

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.: 13613
 MEPA Anal: BRIONY ANQUA
 Phone: 617-626-1029

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: Gateway Centre Redevelopment Project		
Street: Coggeshall Street		
Municipality: New Bedford	Watershed: Buzzards Bay	
Universal Transverse Mercator Coordinates: N: 4613225 E: 190339798E	Latitude: 041° 39' 23.32" N Longitude: 070° 55' 26.82" W	
Estimated commencement date: May 06	Estimated completion date: May 07	
Approximate cost: 25,000,000.00	Status of project design: 25 % complete	
Proponent: The Home Depot – Brian Leahy, Senior Real Estate Manager		
Street: 15 Dan Road		
Municipality: Canton	State: MA	Zip Code: 02021
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Shaun Kelly		
Firm/Agency: Vanasse & Associates, Inc.	Street: 10 N.E. Business Ctr. Dr., Ste 314	
Municipality: Andover	State: MA	Zip Code: 01810
Phone: 978-474-8800	Fax: 978-688-6508	E-mail: skelly@rdva.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): Not Applicable

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

List Local or Federal Permits and Approvals: City of New Bedford Planning Board site plan review, City of New Bedford Conservation Commission review, Zoning Board of Appeals (sign variance)

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

- | | | |
|---------------------------------|---------------------------------------|---|
| <input 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
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input checked="" 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 (including Legislative Approvals) – Specify:
Total site acreage	15.50			
New acres of land altered		0		
Acres of impervious area	14.93	-1.13	13.80	
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		
STRUCTURES				
Gross square footage	273,804	-71,930	201,874	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	Undetermined	N/A	36	
TRANSPORTATION				
Vehicle trips per day	300 ^a	12,220	12,520	
Parking spaces	Undetermined	N/A	668	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	850	9,985	10,835	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment	850	9,000	9,850	
Length of water/sewer mains (in miles)	0	0	0	

^aEstimated based on existing traffic activity at site.

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: **There are no State or National Register listed properties located on, or within the immediate vicinity, of the Project Site. The Project Site comprises the Bennett Manufacturing Historic Area (NBE.S), which is included in the Inventory of Historic and Archaeological Assets of the Commonwealth. Located on the Project Site are deteriorated remnants of the Bennett Manufacturing Corporation Mill (NBE.614), and the Columbia Spinning Company Mill (NBE.167), both of which are included in the MHC Inventory.) Additional information relative to the historical/archaeological resources on site is provided in Chapter 7.** No

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

Yes (Specify: **The Proposed Project involves the demolition of the partially collapsed remnants of the Bennett Manufacturing Corporation Mill buildings (NBE.614) and the Columbia Spinning Company Mill building (NBE.167).**) 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 project involves the development of an approximate 201,874 square foot (sf) retail center to be located along Coggeshall Street at its intersection with the Interstate 195 westbound ramps, in New Bedford, Massachusetts. The site contains approximately 15.5 acres and currently consists of vacant land and a number of vacant and occupied mill buildings in varying stages of demolition and disrepair. The proposed development entails the construction of approximately 201,874 sf of retail space, including a 104,886 sf Home Depot home improvement store, with a 27,988 sf enclosed garden center. The proposed development includes parking for 668 vehicles. The project will also include redevelopment of approximately half an acre of land along the Acushnet River for a landscaped pedestrian walkway and a waterfront park.

Primary access to the project site is proposed via a signalized driveway at the Interstate 195 westbound ramps and Coggeshall Street. As part of the development program, the existing unsignalized highway on-/off-ramp will be upgraded to provide a state of the art signalized gateway from the I-195 corridor, representing an enhancement over existing traffic operations.

Secondary access and egress for the plaza is proposed via a right-turn in/right-turn out only driveway onto Coggeshall Street west of the signalized driveway.

Alternatives considered for the proposed project include:

1. No-Build condition
2. Preferred Build condition
3. Alternate Build condition

No-Build Condition: This alternative would retain the existing buildings on-site, with existing structures to remain in their current condition of varying stages of demolition and disrepair.

Preferred Build Condition: This alternative includes the demolition and removal of the existing buildings on-site and the redevelopment of the site with the proposed project.

Alternate Build Condition: The project proponent has considered and carefully examined the feasibility of reusing the existing buildings on-site. Some of the building are in such a serious state of disrepair that reuse could not be considered. Other buildings were examined for reuse, either in whole or in portions of the building facades. Due to the requirements for environmental remediation of soils underneath building foundations, asbestos removal, building loads required for the proposed uses and required traffic improvements, the reuse of the existing building was determined to be not feasible. However, in recognition of the historic significance of the remaining structures, the proponent has proposed to complete recordation records of the buildings under the guidelines of the Massachusetts Historical Commission as well as the erection of a building memorial monument to be located adjacent to the waterfront pathway on the site.

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 X 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	4.22	0.42	4.64
Roadways, parking, and other paved areas	6.34	2.82	9.16
Other altered areas (describe) (former building and paved areas, impervious beneath shallow debris)	4.37	-4.37	0
Undeveloped areas	0	0	0

- B. Has any part of the project site been in active agricultural use in the last three years? ___ Yes X No; if yes, how many acres of land in agricultural use (with 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 X No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

- D. Does any part of the project involve conversion of land held for natural resources purposes in