

February 21, 2018

NOTICE OF INTENT

Under the *Massachusetts Wetland Protection Act* (MGL c. 131, s. 40)

For

PARCEL 9 & BLACKSTONE STREET

Boston, MA 02109

Prepared for:

HAYMARKET PARCEL 9 INVESTOR, LLC

c/o CV Properties
451 D Street
Boston, MA 02210

Prepared by:

NITSCH ENGINEERING, INC.

2 Center Plaza, Suite 430
Boston, MA 02108

Nitsch Project #10220.6

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Plans:

- Existing Conditions Plan, prepared by Nitsch Engineering
- Site Layout Plan, Site Utility Plan, and Details prepared by Nitsch Engineering (Sheets C0.00, C0.01, C1.00, C1.01, C2.00, C2.01, C2.02, C3.00, C3.01, C4.00, C4.01, C4.02, C4.03)
- Stormwater Pollution Prevention Plan, prepared by Nitsch Engineering (Sheet C5.00, C5.01, C5.02).
- Landscape Plan, Prepared by Copley Wolff Design Group.

ATTACHMENT A
APPLICATION FORMS

WPA Form 3 – Notice of Intent
NOI Wetland Fee Transmittal Form
Copy of Checks



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **RYGORDON**

Transaction ID: **994663**

Document: **WPA Form 3 - NOI**

Size of File: **261.66K**

Status of Transaction: **In Process**

Date and Time Created: **2/21/2018:4:18:02 PM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.



**Massachusetts Department of Environmental
Protection**

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:994663
City/Town:BOSTON



**Massachusetts Department of Environmental
Protection**

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Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:994663
City/Town:BOSTON



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:994663
 City/Town: BOSTON

A. Applicant Information

1. Applicant:

a. First Name	YVETTE	b. Last Name	TETREAULT
c. Organization	HAYMARKET PARCEL 9 INVESTOR, LLC C/O CV PROPERTIES		
d. Mailing Address	451 D STREET, SUITE 100		
e. City/Town	BOSTON	f. State	MA
g. Zip Code	02210		
h. Phone Number	6179995951	i. Fax	
j. Email	ytetreault@cvprop.com		

2. Property Owner:(if different)

a. First Name	MARK	b. Last Name	BOYLE
c. Organization	MASSACHUSETTS DEPARTMENT OF TRANSPORTATION		
d. Mailing Address	10 PARK PLAZA, SUITE 5720		
e. City/Town	BOSTON	f. State	MA
g. Zip Code	02116		
h. Phone Number	6172223255	i. Fax	
j. Email	MBoyle@mbta.com		

3. Project Location:

a. Street Address	BLACKSTONE STREET	b. City/Town	BOSTON
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Are you exempted from Fee? (YOU HAVE SELECTED 'NO')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

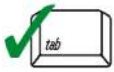
B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
B.) EACH BUILDING (FOR DEVELOPMENT) INCLUDING SITE;	1	1050.00		1050.00
		City/Town share of filling fee	State share of filing fee	Total Project Fee
		\$537.50	\$512.50	\$1,050.00



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

Parcel 9, Blackstone Street
 a. Street Address
 Boston
 b. City/Town
 c. Check number
 d. Fee amount

2. Applicant Mailing Address:

Yvette
 a. First Name
 Tetreault
 b. Last Name
 Haymarket Parcel 9 Investor, LLC (c/o CV Properties)
 c. Organization
 451 D Street, Suite 100
 d. Mailing Address
 Boston
 e. City/Town
 MA
 f. State
 02210
 g. Zip Code
 617-999-5951
 h. Phone Number
 n/a
 i. Fax Number
 ytetreault@cvprop.com
 j. Email Address

3. Property Owner (if different):

Mark
 a. First Name
 Boyle
 b. Last Name
 Massachusetts Department of Transportation
 c. Organization
 10 Park Plaza, Suite 5720
 d. Mailing Address
 Boston
 e. City/Town
 MA
 f. State
 02116
 g. Zip Code
 617-222-3255
 h. Phone Number
 i. Fax Number
 MBOYLE@mbta.com
 j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
3b. Each building including site	1	\$1,050.00	\$1,050.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$1,050.00
Step 6/Fee Payments:			
Total Project Fee:			\$1,050.00
State share of filing Fee:			\$512.50
City/Town share of filing Fee:			\$537.50 (\$1,500 for Boston)

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

62-7611/311
EZShield™ Check
Fraud Protection

407

DEBORAH M. DANIK
PAUL J. DANIK
10 BOWDOIN STREET UNIT 510
BOSTON, MA 02114

Date: 02/20/18

Pay To
The Order Of City of Boston \$ 1,500.00 /xx

One Thousand five hundred and 00 /100 Dollars

CAPITAL ONE 360

For Parcel 9/Blackstone Con Com Deb M. A. MP

⑆031176110⑆ 112919416⑆ 0407

62-7611/311
EZShield™ Check
Fraud Protection

408

DEBORAH M. DANIK
PAUL J. DANIK
10 BOWDOIN STREET UNIT 510
BOSTON, MA 02114

Date: 02/20/18

Pay To
The Order Of Commonwealth of MA \$ 512.50 /xx

Five hundred and twelve and 50 /100 Dollars

CAPITAL ONE 360

For Parcel 9/Blackstone
N01 Deb M. A. MP

⑆031176110⑆ 112919416⑆ 0408

Parcel 9, Blackstone Street

Notice of Intent
February 21, 2018

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ATTACHMENT B
PROJECT NARRATIVE

PROJECT NARRATIVE CONTENTS

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1.0 PROJECT OVERVIEW

On behalf of the Applicant, Haymarket Parcel 9 Investor, LLC, Nitsch Engineering is filing the enclosed Notice of Intent (NOI) with the City of Boston Conversation Commission for the proposed hotel building at Parcel 9 located on Blackstone Street in Downtown Boston (subsequently referred to as the "Project"). The Project includes the construction of a six-story hotel building and Public Way improvements on a vacant lot previously developed which currently consists of compacted grass lawn and a paved road with dumpsters for the Haymarket Pushcart Association. The Project includes the reconstruction of Blackstone Street, a Public Way, construction of the new building, installation of building utility services including a stormwater site management system, and the reconstruction of adjacent Public Ways. The site stormwater management system has been designed to comply with the requirements of the Boston Water and Sewer Commission (BWSC) and the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards.

The Project Site is comprised of Parcel 9 and Blackstone Street located in downtown Boston, Massachusetts, and is bounded by John F. Fitzgerald Surface Road to the north, North Street to the east, existing Blackstone Street buildings to the south, and Hanover Street to the west (subsequently referred to as the "Site"). Parcel 9 is currently owned by the Massachusetts Department of Transportation (MassDOT) who will continue to own the land. The Developer will enter into a long-term ground lease for the Private site which will enable the Project to be built and operated. The Site is in the Federal Emergency Management Association's (FEMA) Flood Insurance Rate Map Zone AE, which is Land Subject to Coastal Storm Flowage, more commonly known as the 100-year flood plain. Zone AE has a base flood elevation 10 (NAVD88) or elevation 16.46 Boston City Base (BCB). The purpose of this NOI Application is to receive an Order of Conditions from the City of Boston Conservation Commission approving the proposed project under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, §40) and its Regulations (310 CMR 10.00).

2.0 EXISTING CONDITIONS

2.1 Existing Site Description

As described above, the Site is located at Blackstone Street in Downton Boston, Massachusetts (Refer to Figure 1 – USGS Locus Map and Figure 2 – Aerial Locus Map). The Site is approximately 1.2-acres (51,653 square feet) and consists of the Parcel 9 Private Site, 0.7-acres (29,112 square feet), the area of the Blackstone Street Public Way reconstruction, 0.5-acres (22,541 square feet). The Project also includes the reconstruction of approximately 0.3-acres (12,536 square feet) of Public Way sidewalk. The existing Parcel 9 Private Site is approximately 58-percent impervious consisting of a paved road with dumpster pads used for Haymarket. The remaining areas are compacted grass lawn mostly located over the Interstate-93 tunnel. The Site slopes from the northwest along John F. Fitzgerald Surface Road down (elevation 21.0 Boston City Base) to the southeast corner at the intersection of Blackstone Street and North Street (elevation 16.0 Boston City Base). Blackstone Street is currently 100-percent impervious paved roadway and slopes from the west side at the Hanover Street intersection (elevation 20.0) down to the east side at the intersection with North Street (elevation 15.0). The existing Interstate-93 highway tunnels run under the Private Site portion of the Site.

2.2 Existing Utility Infrastructure

The existing Site has underground utilities to support its current use, including electrical and drainage infrastructure and a groundwater monitoring system for the Interstate-93 tunnel. The Haymarket dumpsters have steel posts with electrical outlets and electrical service for a trash compactor. There is an existing catch basin which collects stormwater from the site roadway within Parcel 9.

Blackstone Street has existing public utilities including water, sewer, drain, gas, electrical and telecommunications mains. The Boston Water and Sewer Commission (BWSC) owns and maintains the existing water, sewer and drain mains within Blackstone Street.

2.3 Soils

NRCS Soil Designations

Based on the Natural Resources Conservation Service (NRCS) Web Soil Survey (2016), the entire Site is classified as urban land. Refer to Figure 3.

2.4 Environmental Considerations

FEMA Flood Zone

Based on the Flood Insurance Rate Map (FIRM), Community Panel Number 25025C0081J, dated March 16, 2016, approximately 0.2-acres (9,180 square feet) of the Project is located within Zone AE, Special Flood Hazard Areas subject to inundation by the 1% annual chance flood, base flood elevation determined, flooding effects from Boston Inner Harbor. The base flood elevation is 10 (NAVD88) or 16.46 BCB. Refer to Figure 4 – FEMA Floodplain Map.

Water Supply Protection Area

The Site is not located within a Water Supply Protection Area.

Natural Heritage and Endangered Species Program

The Site is not located within a Priority Habitat of Rare Species or an Estimated Habitat of Rare Wildlife (Refer to Figure 3).

Other Resource Areas

The Site is not located within other known resource areas.

3.0 PROPOSED CONDITIONS

The Project includes the reconstruction of Blackstone Street to a flush condition so that roadway is at grade with the sidewalk. New double catch basins will be installed along the new gutter at the center of the roadway and will be directed to drywells before overflowing to the BWSC storm drain main. The Project will also include the construction of a six-story hotel building with a one-story basement on the Private Site. The Project also includes streetscape improvements for the sidewalks adjacent to the building and loading docks entrances both for the hotel and for Haymarket.

The Project will increase the impervious area and will be 100-percent (100%) impervious, as outlined in Table 1. The proposed building footprint will take up the entire Site.

Table 1. Proposed land use change for Parcel 9/Blackstone Street (in square feet)

Land Use	Existing	Proposed	Change
Private Site			
Building Roof	0	25,374	+ 25,374
Impervious Private Site (Pavement)	17,040	3,738	-13,302
Compacted Grass	12,072	0	-12,072
Public Way Blackstone Street (Impervious)	22,541	22,541	+0
Total	51,653	51,653	---

The Project will include the installation of new domestic water, fire protection, sanitary sewer, gas, electric and telecommunications utility service connections to service the new building. Refer to Site Utility Plan and Blackstone Street Utility Plan (C1.00 and C1.01) for the proposed utility connections.

The Project will also include a stormwater management system to mitigate the potential environmental impact of the proposed Project. The stormwater management system is designed using Best Management Practices (BMPs) to meet and exceed the MassDEP Stormwater Management Standards and BWSC standards via an stormwater storage tank inside the new building and groundwater recharge wells in the Blackstone Street sidewalk. Refer to the Stormwater Report in Appendix C for additional information on the stormwater management system. Due to the change in land use, the entire Site will be building roof, pedestrian sidewalks and paved roadway. The Private Site will collect stormwater runoff from the building roof and route it to the stormwater storage tank to pump to the groundwater recharge wells to promote groundwater infiltration. Overflows from the tank will be routed to the BWSC drainage system. Refer to sheets C1.00 and C1.01 for the proposed private site stormwater management system.

The reconstruction of Blackstone Street, the Public Way, will include the installation of new deep sump hooded double catch basins and drywells to provide stormwater pretreatment and recharge.

The Project will also include the construction of new public way cement concrete sidewalks on John F. Fitzgerald Surface Road, North Street, Blackstone Street, and Hanover Street adjacent to the Site. The John F. Fitzgerald Surface Road and north Street sidewalks will have street trees in raised planter beds and tree pits to help reduce stormwater runoff, promote infiltration, and add vegetation to the surrounding site.

4.0 WETLAND RESOURCE AREA IMPACTS

The impact of the proposed Project on jurisdictional resources was limited to the maximum extent practicable. The portion of the proposed work within jurisdictional resource areas includes approximately 9,180 square feet in the FEMA Flood Zone AE, which includes both a small area of the private site and a portion of Blackstone Street.

5.0 PROPOSED MITIGATION MEASURES

5.1 Construction Period Erosion and Sedimentation Controls

Erosion and sedimentation controls are proposed to reduce the construction-related impacts of the Project on the adjacent resource area. Control measures will include, but are not limited to, minimizing land disturbance, providing temporary stabilization and covers, installing perimeter controls and providing stormwater inlet protection (silt sack and silt socks). The contractor will be required to do inspections of all controls regularly to ensure that the controls are working properly. The contractor shall clean and reinstall any control that needs to be cleaned or replaced. Additionally, the contractor will clean/flush the entire stormwater management system prior to final acceptance by the owner.

The proposed project will disturb more than one acre of land, which requires the filing of a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction General Permit. To apply for coverage under this General Permit, a Notice of Intent will be submitted to the U.S. Environmental Protection Agency prior to the commencement of construction by the Contractor. The NPDES Notice of Intent requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction activities, which will be submitted to the Conservation Commission and the DEP prior to construction by the Contractor. The SWPPP is a detailed erosion and sediment control plan that indicates the structural and non-structural erosion and sediment controls that will be employed, as appropriate, to control erosion on the construction site.

5.2 Long-Term Pollution Prevention

A Long-Term Pollution Prevention for the Blackstone Street public way will be maintained by the BWSC. A Long-Term Pollution Prevention Plan has been prepared in compliance with the Standards 4 and 9 of the 2008 Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards, for the Private Site which require provisions for the following:

- Good Housekeeping
- Storing materials and waste products inside or under cover
- Routine inspections of stormwater best management practices
- Spill prevention and response
- Proper management of deicing chemicals and snow

6.0 PROTECTION OF THE INTERESTS OF THE WETLANDS PROTECTION ACT

The Wetlands Protection Act regulates Wetland Resource Areas in order to contribute to the following interests:

- Protection of Public and Private Water Supply
- Protection of Groundwater Supply
- Flood Control
- Storm Damage Prevention
- Prevention of Pollution
- Protection of Land Containing Shellfish
- Protection of Fisheries
- Protection of Wildlife Habitat

By installing stormwater best management practices on the project site, and long-term implementation of source control measures, the Project will protect the interests of the Wetlands Protection Act, including protection of private/public water supply, protection of groundwater supply, providing flood

control, prevention of storm damage, and prevention of pollution. The other interests, which pertain to the protection of wildlife habitat, fish and shellfish, are not relevant to the Project Site.

7.0 CONCLUSION

On behalf of the Applicant, Haymarket Parcel 9 Investor, LLC, Nitsch Engineering is filing the enclosed Notice of Intent (NOI) with the City of Boston Conservation Commission for the proposed improvements at Parcel 9 and Blackstone Street. This NOI report and associated appendices provide a description of the design details and regulatory compliance in accordance with the pertinent Wetland Statutes and Regulations. The Applicant seeks an Order of Conditions approving the project as proposed.

ATTACHMENT C

STORMWATER REPORT (Under separate cover)

Including the *Long-Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan*

ATTACHMENT D
CERTIFIED ABUTTERS LIST

Abutter Notification
Affidavit of Service
City of Boston Abutters List

February 21, 2018

Abutters to
Parcel 9 & Blackstone Street
Boston, MA

RE: Nitsch #10220.6
Parcel 9, Blackstone Street
Boston, MA 02109

Dear Abutter/Interested Party:

Haymarket Parcel 9 Investor, LLC (the applicant) has filed a Notice of Intent (NOI) under the Massachusetts Wetlands Protection Act for the proposed reconstruction project at Parcel 9 and Blackstone Street in the Downtown Boston. The Massachusetts Wetlands Protection Act requires notification of abutters within 100 feet of the project site for an NOI.

Copies of the NOI can be reviewed at the City of Boston Conservation Commission office during the regular Conservation Commission office hours.

The attached enclosure contains the information required for abutter notification by the Massachusetts Wetlands Protection Act.

The Boston Conservation Commission has scheduled a public hearing for the project on March 7, 2018 at 6:00 pm at Boston City Hall, Piemonte Room, 5th floor, subject to change. Please check the Boston Conservation Commission website to confirm the hearing date, time, and agenda items at:

<https://www.boston.gov/environment-and-energy/protecting-bostons-wetlands>

Very truly yours,

Nitsch Engineering, Inc.



Deborah M. Danik, PE, CPESC, LEED AP BD+C
Project Manager

Q:\10220.6 Parcel 9 2017\Civil\Project Data\Conservation Commission\Abutters List\10220.6-Abutter Notification Cover.doc

**NOTIFICATION TO ABUTTERS
UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the Applicant is Haymarket Parcel 9 Investor, LLC.
- B. The Applicant has filed a Notice of Intent with the Boston Conservation Commission to remove, fill, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40).

The project includes the construction of a new hotel building and reconstruction of Blackstone Street, located within Land Subject to Coastal Storm Flowage (otherwise known as the 100-year flood plain).

- C. The location of the proposed activity is Parcel 9 & Blackstone Street, Boston, MA 02109.
- D. Copies of the Notice of Intent may be examined at the Boston Conservation Commission (Boston City Hall, 1 City Hall Square, Boston, MA) between the hours of 9:00 am and 4:00 pm, Monday through Friday.
- E. Copies of the Notice of Intent may be obtained from the applicant's representative. Please contact Deborah M. Danik at Nitsch Engineering, Inc. at (617) 338-0063 between 9:00 am and 5:00 pm, Monday through Friday.
- F. Information regarding the date, time, and place of the Public Hearing may be obtained from the Boston Conservation Commission by calling 617-635-3850 between the hours 9:00 am and 4:00 pm, Monday through Friday.

The Public Hearing for the proposed project will be held during the Boston Conservation Commission meeting on Wednesday, March 7th at 6:00 pm, at Boston City Hall in the Piemonte Room, 5th Floor, subject to change. Check the Boston Conservation Commission's website to confirm hearing date, time and agenda items at: <https://www.boston.gov/environment-and-energy/protecting-bostons-wetlands>

- NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in *Boston Herald*.
- NOTE: Notice of the public hearing, including its date, time, and place, will be posted on the Boston Conservation Commission website:
<https://www.boston.gov/environment-and-energy/protecting-bostons-wetlands>
no less than forty-eight (48) hours in advance.
- NOTE: You may contact the nearest Department of Environmental Protection Regional office for more information about this application or the Wetlands Protection Act. To contact DEP, call:
Northeast Region: 978-661-7600

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

I, Deborah M. Danik, P.E., hereby certify under the pains and penalties that at least one week prior to the public hearing I will give notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP guide to Abutter Notification dated April 8, 1994, in connection to the following matter:

Submission of a Notice of Intent to the Boston Conservation Commission for the work associated with the proposed redevelopment project located at Parcel 9 and Blackstone Street in Downtown Boston will be filed on February 21, 2018. The project includes the construction of a new hotel building on a site within Land Subject to Coastal Storm Flowage (otherwise known as the 100-year flood plain).

The form of notification and the list of abutters to whom it was given is attached to the Affidavit of Service.

Deborah M. Danik

Name

02/20/18

Date

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
302573001	BOSTON PUBLIC MARKET		12 MARSHALL ST	BOSTON MA	02108	136 BLACKSTONE ST	BOSTON	02109
302573002	BOSTON PUBLIC MARKET		12 MARSHALL ST	BOSTON MA	02108	136 BLACKSTONE ST	BOSTON	02109
302573000	MASSACHUSETTS TURNPIKE		136 BLACKSTONE ST	BOSTON MA	02109	136 BLACKSTONE ST	BOSTON	02109
303339000	BLACKSTONE PROPERTY LLC	C/O WARD & ASSOCIATES	21 OAK SQUARE AVENUE	BRIGHTON MA	02135	106 BLACKSTONE ST	BOSTON	02109
303324000	MASSACHUSETTS TURNPIKE		BLACKSTONE ST	BOSTON MA	02109	BLACKSTONE ST	BOSTON	02109
303338000	DP FANEUIL HALL RE	C/O PHILIP DE NORMANDIE	12 MARSHALL ST	BOSTON MA	02109	112 BLACKSTONE ST	BOSTON	02109
303346000	SWARTZ JAMES A TS	C/O JAMES A SWARTZ TS	10A MARSHALL ST	BOSTON MA	02108	10 MARSHALL ST	BOSTON	02108
303340000	BLACKSTONE PROPERTY LLC	C/O WARD & ASSOCIATES	21 OAK SQUARE AVENUE	BRIGHTON MA	02135	100 BLACKSTONE ST	BOSTON	02109
303344000	DENORMANDIE PHILIP Y TRST		12 MARSHALL ST	BOSTON MA	02108	CREEK SQ	BOSTON	02109
303343000	BOSTONIAN HOTEL ASSOCS LPS	C/O MARVIN F POER & COMPANYY	3520 PIEDMONT RD NE STE 410	ATLANTA GA	30305	CREEK SQ	BOSTON	02109
303345000	DENORMANDIE PHILIP Y TRST		12 MARSHALL ST	BOSTON MA	02108	CREEK SQ	BOSTON	02109
303409000	FPG DS OWNER ONE LLC	C/O FPG DS OWNER ONE LLC	45 MAIN ST STE 800	BROOKLYN NY	11201	20 CLINTON ST	BOSTON	02109
303430000	MASSACHUSETTS DEPARTMENT OF		KEELAND ST	BOSTON MA	02111	KNEELAND ST	BOSTON	02111
303308000	MASSACHUSETTS TURNPIKE		HANOVER ST	BOSTON MA	02113	HANOVER ST	BOSTON	02113
303365000	BOSTONIAN HOTEL ASSOCS LPS	C/O MARVIN F POER & COMPANYY	3520 PIEDMONT RD NE STE 410	ATLANTA GA	30305	54 BLACKSTONE ST	BOSTON	02109
303337000	IBRAHAM ABDO	C/O ADAM TRAVEL SERVICES	7 MARSHALL ST STE 2	BOSTON MA	02108	7 MARSHALL ST	BOSTON	02108
303341000	DENORMANDIE PHILIP Y	C/O PHILIP Y DENORMANDIE	12 MARSHALL ST	BOSTON MA	02108	88 BLACKSTONE ST	BOSTON	02109
303342000	DENORMANDIE PHILIP Y		12 MARSHALL ST	BOSTON MA	02108	72 BLACKSTONE ST	BOSTON	02109

FIGURES

Figure 1 – USGS Locus Map

Figure 2 – Aerial Locus Map

Figure 3 – Natural Heritage and Endangered Species Program Map

Figure 4 – FEMA Flood Map

Figure 5 – NRCS Soils Map

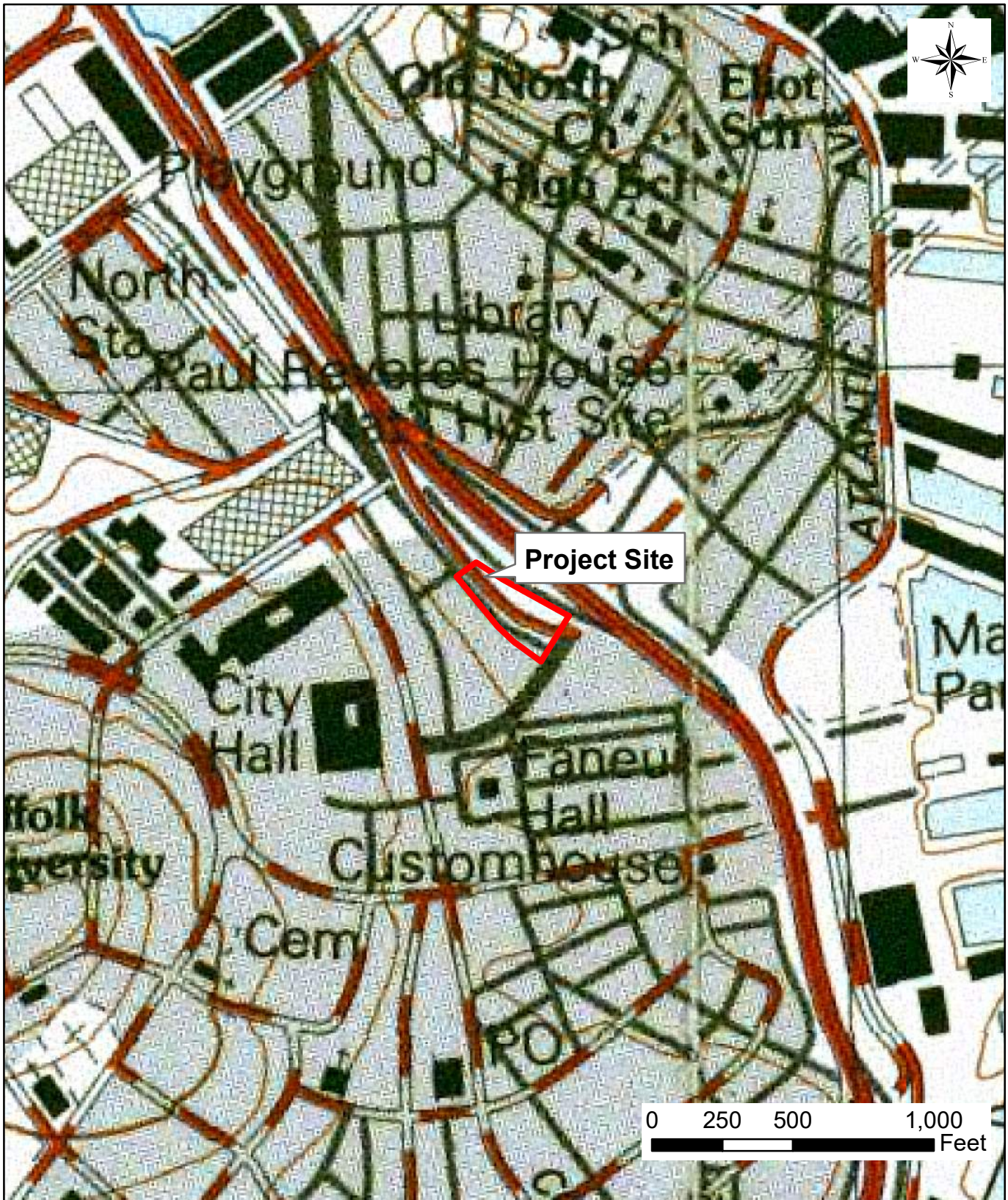


Figure 1: USGS Locus Map

Parcel 9
Boston, MA



Figure 2: Aerial Locus Map
 Parcel 9
 Boston, MA






Figure 3: Natural Heritage and Endangered Species Program Map

Parcel 9

Boston, MA

Legend

-  NHESP Natural Communities
-  NHESP Priority Habitats of Rare Species
-  NHESP Estimated Habitats of Rare Wildlife

Data Source: MassGIS
Nitsch Project #10220.6





MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0081J

FIRM FLOOD INSURANCE RATE MAP SUFFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)

PANEL 81 OF 176
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER 250286
CITY OF BOSTON, PANEL 0081
SUFFIX J

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
25025C0081J
MAP REVISED
MARCH 16, 2016
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

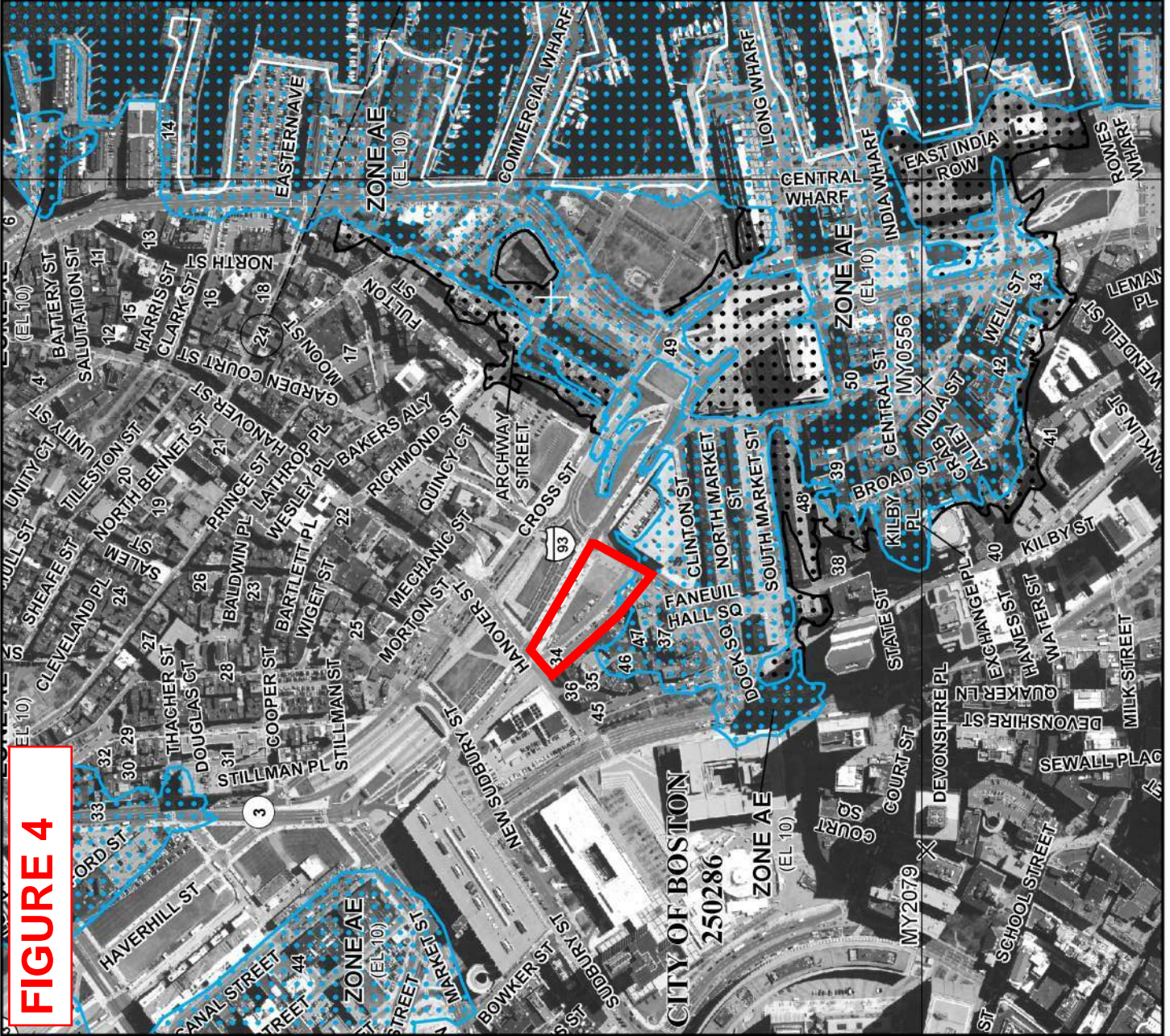
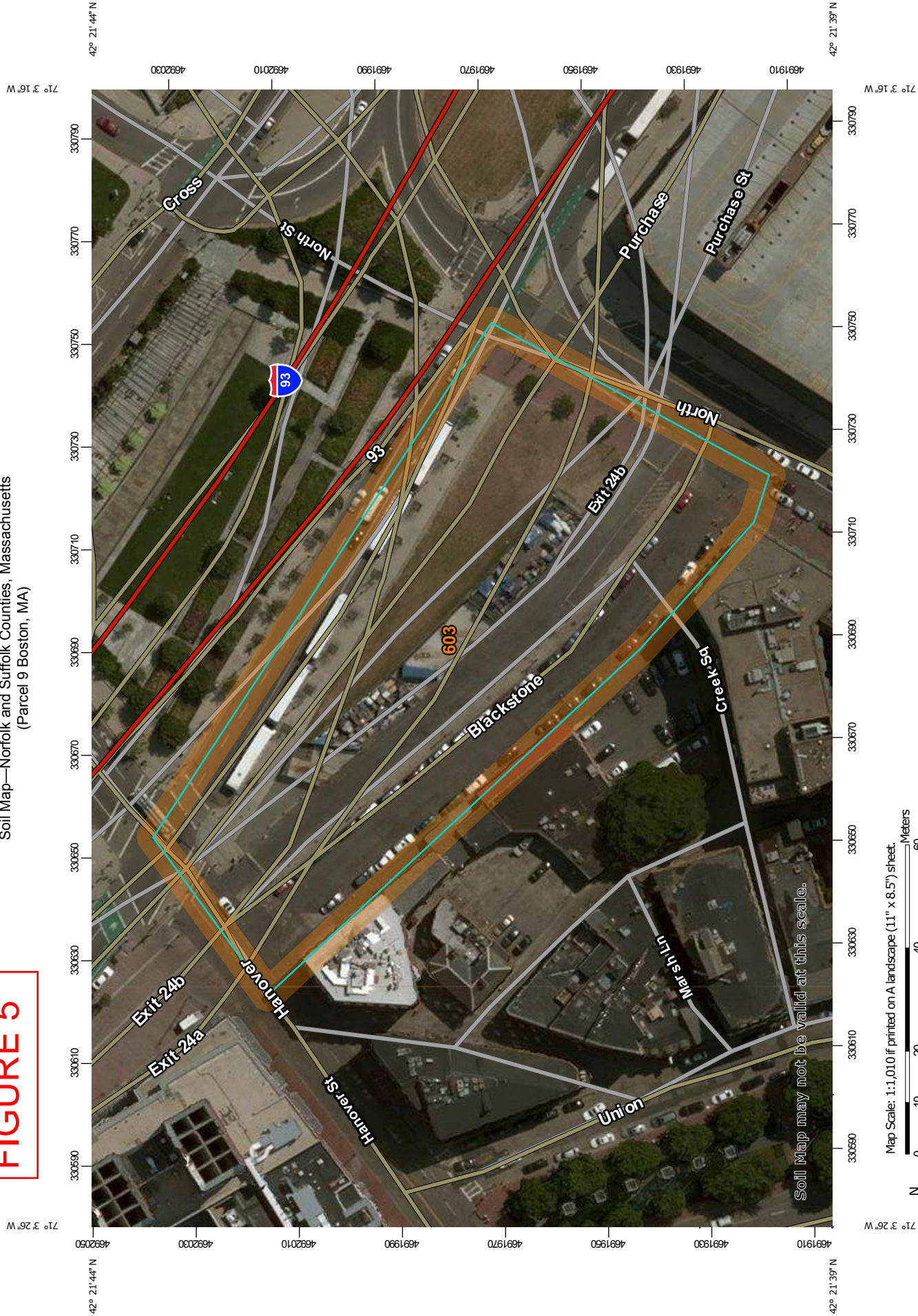


FIGURE 4

FIGURE 5

Soil Map—Norfolk and Suffolk Counties, Massachusetts
(Parcel 9 Boston, MA)



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
603	Urban land, wet substratum, 0 to 3 percent slopes	1.7	100.0%
Totals for Area of Interest		1.7	100.0%