
NOTICE OF INTENT

L Street Station Redevelopment: Seawall Construction

776-834 Summer Street
Boston, Massachusetts

PREPARED FOR

HRP 776 Summer Street, LLC
c/o Hilco Redevelopment Partners
99 Summer Street, Suite 1110
Boston, MA 02110

PREPARED BY



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

April 20, 2022



April 20, 2022

Ref: 13656.02

Nicholas Moreno, Executive Director
Boston Conservation Commission
1 City Hall Square
Room 709
Boston, MA 02201
c/o Kate Oetheimer, Conservation Assistant

RE: Notice of Intent: L Street Station Redevelopment Seawall Construction

Dear Executive Director Moreno and Commissioners,

On behalf of the Applicant, HRP 776 Summer Street LLC, Vanasse Hangen Brustlin, Inc. (VHB) is submitting the enclosed Notice of Intent (NOI) for proposed seawall reconstruction (the Seawall Project) as part of a larger Master Plan redevelopment at 776-834 Summer Street in Boston, Massachusetts (the Project Site). This application is being filed under the Massachusetts Wetlands Protection Act (WPA) (MGL c.131, §40) and its implementing regulations (310 CMR 10.00) and the requirements of the Boston Wetlands Ordinance (BWO) and associated regulations.

The seawall reconstruction includes a proposed new, elevated seawall along the Project Site to replace the existing deteriorated structures. This work will also include supplementing existing riprap in tidal areas, extending the existing stormwater outfalls, and placing fill landward of the seawall (as an interim condition) for resiliency grading purposes.

In compliance with the BWO, notification regarding this NOI to abutters within 300 feet of the Project Site has been made by certified return receipt mail. A copy of the abutter notification form and a list of abutters are enclosed as part of the NOI.

As required, a check made payable to the Commonwealth of Massachusetts in the amount \$987.50 has been sent directly to the DEP Lock Box for payment of the state's share of this filing fee. Checks made payable to the City of Boston in the amount of \$1,500.00 and \$2,636.00 for the local portion of the WPA fee and BWO fee, respectively, are enclosed.

Boston Conservation Commission
April 20, 2022
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Please advertise this matter for public hearing at the Commission's next scheduled meeting. Should you have any questions concerning this submittal, or require additional information please contact me at 617-607-6112 or lilaich@vhb.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Laura Laich".

Laura Laich
Senior Environmental Scientist

cc: HRP 776 Summer Street, LLC
DEP Northeast Regional Office



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Notice of Intent Forms

- › WPA Form 3
- › Fee Transmittal Form
- › Boston Notice of Intent Form
- › Copy of Filing Fee Checks
- › Proof of Mailing to Division of Marine Fisheries

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 #:1357980
City/Town:BOSTON

A.General Information

1. Project Location:

a. Street Address	776-834 SUMMER STREET		
b. City/Town	BOSTON	c. Zip Code	02127
d. Latitude	42.33966N	e. Longitude	71.03530W
f. Map/Plat #	N/A	g.Parcel/Lot #	0603406060

2. Applicant:

Individual Organization

a. First Name	MELISSA	b.Last Name	SCHROCK		
c. Organization	HRP 776 SUMMER STREET LLC				
d. Mailing Address	99 SUMMER STREET, SUITE 1110				
e. City/Town	BOSTON	f. State	MA	g. Zip Code	02127
h. Phone Number	857-756-7885	i. Fax		j. Email	mschrock@hilcoglobal.com

3. Property Owner:

more than one owner

a. First Name	ANNE	b. Last Name	GARR		
c. Organization	HRP 776 SUMMER STREET LLC				
d. Mailing Address	99 SUMMER STREET, SUITE 1110				
e. City/Town	BOSTON	f.State	MA	g. Zip Code	02127
h. Phone Number	312-283-4489	i. Fax		j.Email	

4.Representative:

a. First Name	LAURA	b. Last Name	LAICH		
c. Organization	VHB				
d. Mailing Address	101 WALNUT STREET				
e. City/Town	WATERTOWN	f. State	MA	g. Zip Code	
h.Phone Number	617-607-6112	i.Fax		j.Email	llaich@vhb.com

5.Total WPA Fee Paid (Automatically inserted from NOI Wetland Fee Transmittal Form):

a.Total Fee Paid	2,000.00	b.State Fee Paid	987.50	c.City/Town Fee Paid	1,012.50
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6.General Project Description:

THE PROJECT PROPOSES THE RECONSTRUCTION OF THE EXISTING SEAWALL LOCATED AT 776-834 SUMMER STREET, SOUTH BOSTON. THE PROJECT WILL INCLUDE LANDSIDE REGRADING AND EXTENSION OF THE EXISTING STORMWATER OUTFALLS.

7a.Project Type:

- | | |
|---|--|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input checked="" type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

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7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project:
 2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
SUFFOLK	DEED	56032	129

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
---------------	-----------------------------	-------------------------------

a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
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b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
---	----------------	----------------

c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
--	----------------	----------------

	3. cubic yards dredged	
--	------------------------	--

d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
--	----------------	----------------

	3. cubic feet of flood storage lost	4. cubic feet replaced
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e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
---	----------------	--

	2. cubic feet of flood storage lost	3. cubic feet replaced
--	-------------------------------------	------------------------

f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if any)	
---	------------------------------	--

2. Width of Riverfront Area (check one)
- 25 ft. - Designated Densely Developed Areas only
 - 100 ft. - New agricultural projects only
 - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project _____ square feet

4. Proposed Alteration of the Riverfront Area:

- a. total square feet b. square feet within 100 ft. c. square feet between 100 ft.

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and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3.Coastal Resource Areas: (See 310 CMR 10.25 - 10.35)

Resource Area Size of Proposed Alteration Proposed Replacement (if any)

a. <input checked="" type="checkbox"/> Designated Port Areas	Indicate size under	Land under the ocean below,
b. <input checked="" type="checkbox"/> Land Under the Ocean	1924 1. square feet 0 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. <input checked="" type="checkbox"/> Coastal Banks	659 1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	20796 1. square feet	

4.Restoration/Enhancement

Restoration/Replacement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
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City/Town:BOSTON

Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. Yes No

If yes, include proof of mailing or hand delivery of NOI to:
Natural Heritage and Endangered Species
Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

1. Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. Assessor's Map or right-of-way plan of site

3. Project plans for entire project site, including wetland resource areas and areas outside of wetland jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

a. Project description (including description of impacts outside of wetland resource area & buffer zone)

b. Photographs representative of the site

c. MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

d. Vegetation cover type map of site

e. Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

a. NHESP Tracking Number

□ **Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

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

Provided by MassDEP:

MassDEP File #:

eDEP Transaction #:1357980

City/Town:BOSTON

b. Date submitted to NHESP

3. Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?

a. Not applicable - project is in inland resource area only

b. Yes No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. Yes No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. Yes No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. Yes No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol.2, Chapter 3)

2. A portion of the site constitutes redevelopment

3. Proprietary BMPs are included in the Stormwater Management System

b. No, Explain why the project is exempt:

1. Single Family Home

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:
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City/Town:BOSTON

- 2. Emergency Road Repair
- 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department by regular mail delivery.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s). Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

776 SUMMER STREET	VHB/CHILDS	JOSEPH		
SEAWALL	ENGINEERING	CAPPELLINO/CHARLIE	4/20/2022	
RECONSTRUCTION		ROBERTS		

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form.
- 9. Attach Stormwater Report, if needed.

□ **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 #:1357980
City/Town:BOSTON

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

<u>371473</u>	<u>4/6/22</u>
2. Municipal Check Number	3. Check date
<u>371696</u>	<u>4/13/22</u>
4. State Check Number	5. Check date
<u>Vanasse Hangen Brustlin, Inc.</u>	
6. Payer name on check: First Name	7. Payer name on check: Last Name

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

 1. Signature of Applicant	Melissa Schrock, EVP
 3. Signature of Property Owner (if different)	Anne R. Garr, Authorized Signatory
 5. Signature of Representative (if any)	

<u>April 19, 2022</u>
2. Date
<u>April 19, 2022</u>
4. Date
<u>4-19-22</u>
6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

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 #:1357980
 City/Town: BOSTON

A. Applicant Information

1. Applicant:

a. First Name	MELISSA	b. Last Name	SCHROCK		
c. Organization	HRP 776 SUMMER STREET LLC				
d. Mailing Address	99 SUMMER STREET, SUITE 1110				
e. City/Town	BOSTON	f. State	MA	g. Zip Code	02127
h. Phone Number	8577567885	i. Fax		j. Email	mschrock@hilcoglobal.com

2. Property Owner: (if different)

a. First Name	ANNE	b. Last Name	GARR		
c. Organization	HRP 776 SUMMER STREET LLC				
d. Mailing Address	99 SUMMER STREET, SUITE 1110				
e. City/Town	BOSTON	f. State	MA	g. Zip Code	02127
h. Phone Number	3122834489	i. Fax		j. Email	

3. Project Location:

a. Street Address	776-834 SUMMER STREET	b. City/Town	BOSTON
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Are you exempted from Fee?

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
A.) WORK ON DOCKS, PIERS, REVETMENTS, DIKES, ETC. (COASTAL OR INLAND).	500	4.00		2000.00

City/Town share of filling fee	\$1,012.50	State share of filing fee	\$987.50	Total Project Fee	\$2,000.00
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5. Is any portion of the proposed project jurisdictional under the Massachusetts Wetlands Protection Act M.G.L. c. 131 §40?

- Yes No

If yes, please file the WPA Form 3 - Notice of Intent with this form

6. General Information

Proposed construction of an elevated seawall to replace the existing seawall along the
Reserved Channel.

7. Project Type Checklist

- a. Single Family Home
- b. Residential Subdivision
- c. Limited Project Driveway Crossing
- d. Commercial/Industrial
- e. Dock/Pier
- f. Utilities
- g. Coastal Engineering Structure
- h. Agriculture – cranberries, forestry
- i. Transportation
- j. Other

8. Property recorded at the Registry of Deeds

<u>Suffolk</u>	<u>129</u>
a. County	b. Page Number
<u>56032</u>	
c. Book	d. Certificate # (if registered land)

9. Total Fee Paid

<u>\$5,123.50</u>	<u>\$987.50</u>	<u>\$1500.00 + \$2,636.00</u>
a. Total Fee Paid	b. State Fee Paid	c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

Buffer Zone Only - Is the project located only in the Buffer Zone of a resource area protected by the Boston Wetlands Ordinance?

- Yes No

1. Coastal Resource Areas



<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Coastal Flood Resilience Zone	Square feet	Square feet	Square feet
<input checked="" type="checkbox"/> 25-foot Waterfront Area	18,980	16,943	
	Square feet	Square feet	Square feet
<input type="checkbox"/> 100-foot Salt Marsh Area			
	Square feet	Square feet	Square feet
<input type="checkbox"/> Riverfront Area			
	Square feet	Square feet	Square feet

2. Inland Resource Areas

<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Inland Flood Resilience Zone	Square feet	Square feet	Square feet
<input type="checkbox"/> Isolated Wetlands	Square feet	Square feet	Square feet
<input type="checkbox"/> Vernal Pool	Square feet	Square feet	Square feet
<input type="checkbox"/> Vernal Pool Habitat (vernal pool + 100 ft. upland area)	Square feet	Square feet	Square feet
<input type="checkbox"/> 25-foot Waterfront Area	Square feet	Square feet	Square feet
<input type="checkbox"/> Riverfront Area	Square feet	Square feet	Square feet

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

1. What other permits, variances, or approvals are required for the proposed activity described herein and what is the status of such permits, variances, or approvals?

MassDEP - Chapter 91 Approval - To be obtained prior to work

MassDEP - Water Quality Certification - To be obtained prior to work

US Army Corps of Engineers - Individual Permit - Submitted, under review

EEA - MEPA Review - Completed, Certificate (EEA #15692) issued May 14, 2021

EPA - NPDES Construction General Permit - Completed



2. Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to <http://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.

- Yes No

If yes, the project is subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18).

A. Submit Supplemental Information for Endangered Species Review

Percentage/acreage of property to be altered:

(1) within wetland Resource Area _____ percentage/acreage

(2) outside Resource Area _____ percentage/acreage

Assessor's Map or right-of-way plan of site

3. Is any portion of the proposed project within an Area of Critical Environmental Concern?

- Yes No

If yes, provide the name of the ACEC: _____

4. Is the proposed project subject to provisions of the Massachusetts Stormwater Management Standards?

Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.

Applying for a Low Impact Development (LID) site design credits

A portion of the site constitutes redevelopment

Proprietary BMPs are included in the Stormwater Management System

No. Check below & include a narrative as to why the project is exempt

Single-family house

Emergency road repair

Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

5. Is the proposed project subject to Boston Water and Sewer Commission Review?

- Yes No



D. SIGNATURES AND SUBMITTAL REQUIREMENTS

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.

Melissa Schrock, EVP

Signature of Applicant

April 19, 2022

Date

Anne R. Garr, Authorized Signatory

Signature of Property Owner (if different)

April 19, 2022

Date

Signature of Representative (if any)

4/19/22

Date

ORIGIN ID:OWDA (617) 924-1770
KLAIRE GUBLER
VANASSE HANGEN BRUSTLIN
101 WALNUT STREET

SHIP DATE: 20APR22
ACTWGT: 5.00 LB
CAD: 1133230/INET4460

WATERTOWN, MA 02472
UNITED STATES US

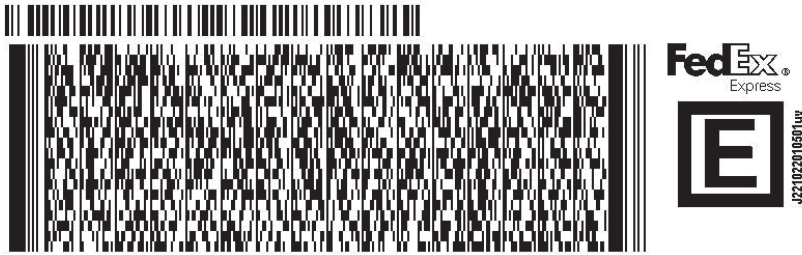
BILL SENDER

TO TAY EVANS
DIV OF MARINE FISHERIES NORTH
30 EMERSON AVE

56D.02BDF9JFE4A

GLOUCESTER MA 01930

(617) 924-1770 REF: 1365600
INV: PO: DEPT:

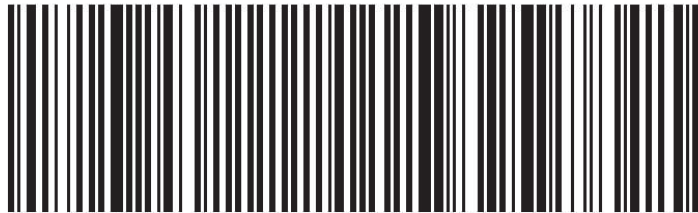


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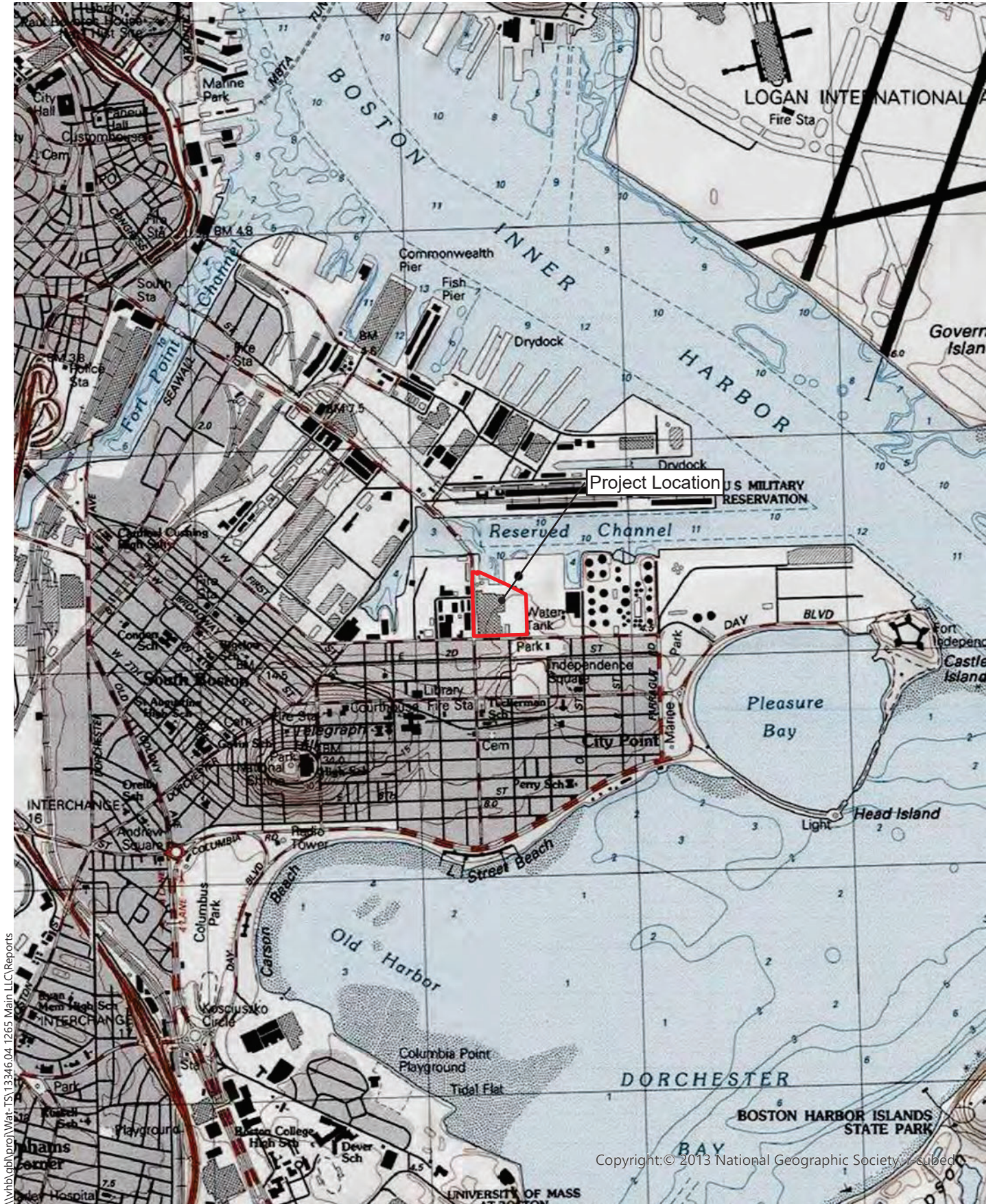
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Notice of Intent Figures

- › Figure 1 – USGS Locus Map
- › Figure 2 – Aerial Map
- › Figure 3 – NHESP Map
- › Figure 4 – FEMA FIRM
- › Figure 5 – Wetland Resource Area Map
- › Figure 6 – Conceptual Site Plan
- › Figure 7 – Waterfront Elevations Map



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L Street Station Redevelopment: Seawall Construction | Boston, MA

Figure 1 - USGS Locus Map
Source Info: USGS, MassGIS, VHB

Legend



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L Street Station Redevelopment: Seawall Construction | Boston, MA

Legend
 Site Boundary

Figure 2 - Aerial Map
Source Info: USGS, MassGIS, VHB



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Project Location

EH 948 PH 1241



L Street Station Redevelopment: Seawall Construction | Boston, MA

Legend

-  NHESP Priority Habitats of Rare Species - None Present
-  NHESP Estimated Habitats of Rare Wildlife - None Present



-  NHESP Potential Vernal Pools
-  NHESP Certified Vernal Pools

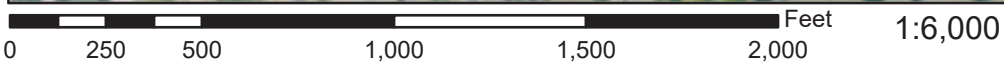
Figure 3 - NHESP Map

Source Info: USGS, MassGIS, VHB

National Flood Hazard Layer FIRMMette



71°2'23"W 42°20'35"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

71°1'46"W 42°20'8"N

Figure 4. FEMA FIRM

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

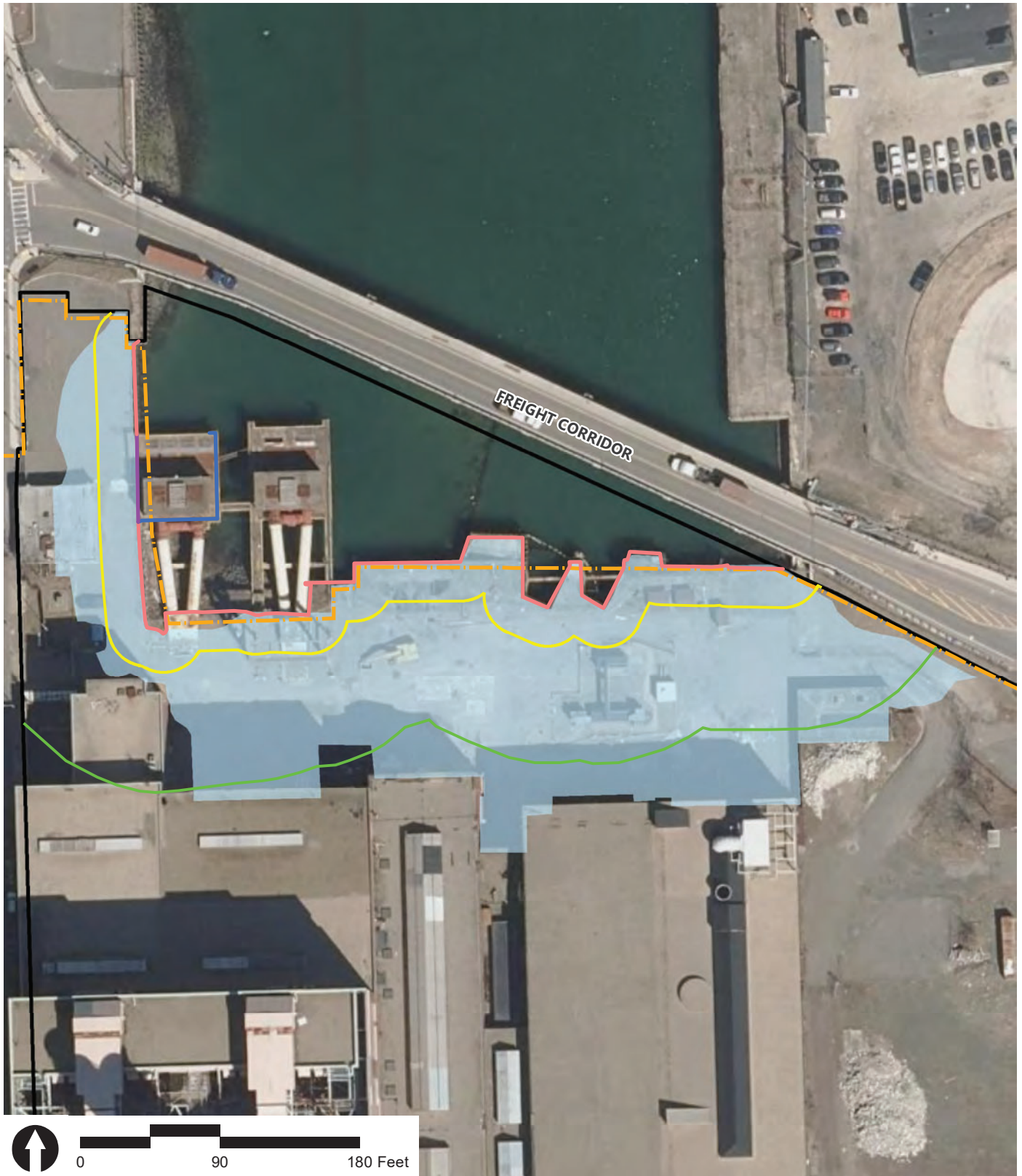


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/7/2021 at 12:34 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Source: MassGIS, VHB

Imagery: MassGIS Aerial 2019

- Site Boundary
- LSCSF (WPA + BWO)
- Approximate State/Local Coastal Bank
- Approximate State Coastal Bank
- Approximate Local Coastal Bank
- Waterfront Area (BWO)
- 100-foot Buffer to Coastal Bank (BWO)
- South Boston DPA Boundary (WPA + BWO)



Figure 5 - Wetland Resource Areas

**L Street Station Redevelopment -
Seawall Construction
Boston, Massachusetts**

Figure 6 - Conceptual Site Plan

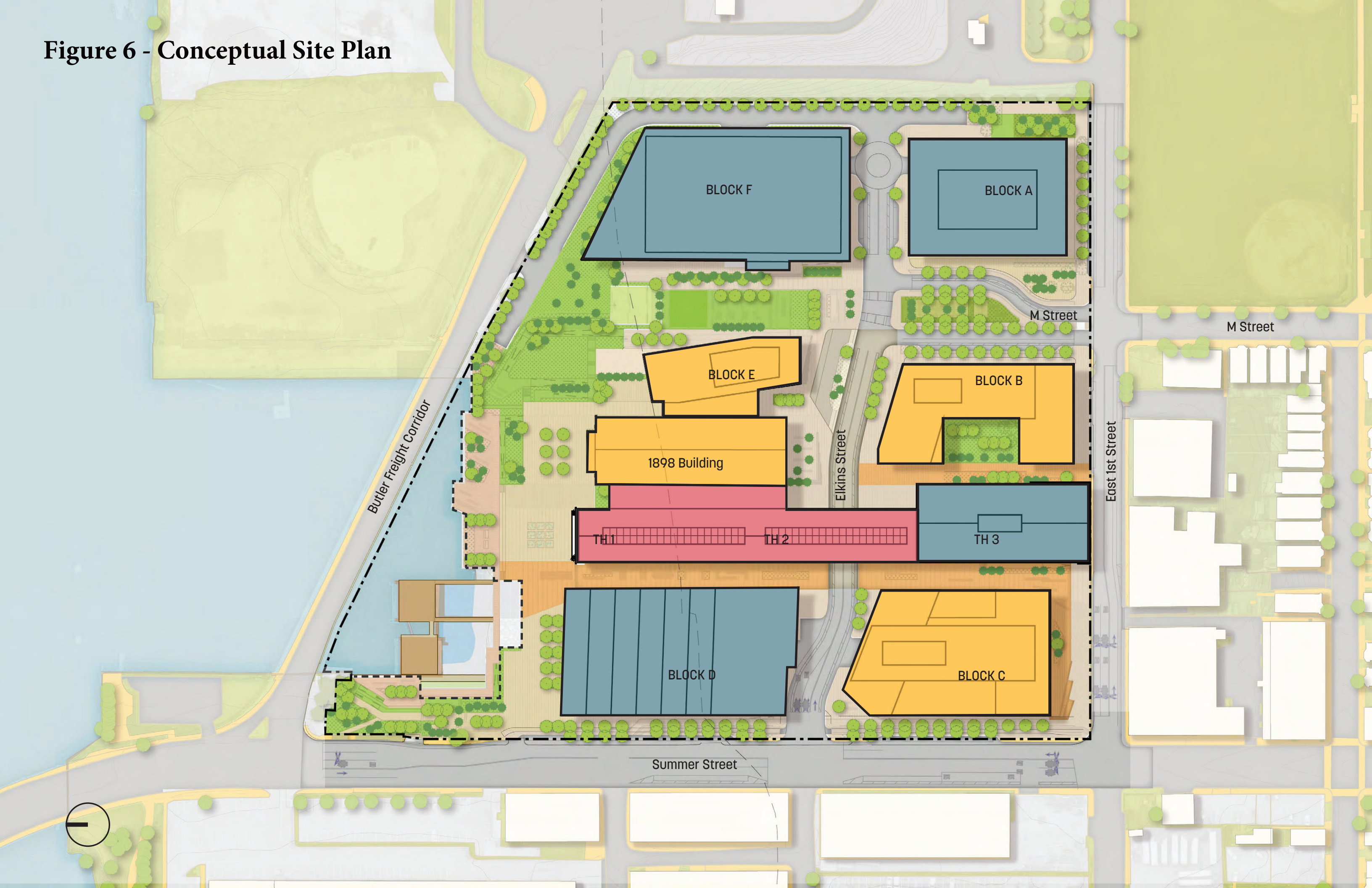
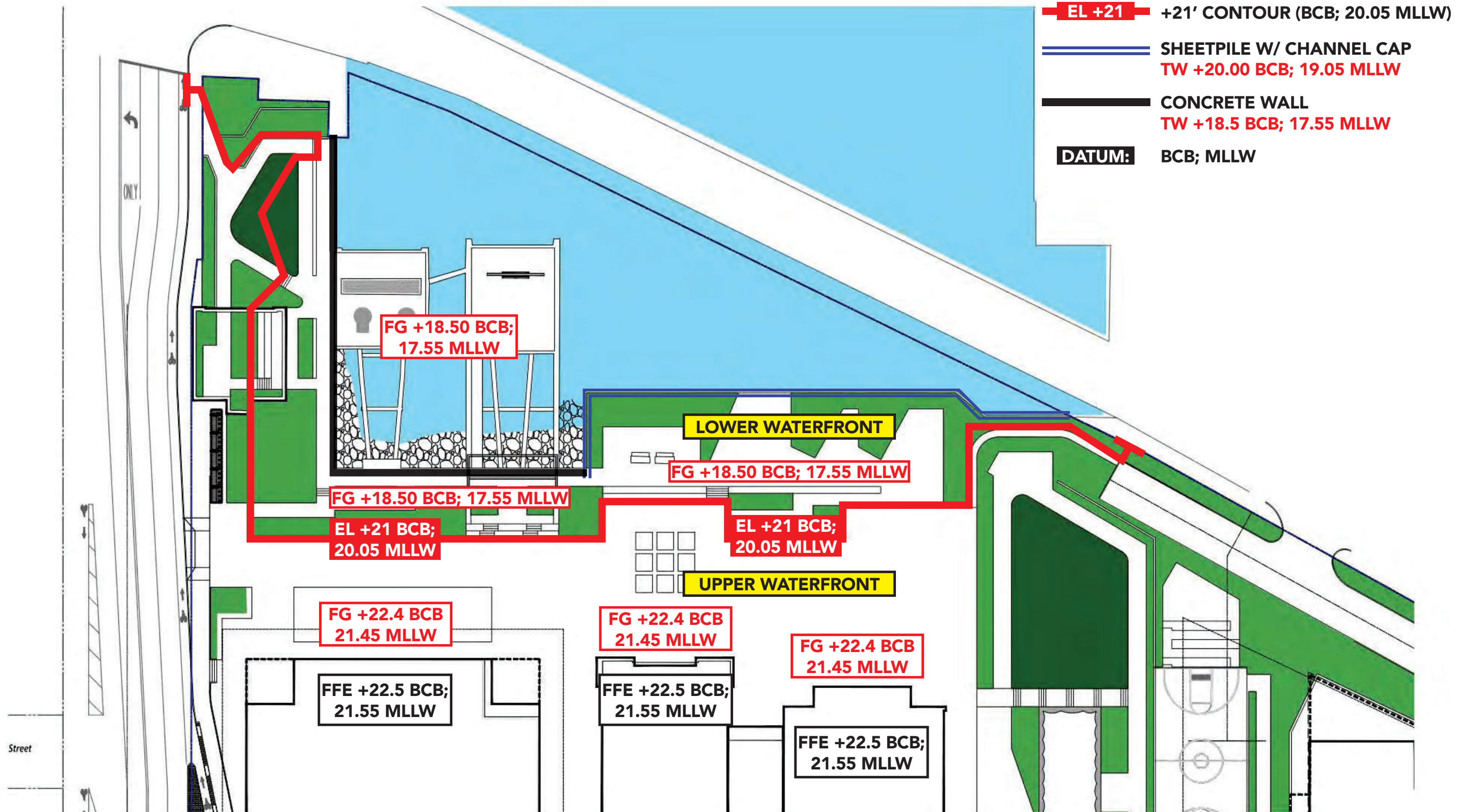


Figure 7: Waterfront Elevations



Attachment A

Notice of Intent Narrative

- › Introduction
- › Project Overview
- › Site Description
- › Wetland Resource Areas
- › Work Description
- › Mitigation Measures
- › Regulatory Compliance
- › Climate Resilience
- › Summary



Attachment A - Notice of Intent Narrative

This Notice of Intent (NOI) is submitted pursuant to the requirements of the Massachusetts Wetlands Protection Act (WPA) (MGL Chapter 131, Section 40) and its implementing regulations (310 CMR 10.00) and the requirements of the Boston Wetlands Ordinance (BWO) and associated regulations.

Introduction

HRP 776 Summer Street, LLC, an affiliate of Hilco Redevelopment Partners LLC and Redgate Capital Partners LLC (known together as the "Applicant"), is requesting that the Boston Conservation Commission (the Commission) issue an Order of Conditions (OOC) for proposed seawall reconstruction at 776-834 Summer Street, South Boston (the "Project Site") located along the Reserved Channel (see Figure 1).

The currently proposed work is part of the initial construction phase of the multi-phased redevelopment of the approximately 15.2-acre former Boston Edison L Street Power Station facility into a mixed-use and transit-oriented development program (the "Master Plan Project"). The Master Plan Project will transform the Project Site, currently an inaccessible site walled off from the South Boston community, into a public waterfront destination with approximately 5.7 acres of new public open space across the Project Site and approximately 1.68 million gross floor area of mixed-use development including new dining, retail, community, civic, housing, hospitality, and commercial uses. The Master Plan Project includes adaptive reuse of four of its most historically significant spaces including the three Edison Turbine Halls and the 1898 Turbine Hall, while also reactivating the derelict site through the introduction of new, modern buildings housing a mix of contemporary uses and creating a new pedestrian network along the Reserved Channel waterfront. The Master Plan Project will be developed in multiple phases spanning an estimated 7-10-year period.

Portions of the Project Site are at risk of increased flooding due to sea level rise and increased storm events. The shoreline is currently armored with a combination of metal sheeting, concrete piles, and wooden bulkheads which are in various states of disrepair. The seawall reconstruction portion of the Master Plan Project includes constructing a new, elevated seawall along the Project Site to replace the existing structures. This work (referred to as "the Seawall Project" and the subject of this NOI) will also include supplementing existing riprap in tidal areas, extending the existing stormwater outfalls,



and placing fill landward of the seawall (as an interim condition) for resiliency grading purposes and to prepare the Project Site for future improvements transforming the area adjacent to the seawall into public open space. The Applicant will return to the Commission to present future work and request OOCs for subsequent phases of the Master Plan Project including the creation of the waterfront open space and associated final grading, landscaping, and public/pedestrian accessways.

Portions of the Project Site contain coastal wetland resource areas under the jurisdiction of the WPA, including Land Under Ocean (LUO), Designated Port Area (DPA), Land Subject to Tidal Action (LSTA), Coastal Bank, and Land Subject to Coastal Storm Flowage (LSCSF). In addition, the BWO regulates a 25-foot Waterfront Area from the landward edge of Coastal Bank. The WPA and BWO regulate a 100-foot buffer zone to Coastal Bank.

The Seawall Project will result in unavoidable permanent impacts to resource areas on the Project Site as result of the seawall replacement and associated in-water activities. These include 656 linear feet (LF) of impacts to Coastal Bank, 1,942 square feet (SF) of impacts to LUO, 4,124 SF of impacts to LSTA, 20,796 SF of impacts to LSCSF, and 16,943 SF of impacts to the BWO-regulated Waterfront Area. In addition, the Seawall Project will reclaim approximately 470 SF of LSTA as well as 100 SF of LUO by removal of the existing timber bulkhead and a failed steel sheet pile cell. Impact areas are shown on the Project Plans (Attachment D).

Wetland resource areas will be protected from impacts during construction of the Seawall Project through the implementation of an erosion and sedimentation control program. This program includes provisions to minimize areas of disturbance through phasing and sequencing, limit erosion through stabilization, and prevent sediment from leaving the Project Site by installing structural controls. Runoff generated from the Project will be collected and treated in accordance with design guidelines developed by Department of Environmental Protection (DEP) and standards contained in the WPA Regulations.

Site Description

The Project Site includes 15.2 acres of developed land along the Reserved Channel in South Boston located at 776-834 Summer Street at the end of the Summer Street Bridge connecting Downtown Boston and the Seaport District to the South Boston neighborhood. Refer to Figure 1 for the site location map and Figure 2 for an aerial map. The Project Site contains buildings related to the Boston Edison L Street Power Station (the "Power Station"), which operated on the Project Site from approximately 1898 until its decommissioning in 2007. The Power Station is recognized for its architectural character as well as its place in the history of electrical power generation technology and innovation. Preserving and enhancing the public value of the Project Site's historic structures and equipment is a central theme of the Master Plan Project.

The Project Site is bounded on the west by Summer Street, on the south by East 1st Street, on the east by land owned by the Massachusetts Bay Transportation Authority (MBTA), and on the north by the Reserved Channel and the Conley Dedicated Freight

Corridor (DFC). The Project Site is located at the transition between the marine industrial and residential areas of South Boston, with the rapidly transforming Seaport neighborhood and Raymond L. Flynn Marine Park to the north. The Project Site is located in close proximity to the Massachusetts Port Authority's Conley Terminal. The Designated Port Area (DPA) boundary includes watershed areas of the Project Site that are seaward of the existing seawall.

A series of existing buildings and legacy infrastructure related to the operation of the Power Station currently exist on site. These structures include the large "New Boston" building located along Summer Street south of the waterfront, the 1922 Boiler House located at the corner of Summer Street and East 1st Street, the Edison Turbine Halls 1, 2, and 3 that span from the waterfront to East 1st Street in the north-south direction, the 1898 Building located directly to the east of Turbine Hall 1, the Switch House between the 1898 Building and Turbine Hall 1, and the Transformer Buildings, a series of interconnected buildings to the southeast of Turbine Hall 1. On June 2, 2021, an OOC was issued by the Boston Conservation Commission for the deconstruction work associated with the removal of select buildings and infrastructure on the Project Site.

Outside of the Power Plant structures, the Project Site is comprised of compacted dirt, gravel, and deteriorated paved areas with limited vegetation. The Project Site is significantly sloped down towards the waterfront from east to west and from south to north with approximately 15 feet of grade change throughout the Project Site.

The Reserved Channel is an urban harbor created by dredging and filling South Boston in the late 1800s. The Project Site, like many properties surrounding it, was built on placed fill within the Channel and Harbor for industrial and commercial uses. This fill was in place prior to 1898 when operations began at the site. The armored shoreline is an extension of historically filled areas within the Channel. No natural shoreline features are present.

The waterside elements of the existing development currently consist of two platforms that formerly housed the East Pump House and West Pump House. Each platform is comprised of a concrete deck on piles with intake pipes which once served the pump houses. East of the pump house platforms are timber intake structures with copper sheathing behind the existing sheet piles. On the eastern portion of the seawall, two 96-inch outfalls (Outfall 1 and Outfall 2) are located within an existing steel sheet pile bulkhead, below which are concrete basin structures. The existing seawall structures consist of a mix of concrete bulkheads, steel sheet pile bulkhead, timber structures, timber bulkhead, and riprap. The majority of the existing seawall is in a deteriorated condition. Refer to the attached photolog (Attachment C).

According to the most recently available data provided by the Massachusetts Natural Heritage and Endangered Species Program¹ (NHESP), no portion of the Project Site is within Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife and there are no Certified or Potential Vernal Pools in the vicinity of the Project Site (Figure 3). The most recently issued Flood Insurance Rate Map (FIRM) for the area, produced by the

¹ NHESP, 2021. Massachusetts Natural Heritage Atlas. 13th Edition.



Federal Emergency Management Agency (FEMA), indicates that a significant portion of the northern area of the Project Site is within Zone AE (1% annual chance floodplain) of the 100-year storm event (AE) (Figure 4).

According to the Massachusetts Department of Environmental Protection (DEP), the Project Site is not located within an Area of Critical Environmental Concern (ACEC) nor an area designated as an Outstanding Resource Water (ORW)². The Natural Resources Conservation Service (NRCS) soil survey³ has mapped the surface soils within the Project Site as primarily Urban land, wet substratum, with water associated with the Reserved Channel at the northern portion of the Project Site.

The Project Site is currently regulated under the Massachusetts Contingency Plan (MCP) under release tracking number (RTN) (3-37047).

Wetland Resource Areas

Wetland resources areas that are present on the Project Site are described below and depicted on the Project Plans and in Figure 5.

Land Under Ocean

According to 310 CMR 10.25, LUO means land extending from the mean low water (MLW) line seaward to the boundary of the municipality's jurisdiction and includes land under estuaries. MLW, which is at elevation 1.3 BCB, falls seaward of the existing riprap slope, however, there are portions of existing structures, including the bulkheads and timber intake structures, that are below MLW. All land seaward of MLW is considered LUO.

LUO is likely to be significant to the protection of marine fisheries and, where there are shellfish, to protection of land containing shellfish. Nearshore areas of LUO are likely to be significant to storm damage prevention, flood control, and protection of wildlife habitat.

According to data maintained by MassGIS, the Project Site does not contain any mapped submerged aquatic vegetation, shellfish suitable areas, or areas identified as anadromous fishways.

Designated Port Area

Prior to May of 2018 the Project Site was within the South Boston Designated Port Area (DPA). The boundary was subsequently modified to exclude the landward portions of the Project Site. The office of Coastal Zone Management (CZM) concluded that the presence of the DFC over the Reserved Channel separates the Project Site from the navigable waterway, and that the Project Site no longer possesses a functional connection with

² DEP, 2010. Designated Outstanding Resource Waters of Massachusetts.

³ Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey



DPA watersheet to support water-dependent industrial uses. Generally, the watersheet portion of the Project Site remains within the DPA.

According to 310 CMR 10.26, land under the ocean in designated port areas is likely to be significant to marine fisheries, storm damage prevention and flood control.

Land Subject to Tidal Action

According to 310 CMR 10.04, Land Subject to Tidal Action (LSTA) means land subject to the periodic rise and fall of a coastal water body, including spring tides. LSTA within the Project Site includes the existing riprap areas on the northwest waterfront boundary.

Coastal Bank

According to 310 CMR 10.30, Coastal Bank means the seaward face or side of any elevated landform, other than a Coastal Dune, which lies at the landward edge of a Coastal Beach, Land Subject to Tidal Action, or other wetland. There is approximately 780 LF of WPA-jurisdictional Coastal Bank on the Project Site. The existing Coastal Bank consists of the land immediately behind the existing seawall structures, which are a mix of concrete bulkheads, steel sheet pile bulkhead, and timber bulkhead.

According to the BWO, "in addition to the definition found in the regulations under the Wetlands Protection Act, 310 C.M.R. 10.30, "Coastal Bank" shall include seawalls and bulkheads existing on the effective date of the Ordinance unless the seawall supplies sediment to coastal beaches, coastal dunes, and barrier beaches. Existing seawalls and bulkheads are presumed significant to the purpose of the Act and Regulations as a Coastal Bank because they are designed to serve as vertical buffers to storm damage." Based on this definition, locally regulated Coastal Bank is present on the Project Site where there are seawalls/bulkheads. In the western portion of the Project Site where riprap armament is present, Coastal Bank was delineated pursuant to MassDEP Wetlands Program Policy 92-1 as an area with a greater than 10:1 slope. There is approximately 835 LF of BWO-jurisdictional Coastal Bank on the Project Site.

Land Subject to Coastal Storm Flowage

According to 310 CMR 10.04, LSCSF means land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater. It is coterminous with the Special Flood Hazard Area defined in the currently effective or preliminary FEMA Flood Insurance Study. As per FIRM panel 25025C0083J, effective March 16, 2016, the northern portion of the Project Site is located within an AE zone, with base flood elevations (BFEs) of 12 and 13 feet NAVD88 (Figure 4). An existing conditions topographic survey completed by Beals + Thomas identifies these elevations as 18.46' and 19.46' BCB, respectively. LSCSF on the Project Site is currently comprised of impervious surfaces.



Waterfront Area

Section 7-1.4 b. of the BWO defines the Waterfront Area as “The portion of the buffer zone which extends twenty-five (25) feet horizontally from the edge of the following wetland resource areas:

- › Any coastal beach, dune, bank, tidal flats, rocky intertidal shores, salt marshes or land containing shellfish; or
- › Any inland bank, lake, pond, intermittent stream, brook, creek or riverfront area.”

Based on this definition, locally regulated Waterfront Area is present on the Project Site extending 25 feet from the coastal bank inland. The existing Waterfront Area consists of highly degraded impervious surface that was formerly in use as part of a power generating facility. Previous industrial use and disturbance has minimized the function and value of this resource area.

Work Description

Future Master Plan Project

The Master Plan Project will provide 1.68 million gross square feet of mixed-use redevelopment featuring new public amenities and publicly accessible waterfront open space. The Master Plan Project is envisioned to re-integrate 15.2 acres of former industrial land into the South Boston neighborhood. Figure 6 presents the conceptual Master Plan Project. The existing buildings, with the exception of the four historic Turbine Halls (noted on Figure 6 as TH1, TH2, TH3, and 1898 Turbine Hall), will be demolished. New construction will include the buildings noted as Blocks A through F with new roadways and new access driveways. The Master Plan Project will include a comprehensive stormwater management system for the Project Site that will improve on-site stormwater management before it is released to the Reserved Channel. The Master Plan Project will be built over an approximately 7-10-year period beginning in 2023.

Conceptual design for the waterfront open space will include a series of terraces, ramps, and steps to bring visitors down to the water's edge and a boardwalk will allow access adjacent to the water, bordered by native plantings. The waterfront plaza areas will encourage opportunities for both larger programmed gatherings and events, casual seating, and passive recreation throughout the seasons. The future waterfront area will consist of two levels - a lower waterfront area at elevation 18.50 BCB to abut the new seawall and an upper waterfront area starting at elevation 21.00' BCB (Figure 7).

Seawall Project

This Seawall Project NOI proposes a new, elevated seawall to replace the existing deteriorating seawall. The new seawall will consist of steel sheet piles driven in front of the existing structures, which include a combination of metal sheeting, concrete piles, and wooden bulkheads. In the locations of existing outfalls 1 and 2, where subsurface concrete basins are present below the waterline, the sheet piles will be driven immediately in front of the basins to avoid disturbing structures of unknown depth and construction. Sheet pile will be installed to achieve a top elevation of 20.00' BCB to provide greater resilience to the Project Site and surrounding area. Suitable fill material will be installed behind the new sheet pile to elevation 17.50' BCB. The sheet pile edge will have a steel channel cap or concrete cap and will be incorporated into the future landscape plan to support a railing. At the eastern edge of the seawall, the sheet pile will tie into the existing bulkhead.

The line of proposed sheet pile will follow the coastline up to the existing timber bulkhead (see Plan Sheet SK-02 Section C-C), which will be removed and replaced with a riprap slope. The seawall along the west corner of the waterline will be constructed as a concrete retaining wall up to elevation of 18.50' BCB from the top of the riprap slope. The existing riprap slope in the western corner of the coastline will be regraded with



additional riprap to support the increased height of the new seawall. The design also includes additional riprap at the toe of slope to increase dissipation of wave action.

The proposed concrete retaining wall will follow the western coastline up to the platform of the former West Pump House, which will remain. North of the West Pump House platform, the existing steel sheet pile bulkhead will be cleaned and recoated. On top of this bulkhead, a new concrete retaining wall will be constructed up to elevation 18.50' BCB.

The existing metal sheeting around the West Pump House platform will be cleaned and recoated. Existing piles under the East Pump House platform will be repaired.

All sheet pile will be installed from land with the use of long-range equipment. Repair work on the existing piles and sheeting will be conducted on the exposed portions of the structures above MHW.

The Seawall Project includes rough grading of the Waterfront Area up to 17.50' BCB as an interim condition to tie into the new seawall. Once the final landscape design for the waterfront is complete, it will be presented for approval in a subsequent NOI.

The Seawall Project also includes decommissioning the Eversource substation located on the eastern side of the Project Site within LSCSF and the BWO-regulated Waterfront Area. The existing pad and associated equipment will be removed.

Work in Wetland Resource Areas

The Master Plan Project has been designed to avoid impacts to resource areas to the extent practicable. The Seawall Project includes work proposed within LUO, LSTA, LSCSF, DPA, and the BWO-regulated Waterfront Area. Impacts to these resource areas are essential to construct a strong, elevated seawall to replace the existing deteriorating seawall and achieve increased coastal resiliency within this area of the waterfront.

The Reserved Channel portion of Boston Harbor is located within an industrial use area of a densely developed urban watershed. Compared to natural coastlines, much of the Reserved Channel contains degraded wildlife habitat due to historical neglect, indiscriminate disposal of debris, and local and upstream runoff from non-point and point source discharges of an industrial nature. The shoreline is currently armored along the majority of the Project Site with metal sheeting, concrete piles, and wooden bulkheads. These coastal engineering structures limit the number of denning, and/or burrowing sites for mammals, reptiles, and amphibians. In addition, stormwater runoff from impervious surfaces onsite and offsite contribute to warmer water temperatures that impair species diversity of fish and aquatic invertebrates. Finally, the lack of sea floor habitat due to historical manipulation and poor water quality associated with a densely developed watershed, strongly limits breeding and feeding areas for fish and amphibians.

Impact areas are shown on the Project Plans (Attachment D) and listed below in Table 1. Work in resource areas and/or the buffer zone is described below.

Table 1 Direct Impacts to Wetland Resource Areas and Restored Areas

Wetland Area	Permanent Impacts	Reclaimed Area¹
LUO/DPA	1,942 SF	100 SF
LSTA	3,696 SF	470 SF
Coastal Bank	656 LF	-
	20,796 SF	-
Waterfront Area	16,943 SF	-

Source: Childs Engineering Corporation, 2022; VHB 2022

Notes:

1 - Reclaimed area will result from the removal of the existing timber bulkhead and a failed steel sheet pile cell

Impacts to Land Under Ocean and Designated Port Area

The seawall layout was designed to avoid impacts to the extent practicable by positioning the seawall immediately in front of the existing structures. Approximately 1,946 SF of impacts to LUO will result from the small areas of fill behind the new structures. Approximately 100 SF of LUO will be reclaimed by the removal of a portion of failed sheet pile wall and the removal of a timber bulkhead.

Impacts to Land Subject to Tidal Action

To support the height of the new seawall, riprap will be added within LSTA on the existing riprap embankment, resulting in approximately 3,696 SF of permanent impacts to LSTA. The extension of the outfalls to the new sheet pile seawall also requires work with LSTA. Approximately 470 SF of LSTA will be reclaimed by the removal of a timber bulkhead.

Impacts to Coastal Bank

Reconfiguring the alignment of the seawall and removing the existing timber bulkhead will result in approximately 656 LF of permanent impacts to the existing coastal bank. The coastal bank will be replaced in-kind with the elevated land behind the new seawall.

Impacts to Land Subject to Coastal Storm Flowage

The Seawall Project will regrade the landward areas immediately adjacent to the seawall for resiliency grading purposes and to prepare the Project Site for future improvements transforming the area adjacent to the seawall into public open space, which will result in approximately 20,796 SF of impacts to LSCSF. This will provide an interim condition on the Project Site that will remain until the final landscaped condition is designed and approved through a separate NOI for landside activities.



Work in the Buffer Zone

The 100-foot buffer zone is located 100 feet landward of Coastal Bank on the Project Site. All regrading work will occur within the buffer zone.

Work in Locally Regulated Areas

Impacts to Waterfront Area

The Seawall Project includes approximately 16,943 SF of impacts to the Waterfront Area associated with regrading to meet the elevation of the new seawall. These impacts are required in order to provide increased coastal resiliency to the Project Site and surrounding areas.

Mitigation Measures

A suite of mitigation measures is proposed to prevent short- and long-term impacts to wetland resource areas and compensate for direct disturbances. Mitigation measures proposed for this Seawall Project include a sediment and erosion control program, which will include structural and non-structural practices and may include one or more of the following practices, as appropriate.

Erosion and Sediment Control

An erosion and sedimentation control program will be implemented to minimize temporary impacts to wetland resource areas during the construction phase of the project. The program incorporates Best Management Practices (BMPs) specified in guidelines developed by the DEP⁴ and the U.S. Environmental Protection Agency (EPA)⁵.

Proper implementation of the erosion and sedimentation control program will:

- › minimize exposed soil areas through sequencing and temporary stabilization;
- › place structures to manage stormwater runoff and erosion; and
- › establish a permanent vegetative cover or other forms of stabilization as soon as practicable.

As required under this permit, a Stormwater Pollution Prevention Plan (SWPPP) will be developed and submitted before land disturbance begins. Recommended construction period pollution prevention and erosion and sedimentation controls will be finalized in the SWPPP. Effluent discharge from dewatering efforts may include groundwater, precipitation, and surface water runoff. Dewatering discharge during construction will be managed under a NPDES Remediation General Permit (RGP). Management of contaminated soil and/or groundwater during construction will be conducted under a RAM Plan consistent with the MCP.

Non-Structural Practices

Non-structural practices to be used during construction include temporary stabilization, temporary seeding, permanent seeding, pavement sweeping and dust control. These practices will be initiated as soon as practicable in appropriate areas upon the Project Site.

Temporary Stabilization

Any areas of exposed soil or stockpiles that will remain inactive for more than 14 days will be covered with a layer of straw mulch applied at a rate of 90 pounds per 1,000 SF. The mulch will be anchored with a tacking coat (non-tar) applied by hydroseeding.

4 DEP, 1997. *Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas: A Guide for Planners, Designers, and Municipal Officials*.

5 EPA, 2007. *Interim Developing Your Stormwater Pollution Prevention Plan: A Guide for Construction Sites*. Office of Water. Report EPA 833-R-060-04.



Steeper slopes (greater than 10 percent) will be covered with a bonded fiber matrix (EcoAegis® or similar) according to the recommendations provided by the manufacturer.

Temporary Seeding

If conditions allow, a temporary vegetative cover will be established on areas of exposed soils (including stockpiles) that remain unstabilized for a period of more than 60 days. The seeded surfaces will be covered with a layer of straw mulch or bonded fiber matrix as described above. The seed mix shall include a blend of rapid germinating grasses that are indigenous to eastern Massachusetts.

Permanent Seeding

Upon completion of interim grading associated with the Seawall project, any areas not covered by pavement, other forms of stabilization, or other methods of landscaping will be seeded with New England Coastal Salt Tolerant grass mix produced by New England Wetland Plants, Inc. This seed mix includes Canada wild rye (*Elymus canadensis*), red fescue (*Festuca rubra*), Atlantic coastal panic grass (*Panicum amarum*), big bluestem (*Andropogon gerardii*), Indian grass (*Sorghastrum nutans*), switch grass (*Panicum virgatum*), and path rush (*Juncus tenuis*). The mix will be applied at a rate of 35 pounds per acre and will be covered with straw mulch or bonded fiber matrix as described above.

Pavement Sweeping

The portion of the street that allows access to the Project Site shall be swept as needed during construction. The sweeping program will remove sediment and other contaminants directly from paved surfaces before their release into stormwater runoff. Pavement sweeping has been demonstrated to be an effective initial treatment for reducing pollutant loading into stormwater. A street sweeper shall be kept at the Project Site or at a nearby location to facilitate this practice. Once construction has been completed, sweeping at the Project Site will occur as required under the Operation and Maintenance Plan.

Dust Control

The erosion and sediment control program includes provisions to minimize the generation of dust during dry and windy conditions. When necessary, larger areas of exposed soil will be wetted to prevent wind borne transport of fine-grained sediment. Enough water shall be applied to wet the upper 0.5 inches of soil. The water will be applied as a fine spray to prevent erosion. A water truck will be kept on the property (or at a nearby location) to facilitate this practice.

Structural Practices

Structural erosion and sedimentation controls to be used on the site include erosion control barriers, stabilized construction exits, temporary sediment basins, diversion

swales, temporary check dams, catch basin inlet protection, dewatering filters, and silt curtains.

Erosion Control Barriers

Prior to any ground disturbance, an approved erosion control barrier will be installed at the downgradient limit of work. As construction progresses, additional barriers will be installed around the base of stockpiles and other erosion prone areas. The barriers will be entrenched into the substrate to prevent underflow.

If sediment has accumulated to a depth which impairs proper functioning of the barrier, it will be removed by hand or by machinery operating upslope of the barriers. This material will be either reused at the Project Site or disposed of at a suitable offsite location. Any damaged sections of the barrier will be repaired or replaced immediately upon discovery.

Stabilized Construction Exits

Under cover of the previous Salvage and Deconstruction NOI at the Project Site, stone anti-tracking pads have been installed onsite at each access point to the work area to prevent the offsite transport of sediment by construction vehicles. The stabilized construction exits are at least fifty feet long and consist of a 4-inch-thick layer of crushed stone (1.5 to 2.5 inches in diameter). The stone has been placed over a layer of non-woven filter fabric. The anti-tracking pads will remain in place until a binder coat of pavement has been established on paved surfaces.

Temporary Sediment Basins

Temporary sediment basins will be designed either as excavations or bermed structures (depending on grading) that will retain runoff for enough time to allow suspended soil particles to settle out prior to discharge. These temporary basins will be located at the low points on the site (upslope of the perimeter barrier) and will receive runoff via temporary diversion swales. Discharge from the basin will be controlled by a perforated riser surrounded by a crushed stone filter. Points of discharge from sediment basins will be stabilized with rip rap to minimize erosion.

Once constructed, the basins will be temporarily stabilized by covering them with bonded fiber matrix. If sediment has accumulated to a depth which impairs proper functioning of the basin, it will be removed and will be either reused on the site or disposed of at a suitable offsite location. Any eroded or damaged areas will be repaired immediately upon discovery.

Diversion Swales

Diversion swales will be constructed to collect runoff from construction areas and convey it to the temporary sediment basins. The swales will be lined with a non-woven erosion control blanket (BonTerra HP-90® or equivalent) installed according to the manufacturer's recommendations or a bonded fiber matrix. The temporary diversion swales will remain in place until the sediment basin is no longer required.

Temporary Check Dams

Temporary check dams, consisting of staked straw bales or crushed stone, will be installed at specified intervals within the diversion swales. If sediment has accumulated behind the check dams to a depth that impairs proper functioning, it will be removed and will be either reused at the site or disposed of at a suitable offsite location. Any damaged check dams will be repaired or replaced immediately upon discovery.

Catch Basin Inlet Protection

The inlets of existing and proposed catch basins will be protected from sediment inflow during the work period by surrounding them with a barrier of staked straw bales or by installing Silt Sacks®. If straw bales are used, a layer of non-woven filter fabric shall be placed beneath the grate of each basin. If sediment has collected behind the barrier or in the Silt Sack® to a point where it impairs proper functioning, it will be removed and will be either reused onsite or disposed of at a suitable offsite location.

Dewatering Filters

If necessary, sediment laden water that collects in trenches or excavated areas will be pumped into dewatering filter bags. The bags will be placed on relatively flat terrain, free of brush and stumps, to avoid ruptures and punctures. A maximum of one six-inch discharge hose will be allowed per filter bag. To help prevent punctures, geotextile fabric will be placed beneath the filter bag when used in wooded locations. Unattended filter bags will be encircled with a straw bale and silt fence barrier.

All dewatering structures will be placed as far away from wetland resources as possible. Filter bags used during construction will be bundled and removed for proper disposal.

Silt Curtains

Silt curtains will be deployed to contain work areas during sediment disturbing in-water work. Where sheet piles can be directly driven, no curtain is proposed, as the sheeting will contain the work area behind the sheet piles.

Stormwater Management

The Master Plan Project proposes to construct a stormwater management system that includes measures to provide groundwater recharge, attenuate peak flows and provide water quality treatment. The attached Stormwater Management Report includes the design for the Master Plan Project and shows compliance with applicable stormwater management standards cited in Section 310 CMR 10.05(6)(k) of the WPA Regulations. In particular, this report demonstrates that the proposed outfalls to the seawall will be of appropriate size to meet the requirements of the greater stormwater management system, once constructed.

Regulatory Compliance

This section identifies the performance standards associated with each jurisdictional resource area under the WPA and BWO that is anticipated to be impacted and indicates how the Seawall Project will comply.

Land Under Ocean

When Land Under the Ocean or nearshore areas of Land Under the Ocean are found to be significant to the protection of marine fisheries, protection of wildlife habitat, storm damage prevention or flood control, 310 CMR 10.25(3) through (7) shall apply:

- (3) Improvement dredging for navigational purposes affecting land under the ocean shall be designed and carried out using the best available measures so as to minimize adverse effects on such interests caused by changes in: (a) bottom topography which will result in increased flooding or erosion caused by an increase in the height or velocity of waves impacting the shore; (b) sediment transport processes which will increase flood or erosion hazards by affecting the natural replenishment of beaches; (c) water circulation which will result in an adverse change in flushing rate, temperature, or turbidity levels; or (d) marine productivity which will result from the suspension or transport of pollutants, the smothering of bottom organisms, the accumulation of pollutants by organisms, or the destruction of marine fisheries habitat or wildlife habitat.

There is no improvement dredging proposed as part of the Seawall Project.

- (4) Maintenance dredging for navigational purposes affecting land under the ocean shall be designed and carried out using the best available measures so as to minimize adverse effects on such interests caused by changes in marine productivity which will result from the suspension or transport of pollutants, increases in turbidity, the smothering of bottom organisms, the accumulation of pollutants by organisms, or the destruction of marine fisheries habitat or wildlife habitat.

There is no maintenance dredging proposed as part of the Seawall Project.

- (5) Projects not included in 310 CMR 10.25(3) or (4) which affect nearshore areas of land under the ocean shall not cause adverse effects by altering the bottom topography so as to increase storm damage or erosion of coastal beaches, coastal banks, coastal dunes, or salt marshes.

The new seawall will be placed closely in front of the existing seawall to minimize changes to bottom topography. The new seawall is designed to protect the coastal bank and prevent storm damage to upland areas. There are no coastal dunes or salt marshes in the vicinity of the Project Site.

- (6) Projects not included in 310 CMR 10.25(3) which affect land under the ocean shall if water-dependent be designed and constructed, using best available

measures, so as to minimize adverse effects, and if non-water-dependent, have no adverse effects, on marine fisheries habitat or wildlife habitat caused by:

- (a) alterations in water circulation;

No changes to circulation patterns or water quality will occur since the existing seawall is an armored structure and will be replaced with a similar armored structure in a similar location and configuration to what exists currently.

- (b) destruction of eelgrass (*Zostera marina*) or widgeon grass (*Ruppia maritima*) beds;

The Project Site does not include mapped areas of eelgrass or widgeon grass.

- (c) alterations in the distribution of sediment grain size;

The new seawall will be placed closely in front of the existing seawall to align with the existing armored and underwater structures. It is anticipated that sediment distribution will be unaffected due to the minor change in alignment and existing riprap to stabilize the bottom.

- (d) changes in water quality, including, but not limited to, other than natural fluctuations in the level of dissolved oxygen, temperature or turbidity, or the addition of pollutants; or

Changes in water quality are not expected to occur as a result of the reconfiguration of the seawall beyond potential temporary heightened turbidity as a result of the in-water work. The seawall is in support of the Master Plan Project which will include a comprehensive stormwater management system. This system, once complete, will be an overall benefit to water quality.

- (e) alterations of shallow submerged lands with high densities of polychaetes, mollusks or macrophytic algae.

The Seawall Project will not impact shallow submerged lands with high densities of polychaetes, mollusks or macrophytic algae.

- (7) Notwithstanding the provisions of 310 CMR 10.25(3) through (6), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.

No rare wildlife habitat has been identified on the Project Site.

Designated Port Area

When Land Under the Ocean in Designated Port Areas is found to be significant to the protection of marine fisheries, storm damage prevention or flood control, 310 CMR 10.26(3) and (4) shall apply:

- (3) Projects shall be designed and constructed, using best practical measures, so as to minimize adverse effects on marine fisheries caused by changes in: (a) water circulation; (b) water quality, including, but not limited to, other than natural fluctuations in the level of dissolved oxygen, temperature or turbidity, or the addition of pollutants.

No changes to circulation patterns or water quality will occur since the existing seawall is an armored structure and will be replaced with a similar armored structure in a similar location and configuration to what exists currently. Similarly, there is no major source of sediments from the intertidal area. The seawall is in support of the Master Plan Project which will include a comprehensive stormwater management system. This stormwater system, once complete, will be an overall benefit to water quality.

- (4) Projects shall be designed and constructed, using the best practical measures, so as to minimize adverse effects on storm damage prevention or flood control caused by changes in such land's ability to provide support for adjacent coastal banks or adjacent coastal engineering structures.

Work must be performed within the DPA in order to construct the seawall and achieve increased coastal resiliency including storm damage prevention and increased flood control within this area of the waterfront.

Land Subject to Tidal Action

Neither the WPA Regulations at 310 CMR 10.00 nor the Boston Wetlands Regulations contain performance standards for work in LSTA. LSTA must be altered in order to construct the seawall, add riprap, extend the existing outfall, and achieve increased resiliency within this area of the waterfront.

Coastal Bank

When a coastal bank is determined to be significant to storm damage prevention or flood control because it is a vertical buffer to storm waters, 310 CMR 10.30(6) through (8) shall apply:

- (6) Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on the stability of the coastal bank.

Reconfiguring the alignment of the seawall and removing the existing timber bulkhead will result in increased stability of the coastal bank. The impacted

coastal bank will be replaced in-kind with the elevated landform behind the new seawall.

- (7) Bulkheads, revetments, seawalls, groins, or other coastal engineering structures may be permitted on such a coastal bank except when such bank is significant to storm damage prevention or flood control because it supplies sediment to coastal beaches, coastal dunes, and barrier beaches.

A seawall already exists on the Project Site and the proposed replacement is necessary to further prevent future flood damage and increase coastal resilience to the neighborhood of South Boston.

- (8) Notwithstanding the provisions of 310 CMR 10.30(3) through (7), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37

No rare wildlife habitat has been identified on the Project Site.

Land Subject to Coastal Storm Flowage

The WPA Regulations at 310 CMR 10.00 do not contain performance standards for work in LSCSF. However, the Boston Wetlands Regulations provide performance standards for redevelopment projects in LSCSF [Part II Section XVIII(F)]:

F. Redevelopment Within Previously Developed LSCSF

1. For purposes of this section, Redevelopment shall mean work or activity within previously developed or degraded areas prior to December 19, 2019. A previously developed or degraded area contains impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Redevelopment of these areas of LSCSF should not adversely impact LSCSF. Areas that were once previously developed or degraded that have since been remediated and/or over time become natural or relatively undisturbed, including through the presence of topsoil and other vegetation, are no longer considered redevelopment.

LSCSF within the Project Site consists of impervious surfaces from the site's past industrial use. Redevelopment of LSCSF will include permanent fill within LSCSF in order to achieve increased coastal resiliency within this area of the waterfront. Raising the elevation of the Project Site is necessary to make the Project Site and surrounding streets more resilient to future flood events.

2. Notwithstanding the provisions of Section XVII(E), the Commission may permit work or activity that constitutes a Redevelopment, provided that the work or activity shall conform to the following criteria:
 - i. At a minimum, proposed work or activity shall result in an improvement over existing conditions of the capacity of LSCSF to protect at least one of the Resource Area Values described in Section XVII(A) and

adaptations to or mitigation against the impacts of SLR on the project and the area of the proposed work or activity;

The proposed seawall replacement will result in increased coastal resiliency through storm damage prevention, flood control, and mitigation of the impacts of climate change.

- ii. Stormwater management is provided according to the performance standards established in 310 Code Mass. Regs. 10.05(6)(k), as applicable to the proposed work or activity, including such performance standards as are applicable to proposed Redevelopment.

The Master Plan Project proposes to construct a stormwater management system that meets the performance standards established in 310 CMR 10.05(6)(k) and includes measures to provide groundwater recharge, attenuate peak flows and provide water quality treatment. The Stormwater Management Report is included as part of this NOI.

- iii. The proposed work or activity shall not inhibit any planned flood resilience, adaptation, or mitigation solutions and shall not inhibit the ability to enact such solutions in a timely and practical manner as referenced by Climate Ready Boston or any successor initiative of the City.

The proposed work to create increased coastal flood resiliency for the Project Site and surrounding streets is in cooperation with the goals of Climate Ready South Boston.

3. Notwithstanding the provisions of Section XVII(E)(12), the provisions of Section XVII(E)(9),(10), (11), and (13) shall apply to proposed Redevelopment.

Under Section XVII(E)(9), this Project intends to make "improvements necessary to maintain or improve the structural integrity or stability of an existing coastal engineering structure, as that term is defined by the Ordinance". Section XVII(E)(10) is not relevant as the Master Plan Project is a redevelopment and not new construction. Section XVII(E)(11) is not relevant as the LSCSF on the Project Site is not located within an ACEC.

Waterfront Area

The Boston Wetlands Regulations do not contain performance standards for work in the Waterfront Area. However, Section 7-1.4.C. of the BWO notes that "the Commission...may require that any person filing an application...restore or maintain a strip of continuous, undisturbed or restored vegetative cover or waterfront public access throughout the Waterfront Area, unless the Commission determines, based on adequate evidence, that the area or part of it may be altered without harm to the values of the resource areas protected by the Ordinance. Such disturbed areas must be minimized to the greatest extent possible."



Currently, the Project Site does not provide any public waterfront access or vegetated areas of waterfront. The Master Plan Project seeks to improve public access to the waterfront, provide vegetated open space within the waterfront area, and provide improved resiliency for future storms. This Seawall Project NOI proposes the initial grading of the elevated waterfront area during seawall reconstruction. A subsequent NOI will provide the landscape design for the waterfront area. Once constructed, the final condition of the Project Site will provide a publicly accessible, vegetated, and resilient waterfront area.

Work in the Buffer Zone

Neither the WPA Regulations at 310 CMR 10.00 nor the Boston Wetlands Regulations contain performance standards for work in the buffer zone. However, according to the BWO, "The Buffer Zone is presumed important to the protection of the resource areas because activities undertaken in close proximity to resource areas have a reasonable probability of adverse impact upon the wetland or other resource, either immediately, as a consequence of construction, or over time, as a consequence of daily operation or existence of the activities. These adverse impacts from construction and use can include, without limitation, erosion, siltation, loss of groundwater recharge, degraded water quality, loss of wildlife habitat, degradation of wetland plant habitat, alteration of hydrology, soil contamination, and proliferation of invasive plants."

Proposed work within the buffer zone will not impact the associated resource areas' ability to protect the interests of the WPA or BWO. Work will be done in a manner that prevents impacts to downgradient wetland resources. A clear limit of work will be identified, and erosion and sedimentation control areas will be installed throughout the Project Site.

Climate Resilience

The Project Site's vulnerability to anticipated climate change impacts related to extreme temperatures, precipitation, and sea level rise (SLR) was evaluated as part of the MEPA process using information from the *Massachusetts Climate Change Projections – Statewide and for Major Drainage Basins* (March 2018), the BPDA's *Climate Resiliency Guidance Document* (2017), and the various Climate Ready Boston reports (2016-2018).

Coastal Resilience Solutions for South Boston: Final Report, also known as "Climate Ready South Boston," provides an analysis of potential flood protection measures for the Marine Industrial Park/Reserved Channel study area, within which the Project Site lies. That report indicates that while the low-lying northern portion of the Project Site is subject to current and future flooding, the Project Site does not constitute a flow path to inland areas. Therefore, any flood protection measures employed along the seaward boundary of the Project Site would primarily serve to protect the site itself.

The BWO defines resilience as "the ability to minimize the negative impacts of climate change and other natural hazards; to build capacity of a resource area to minimize negative impacts of climate change." The elevated seawall has been designed to meet the City's resiliency goals and the elevated waterfront area will be constructed to tolerate the occasional tidal inundation and future coastal storm flood events through the use of site- and building-level design measures.

Summary

The currently proposed Seawall Project is part of the initial construction phase of a multi-phased redevelopment of the former Boston Edison L Street Power Station facility into a mixed-use and transit-oriented community development program, consisting of development of approximately 1.68 million gross square feet of commercial, residential, retail, and civic uses. The purpose of the Master Plan Project is to redevelop the derelict site to provide employment, housing, open space, and economic opportunities for the region while retaining and enhancing the historically significant features of the site.

The Seawall Project includes constructing a new, elevated seawall along the Project Site to replace the existing structures. This work will also include supplementing existing riprap in tidal areas, extending the existing stormwater outfalls, and placing fill landward of the seawall (as an interim condition) for resiliency grading purposes and to prepare the Project Site for future improvements transforming the area adjacent to the seawall into public open space.

Work will be conducted within coastal wetland resource areas under the jurisdiction of the WPA, including LUO, DPA, LSTA, Coastal Bank, LSCSF, and the locally-regulated Waterfront Area.

Wetland resource areas will be protected from impacts during construction through the implementation of an erosion and sedimentation control program. This program includes provisions to minimize areas of disturbance through phasing and sequencing, limit erosion through stabilization, and prevent sediment from leaving the site by installing structural and non-structural controls. Runoff generated from the Seawall Project will be collected and treated in accordance with design guidelines developed by DEP and standards contained in the WPA Regulations.

The Applicant respectfully requests that the Boston Conservation Commission find these measures are protective of the interests identified in the WPA and Ordinance and issue an Order of Conditions approving the work described in this NOI and shown on the accompanying plans.

Attachment B

Abutter Notification Materials

- › List of Abutters
- › Abutter Notification Form (English)
- › Abutter Notification Form (Spanish)
- › Babel Notice
- › Translation Certification
- › Affidavit of Service

FULL_ADDRESS	CITY	ZIPCODE	OWNER	ADDRESSEE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
637 E FIRST ST 206	SOUTH BOSTON	2127	COOLEY ERIN B		637 E FIRST ST #206	S BOSTON	MA	2127
637 E FIRST ST 306	SOUTH BOSTON	2127	CICCHETTI MICHAEL		637 E FIRST ST #306	S BOSTON	MA	2127
720 E SECOND ST 3	SOUTH BOSTON	2127	BRAHO GENTIAN		720 E SECOND ST #3	S BOSTON	MA	2127
724 E SECOND ST 2	SOUTH BOSTON	2127	BRADY JR MICHAEL		724 E SECOND ST, UNIT 2	SOUTH BOSTON	MA	2127
SUMMER ST	SOUTH BOSTON	2127	EIGHT-39 SUMMER ST LLC MASS LLC		840 SUMMER ST STE 101	BOSTON	MA	2127
9 M ST 4	SOUTH BOSTON	2127	RZEPECKI STEFANIE ANN		9 M ST, UNIT 4	SOUTH BOSTON	MA	2127
6 ELKINS ST	SOUTH BOSTON	2127	SHAUGHNESSY & AHERN CO		346 D ST	SOUTH BOSTON	MA	2127
637 E FIRST ST 203	SOUTH BOSTON	2127	COONEY ELIZABETH LYNN		637 EAST FIRST ST, UNIT 203	SOUTH BOSTON	MA	2127
637 E FIRST ST 101	SOUTH BOSTON	2127	DOBROWOLSKI DAVID J		637 E FIRST ST #101	S BOSTON	MA	2127
637 E FIRST ST 303	SOUTH BOSTON	2127	DEBRA M MAZRIMAS TRUST-2018		637 E FIRST ST #303	S BOSTON	MA	2127
734 E SECOND ST 1	SOUTH BOSTON	2127	HARPER AMANDA		734 E SECOND ST #1	SOUTH BOSTON	MA	2127
720 E SECOND ST	SOUTH BOSTON	2127	SEVEN-20 E SECOND ST CONDO		720 EAST SECOND ST	SOUTH BOSTON	MA	2127
722 E SECOND ST 2	SOUTH BOSTON	2127	MCKINNON BRENDAN	C/O BRENDAN & SARAH MCKINNON	722 E SECOND ST #2	S BOSTON	MA	2127
SUMMER ST	SOUTH BOSTON	2127	CAHILL L ST LLC		840 SUMMER	SOUTH BOSTON	MA	2127
688 E SECOND ST	SOUTH BOSTON	2127	GREYHOUND LINES INC	C/O MARVIN F POER & CO	P O BOX 52427	ATLANTA	GA	30355
9 M ST 1	SOUTH BOSTON	2127	LURIE MARTHA		9 M ST #1	SOUTH BOSTON	MA	2127
637 E FIRST ST 304	SOUTH BOSTON	2127	KELLEY STEPHEN M		637 E FIRST ST #304	S BOSTON	MA	2127
720 E SECOND ST 1	SOUTH BOSTON	2127	BROWNE SAMUEL W		720 EAST SECOND ST, UNIT 1	SOUTH BOSTON	MA	2127
E FIRST ST	SOUTH BOSTON	2127	MASS BAY TRANSPORTATION AUTHORITY		EAST FIRST ST	SOUTH BOSTON	MA	2127
734 E SECOND ST 2	SOUTH BOSTON	2127	LOMBARDO THOMAS		734 E SECOND ST, UNIT 2	SOUTH BOSTON	MA	2127
730 E SECOND ST	SOUTH BOSTON	2127	TEDESCHI MARY T	C/O MARY T TEDESCHI	730 EAST SECOND ST	SOUTH BOSTON	MA	2127
771 SUMMER ST	SOUTH BOSTON	2127	KING TERMINAL LLC MASS LLC		60 K STREET	SOUTH BOSTON	MA	2127
688 R E SECOND ST	SOUTH BOSTON	2127	WEEPECKET LLC MASS LLC		840 SUMMER ST STE #101	BOSTON	MA	2127
637 E FIRST ST 201	SOUTH BOSTON	2127	WALDMAN MARC V		637 E FIRST ST #201	S BOSTON	MA	2127
637 E FIRST ST 301	SOUTH BOSTON	2127	STEVEN C CHRISTENSEN 2020 REVOCABLE TRUST		110 CROFT INLET POINT	JUPITER	FL	33478
724 E SECOND ST 3	SOUTH BOSTON	2127	MCGEARY RYAN B		724 E SECOND ST, UNIT 3	SOUTH BOSTON	MA	2127
SUMMER ST	SOUTH BOSTON	2127	MASSACHUSETTS PORT AUTHORITY	C/O MASSPORT	ONE HARBORSIDE DR SUITE 200S	E BOSTON	MA	2128
724 E SECOND ST	SOUTH BOSTON	2127	DICKEY JAMES S	C/O 724 E SECOND ST LLC	611 E BROADWAY	SOUTH BOSTON	MA	2127
637 E FIRST ST 204	SOUTH BOSTON	2127	STAVRAKOS MICHAEL		637 E FIRST ST, UNIT 204	SOUTH BOSTON	MA	2127
636 E FIRST ST	SOUTH BOSTON	2127	BOSTON EDISON CO	NSTAR ELECTRIC CO PROP TAX	PO BOX # 270	HARTFORD	CT	6141
637 E FIRST ST 104	SOUTH BOSTON	2127	KOZIN HEATHER A		637 E FIRST ST, UNIT 104	SOUTH BOSTON	MA	2127
734 E SECOND ST	SOUTH BOSTON	2127	SEVEN-34 EAST SECOND ST COND	C/O PAUL R DISANGRO JR	734 E SECOND ST	SOUTH BOSTON	MA	2127
592 590 E FIRST ST	SOUTH BOSTON	2127	KING TERMINAL LLC MASS LLC		60 K STREET	SOUTH BOSTON	MA	2127
722 E SECOND ST 3	SOUTH BOSTON	2127	RAPOSA JARED		722 EAST SECOND ST #3	S BOSTON	MA	2127
9 M ST 2	SOUTH BOSTON	2127	CHRISTINO JOSEPH D		9 M ST #2	SOUTH BOSTON	MA	2127
17 M ST	SOUTH BOSTON	2127	17 M STREET LLC		13 SCHOONER LN	QUINCY	MA	2171
637 E FIRST ST 205	SOUTH BOSTON	2127	CHALIFOUR CHRISTOPHER		637 E FIRST ST #205	S BOSTON	MA	2127
637 E FIRST ST 105	SOUTH BOSTON	2127	MURPHY LAUREN A		637 EAST FIRST ST #105	SOUTH BOSTON	MA	2127
637 E FIRST ST C-1	SOUTH BOSTON	2127	ORANMORE ENTERPRISES LLC	637 E FIRST ST UNIT C-1	C/O EVAN CROSS	BOSTON	MA	2127
732 E SECOND ST	SOUTH BOSTON	2127	PICKUP NANCY A TS	C/O NANCY A PICKUP TS	732 EAST SECOND ST	SOUTH BOSTON	MA	2127
734 E SECOND ST 3	SOUTH BOSTON	2127	KIDDER VICTORIA STONE		734 E SECOND ST, UNIT 3	SOUTH BOSTON	MA	2127
720 E SECOND ST 2	SOUTH BOSTON	2127	LAHEY JONATHAN		720 E SECOND ST, UNIT 2	SOUTH BOSTON	MA	2127
SUMMER ST	SOUTH BOSTON	2127	MASSACHUSETTS PORT AUTHORITY	MASSACHUSETTS PORT AUTHOITY	1 HARBORSIDE DR SUITE #200S	EAST BOSTON	MA	2128
722 E SECOND ST	SOUTH BOSTON	2127	SEVEN-22 EAST SECOND ST COND	C/O TIMOTHY M O'CONNELL TS	722 E SECOND ST	SOUTH BOSTON	MA	2127
706 E SECOND ST	SOUTH BOSTON	2127	EIGHT 50 SUMMER ST LLC MASS LLC	C/O BERMAN CO.	164 POINT OF PINES AVE	CENTERVILLE	MA	2632
726 E SECOND ST	SOUTH BOSTON	2127	726 EAST SECOND STREET LLC		43 PARK VIEW DR	HINGHAM	MA	
9 M ST 5	SOUTH BOSTON	2127	MUTH JASON		9 M ST #5	SOUTH BOSTON	MA	2127
637 E FIRST ST 202	SOUTH BOSTON	2127	HAYES THOMAS J		637 E FIRST ST #202	S BOSTON	MA	2127
637 E FIRST ST 102	SOUTH BOSTON	2127	TIERNEY JONATHAN		637 E FIRST ST #102	S BOSTON	MA	2127
637 E FIRST ST 302	SOUTH BOSTON	2127	DOSHI MILAN		637 E FIRST ST #302	S BOSTON	MA	2127
637 E FIRST ST C-2	SOUTH BOSTON	2127	ORANMORE ENTERPRISES LLC	637 E FIRST ST UNIT C-2	C/O WILLIAM HIGGINS INSURANCE C	BOSTON	MA	2127
722 E SECOND ST 1	SOUTH BOSTON	2127	GREALY MICHAEL		722 E SECOND ST #1	SOUTH BOSTON	MA	2127

776 834 SUMMER ST	SOUTH BOSTON	2127 HRP 776 SUMMER STREET LLC	C/O HILCO REDEVLPT PARTNERS	5 REVERE DRIVE STE 206	NORTHBROOK	IL	60062
9 M ST 6	SOUTH BOSTON	2127 NANCY SHEEHY LIVING TRUST		9 M ST, UNIT 6	SOUTH BOSTON	MA	2127
9 M ST	SOUTH BOSTON	2127 NINE M ST CONDO TRUST	MARY ANNE ALLEN	9 M ST	SOUTH BOSTON	MA	2127
637 E FIRST ST 103	SOUTH BOSTON	2127 MELISSA M JORDAN REVOCABLE TRUST		637 E FIRST ST #103	SOUTH BOSTON	MA	2127
724 E SECOND ST 1	SOUTH BOSTON	2127 ODAY TRUST	C/O JAMES ODAY	724 E SECOND ST UNIT 1	SOUTH BOSTON	MA	2127
637 E FIRST ST 305	SOUTH BOSTON	2127 MULTANI ANSHU		637 E FIRST ST #305	S BOSTON	MA	2127
9 M ST 3	SOUTH BOSTON	2127 MERCK POLLY		9 M ST #3	SOUTH BOSTON	MA	2127
637 E FIRST ST	SOUTH BOSTON	2127 SIX-37 EAST FIRST ST CONDO	C/O ORANMORE ENTERPRISES LLC	74 HILLSDALE ST	DORCHESTER	MA	2124
637 E FIRST ST 106	SOUTH BOSTON	2127 MONGELL ROBERT ALAN		637 E FIRST ST, UNIT 106	SOUTH BOSTON	MA	2127
728 E SECOND ST	SOUTH BOSTON	2127 728 EAST SECOND LLC	C/O MARIO RICCIARDELLI	900 CUMMINGS CTR STE 2154	BEVERLY	MA	1915
15 M ST 2	SOUTH BOSTON	2127 RANAHAH KEVIN JR	C/O KEVIN RANAHAH JR	15 M ST #2	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 46	SOUTH BOSTON	2127 OCONNOR MATTHEW PAUL		621 E FIRST ST #D5 (PS-46)	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 40	SOUTH BOSTON	2127 JORDAN JAMES TERRELL		621 E FIRST ST #D3 (PS-40)	SOUTH BOSTON	MA	2127
621 E FIRST ST C3	SOUTH BOSTON	2127 WEIS MICHAEL		621 E FIRST ST #C3	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 3	SOUTH BOSTON	2127 MGJ 621 EAST FIRST STREET LLC		339 DORCHESTER ST	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 32	SOUTH BOSTON	2127 LOCHIATTO JOSEPH		621 E FIRST ST #A5 (PS-32)	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 9	SOUTH BOSTON	2127 KAPLAN DANIEL A		621 EAST 1ST STREET #C-4	BOSTON	MA	2127
621 E FIRST ST B7	SOUTH BOSTON	2127 CAO JIANGSHAN		33 TOWNSEND BLVD	WESTBOROUGH	MA	1581
621 E FIRST ST B1	SOUTH BOSTON	2127 MYERS BRADFORD S		621 E FIRST ST #B1	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 55	SOUTH BOSTON	2127 MGJ 621 EAST FIRST STREET LLC		339 DORCHESTER AV	SOUTH BOSTON	MA	2127
621 E FIRST ST C6	SOUTH BOSTON	2127 BARKER REVOCABLE TRUST	C/O DAVID W BARKER JR	621 E FIRST ST #C-6	SOUTH BOSTON	MA	2127
621 E FIRST ST D7	SOUTH BOSTON	2127 VASERMAN STEVEN		621 E FIRST ST #D7	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 49	SOUTH BOSTON	2127 RAGAN KATHLEEN M		11 ORCHARD HILL DRIVE	WESTBOROUGH	MA	1581
SUMMER ST	SOUTH BOSTON	2127 EIGHT-39 SUMMER ST LLC MASS LLC	C/O EIGHT39 SUMMER ST LLC	840 SUMMER ST STE 101	SOUTH BOSTON	MA	2127
19 M ST 1	SOUTH BOSTON	2127 SCHNARE JOHN C JR	C/O JOHN C SCHNARE JR	19 M STREET #1	S BOSTON	MA	2127
621 E FIRST ST PS 43	SOUTH BOSTON	2127 CAO JIANGSHAN		33 TOWNSEND BLVD	WESTBOROUGH	MA	1581
621 E FIRST ST PS 23	SOUTH BOSTON	2127 621 EAST FIRST STREET #C-5 REALTY TRUST		621 E FIRST ST #C5	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 12	SOUTH BOSTON	2127 BARKER REVOCABLE TRUST	C/O DAVID & SANDRA BARKER	621 E FIRST ST UNIT C-6	SOUTH BOSTON	MA	2127
621 E FIRST ST B4	SOUTH BOSTON	2127 DAROSA VICTORIA		621 E FIRST ST UNIT B4	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 6	SOUTH BOSTON	2127 WEIS MICHAEL		621 E FIRST ST #C3	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 29	SOUTH BOSTON	2127 MGJ 621 EAST FIRST STREET LLC		339 DORCHESTER ST	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 52	SOUTH BOSTON	2127 RAGAN KATHLEEN M		11 ORCHARD HILL DRIVE	WESTBOROUGH	MA	1581
3 M ST 1	SOUTH BOSTON	2127 WILLIAMS MATTHEW		3 M STREET #1	S BOSTON	MA	2127
621 E FIRST ST D4	SOUTH BOSTON	2127 BONENFANT JULIE L	C/O JULIE L BONENFANT	621 EAST FIRST ST #D-4	SOUTH BOSTON	MA	2127
621 E FIRST ST C5	SOUTH BOSTON	2127 621 EAST FIRST STREET #C-5 REALTY TRUST		621 E FIRST ST #C5	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 48	SOUTH BOSTON	2127 WORRELL EDWARD III	C/O EDWARD WORRELL III	621 E FIRST ST #A-2 (PS-48)	SOUTH BOSTON	MA	2127
3 M ST 6	SOUTH BOSTON	2127 GAMBONE KYLE		3 M STREET #6	S BOSTON	MA	2127
621 E FIRST ST	SOUTH BOSTON	2127 621 EAST FIRST STREET		621 EASET FIRST ST	SOUTH BOSTON	MA	2127
21 M ST	SOUTH BOSTON	2127 CONNORS PAULINE S		21 M STREET	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 17	SOUTH BOSTON	2127 VASERMAN STEVEN		621 E FIRST ST #D7 (PS-17)	SOUTH BOSTON	MA	2127
621 E FIRST ST A2	SOUTH BOSTON	2127 WORRELL EDWARD III	C/O EDWARD WORRELL III	621 E FIRST ST #A2	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 53 C	SOUTH BOSTON	2127 OCONNOR MATTHEW PAUL		621 E FIRST ST #D5 (PS-53C)	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 11	SOUTH BOSTON	2127 KUO LESLIE W		621 E FIRST ST #C2	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 5	SOUTH BOSTON	2127 SKRAMSTAD ERIK		621 E FIRST ST #B6	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 34	SOUTH BOSTON	2127 SHAHIDI HOOMAN		621 E FIRST ST #D6 (PS-34)	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 28	SOUTH BOSTON	2127 PARK KRISTEN		621 E FIRST ST #A6 (PS-28)	SOUTH BOSTON	MA	2127
3 M ST	SOUTH BOSTON	2127 THREE M STREET CONDO TRUST		3 M STREET	S BOSTON	MA	2127
599 E FIRST ST	SOUTH BOSTON	2127 SCOMAR LLC MASS LLC	C/O SCOTT PUMPHRET	837 SUMMER ST	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 45	SOUTH BOSTON	2127 OCONNOR MATTHEW PAUL		621 EAST FIRST ST #D5 (PS-45)	SOUTH BOSTON	MA	2127
621 E FIRST ST D1	SOUTH BOSTON	2127 NEW FUTURE LIVING TRUST		621 E FIRST ST #D1	SOUTH BOSTON	MA	2127
15 M ST 1	SOUTH BOSTON	2127 MAHER MATTHEW B		205 CORNELIUS DR	PORTSMOUTH	RI	2871
SUMMER ST	SOUTH BOSTON	2127 CAHILL L ST LLC		840 SUMMER ST	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 51	SOUTH BOSTON	2127 WORRELL EDWARD III	C/O EDWARD WORRELL III	621 E FIRST ST #A-2 (PS-51)	SOUTH BOSTON	MA	2127

621 E FIRST ST C2	SOUTH BOSTON	2127 KUO LESLIE W	C/O LESLIE & PAUL KUO	621 E FIRST ST C-2	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 37	SOUTH BOSTON	2127 GAUCHER PAUL		621 E FIRST ST UNIT C1	SOUTH BOSTON	MA	2127
23 M ST	SOUTH BOSTON	2127 HAYES CHERYL J		23 M STREET	SOUTH BOSTON	MA	2127
19 M ST 3	SOUTH BOSTON	2127 SHERMAN JENNIFER A		19 M STREET #3	SOUTH BOSTON	MA	2127
3 M ST 3	SOUTH BOSTON	2127 DOWLING MICHAEL		3 M STREET #3	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 14	SOUTH BOSTON	2127 JONES BRENT		621 E FIRST ST #C7 (PS-14)	SOUTH BOSTON	MA	2127
621 E FIRST ST A5	SOUTH BOSTON	2127 LOCHIATTO JOSEPH		621 E FIRST ST #A5	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 25	SOUTH BOSTON	2127 SKRAMSTAD ERIK		621 E FIRST ST #B6	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 8	SOUTH BOSTON	2127 KUO LESLIE		621 E FIRST ST #C2	SOUTH BOSTON	MA	2127
E FIRST ST	SOUTH BOSTON	2127 MASSACHUSETTS PORT AUTHORITY		EAST FIRST ST	SOUTH BOSTON	MA	2127
621 E FIRST ST B6	SOUTH BOSTON	2127 SKRAMSTAD ERIK		621 E FIRST ST #B6	SOUTH BOSTON	MA	2127
736 E SECOND ST	SOUTH BOSTON	2127 GREGORY A TOLAND REVOCABLE TRUST		736 E SECOND ST	SOUTH BOSTON	MA	2127
564 574 E FIRST ST	SOUTH BOSTON	2127 KING TERMINAL LLC MASS LLC		60 K STREET	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 54	SOUTH BOSTON	2127 SOOD NITESH A		621 E FIRST ST #B2 (PS-54)	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 31	SOUTH BOSTON	2127 MGJ 621 EAST FIRST STREET LLC		339 DORCHESTER ST	SOUTH BOSTON	MA	2127
15 M ST	SOUTH BOSTON	2127 FIFTEEN M ST CONDO TR	C/O CELIBERTI REALTY LLC	33A MYSTIC AV	MEDFORD	MA	2155
621 E FIRST ST D6	SOUTH BOSTON	2127 SHAHIDI HOOMAN		621 E FIRST ST #D6	SOUTH BOSTON	MA	2127
621 E FIRST ST C7	SOUTH BOSTON	2127 JONES BRENT		621 E FIRST ST #C7	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 50	SOUTH BOSTON	2127 SLIFKA AARON		621 E FIRST ST #B5 (PS-50)	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 36	SOUTH BOSTON	2127 BLONDER MATTHEW B		624 EAST FIRST ST UNIT A4	SOUTH BOSTON	MA	2127
19 M ST	SOUTH BOSTON	2127 M STREET CONDO TR	C/O AMY MARCH	19 M ST	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 42	SOUTH BOSTON	2127 NEW FUTURE LIVING TRUST		621 E FIRST ST #D1 (PS-42)	SOUTH BOSTON	MA	2127
779 SUMMER ST	SOUTH BOSTON	2127 KING TERMINAL LLC MASS LLC		60 K STREET	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 19	SOUTH BOSTON	2127 MYERS BRADFORD S		621 E FIRST ST #B1	SOUTH BOSTON	MA	2127
3 M ST 2	SOUTH BOSTON	2127 WANG SAIKE		839 COLUMBA LANE	FOSTER CITY	CA	94404
621 E FIRST ST PS 22	SOUTH BOSTON	2127 SOOD NITESH A		621 E FIRST ST #B2 (PS-22)	SOUTH BOSTON	MA	2127
621 E FIRST ST A4	SOUTH BOSTON	2127 BLONDER MATTHEW B		621 E FIRST ST #A4	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 13	SOUTH BOSTON	2127 BARKER REVOCABLE TRUST	C/O DAVID & SANDRA BARKER	621 E FIRST ST UNIT C6	SOUTH BOSTON	MA	2127
621 E FIRST ST B3	SOUTH BOSTON	2127 MILLS RENEE		621 E FIRST ST #B3	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 53	SOUTH BOSTON	2127 621 EAST FIRST STRET #C-5 REALTY TRUST		621 E FIRST ST #C5	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 30	SOUTH BOSTON	2127 MYERS BRADFORD S		621 E FIRST ST #B1	SOUTH BOSTON	MA	2127
621 E FIRST ST D3	SOUTH BOSTON	2127 JORDAN JAMES TERRELL		621 E FIRST ST #D3	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 39	SOUTH BOSTON	2127 MCHUGH SHAUN M		621 E FIRST ST, UNIT C1	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 2	SOUTH BOSTON	2127 BONENFANT JULIE L	C/O JILIE L BONENFANT	621 EAST FIRST ST #D-4	SOUTH BOSTON	MA	2127
621 E FIRST ST C4	SOUTH BOSTON	2127 KAPLAN DANIEL A	C/O DANIEL & MARJORIE KAPLAN	621 EAST FIRST STREET #C4	BOSTON	MA	2127
684 E SECOND ST	SOUTH BOSTON	2127 GREYHOUND LINES INC	C/O MARVIN F POER & CO	P O BOX 52427	ATLANTA	GA	30355
15 M ST 3	SOUTH BOSTON	2127 FOLEY ELIZABETH		15 M ST #3	SOUTH BOSTON	MA	2127
680 696 E FIRST ST	SOUTH BOSTON	2127 MASS BAY TRANSPORTATION AUTHORITY		680-696 EAST FIRST ST	SOUTH BOSTON	MA	2127
621 E FIRST ST AI	SOUTH BOSTON	2127 LEE CHANEL		62100EAST FIRST ST #A-1	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 16	SOUTH BOSTON	2127 MURPHY MARTIN F		621 E FIRST ST #D2 (PS-16)	SOUTH BOSTON	MA	2127
621 E FIRST ST A7	SOUTH BOSTON	2127 WALTHER KEVIN P		621 E FIRST ST #A7	SOUTH BOSTON	MA	2127
3 M ST 5	SOUTH BOSTON	2127 WANG CONG		3 M STREET #5	S BOSTON	MA	2127
621 E FIRST ST PS 33	SOUTH BOSTON	2127 JORDAN JAMES TERRELL		621 E FIRST ST #D3 (PS-33)	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 56	SOUTH BOSTON	2127 VASERMAN STEVEN		621 E FIRST ST #D7 (PS-56)	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 10	SOUTH BOSTON	2127 KAPLAN DANIEL A		621 EAST 1ST STREET #C-4	BOSTON	MA	2127
621 E FIRST ST PS 44	SOUTH BOSTON	2127 CAO JIANGSHAN		33 TOWNSEND BLVD	WESTBOROUGH	MA	1581
E FIRST ST	SOUTH BOSTON	2127 KING TERNIMAL LLC MASS LLC	C/O KING TERMINAL LLC	60 K STREET	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 38	SOUTH BOSTON	2127 MCHUGH SHAUN M		621 E FIRST ST, UNIT C1	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 1	SOUTH BOSTON	2127 BONENFANT JULIE L	C/O JILIE L BONENFANT	621 EAST FIRST ST #D-4	SOUTH BOSTON	MA	2127
19 M ST 2	SOUTH BOSTON	2127 MARCOTTE STEVEN		19 M STREET #2	S BOSTON	MA	2127
718 710 E SECOND ST	SOUTH BOSTON	2127 DEVLIN PHILIP J TS		718 EAST SECOND	SOUTH BOSTON	MA	2127
621 E FIRST ST D2	SOUTH BOSTON	2127 MURPHY MARTIN F		621 E FIRST ST #D2	SOUTH BOSTON	MA	2127
621 E FIRST ST COMM L	SOUTH BOSTON	2127 HOSEA LORI		788 EAST BROADWAY	SOUTH BOSTON	MA	2127

621 E FIRST ST PS 15	SOUTH BOSTON	2127 MURPHY MARTIN F		621 E FIRST ST #D2 (PS-15)	SOUTH BOSTON	MA	2127
621 E FIRST ST A6	SOUTH BOSTON	2127 PARK KRYSTEN		621 E FIRST ST #A6	SOUTH BOSTON	MA	2127
3 M ST 4	SOUTH BOSTON	2127 LEGACY INVESTMENTS OF NEW ENGLAND LLC		99 CONCORD ST	NORTH READING	MA	
621 E FIRST ST PS 24	SOUTH BOSTON	2127 MGJ 621 EAST FIRST STREET LLC		339 DORCHESTER ST	SOUTH BOSTON	MA	2127
SUMMER ST	SOUTH BOSTON	2127 CAHILL L ST LLC		840 SUMMER ST	SOUTH BOSTON	MA	2127
621 E FIRST ST B5	SOUTH BOSTON	2127 SLIFKA AARON		621 E FIRST ST #B5	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 7	SOUTH BOSTON	2127 WEIS MICHAEL		321 E FIRST ST #C3	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 47	SOUTH BOSTON	2127 SLIFKA AARON		621 E FIRST ST #B5 (PS-47)	SOUTH BOSTON	MA	2127
621 E FIRST ST D5	SOUTH BOSTON	2127 OCONNOR MATTHEW PAUL		621 E FIRST ST #D5	SOUTH BOSTON	MA	2127
784 E SECOND ST	SOUTH BOSTON	2127 CITY OF BOSTON		784 EAST SECOND	SOUTH BOSTON	MA	2127
21 POWER HOUSE	SOUTH BOSTON	2127 NYSS ELKINS LLC	177 MILK ST	C/O NYSS ELKINS LLC & RELATED BEA	BOSTON	MA	2109
839 SUMMER ST	SOUTH BOSTON	2127 EIGHT-39 SUMMER ST LLC MASS LLC	C/O HYDE PROPERTIES	890 SUMMER ST	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 41	SOUTH BOSTON	2127 NEW FUTURE LIVING TRUST		621 E FIRST ST #D1 (PS-41)	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 18	SOUTH BOSTON	2127 LOCHIATTO JOSEPH		621 E FIRST ST #A5 (PS-18)	SOUTH BOSTON	MA	2127
SUMMER ST	SOUTH BOSTON	2127 CAHILL L ST LLC		840 SUMMER ST	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 21	SOUTH BOSTON	2127 MGJ 621 EAST FIRST STREET LLC		339 DORCHESTER ST	SOUTH BOSTON	MA	2127
621 E FIRST ST A3	SOUTH BOSTON	2127 RAGAN KATHLEEN M		11 ORCHARD HILL DRIVE	WESTBOROUGH	MA	1581
621 E FIRST ST PS 27	SOUTH BOSTON	2127 PARK KRYSTEN		621 E FIRST ST #A6 (PS-27)	SOUTH BOSTON	MA	2127
SUMMER ST	SOUTH BOSTON	2127 WEEPECKET LLC A MASS LLC		840 SUMMER STREET	SOUTH BOSTON	MA	2127
571 591 E FIRST ST	SOUTH BOSTON	2127 G L I OPERATING CO DEL CP	C/O MARVIN F POER & CO	P O BOX 52427	ATLANTA	GA	30355
621 E FIRST ST PS 35	SOUTH BOSTON	2127 SHAHIDI HOOMAN		621 E FIRST ST #D6 (PS-35)	SOUTH BOSTON	MA	2127
621 E FIRST ST C1	SOUTH BOSTON	2127 MCHUGH SHAUN M		621 E FIRST ST, UNIT C1	SOUTH BOSTON	MA	2127
621 E FIRST ST B2	SOUTH BOSTON	2127 SOOD NITESH A		621 EAST FIRST ST #B2	SOUTH BOSTON	MA	2127
621 E FIRST ST PS 4	SOUTH BOSTON	2127 MGJ 621 EAST FIRST STREET LLC		339 DORCHESTER ST	SOUTH BOSTON	MA	2127



**NOTIFICATION TO ABUTTERS
BOSTON CONSERVATION COMMISSION**

In accordance with the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, and the Boston Wetlands Ordinance, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

A. HRP 776 Summer Street, LLC has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.

B. The address of the lot where the activity is proposed is 776 Summer Street.

C. The project involves constructing an elevated seawall to replace the existing seawall.

D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at CC@boston.gov.

E. Copies of the Notice of Intent may be obtained from VHB by contacting them at llich@vhb.com, 617-607-6112 between the hours of 9am-5pm, Monday-Friday.

F. In accordance with the Chapter 20 of the Acts of 2021, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.

G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing CC@boston.gov or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday**.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the **Boston Herald**.

NOTE: Notice of the public hearing, including its date, time, and place, will be posted on www.boston.gov/public-notices and in Boston City Hall not less than forty-eight (48) hours in advance. If you would like to provide comments, you may attend the public hearing or send written comments to CC@boston.gov or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

NOTE: If you would like to provide comments, you may attend the public hearing or send written comments to CC@boston.gov or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

NOTE: You also may contact the Boston Conservation Commission or the Department of Environmental Protection Northeast Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: the Northeast Region: (978) 694-3200.

NOTE: If you plan to attend the public hearing and are in need of interpretation, please notify staff at CC@boston.gov by 12 PM the day before the hearing.



**NOTIFICACIÓN PARA PROPIETARIOS Y/O VECINOS COLINDANTES
COMISIÓN DE CONSERVACIÓN DE BOSTON**

De conformidad con la Ley de protección de los humedales de Massachusetts, el Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y la Ordenanza sobre los humedales de Boston, por la presente queda usted notificado como propietario o vecino colindante de un proyecto presentado ante la Comisión de Conservación de Boston.

A. **HRP 776 Summer Street, LLC** ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.

B. La dirección del lote donde se propone la actividad es **776 Summer Street**.

C. El proyecto consiste en **la construcción de una escollera elevada para reemplazar la escollera existente**.

D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en CC@boston.gov.

E. Las copias de la notificación de intención pueden solicitarse a **Laura Laich, VHB, llaich@vhb.com, 617-607-6112** entre las **9 a. m y 5 p. m., de lunes a viernes**.

F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.

G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a CC@boston.gov o llamando al **(617) 635-4416** entre las **9 AM y las 5 PM, de lunes a viernes**.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en el **Boston Herald** con al menos cinco (5) días de antelación.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en www.boston.gov/public-notices y en el Ayuntamiento de Boston con no menos de cuarenta y ocho (48) horas de antelación. Si desea formular comentarios, puede asistir a la audiencia pública o enviarlos por escrito a CC@boston.gov o al Ayuntamiento de Boston, Departamento de Medio Ambiente, Sala 709, 1 City Hall Square, Boston, MA 02201.

NOTA: También puede comunicarse con la Comisión de Conservación de Boston o con la Oficina Regional del Noreste del Departamento de Protección Ambiental para obtener más información sobre

CITY of BOSTON



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

esta solicitud o la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste: (978) 694-3200.

NOTA: si tiene previsto asistir a la audiencia pública y necesita servicios de interpretación, sírvase informar al personal en CC@boston.gov antes de las 12 PM del día anterior a la audiencia.

CITY of BOSTON

1 CITY HALL SQUARE BOSTON, MA 02201-2021 | ROOM 709 | 617-635-3850 | ENVIRONMENT@BOSTON.GOV



BABEL NOTICE

English:

IMPORTANT! This document or application contains **important information** about your rights, responsibilities and/or benefits. It is crucial that you understand the information in this document and/or application, and we will provide the information in your preferred language at no cost to you. If you need them, please contact us at cc@boston.gov or 617-635-3850.

Spanish:

¡IMPORTANTE! Este documento o solicitud contiene **información importante** sobre sus derechos, responsabilidades y/o beneficios. Es fundamental que usted entienda la información contenida en este documento y/o solicitud, y le proporcionaremos la información en su idioma preferido sin costo alguno para usted. Si los necesita, póngase en contacto con nosotros en el correo electrónico cc@boston.gov o llamando al 617-635-3850.

Haitian Creole:

AVI ENPÒTAN! Dokiman oubyen aplikasyon sa genyen **enfòmasyon ki enpòtan** konsènan dwa, responsablite, ak/oswa benefis ou yo. Li enpòtan ke ou konprann enfòmasyon ki nan dokiman ak/oubyen aplikasyon sa, e n ap bay enfòmasyon an nan lang ou prefere a, san ou pa peye anyen. Si w bezwen yo, tanpri kontakte nou nan cc@boston.gov oswa 617-635-3850.

Traditional Chinese:

非常重要！這份文件或是申請表格包含關於您的權利，責任，和／或福利的重要信息。請您務必完全理解這份文件或申請表格的全部信息，這對我們來說十分重要。我們會免費給您提供翻譯服務。如果您有需要請聯系我們的郵箱 cc@boston.gov 電話# 617-635-3850..

Vietnamese:

QUAN TRỌNG! Tài liệu hoặc đơn yêu cầu này chứa **thông tin quan trọng** về các quyền, trách nhiệm và/hoặc lợi ích của bạn. Việc bạn hiểu rõ thông tin trong tài liệu và/hoặc đơn yêu cầu này rất quan trọng, và chúng tôi sẽ cung cấp thông tin bằng ngôn ngữ bạn muốn mà không tính phí. Nếu quý vị cần những dịch vụ này, vui lòng liên lạc với chúng tôi theo địa chỉ cc@boston.gov hoặc số điện thoại 617-635-3850.

Simplified Chinese:

非常重要！这份文件或是申请表格包含关于您的权利，责任，和／或福利的重要信息。请您务必完全理解这份文件或申请表格的全部信息，这对我们来说十分重要。我们会免费给您提供翻译服务。如果您有需要请联系我们的邮箱 cc@boston.gov 电话# 617-635-3850.

Cape Verdean Creole:

INPURTANTI! Es dukumentu ó aplikason ten **informason inpurtanti** sobri bu direitus, rasponsabilidadi i/ó benefisius. Ê krusial ki bu intendi informason na es dukumentu i/ó aplikason ó nu ta da informason na língua di bu preferênsia sen ninhun kustu pa bó. Si bu prisiza del, kontata-nu na cc@boston.gov ó 617-635-3850.

Arabic:

مهم! يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائدك. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على cc@boston.gov أو 617-635-3850.

Russian:

ВАЖНО! В этом документе или заявлении содержится **важная информация** о ваших правах, обязанностях и/или льготах. Для нас очень важно, чтобы вы понимали приведенную в этом документе и/или заявлении информацию, и мы готовы бесплатно предоставить вам информацию на предпочитаемом вами языке. Если Вам они нужны, просьба связаться с нами по адресу электронной почты cc@boston.gov, либо по телефону 617-635-3850.

Portuguese:

IMPORTANTE! Este documento ou aplicativo contém **Informações importantes** sobre os seus direitos, responsabilidades e/ou benefícios. É importante que você compreenda as informações contidas neste documento e/ou aplicativo, e nós iremos fornecer as informações em seu idioma de preferência sem nenhum custo para você. Se precisar deles, fale conosco: cc@boston.gov ou 617-635-3850.

French:

IMPORTANT ! Ce document ou cette demande contient des **informations importantes** concernant vos droits, responsabilités et/ou avantages. Il est essentiel que vous compreniez les informations contenues dans ce document et/ou cette demande, que nous pouvons vous communiquer gratuitement dans la langue de votre choix. Si vous en avez besoin, veuillez nous contacter à cc@boston.gov ou au 617-635-3850.





Certification of Translation



COUNTY OF SUFFOLK
COMMONWEALTH OF MASSACHUSETTS

March 31, 2022

This is to certify that the **bolded text in Section C within the translation** is, to the best of my knowledge and belief, a true and accurate translation from English into Spanish of the attached document:

ES - Abutter Notification Form 2020_TRANSLATED.docx

Linguistic Systems, Inc. adheres to an ISO-certified quality management system that ensures best practices are always followed in the selection of linguists skilled in both the languages and subject matters necessary for every translation.



Jessica Riley
Project Manager
Linguistic Systems





**NOTIFICACIÓN PARA PROPIETARIOS Y/O VECINOS COLINDANTES
COMISIÓN DE CONSERVACIÓN DE BOSTON**

De conformidad con la Ley de protección de los humedales de Massachusetts, el Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y la Ordenanza sobre los humedales de Boston, por la presente queda usted notificado como propietario o vecino colindante de un proyecto presentado ante la Comisión de Conservación de Boston.

A. **HRP 776 Summer Street, LLC** ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.

B. La dirección del lote donde se propone la actividad es **776 Summer Street**.

C. El proyecto consiste en **la construcción de una escollera elevada para reemplazar la escollera existente**.

D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en CC@boston.gov.

E. Las copias de la notificación de intención pueden solicitarse a **Laura Laich, VHB, llaich@vhb.com, 617-607-6112** entre las **9 a. m y 5 p. m., de lunes a viernes**.

F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.

G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a CC@boston.gov o llamando al **(617) 635-4416** entre las **9 AM y las 5 PM, de lunes a viernes**.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en el **Boston Herald** con al menos cinco (5) días de antelación.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en www.boston.gov/public-notices y en el Ayuntamiento de Boston con no menos de cuarenta y ocho (48) horas de antelación. Si desea formular comentarios, puede asistir a la audiencia pública o enviarlos por escrito a CC@boston.gov o al Ayuntamiento de Boston, Departamento de Medio Ambiente, Sala 709, 1 City Hall Square, Boston, MA 02201.

NOTA: También puede comunicarse con la Comisión de Conservación de Boston o con la Oficina Regional del Noreste del Departamento de Protección Ambiental para obtener más información sobre

CITY of BOSTON



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

esta solicitud o la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste: (978) 694-3200.

NOTA: si tiene previsto asistir a la audiencia pública y necesita servicios de interpretación, sírvase informar al personal en CC@boston.gov antes de las 12 PM del día anterior a la audiencia.



**NOTIFICACIÓN PARA PROPIETARIOS Y/O VECINOS COLINDANTES
COMISIÓN DE CONSERVACIÓN DE BOSTON**

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B. La dirección del lote donde se propone la actividad es **776 Summer Street**.

C. El proyecto consiste en **constructing an elevated seawall to replace the existing seawall**.

D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en CC@boston.gov.

E. Las copias de la notificación de intención pueden solicitarse a **Laura Laich, VHB, llaich@vhb.com, 617-607-6112** entre las **9 a. m y 5 p. m., de lunes a viernes**.

F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.

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**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

**Under the Massachusetts Wetlands Protection Act
and Boston Wetlands Ordinance**

I, Laura Laich, hereby certify under pains and penalties of perjury that that at least one week prior to the public hearing, I gave notice 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 with the following matter:

A Notice of Intent _____ was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by VHB on behalf of HRP 776 Summer Street LLC _____ for constructing an elevated seawall to replace the existing seawall _____ located at 776-834 Summer Street Boston, Massachusetts 02127 _____.

The Abutter Notification For, the list of abutters to whom it was given, and their addresses are attached to this Affidavit of Service.

Laich, Laura Digitally signed by Laich, Laura
Date: 2022.04.20 09:57:20
-04'00'

Name

4-19-22

Date

Attachment C

Photolog

Photography Log

PROJECT NUMBER

13656.00

CLIENT

HRP 776 Summer Street, LLC

c/o Hilco Redevelopment Partners LLC and Redgate Capital Partners LLC

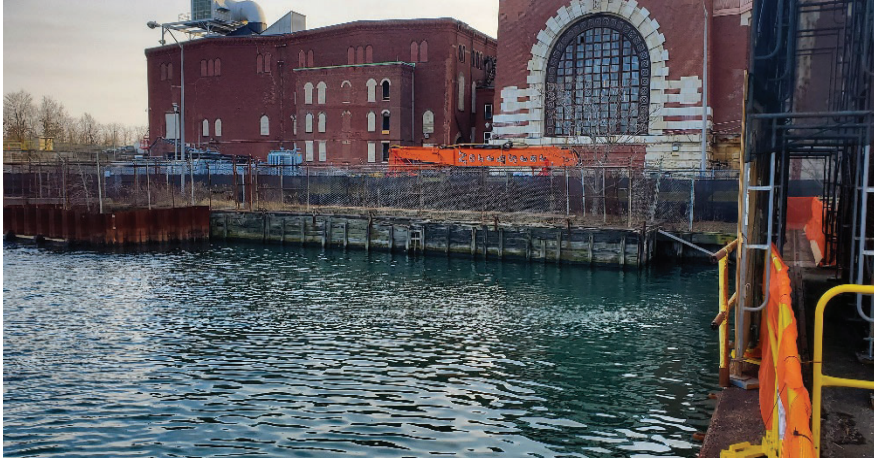
99 Summer Street, Suite 1110

Boston, MA 02110

LOCATION

776-834 Summer Street

Boston, Massachusetts 02127



NO. 1 / 1.6.2022

DESCRIPTION

View of existing structures on the Project Site facing south from the screen house area



NO. 2 / 1.6.2022

DESCRIPTION

View of Project Site facing southeast from the intersection of the DFC and Summer Street.



NO. 3 / 1.6.2022

DESCRIPTION

View of existing screen house facing west



NO. 4 / 1.6.2022

DESCRIPTION

View of deteriorating timber bulkhead



NO. 5 / 1.6.2022

DESCRIPTION

View of steel sheet pile bulkhead on western boundary of the Project Site.



NO. 6 / 1.6.2022

DESCRIPTION

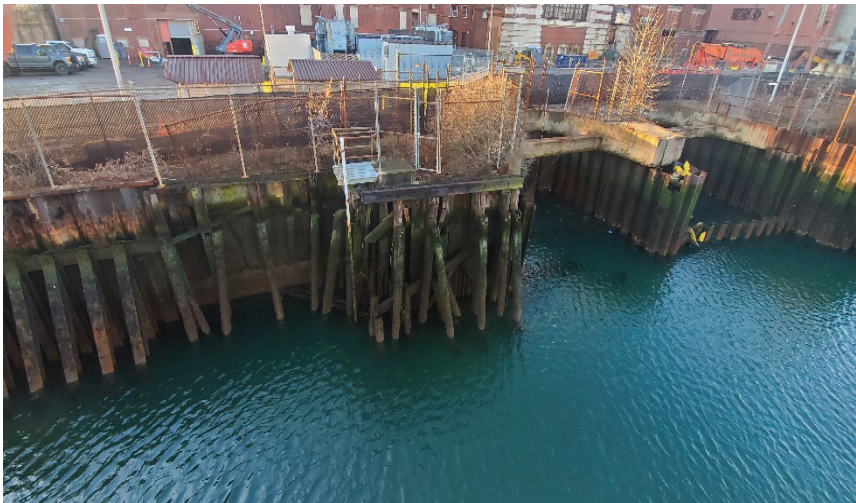
View of concrete intake pipes leading to screen house



NO. 7 / 1.6.2022

DESCRIPTION

View of the existing timber bulkhead at low tide along the northern boundary of the Site



NO. 8 / 1.6.2022

DESCRIPTION

View of the existing degraded timber bulkhead



NO. 9 / 1.6.2022

DESCRIPTION

View of the existing outfall pipe areas where concrete structures are below the water line.



NO. 10 / 1.6.2022

DESCRIPTION

View of the screen houses and existing building on the Project Site looking southwest from the DFC.



Attachment D Project Plans

(Bound Separately)



Attachment E

Stormwater Management Report

(Bound Separately)

Site Plans

Issued for NOI
 Date Issued April 20, 2022
 Latest Issue April 20, 2022

776 Summer Street Seawall Reconstruction

776 Summer Street
 Boston, MA



Sheet Index

No.	Drawing Title	Latest Issue
C-1	Legend and General Notes	April 20, 2022
C-2	Proposed Site Conditions Plan	April 20, 2022
C-3	Site Details	April 20, 2022

Reference Drawings

No.	Drawing Title	Latest Issue
SK-01	Proposed Plan with Resource Areas	April 15, 2022
SK-02	Waterfront Repairs Sections	April 15, 2022

Applicant

HRP 776 Summer Street, LLC
 City Hall Plaza, Room 709
 99 Summer Street, Suite 1110
 Boston, MA 02110

Ward: 6

Blocks: 237, 238, 239, 240, 260, 261

Parcel: 3406





99 High Street
Boston, MA 02110
617.728.7777

Legend

Legend table with columns for Exist. and Prop. symbols and descriptions for various site features like property lines, pavements, curbs, and utilities.

Abbreviations

Abbreviations table listing symbols for General, Utilities, and other site elements like ABAN (Abandon), ACR (Accessible Curb Ramp), and CB (Catch Basin).

Notes

- Notes 1-14 detailing contractor responsibilities for site security, excavation, earthwork, and utility management.

Layout and Materials

- Notes 1-6 regarding dimensions, curbing, and construction standards for layout and materials.

Demolition

- Notes 1-5 detailing demolition procedures, including removal of existing structures and utilities.

Erosion Control

- Notes 1-5 detailing erosion control measures, including silt fences, catch basins, and ground cover.

Existing Conditions Information

- Notes 1-2 detailing existing conditions, including property lines and topography.

Document Use

- Notes 1-5 detailing document use, including professional service and construction requirements.

776 Summer Street
Seawall Reconstruction
Boston, MA

Revision table with columns for No., Revision, Date, and Appr. containing revision details.

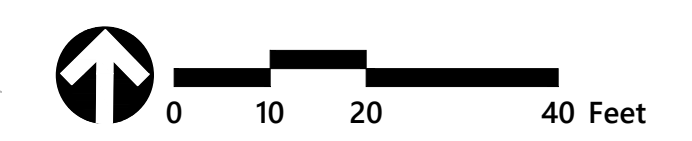
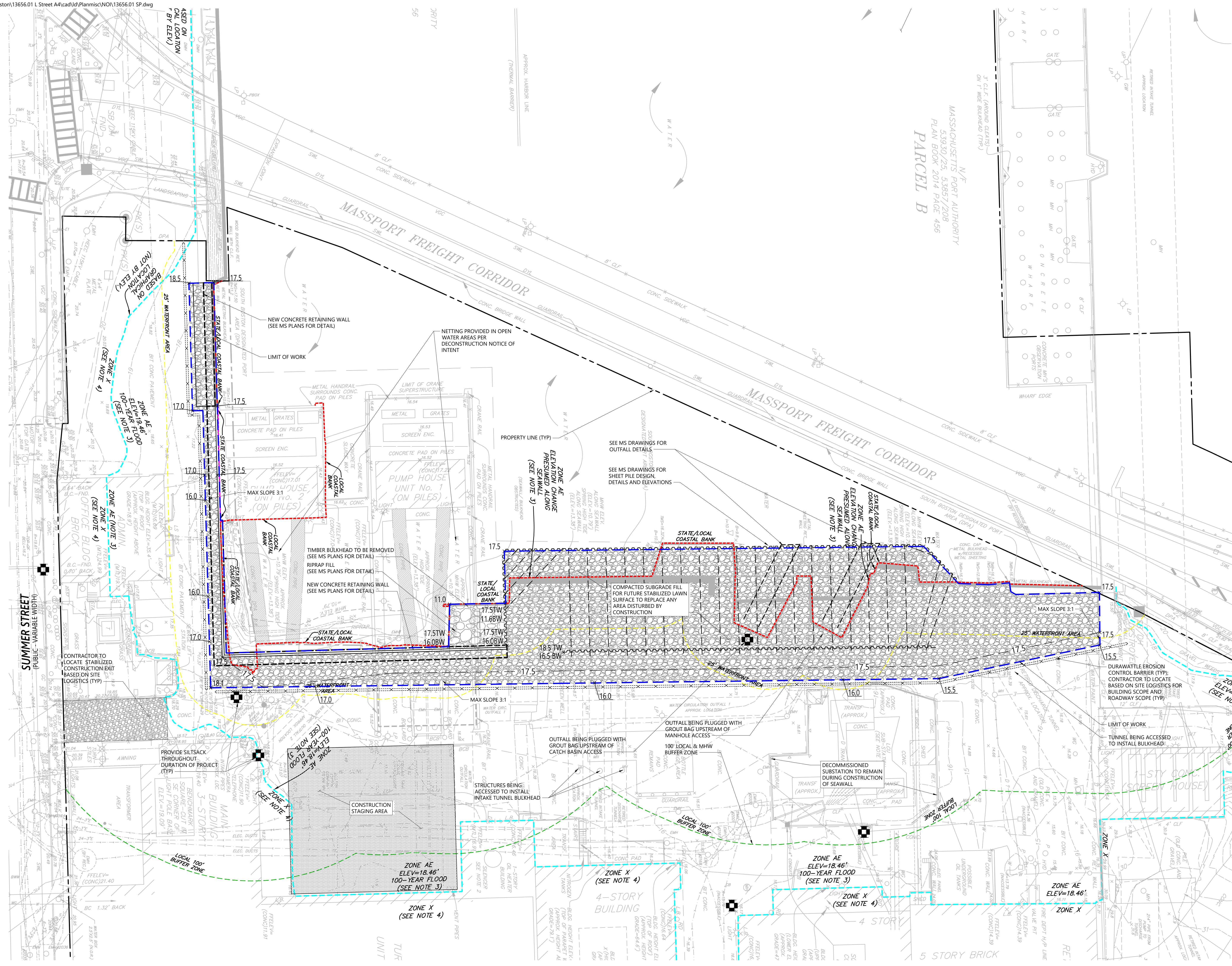
NOT FOR CONSTRUCTION Legend and General Notes



C-1
Sheet of
1 3



99 High Street
Boston, MA 02110
617.728.7777



776 Summer Street
Seawall Reconstruction
Boston, MA

No.	Revision	Date	App'd

Designed by RA Checked by JVC
 Issued for Date 04/20/2022

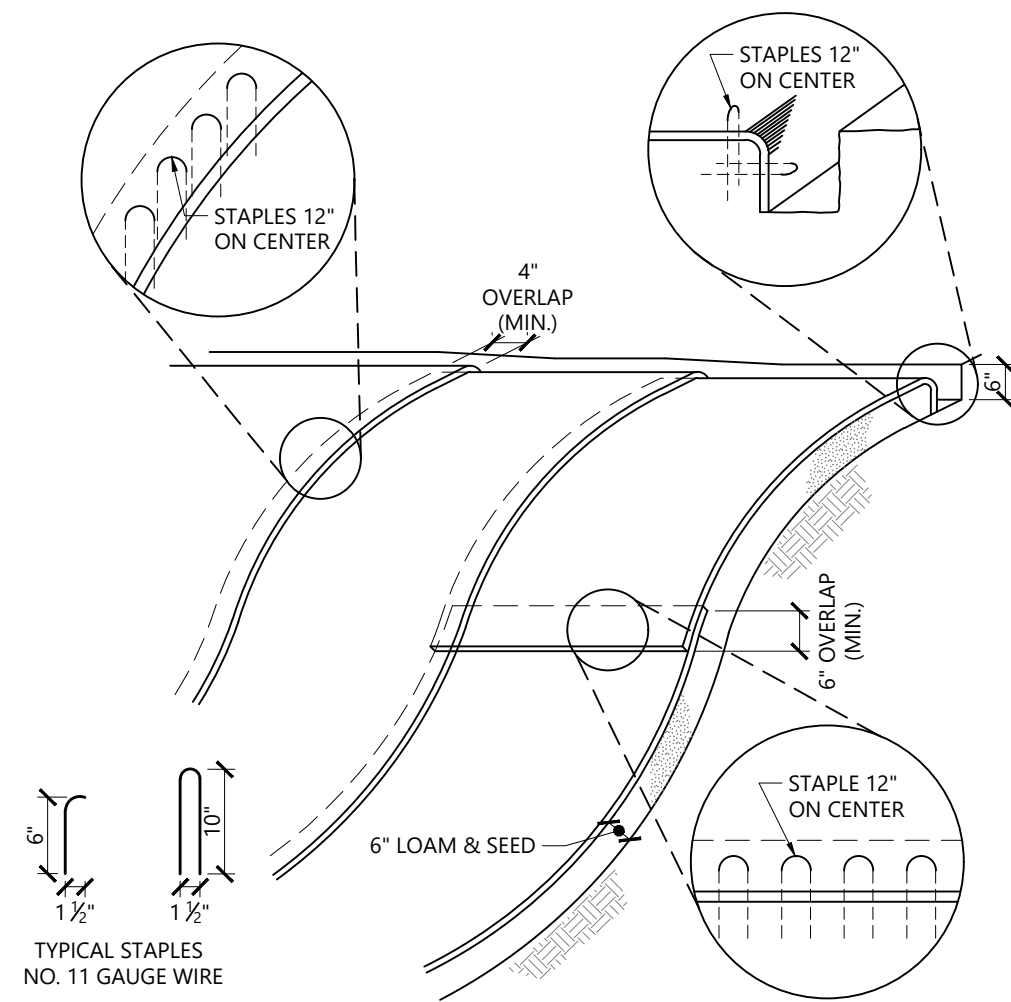
NOT FOR CONSTRUCTION
Drawing Title
Proposed Site Conditions Plan
Drawing Number



C-2

Sheet 2 of 3

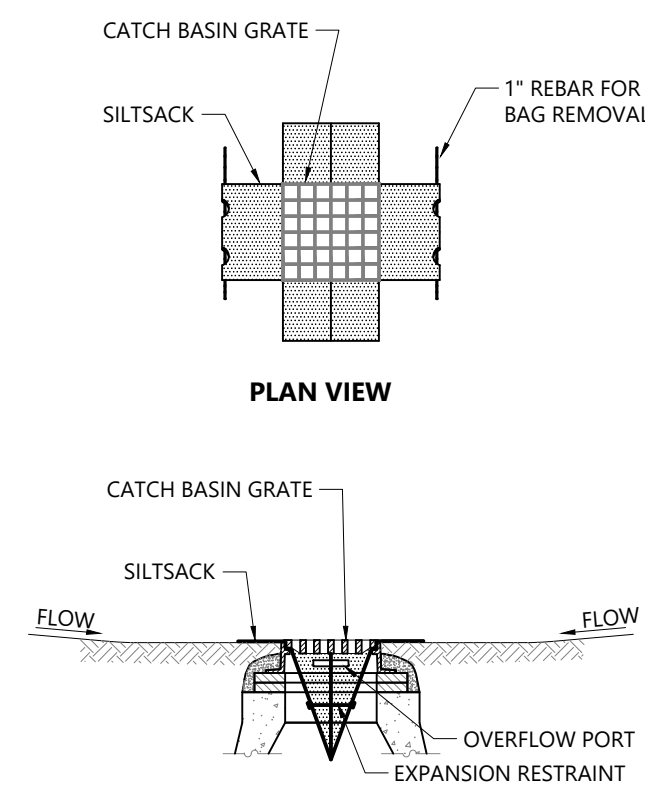
Project Number
13656.01



NOTES

- BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
- ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
- THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
- WHEN BLANKETS MUST BE SPICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
- METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
- EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Erosion Control Blanket Slope Installation 1/16
N.T.S. Source: VHB LD_680



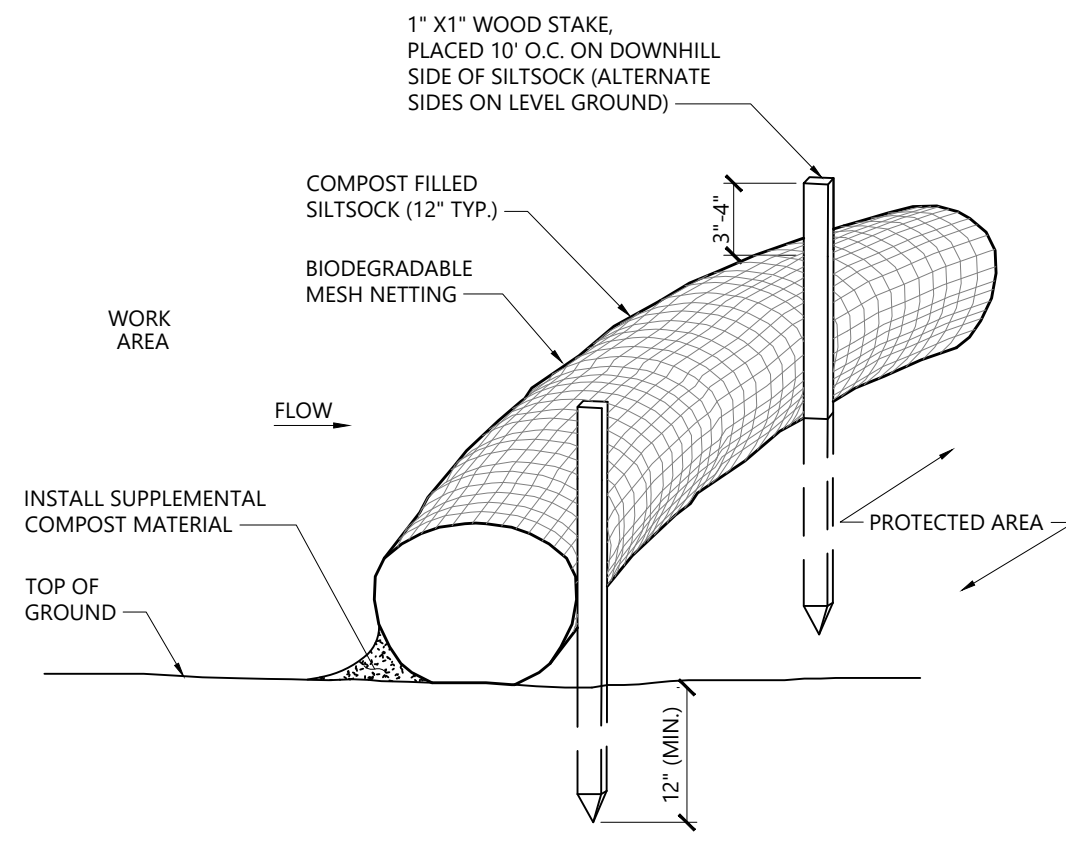
PLAN VIEW

SECTION VIEW

NOTES

- INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
- GRATE TO BE PLACED OVER SILTSACK.
- SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

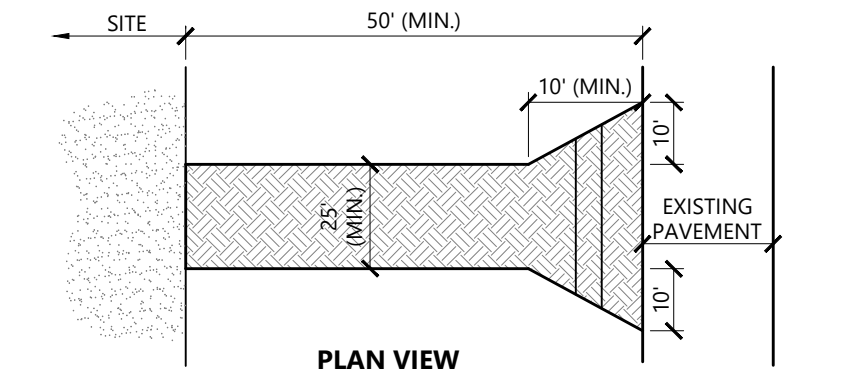
Siltsack Sediment Trap 1/20
N.T.S. Source: VHB LD_674



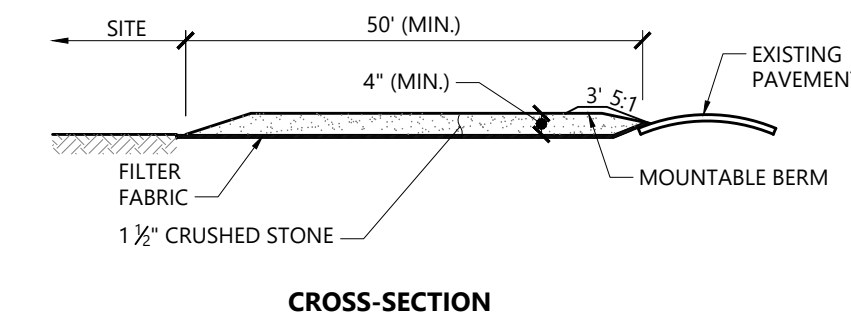
NOTES

- SILTSOCK SHALL BE FILTREXX SILTSOCKX OR APPROVED EQUAL.
- SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
- SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
- UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
- IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsack - Erosion Control Barrier 10/20
N.T.S. Source: VHB LD_658



PLAN VIEW

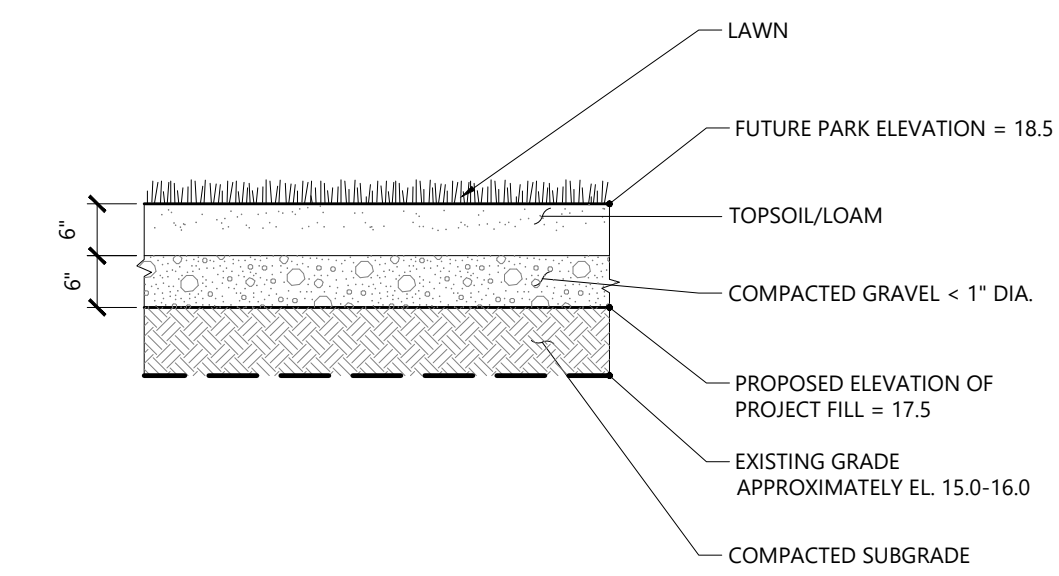


CROSS-SECTION

NOTES

- EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
- STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit 1/16
N.T.S. Source: VHB LD_682



Gravel Stabilized Lawn

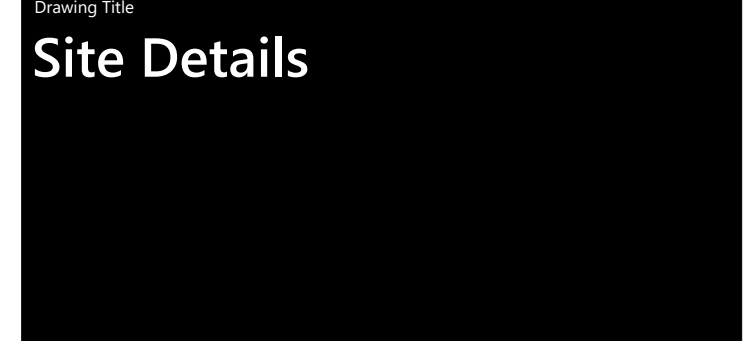
N.T.S. Source: VHB REV LD_617

776 Summer Street
Seawall Reconstruction
Boston, MA

No.	Revision	Date	Appvd.

Designed by RA Checked by JVC
Issued for Date 04/20/2022

NOT FOR CONSTRUCTION



Drawing Number

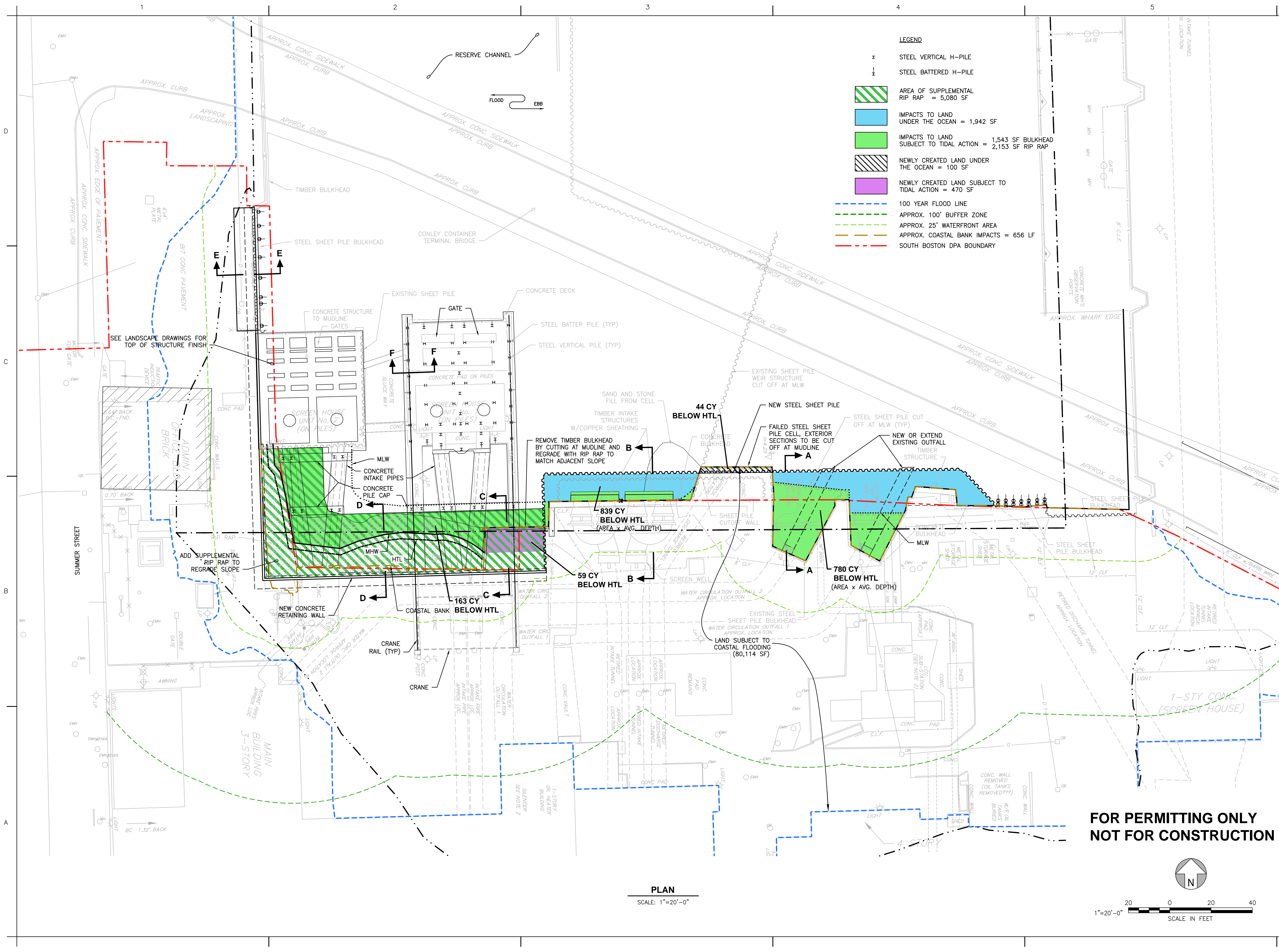


C-3

Sheet 3 of 3

Project Number 13656.01

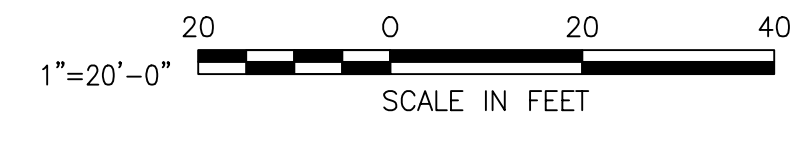
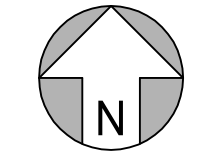
TOM QUINN K:\2936-21.00 SUMMER ST. BULKHEAD - HILCO\CADD\PERMIT DWGS\NOI\293621 SK-01 RESOURCE AREAS-NOI.DWG Apr 19, 2022 - 2:15pm



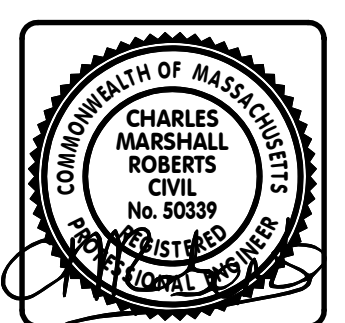
- LEGEND**
- ⊥ STEEL VERTICAL H-PILE
 - ⊥ STEEL BATTERED H-PILE
 - AREA OF SUPPLEMENTAL RIP RAP = 5,080 SF
 - IMPACTS TO LAND UNDER THE OCEAN = 1,942 SF
 - IMPACTS TO LAND SUBJECT TO TIDAL ACTION = 1,543 SF BULKHEAD SUBJECT TO TIDAL ACTION = 2,153 SF RIP RAP
 - NEWLY CREATED LAND UNDER THE OCEAN = 100 SF
 - NEWLY CREATED LAND SUBJECT TO TIDAL ACTION = 470 SF
 - 100 YEAR FLOOD LINE
 - APPROX. 100' BUFFER ZONE
 - APPROX. 25' WATERFRONT AREA
 - APPROX. COASTAL BANK IMPACTS = 656 LF
 - SOUTH BOSTON DPA BOUNDARY

PLAN
SCALE: 1"=20'-0"

**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**



CHILDS ENGINEERING
34 WILLIAM WAY, BELLINGHAM, MA 02019 U.S.A.
Phone: (508) 966-9092
E-mail: mail@childseng.com



Mark	Description	Date	Appr.

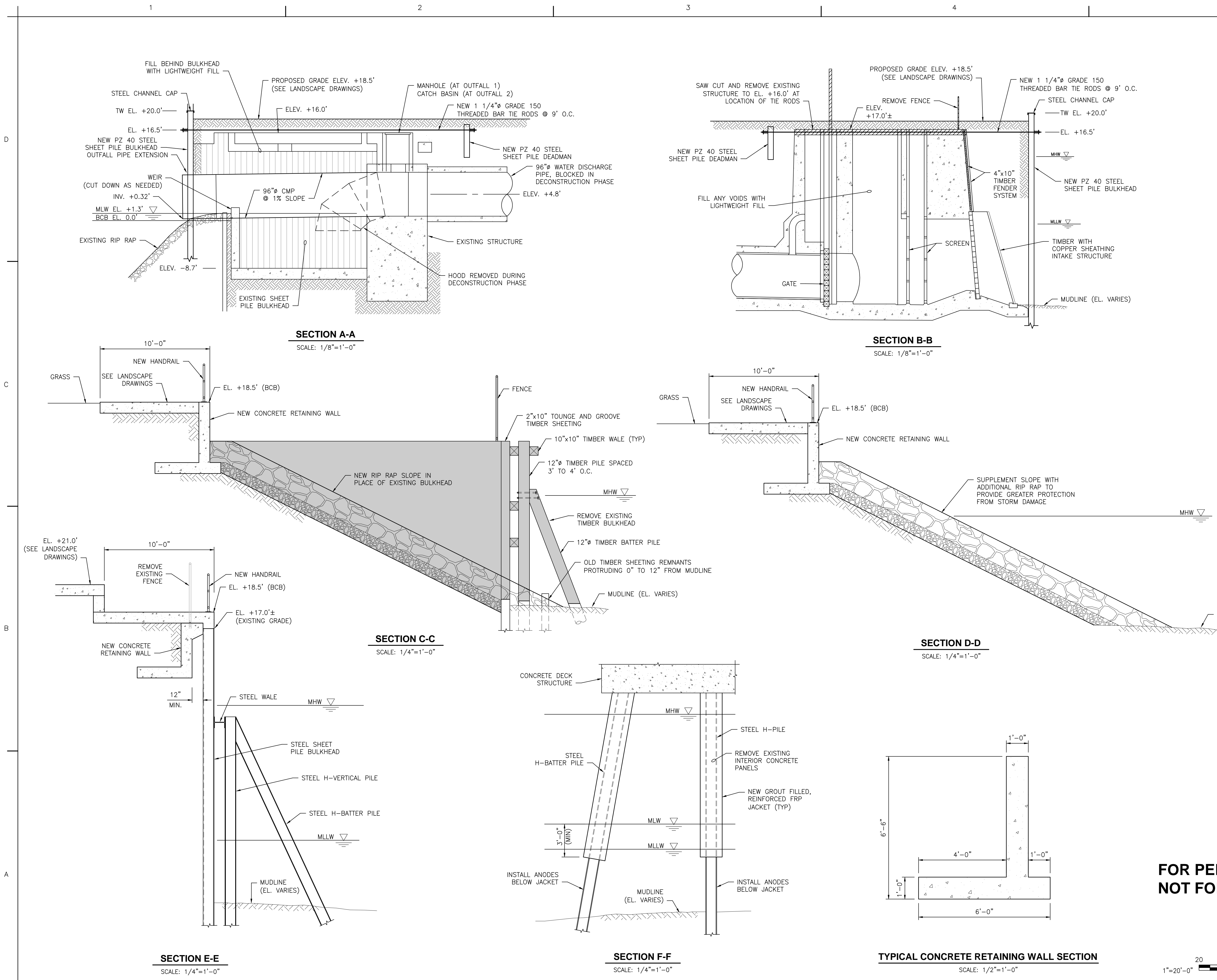
Designed by:	CMR	Date:	04/15/22
Drawn by:	TEC	Design file no.:	293621 SK-01
Reviewed by:	CMR	Scale:	1"=20'-0"

776 SUMMER ST. BULKHEAD
HILCO REDEVELOPMENT PARTNERS
BOSTON, MA

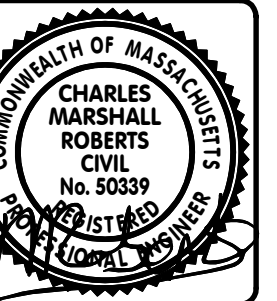
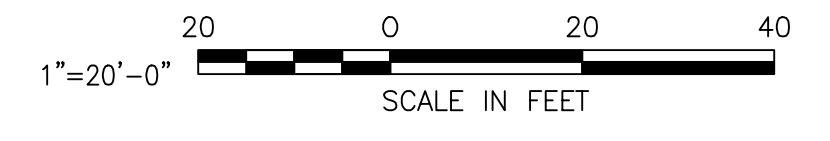
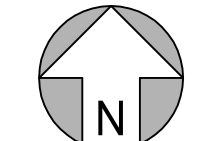
**PROPOSED PLAN
WITH RESOURCE AREAS**

Sheet reference number:
SK-01
Sheet 1 of 2

TOM QUINN K:\2936-21.00 SUMMER ST. BULKHEAD - HILCO\CADD\PERMIT DWGS\NOI\293621 SK-02 SECTIONS-NOI.DWG Apr 19, 2022 - 2:16pm



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Mark	Description	Date	Appr.

Designed by:	CMR	Date:	04/15/22
Drawn by:	TEQ	Design file no.:	203621 SK-02
Checked by:	CMR	Scale:	AS NOTED
Reviewed by:	CMR		

776 SUMMER ST. BULKHEAD
HILCO REDEVELOPMENT PARTNERS
BOSTON, MA

WATERFRONT REPAIRS
SECTIONS

Sheet reference number:
SK-02
Sheet 2 of 2



To: Nick Moreno, Boston Conservation
Commission

Date: May 4, 2022

Memorandum

Project #: 13656.02

From: Stephanie Krueel, VHB
Laura Laich, VHB

Re: Supplemental Information, L Street Station Redevelopment: Seawall
Construction Project NOI

This memorandum responds to a request by staff of the Boston Conservation Commission for additional information regarding the Notice of Intent for the L Street Station Redevelopment: Seawall Construction Project (the "Seawall Project"), which was submitted on April 20, 2022. This memo includes updated descriptions of the proposed work means and methods, work within the Buffer Zone, and anticipated climate change impacts.

Work Description

This Seawall Project NOI proposes a new, elevated seawall to replace the existing deteriorating seawall. The new seawall will consist of steel sheet piles driven in front of the existing structures, which include a combination of metal sheeting, concrete piles, and wooden bulkheads. In the locations of existing outfalls 1 and 2, where subsurface concrete basins are present below the waterline, the sheet piles will be driven immediately in front of the basins to avoid disturbing structures of unknown depth and construction. Sheet pile will be installed to achieve a top elevation of 20.00' BCB to provide greater resilience to the Project Site and surrounding area.

Detailed means and methods of construction will be at the discretion and responsibility of the contractor performing the work. However, it is anticipated that the sheet pile will be driven using a pile driving crane that will most likely be mounted on the land in the Waterfront Area. The contractor, who has not yet been selected, will likely set a template and embed a series of sheets in a row and then work the group of sheets down to the design elevation. Prior to driving the contractor may probe the area where the piles are to be driven to identify any shallow obstructions. The top of the sheet pile will then be tied back to a deadman system as shown on the plans. In the area where the existing sheet pile is to be removed the contractor will likely attach the hammer to the top of the sheet and either pull or vibrate the sheets out to enable the new sheets to be driven.

Suitable fill material will be installed behind the new sheet pile to elevation 17.50' BCB. The sheet pile edge (at elevation 20.0' BCB) will have a steel channel cap or concrete cap and will be incorporated into the future landscape plan to support a railing. At the eastern edge of the seawall, the sheet pile will tie into the existing bulkhead.

The line of proposed sheet pile will follow the coastline up to the existing timber bulkhead (see Plan Sheet SK-02 Section C-C), which will be removed and replaced with a riprap slope. The existing bulkhead and piles will be cutoff at the mudline rather than removed as these structural elements will aid in the stabilization of the toe of the slope. When the Certificate of Compliance is requested, the location of the cut pile will be documented. The seawall along the west corner of the waterline will be constructed as a concrete retaining wall up to elevation of 18.50' BCB from the top of the riprap slope. The existing riprap slope in the western corner of the coastline will be regraded with additional riprap



Memorandum

to support the increased height of the new seawall. The design also includes additional riprap at the toe of slope to increase dissipation of wave action. The placement of this riprap will likely be done from land due to the constraints of the site with an excavator working from the top of the slope.

The proposed concrete retaining wall will follow the western coastline up to the platform of the former West Pump House, which will remain. North of the West Pump House platform, the existing steel sheet pile bulkhead will be cleaned and recoated. The sheet to be cleaned and recoated will have netting to contain any of the existing coating that is removed to prevent it from falling into the water and this work will likely be done from floats as most of the work area is tidal. The cleaning will be done with either ultra high pressure water or with sand blasting. Once the coating and debris has been removed the steel will be washed with fresh water prior to coating with a moisture cured primer and top coat. On top of this bulkhead, a new concrete retaining wall will be constructed up to elevation 18.50' BCB.

The existing metal sheeting around the West Pump House platform will be cleaned and recoated. Existing piles under the East Pump House platform will be repaired. The steel will be cleaned in the same manner as above and the piles will be repaired by placing jackets around them. The contractor will clean the piles to remove the marine growth and capture any loose corrosion. The fiberglass jackets will then be installed around the piles and the concrete will be placed between the pile and jacket. There will also be concrete repairs that will involve containing the area with netting and then chipping out the loose and deteriorated concrete and cleaning the exposed reinforcing bar and then placing a repair mortar to fill the void.

The Seawall Project includes rough grading of the Waterfront Area up to 17.50' BCB as an interim condition to tie into the new seawall. Once the final landscape design for the waterfront is complete, it will be presented for approval in a subsequent NOI. The Seawall Project also includes decommissioning the Eversource substation located on the eastern side of the Project Site within LSCSF and the BWO-regulated Waterfront Area. The existing pad and associated equipment will be removed.

Regulatory Compliance

Buffer Zone to Bank

Section 7-1.4 b. of the BWO defines the Buffer Zone as "The areas 100 feet horizontally lateral from the boundary of any Resource Area, including: freshwater or coastal wetland (excluding LSCSF), marsh, wet meadow, bog, swamp, vernal pool, spring, bank, reservoir, stream, brook, creek, river, lake, pond of any size, beach, dune, estuary, flat, or the ocean." Based on this definition, locally regulated buffer zone to bank is present on the Project Site extending 100 feet from the coastal bank inland. The existing buffer to coastal bank consists of highly degraded impervious surface that was formerly in use as part of a power generating facility. Portions of the main building, the admin office building, the



Memorandum

Eversource substation, and screen house platforms are present on the Project Site within the buffer zone to coastal bank. Previous industrial use and disturbance has minimized the function and value of this resource area.

According to the BWO, "the Buffer Zone is presumed important to the protection of the resource areas because activities undertaken in close proximity to resource areas have a reasonable probability of adverse impact upon the wetland or other resource, either immediately, as a consequence of construction, or over time, as a consequence of daily operation or existence of the activities. These adverse impacts from construction and use can include, without limitation, erosion, siltation, loss of groundwater recharge, degraded water quality, loss of wildlife habitat, degradation of wetland plant habitat, alteration of hydrology, soil contamination, and proliferation of invasive plants."

Neither the Wetlands Regulations at 310 CMR 10.00 nor the regulations promulgated under the BWO include performance standards for work in the Buffer to Coastal Bank. The measures described in Section 1.5 of the NOI will be implemented to mitigate impacts to the Buffer Zone. Within the buffer zone, there will be no refueling or proposed storage of sediment or soils.

Climate Change

Temperature

According to the 2016 Climate Ready Boston Report and the BPDA's Climate Resiliency Guidance document, the annual average temperature in Boston increased by about 2 degrees Fahrenheit (°F) in the past hundred years and will continue to rise due to climate change. By the end of the century, the average annual temperature could increase to 56°F (compared to the current average of 46°F), and the number of days with temperatures above 90°F could rise to 90 days per year (compared to the current count of approximately 10 days per year).

According to the Landsat Land Surface Temperature data available on the Climate Ready Boston Map Explorer, the Project Site is currently subject to moderate daytime land surface temperatures. This is likely due to the low level of vegetation and extensive impervious cover present on the Project Site. In the future, the Project Site will be subject to the impacts of extreme heat, as well as other anticipated variations in temperature patterns.

The Seawall Project will help mitigate the heat island effect, as it results in an interim condition wherein pavement is temporarily replaced with loam and seed. The Master Plan Project, which will be the subject of a future NOI for the Project Site, will further reduce the heat island effect through additional reductions in impervious surface and increased vegetation, including shade trees.

Precipitation

From 1958 to 2010 there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-year, 24-hour design storm precipitation level is 5.25 inches. There is a



Memorandum

significant probability that this will increase to at least 6 inches by the end of the century. Larger but less frequent storms are likely to occur, along with more frequent droughts.

The existing Master Plan Project Site is approximately 94 percent impervious. The majority of stormwater runoff discharges to BWSC systems. Only small portions of the site along the northern waterfront discharge directly to the Reserved Channel either through existing outfalls or overland to the seawall. The Master Plan Project proposes to construct a stormwater management system that includes measures to provide groundwater recharge, attenuate peak flows and provide water quality treatment. The Seawall Project includes extending the existing stormwater outfalls to support the Master Plan's stormwater management system. The landside portions of the Seawall Project will be incorporated into the Master Plan's stormwater management plan, the design of which will include the latest precipitation data.

Anticipating larger storm events in the future, the Project will use larger 2070 storm events (10-year, 25-year, and 100-year rainfall) to evaluate the proposed system's ability to handle larger rainfall events.

Site Plans

Issued for NOI
 Date Issued April 20, 2022
 Latest Issue May 3, 2022

776 Summer Street Seawall Reconstruction

776 Summer Street
 Boston, MA



Sheet Index			Reference Drawings		
No.	Drawing Title	Latest Issue	No.	Drawing Title	Latest Issue
C-1	Legend and General Notes	April 20, 2022	SK-01	Proposed Plan with Resource Areas	April 15, 2022
C-2	Proposed Site Conditions Plan	May 3, 2022	SK-02	Waterfront Repairs Sections	May 3, 2022
C-3	Site Details	April 20, 2022	C1.0	Existing Conditions Topographic Plan	April 7, 2021

Applicant

HRP 776 Summer Street, LLC
 City Hall Plaza, Room 709
 99 Summer Street, Suite 1110
 Boston, MA 02110

Ward: 6

Blocks: 237, 238, 239, 240, 260, 261

Parcel: 3406





99 High Street
Boston, MA 02110
617.728.7777

Legend

Legend table with columns for Exist. and Prop. symbols and descriptions for various site features like property lines, pavements, curbs, and utilities.

Abbreviations

Abbreviations table listing symbols for General, Utilities, and other site features like ABAN, ACR, ADJ, etc.

Notes

- Notes 1-14 detailing contractor responsibilities, safety, site security, and construction standards.

Layout and Materials

- Layout and Materials notes 1-6 regarding dimensions, curbing, and existing conditions.

Demolition

- Demolition notes 1-5 detailing removal of existing features and site preparation.

Erosion Control

- Erosion Control notes 1-5 regarding site stabilization and erosion prevention measures.

Existing Conditions Information

- Existing Conditions Information notes 1-2 regarding survey data and wetland delineation.

Document Use

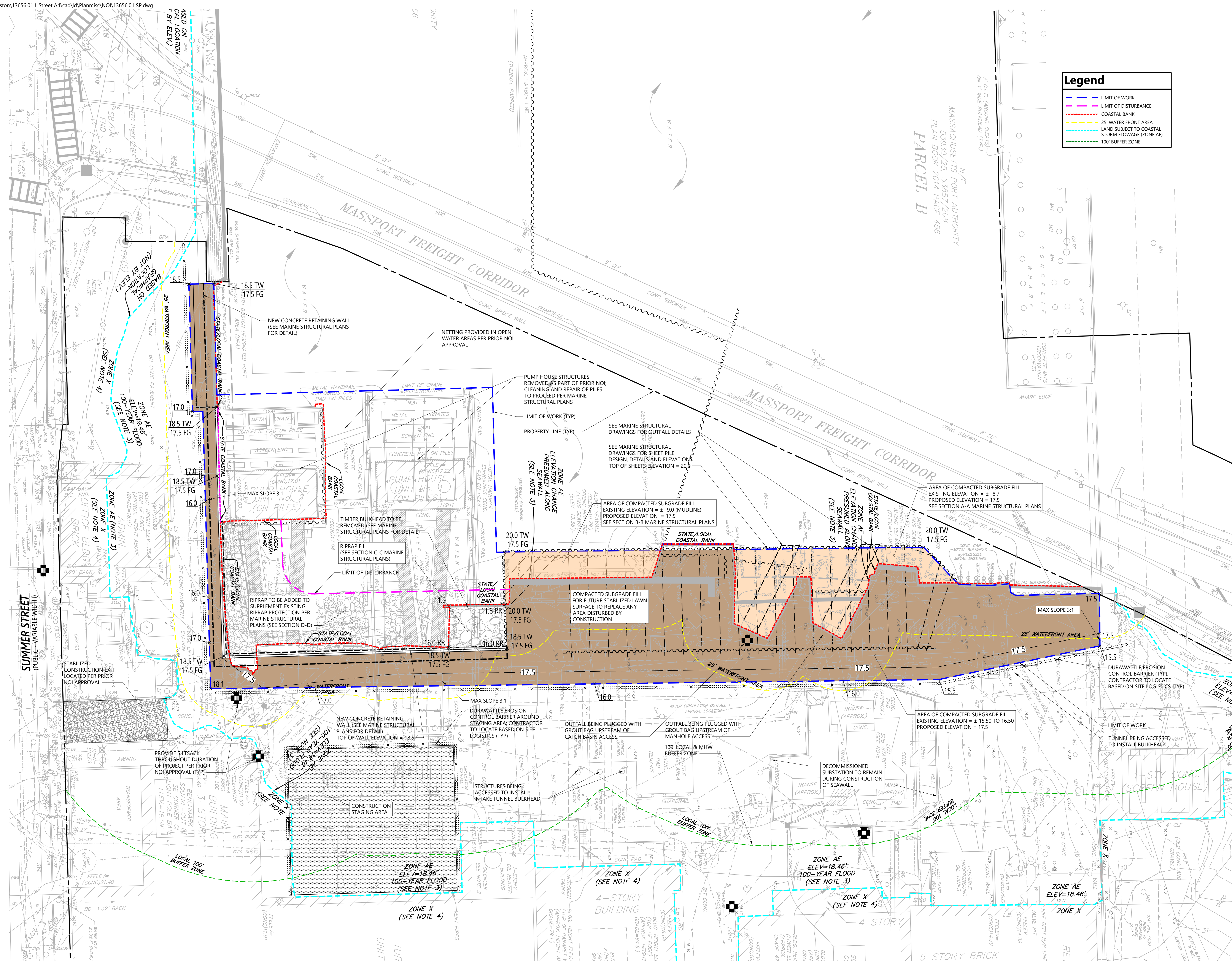
- Document Use notes 1-5 regarding plan sheets, revisions, and construction requirements.

776 Summer Street
Seawall Reconstruction
Boston, MA

Revision table with columns for No., Revision, Date, and Appr.

NOT FOR CONSTRUCTION Legend and General Notes

Professional Engineer seal for Joseph V. Cappellino, No. 52703, State of Massachusetts.




776 Summer Street
Seawall Reconstruction
Boston, MA

No.	Revision	Date	App'd
1	FILED COMMENTS	05/03/2022	JVC

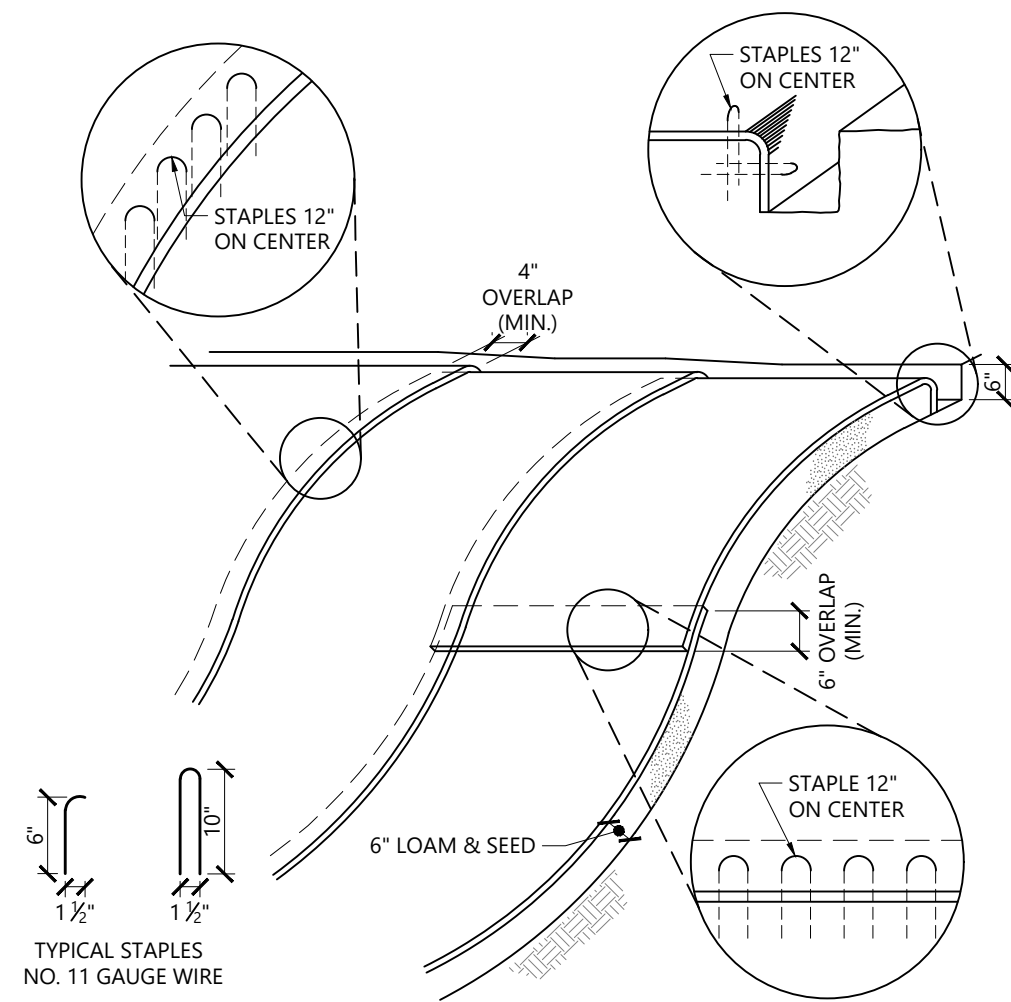
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Checked by: JVC
Issued for: _____
Date: 04/20/2022

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Drawing Title:
Proposed Site Conditions Plan
Drawing Number: _____



C-2

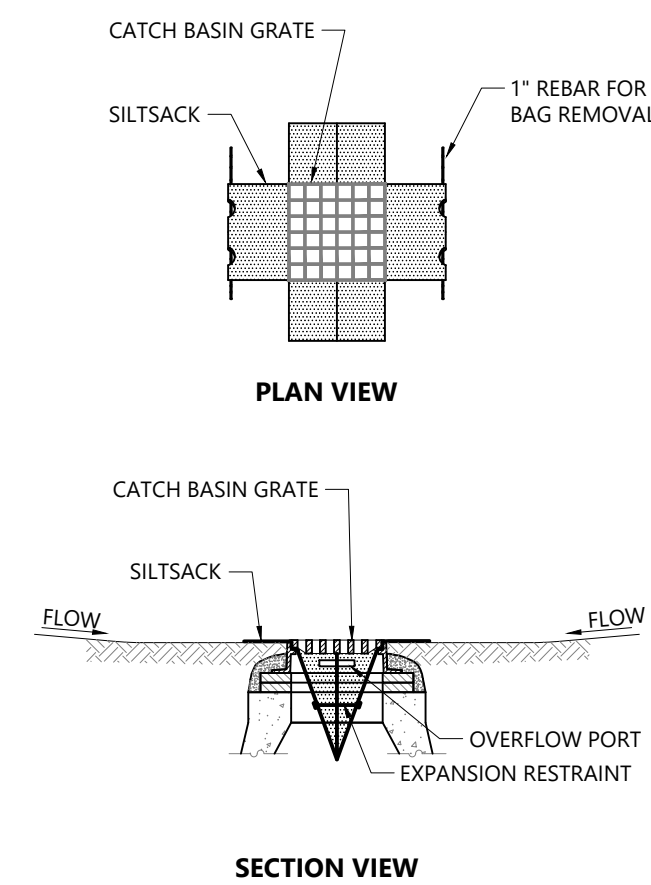
Sheet 2 of 3
Project Number: 13656.01



NOTES

- BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
- ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
- THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
- WHEN BLANKETS MUST BE SPICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
- METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
- EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

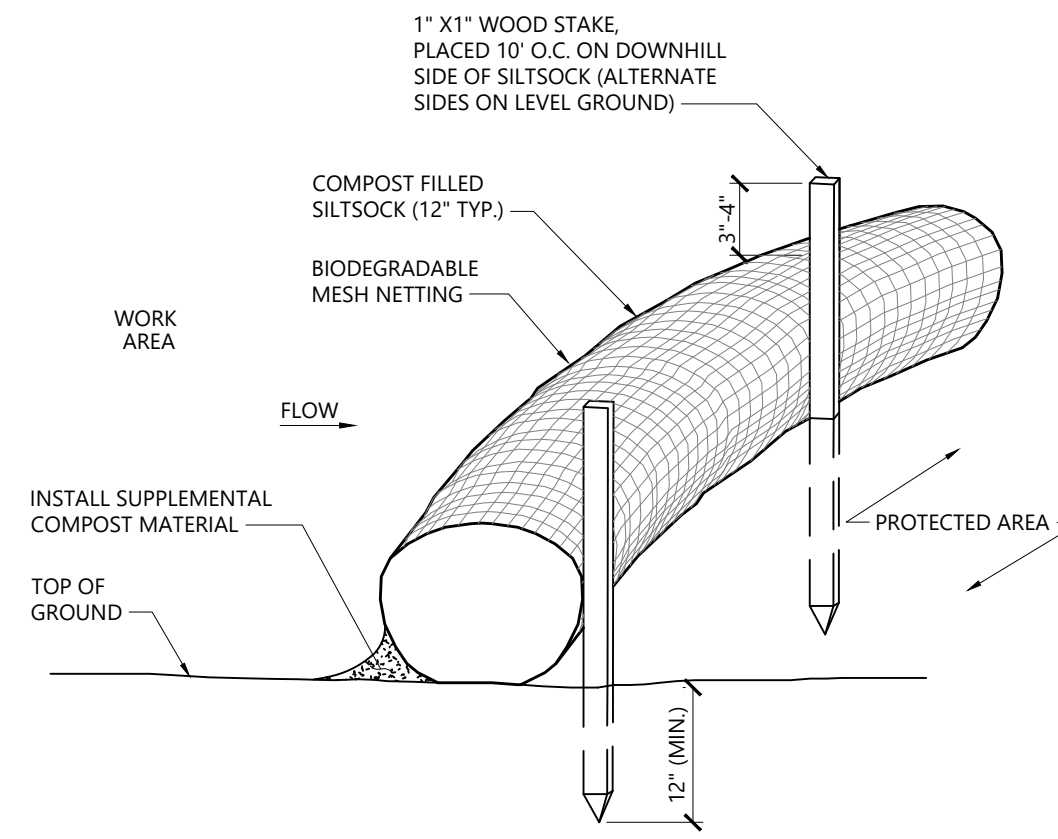
Erosion Control Blanket Slope Installation 1/16
N.T.S. Source: VHB LD_680



NOTES

- INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
- GRATE TO BE PLACED OVER SILTSACK.
- SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

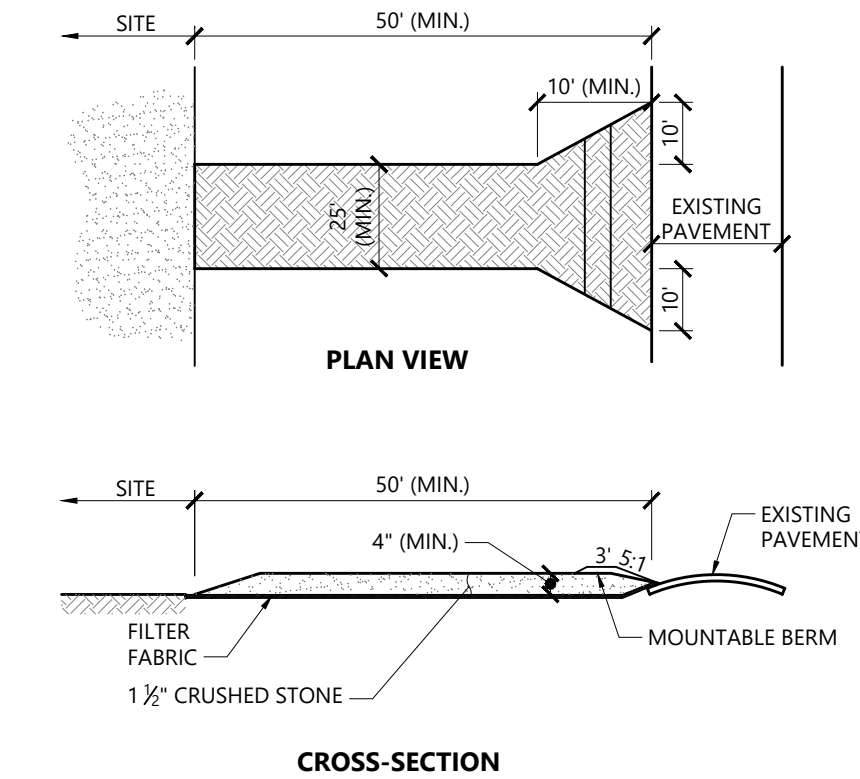
Siltsock Sediment Trap 1/20
N.T.S. Source: VHB LD_674



NOTES

- SILTSOCK SHALL BE FILTREXX SILTSOCKX OR APPROVED EQUAL.
- SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
- SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
- UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
- IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

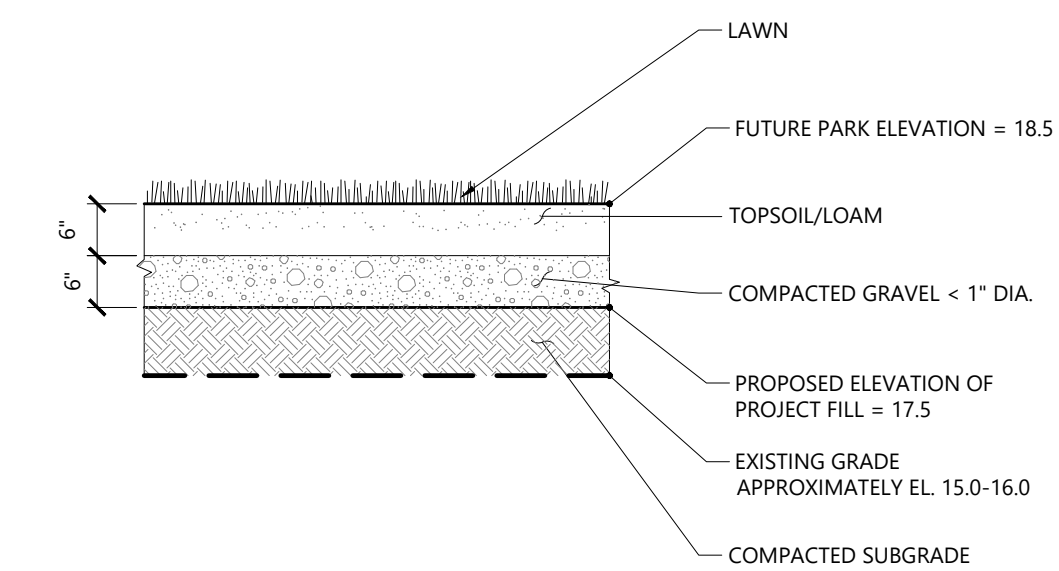
Siltsock - Erosion Control Barrier 10/20
N.T.S. Source: VHB LD_658



NOTES

- EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
- STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit 1/16
N.T.S. Source: VHB LD_682



Gravel Stabilized Lawn 1/16
N.T.S. Source: VHB REV LD_617

776 Summer Street
Seawall Reconstruction
Boston, MA

No.	Revision	Date	App'd.

Designed by RA Checked by JVC
Issued for Date 04/20/2022

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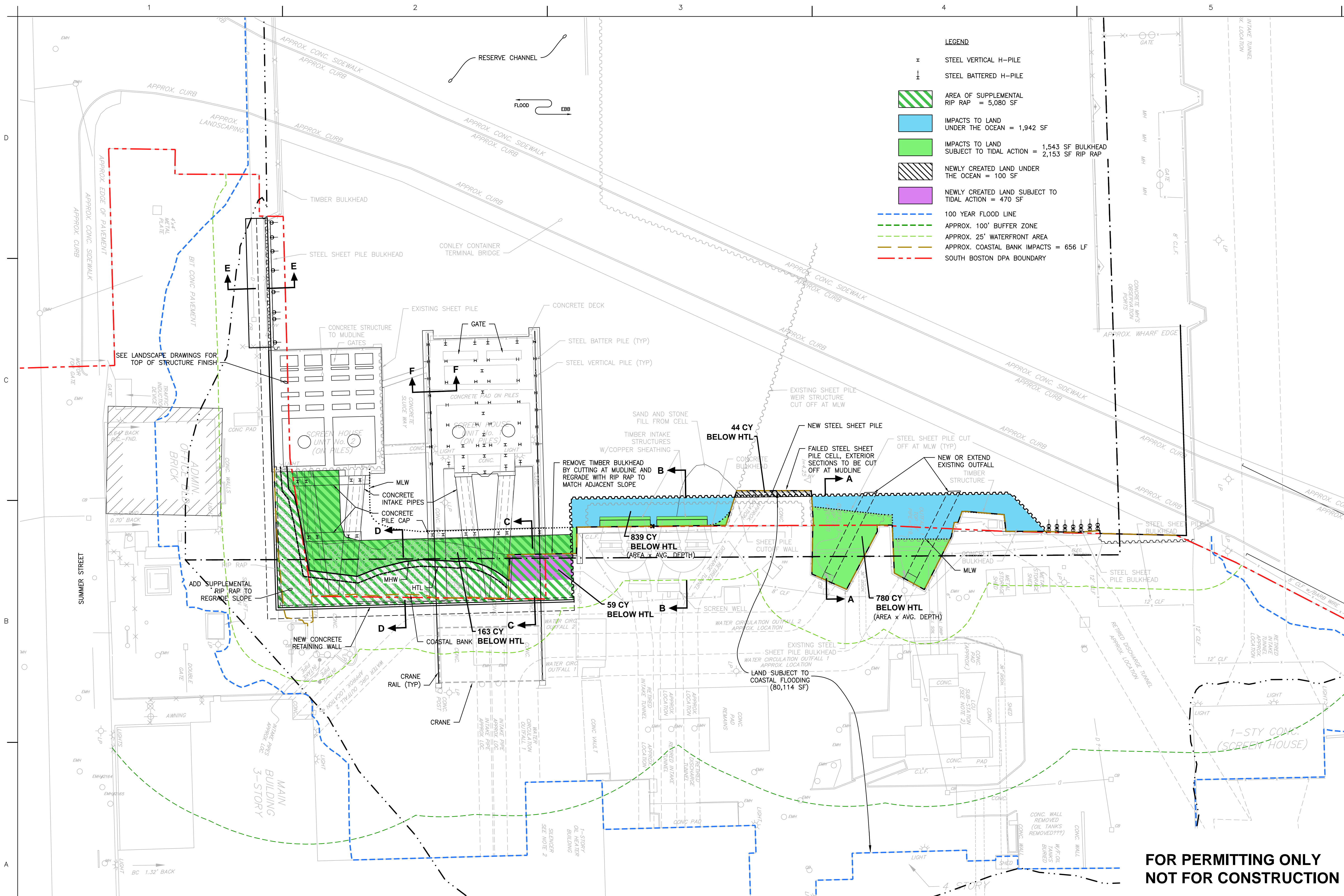
Site Details

Drawing Number

C-3

Sheet 3 of 3

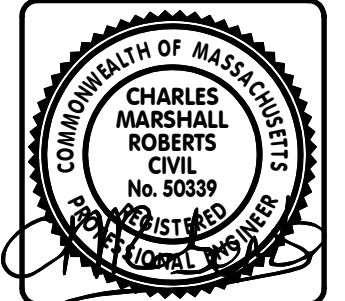
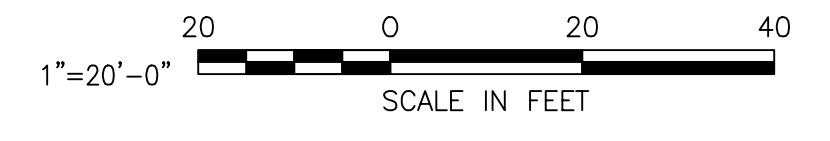
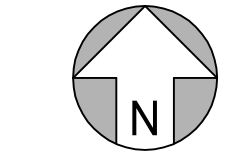
Project Number 13656.01



- ### LEGEND
- ⊥ STEEL VERTICAL H-PILE
 - ⊥ STEEL BATTERED H-PILE
 - ▨ AREA OF SUPPLEMENTAL RIP RAP = 5,080 SF
 - IMPACTS TO LAND UNDER THE OCEAN = 1,942 SF
 - IMPACTS TO LAND SUBJECT TO TIDAL ACTION = 1,543 SF BULKHEAD = 2,153 SF RIP RAP
 - ▨ NEWLY CREATED LAND UNDER THE OCEAN = 100 SF
 - NEWLY CREATED LAND SUBJECT TO TIDAL ACTION = 470 SF
 - 100 YEAR FLOOD LINE
 - APPROX. 100' BUFFER ZONE
 - APPROX. 25' WATERFRONT AREA
 - APPROX. COASTAL BANK IMPACTS = 656 LF
 - SOUTH BOSTON DPA BOUNDARY

PLAN
SCALE: 1"=20'-0"

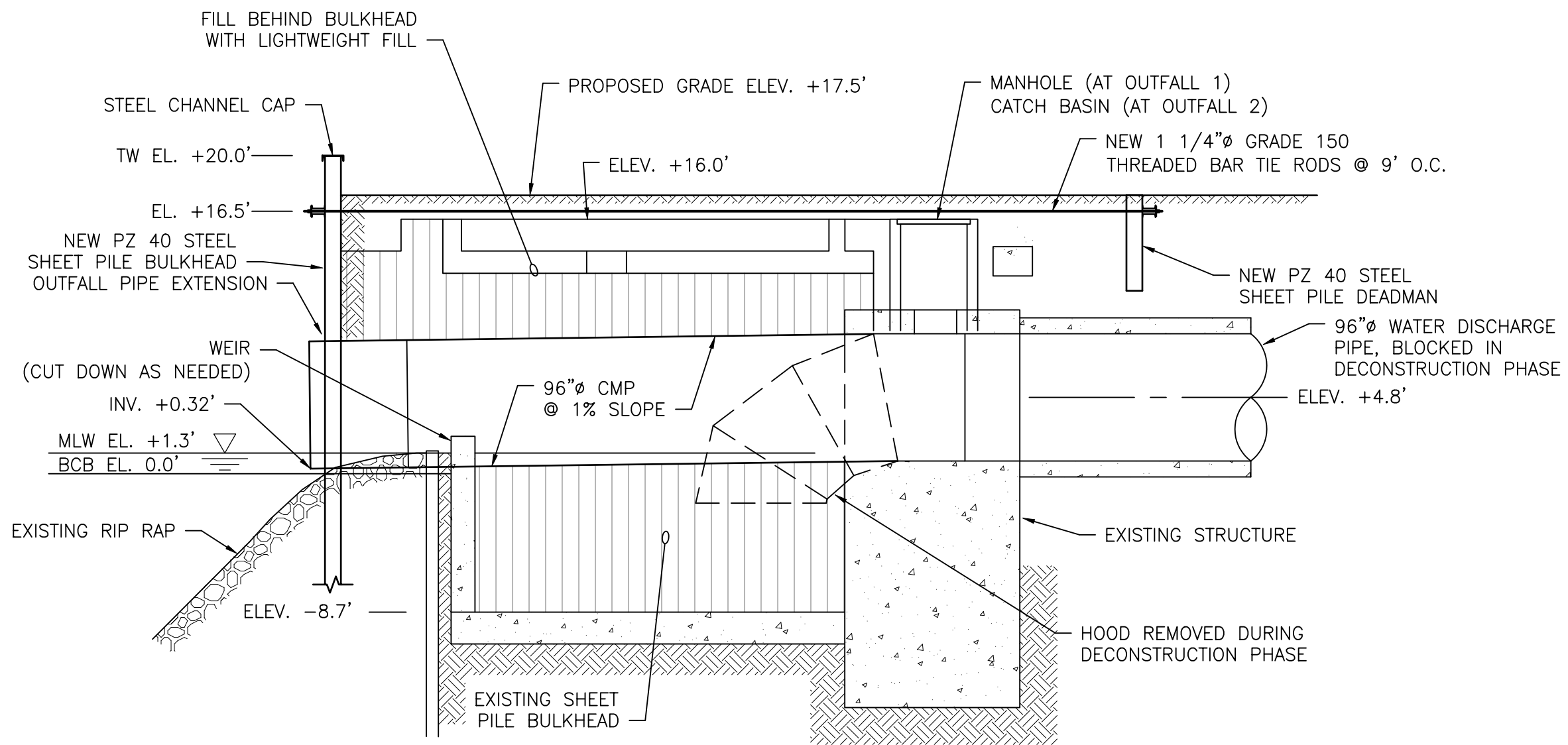
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Drawn by:	TEC	Design File no.:	293621 SK-01
Reviewed by:	CMR	Scale:	1"=20'-0"

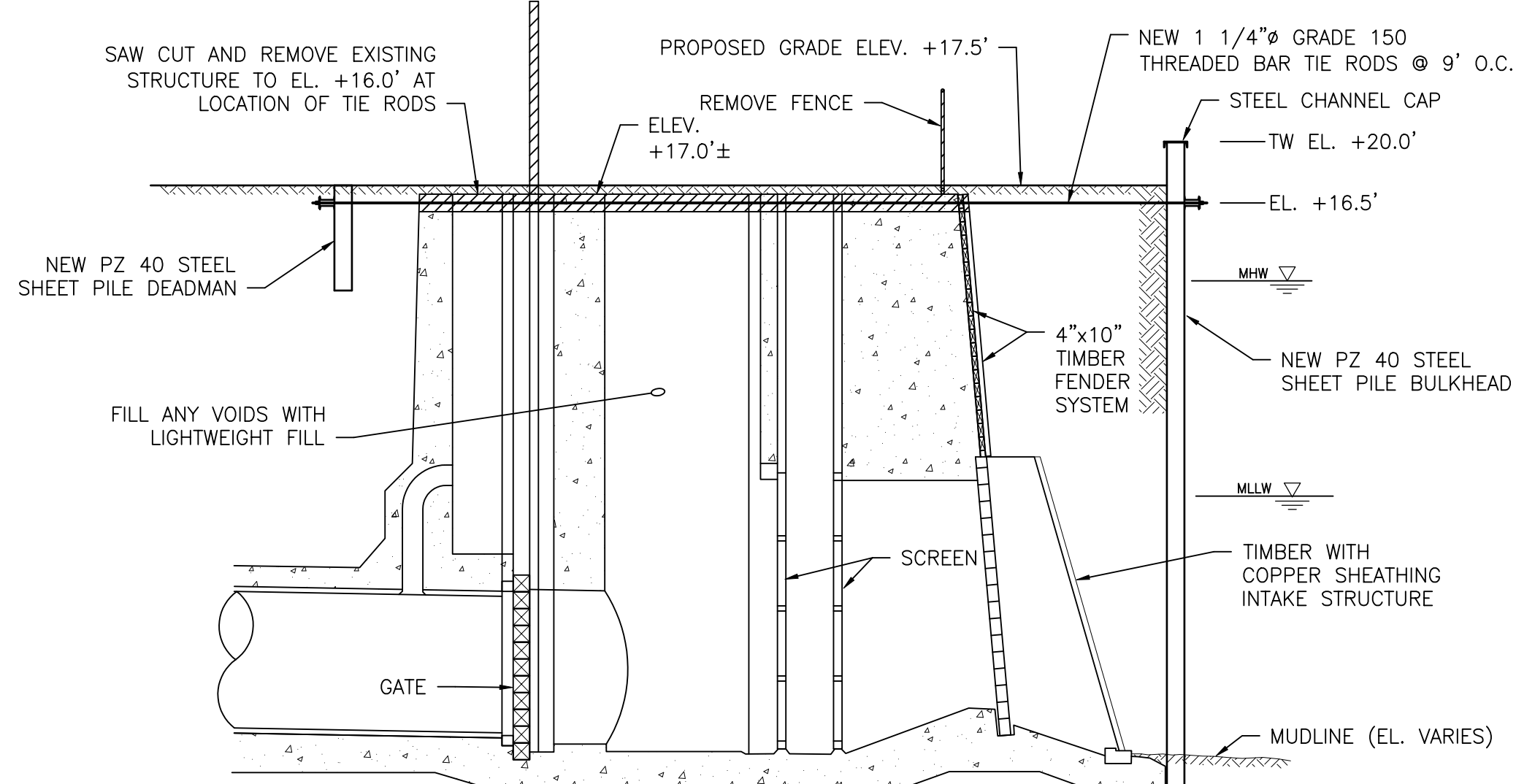
776 SUMMER ST. BULKHEAD
HILCO REDEVELOPMENT PARTNERS
BOSTON, MA
**PROPOSED PLAN
WITH RESOURCE AREAS**

Sheet
reference
number:
SK-01
Sheet 1 of 2



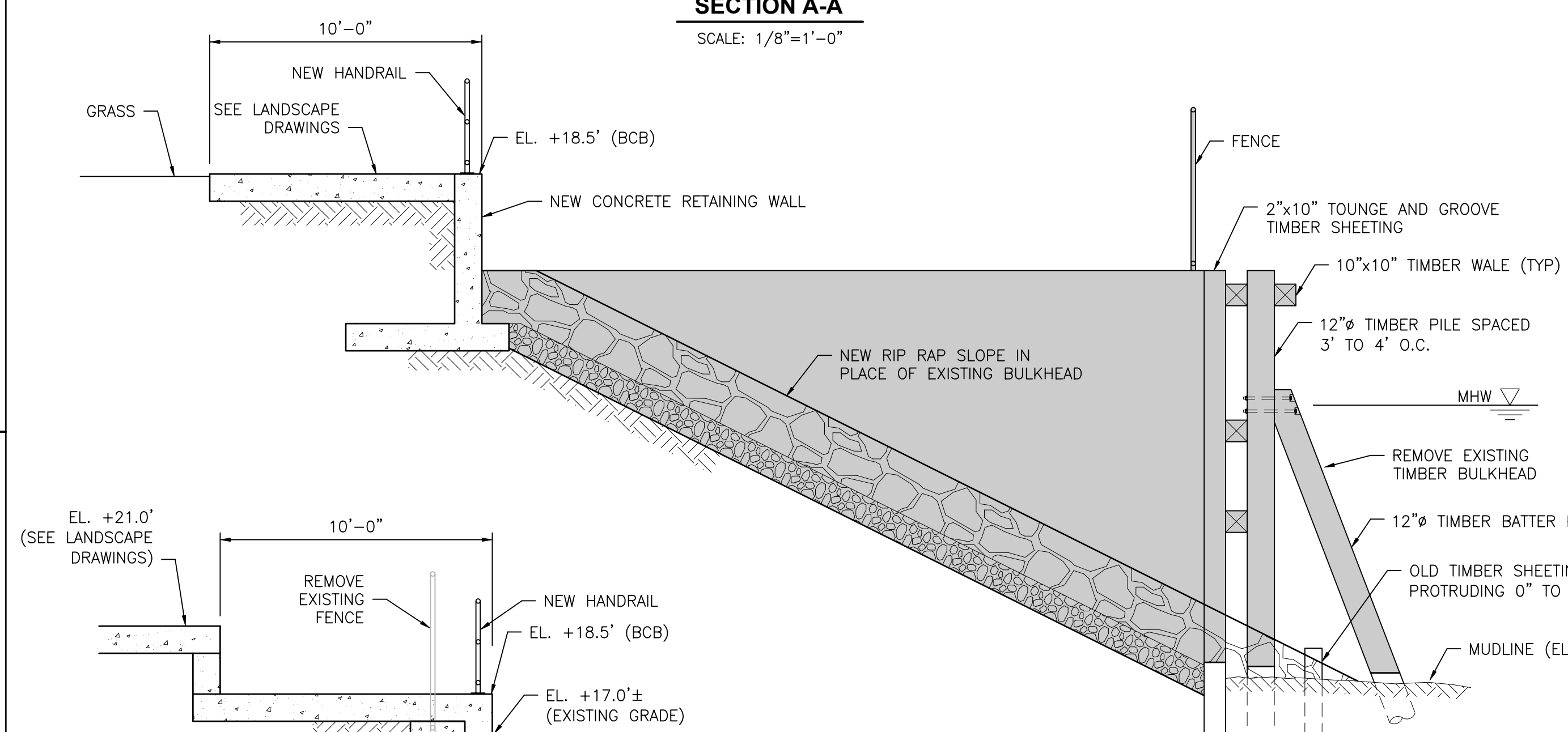
SECTION A-A

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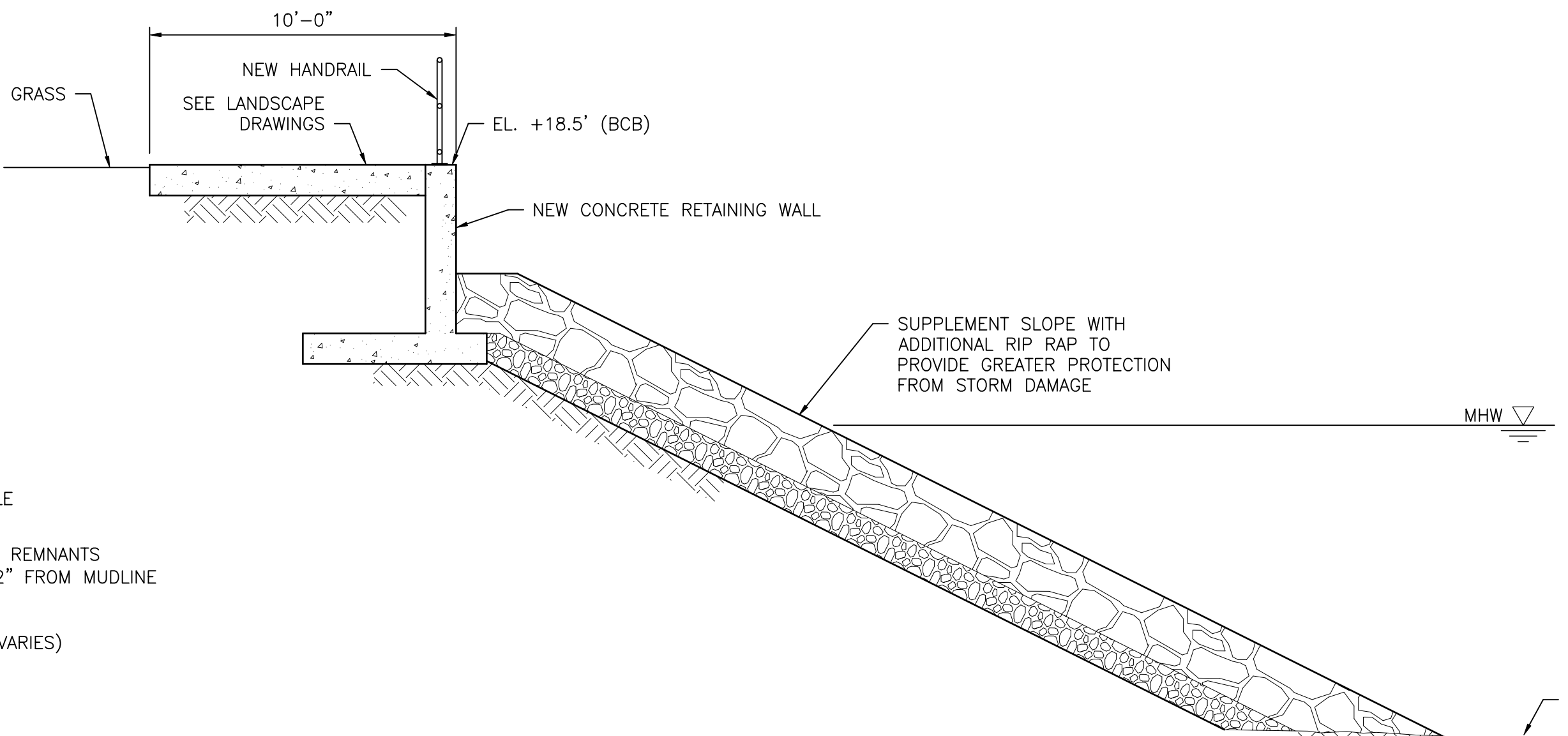
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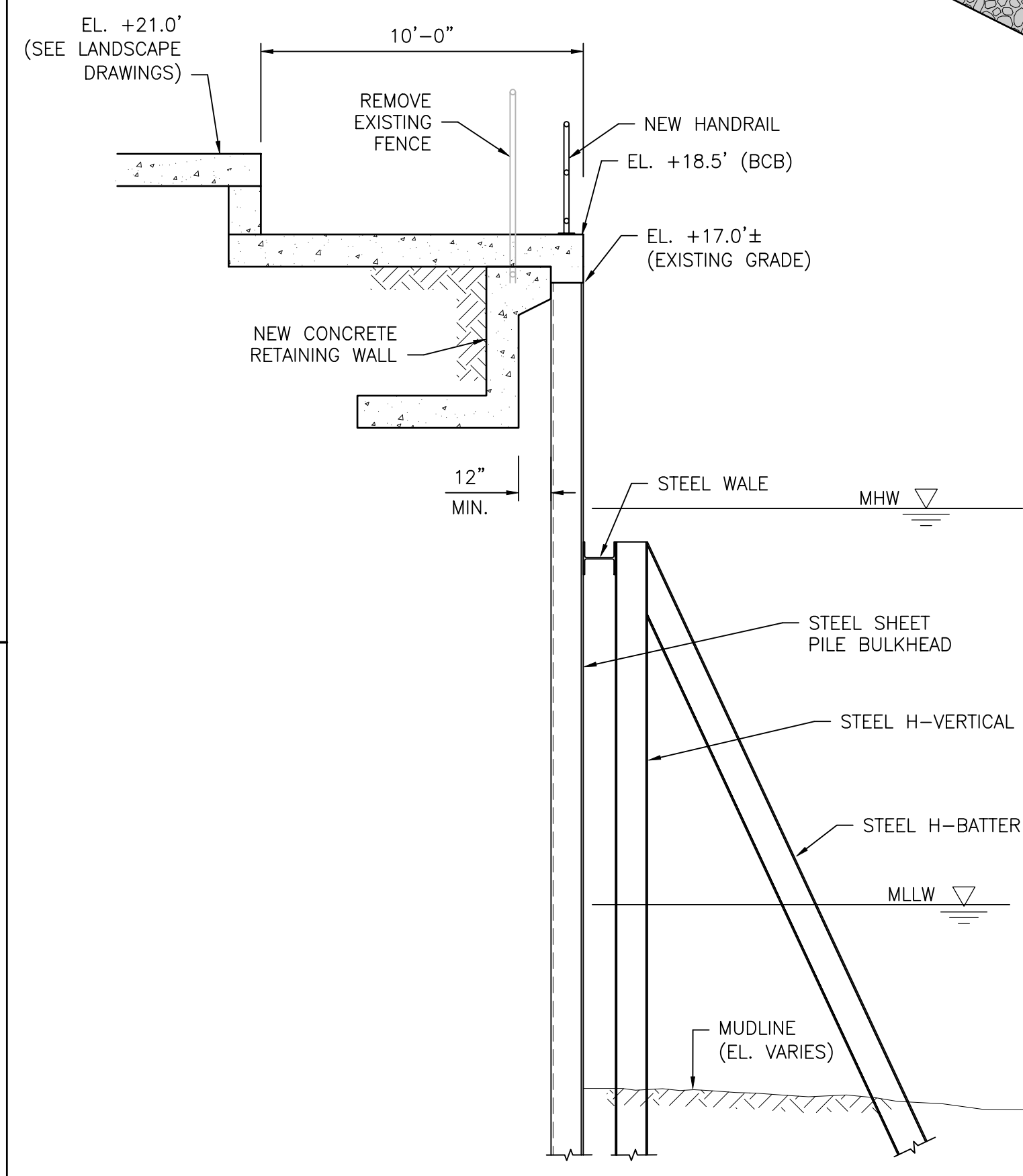
SECTION C-C

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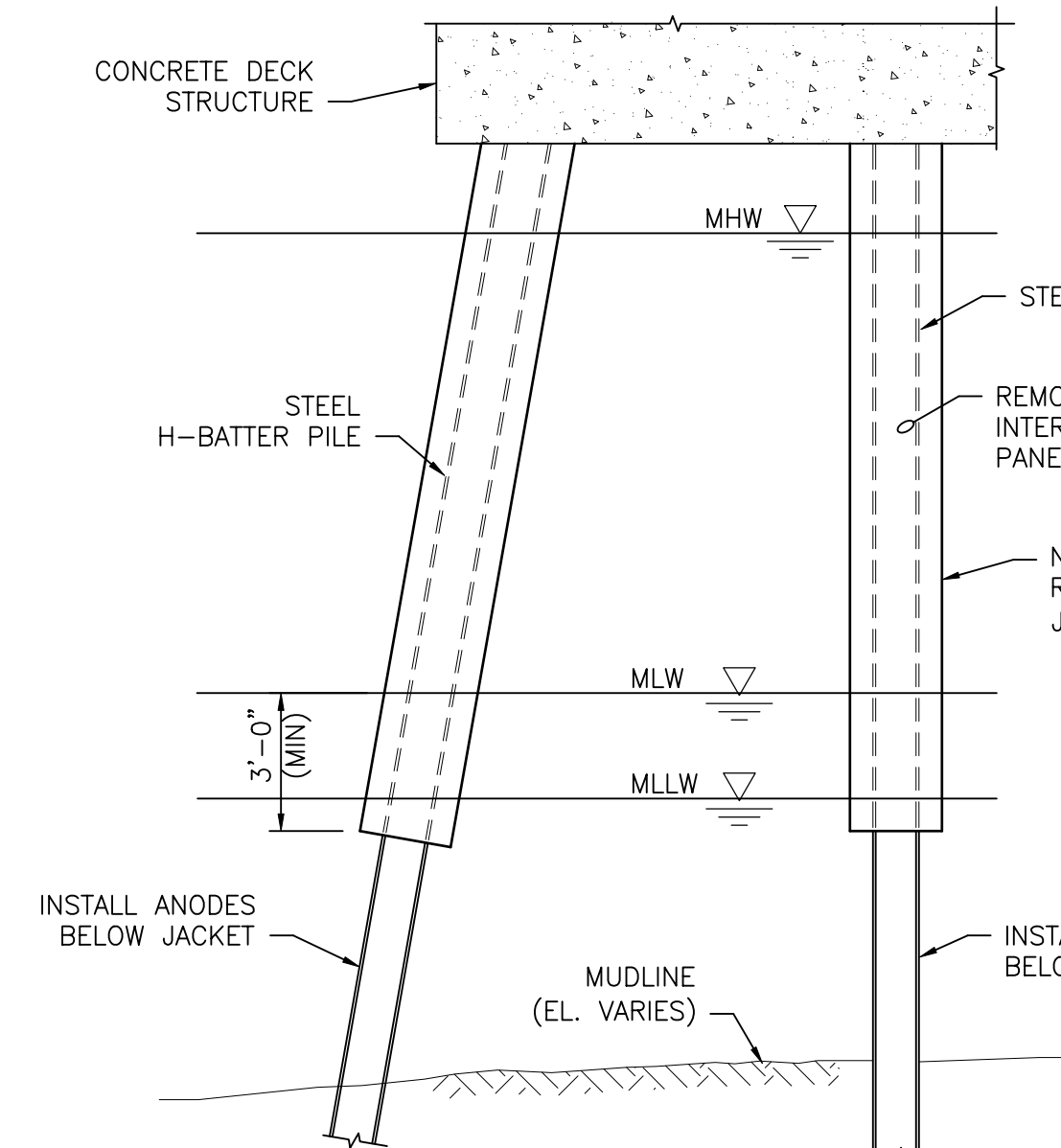
SECTION D-D

SCALE: 1/4"=1'-0"



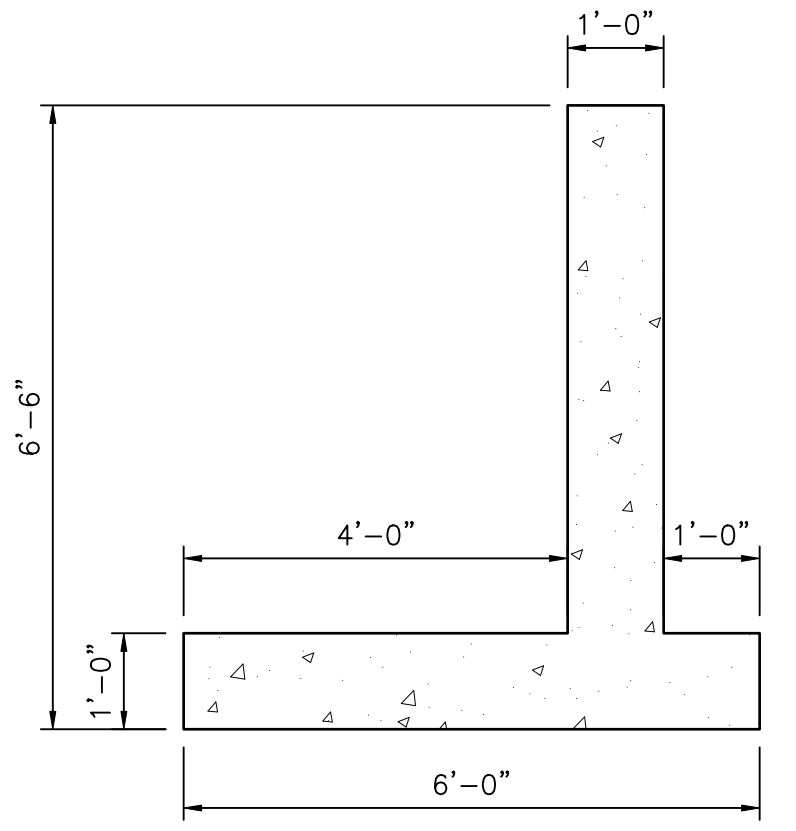
SECTION E-E

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SECTION F-F

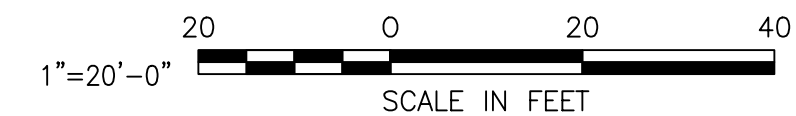
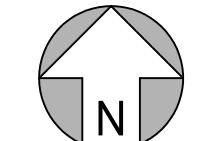
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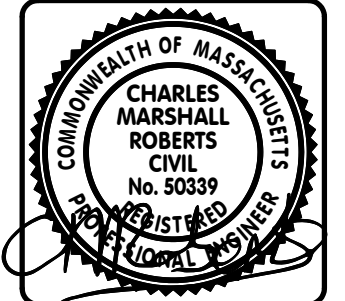
TYPICAL CONCRETE RETAINING WALL SECTION

SCALE: 1/2"=1'-0"

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CHILDS ENGINEERING
34 WILLIAM WAY, BELLINGHAM, MA 02019 U.S.A.
Phone: (508) 866-9092
E-mail: mail@childseng.com



Mark	Description	Date	Appr.

Designed by:	CMR	Date:	05/03/22
Drawn by:	TEQ	Design File no.:	202621 SK-02
Checked by:	CMR	Scale:	AS NOTED
Reviewed by:	CMR		

776 SUMNER ST. BULKHEAD
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**WATERFRONT REPAIRS
SECTIONS**

Sheet reference number:
SK-02
Sheet 2 of 2

Q:\2935-21.00_SUMNER ST. BULKHEAD - HILCO\CADD\PERMIT DWGS\NOI\293621_SK-02_SECTIONS-NOI.DWG May 03, 2022 - 12:47pm

776 SUMMER STREET - SALVAGE & DECONSTRUCTION SET

Hilco
Redevelopment Partners

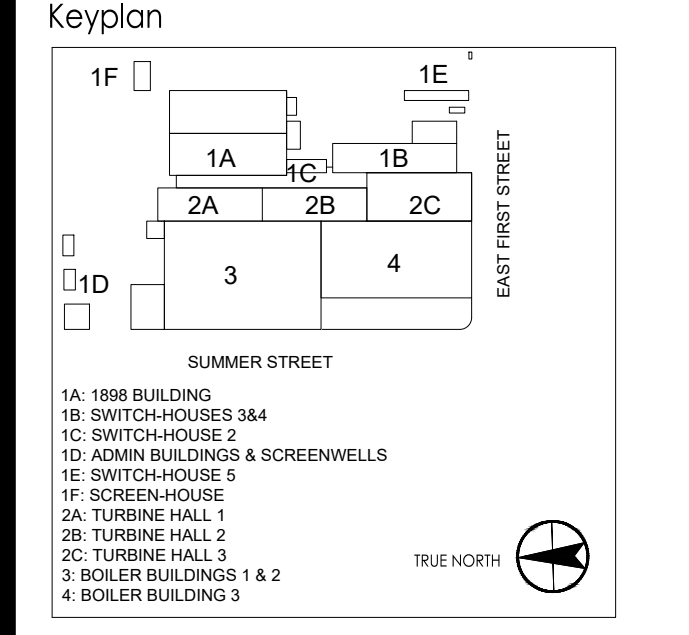
REDGATE
The Right Return on Real Estate

Stantec

Stantec Architecture Inc.
311 Summer Street
Boston, MA 02110-1723
Tel: (617) 234-3100
www.stantec.com

Prepared by:
CONSULTANT
BEALS & THOMAS
Civil Engineers | Landscape Architects |
Land Surveyors | Planners |
Environmental Specialists

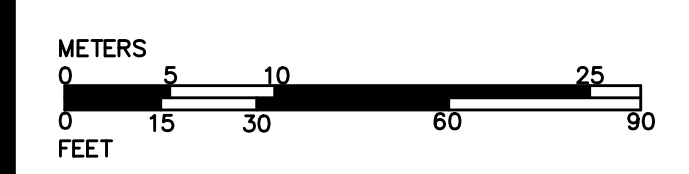
BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
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MARK E. BENSON
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PROFESSIONAL SURVEYOR
Date: 4/5/2021



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Issued/Revision	YYYY.MM.DD
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Scale

Project No. 218421295
TOPOGRAPHIC PLAN

C1.0

