side of Jefferson Street and the north side of Brayton Avenue Extension in Fall River off State Route 24's exit 2. The site also borders along Quequechan Street, Grinnell Street, Oman Street, and the Quequechan River / South Watuppa Pond. One large industrial building located in the northwest corner currently occupies the property to be utilized for the development, though many other buildings were present onsite and recently demolished. The remainder of the property is covered predominantly with impervious surfaces as well as the aforementioned Quequechan River / South Watuppa Pond. The proposed development, named Crossroads at 24, will realize a total building area of approximately 312,000 square feet. The southern portion of the property will consist of two, one story buildings, a 155,000 square foot Home Improvement Store and a 6,400 square foot Restaurant or Bank use. The northern portion of the property is planned to feature a 150,000 square foot building that can accommodate a mix of uses including retail, office and industrial.

Prior to the proponent's involvement, the property was marketed and used for various industrial and office uses with little success as the 976,300+ s.f. of structures onsite were over 63% vacant. Given expressed tenant interest, alternatives featuring various forms of retail, office and restaurant uses have been considered by the Proponent. However, the alternatives yielded similar density as the proposed conditions plan herein. The no-build alternative is not considered viable as the property is located on a critical piece of commercial land in Fall River and is currently underutilized.

All considered onsite alternatives have relatively similar potential environmental impacts associated with them including stormwater runoff, development within jurisdictional wetland areas and buffers, and impacts to traffic operations on the surrounding roadway network.

The proposed project will result in an increase in traffic. The proponent has conducted a comprehensive Traffic Impact and Access Study for the project, a copy of which is attached, that provides a detailed assessment of the potential impact of the project on the transportation infrastructure. This study has concluded that the project will result in a measurable but minor impact on motorist delays and vehicle queuing, with specific improvements identified that will be completed in conjunction with the project at defined locations that were found to be operating under constrained conditions (excessive motorist delay and long vehicle queues) with or without the project. In addition, the project includes pedestrian and bicycle connections to existing and planned future pedestrian and bicycle facilities proximate to the project site, as well as integration of public transportation services offered by the Southeastern Regional Transit Authority. Further, the framework of a Transportation Demand Management (TDM) program and a Construction Management Program (CMP) for the project have been developed and are presented in the accompanying Traffic Impact and Access Study. These components of the planned transportation mitigation program have been designed to reduce or minimize the overall impact of the project during the project's construction phase and upon completion.

As previously mentioned, this project directly abuts the Quequechan River / South Watuppa Pond. Associated with this body of water are Bordering Vegetated Wetland and Bank, as well as the potential inner edge of Riverfront Area along the Quequechan River. The "river" status of the Quequechan River is questionable as this portion of the river does not exhibit predominantly riverine characteristics. Further, the water body is not shown as a river on USGS mapping. It is therefore believed that the top-of-bank should be considered to reflect the bank of inland Land Under Water, rather than the inner edge of Riverfront Area. Regardless of how this body of water will ultimately be classified, it is notable that the City of Fall River has a 25-foot Riverfront Area, and therefore the impact to the riverfront area (if classified that way) would be minimal.

Project review will be conducted with the Fall River Conservation Commission through a Notice of Intent filing. Portions of the proposed development will be within areas classified as Bordering Land Subject to Flooding, as a result of its proximity to the Quequechan River / South Watuppa Pond. The approximate limit of the 100-year flood zone is shown on the attached Proposed Conditions Plan. The ultimate design will be done in accordance with governing regulations and accepted engineering practices to ensure flood storage capacity is not detrimentally diminished and that there are no appreciable impacts to abutting or downstream lands. This system will be constructed in accordance with City and State requirements, and will contain both structural and non-structural BMP's. The project design will be done in accordance with DEP's Stormwater Management policy and will result in stormwater improvements relative to the existing developed conditions.

The proposed development is located within the Quequechan Valley Mills Historic District. The property historically has housed various textile manufacturing operations, a Frito Lay manufacturing plant, and various retail and office uses. The southerly property was owned by Quaker Fabric Corporation until their bankruptcy filing in 2007. A review of City records indicates that demolition permits were secured by the current landowners in early 2009 and subsequent demolition was undertaken by the property owners on a number of buildings onsite after some correspondence between Fall River public safety officials and the Massachusetts Historical Commission. The proponent currently controls the lands through a conditional purchase contract with the current landowners and proposes to demolish the remaining structure onsite in order to construct the proposed commercial development. The proponent is committed to working with the Massachusetts Historical Commission to obtain a Memorandum of Agreement prior to conducting any building demolition onsite.