

ATTACHMENT A – PROJECT DESCRIPTION
Proposed Foundation Repairs at the World Trade Center

This summary outlines the proposed project activities, existing conditions, anticipated impacts and mitigation measures to ensure that the proposed project minimizes impacts on wetland resource areas.

1.0 PROJECT PURPOSE AND NEED

The proposed project involves making repairs to the existing deteriorated timber piles under the head house, as well as, to the underside of the reinforced concrete apron at 162-188 Seaport Blvd, Boston, MA. The timber pile repairs will consist of either removing the deteriorated portions and posting them with steel posts and then encapsulating them in concrete or for piles with less deterioration directly encasing them in a concrete jacket. For the pile clusters, the whole cluster will be encased in a concrete jacket. Similar repairs have been done over the life of the structure. Additionally, there are a few areas along the underside of the concrete apron that require repairing; including cracks and surface spalls. The spall repairs will be made by chipping and removing unsound concrete and exposed reinforcing steel and repairing the areas with new salt water tolerant concrete. The crack repairs will consist of chipping and removing unsound concrete and installing an approved crack injection system. In addition, new anodes will be installed on several existing caissons to replace the existing anode that is spent, and one caisson will receive a patch plate to repair a hole in it.

2.0 ANTICIPATED IMPACTS AND MITIGATION MEASURES

Resource Areas and Anticipated Impacts

Designated Port Area

A Designated Port Area means those areas designated in 301 CMR 25.00: Designation of Port Areas. The proposed project will affect the concrete apron which is located above Mean High Water within a Designated Port Area. Under section 310 CMR 26.00, when land under the ocean in designated port areas is found to be significant to the protection of marine fisheries, storm damage, prevention of flood control, 310 CMR 10.26 (3) and (4) shall apply.

There will be no permanent alterations to the land under the ocean within the designated port area as part of this project. The proposed repairs will be made within the same footprint of the building and surrounding concrete apron and will not change the overall footprint of the structure. The concrete repairs will be above Mean High Water and any impacts to the harbor/resource area will be temporary in nature. Any demolition and/or construction debris will be collected and removed from the resource area daily. Thus there should be no adverse effects on the land under the ocean within the designated port area.

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Coastal Banks

A Coastal Bank means the seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of land subject to tidal action or other wetland. The head house is located inshore of a steel bulkhead which is considered a manmade coastal bank and is significant to storm damage prevention or flood control because it is a vertical buffer to storm waters, thus the repairs performed inshore of the bulkhead will be subject 310 CMR 10.30, more specifically 10.30 (6) through (8).

The timber piles are inshore of the coastal bank and the repairs will be completed during low tide in the dry. The repairs will not significantly affect the coastal bank since they will have no adverse effects on the stability of the coastal bank. Additionally, the project site is not located within an estimated habitat of rare wildlife so it will not adversely affect this resource area.

Land Under the Ocean

Land Under the Ocean means land extending from the mean low water line seaward to the boundary of the municipality's jurisdiction and includes land under estuaries. The repairs to the concrete apron and head house piles will not permanently alter LUO since the proposed work is being performed above the mean low water line.

Mitigation Measures

One of the proposed mitigation measures to reduce impacts due to the construction activities will be to have the Contractor deploy a floating debris boom around the proposed repair areas. This will prevent dispersal of debris material during construction work from migrating into the harbor. Additionally, the contractor shall be required to have hazardous materials spill prevention and clean up kits available on site for any waterborne equipment.

It is anticipated that the contractor will stage the construction, including all equipment and materials, from a work barge that will be temporarily moored with spud piles. We anticipate the contractor will use small work floats and a work skiff to stage the repairs and will remove all construction debris from the resource areas on a daily basis.

At the completion of the project, all construction equipment, material, and debris will be removed from the site.

Floodplain

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the city of Boston FEMA Community Panel 25025C0081J was reviewed. As per review of the FIRM map, the project is located in Zone AE (EL. 11.0) of this resource area.

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3.0 FEE EXPLANATION

The proposed work is classified as work on a pier and therefore is *Category 5*. The category 5 pricing is based on the linear feet of the pier. The price per foot is \$4. The area that is to be repaired is 210 linear feet. This means the fee is $\$4 \times 210' = \840.00 . The state fee is figured by dividing the total feel by 2 and subtracting \$12.50, which is \$407.50.

The Boston Conservation Commission does not accept the municipal portion of the NOI fee, they use a separate fee structure. The fee is determined by taking 0.075% of the fair project cost but not more than \$1500. The municipal fee is then equal to \$1500.

ATTACHMENT B – NOTIFICATION TO ABUTTERS & AFFIDAVIT OF SERVICE
Proposed Foundation Repairs at 162-188 Seaport Boulevard

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetland Protection Act

(to be submitted to the Massachusetts Department of Environmental Protection
and the Conservation Commission when filing a Notice of Intent)

I, Rebecca Porter Skalaski, hereby certify under the pains and penalties of perjury that on January 17, 2018 I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in conjunction with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by Pembroke Real Estate with the Boston Conservation Commission on January 17, 2018 for the property located at 162-188 Seaport Boulevard, Boston, MA 02210.

The form of the notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of service.

Rebecca Porter Skalaski
NAME

January 17, 2018
DATE

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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:

Pembroke Real Estate has filed a Notice of Intent with the Boston Conservation Commission seeking permission to perform repairs to the existing timber foundation piles beneath the head house at 162-188 Seaport Boulevard, Boston, MA. The project will consist of making repairs to the existing deteriorated timber piles under the head house, as well as, making repairs to select areas of the underside of the reinforced concrete apron and steel caissons. The address of the lot where the activity is proposed is 162-188 Seaport Boulevard, Boston, MA.

Copies of this notice of intent may be viewed at the Boston Conservation Commission, Boston City Hall, Room 709 between the hours of 9 am – 4 pm, Monday through Friday. For more information, please contact the Boston Conservation Commission at (617) 635-3850.

A public hearing will take place at 6 pm on February 7, 2018 at Boston City Hall, 1 City Hall Square in the Piemonte Room, 5th floor. Notice of the public hearing, including its date, time and place, will be published at least five days in advance in the Boston Herald Newspaper or can be found online at <https://www.boston.gov/public-notices>.

If you have any questions pertaining to this application please contact the Boston Conservation Commission at (617) 635-3850 or you may contact the nearest Department of Environmental Protection Regional Office at 978-694-3200.

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Parcel No.	Property Address	Owner Name	Owner Address1	Owner Address2
0602671065	140 Northern Ave Boston, MA 02210	One-40 Northern Avenue LLC	125 High Street, 8 th Floor	Boston, MA 02110
0602671055	130 Northern Ave Boston, MA 02210	One-30 Northern Avenue LLC	125 High Street, 8 th Floor	Boston, MA 02110
0602641050	142 Northern Ave Boston, MA 02210	Pier 4 LLC	1745 Shea Center Drive, Suite #200	Highlands Ranch, CO 80129
0602673147	280 Northern Ave Boston, MA 02210	Massachusetts Port Authority	1 Harborside Drive, Suite #200S	East Boston, MA 02128
0602678025	2 Seaport Ln Boston, MA 02210	Massachusetts Port Authority	1 Harborside Drive, Suite #200S	East Boston, MA 02128
0602671105	146 Seaport Blvd Boston, MA 02210	Cronin Holdings LP	250 Northern Ave, Suite #400	Boston, MA 02210
0602671115	148 Northern Ave Boston, MA 02210	Cronin Holdings LP	250 Northern Ave, Suite #400	Boston, MA 02210
0602671120	150 Seaport Blvd Boston, MA 02210	Cronin Holdings LP	250 Northern Ave, Suite #400	Boston, MA 02210
0602677010	155 Seaport Blvd Boston, MA 02210	Commonwealth Flats West	155 Seaport Blvd	Boston, MA 02210
0602679010	1 Seaport Ln Boston, MA 02210	Commonwealth Flats Hotel	1 Seaport Ln	Boston, MA 02210