

776 Summer Street

Salvage & Deconstruction

776-834 Summer Street
Boston, Massachusetts

SUBMITTED TO **Boston Conservation Commission**
City Hall Plaza, Room 709
Boston, MA 02201

PROPONENT **HRP 776 Summer Street, LLC**
Hilco Redevelopment Partners LLC and Redgate Capital Partners LLC
99 Summer Street, Suite 1110
Boston, MA 02210

PREPARED BY **VHB**
99 High Street, 10th Floor
Boston, MA 02110

April 7, 2021

Revised May 10, 2021

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Attachment B – Filing Fee Information

- Fee Transmittal Form
- Copy of Filing Fee Checks

Attachment C – Abutter Notification Materials

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

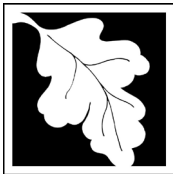
Attachment D – Engineering Plans

- C1.0 Topographic Plan (Existing Conditions)
- C2.0 Site Preparation Plan
- C3.0 Utility Cut/Cap Plan
- C4.0 Site Deconstruction Plan
- C5.0 Post Demolition Grading and Drainage Plan
- C6.0 Site Details

Attachment E – Draft Construction Management Plan

Notice of Intent Forms

- WPA Form 3
- Boston Notice of Intent Form
- Extension Form



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 Number

Document Transaction Number

Boston
City/Town

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



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>776-834 Summer Street</u>	<u>Boston</u>	<u>02127</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>--</u>	<u>42.34014</u>	<u>-71.03542</u>
	d. Latitude	e. Longitude
<u>--</u>	<u>0603406060</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>HRP 776 Summer Street, LLC</u>		
a. First Name	b. Last Name	
c. Organization		
<u>c/o Melissa Schrock at Hilco Redevelopment Partners LLC, 99 Summer Street, Suite 1100</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02210</u>
e. City/Town	f. State	g. Zip Code
<u>857.756.7885</u>	<u>--</u>	<u>mschrock@hilcoglobal.com</u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

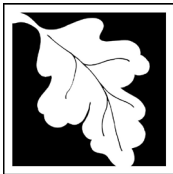
<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Stephanie</u>	<u>Kruel</u>	
a. First Name	b. Last Name	
<u>VHB</u>		
c. Company		
<u>99 High Street, 10th Floor</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02110</u>
e. City/Town	f. State	g. Zip Code
<u>617-607-2972</u>	<u>--</u>	<u>skruel@vhb.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$500</u>	<u>\$237.50</u>	<u>\$1,500 per COB Ord</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Site enabling work including salvage and deconstruction of existing structures.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration 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. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

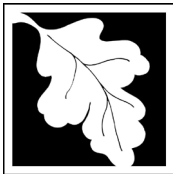
8. Property recorded at the Registry of Deeds for:

Suffolk	--
a. County	b. Certificate # (if registered land)
56032	129
c. Book	d. Page Number

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

- 1. Buffer Zone Only – 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).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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Boston

City/Town

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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
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	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

- f. Riverfront Area
1. Name of Waterway (if available) - **specify coastal or inland**
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:

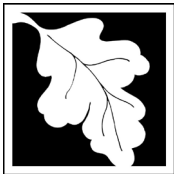
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

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)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input checked="" type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	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
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input checked="" type="checkbox"/> Coastal Banks	30	
	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., creation
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	65,870	
	1. square feet	

4. Restoration/Enhancement
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 enter the additional amount here.

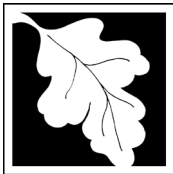
a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

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 and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

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**

August 2017
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review*

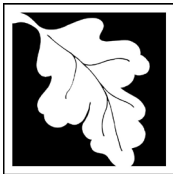
1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage

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

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands 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

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" 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

(f) 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/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; 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 # _____ 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.

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

a. Not applicable – project is in inland resource area only b. Yes No

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

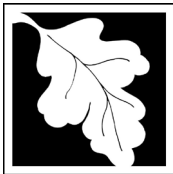
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project 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.



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Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

C. Other Applicable Standards and Requirements (cont'd)

- 4. 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 MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC

- 5. 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
- 6. 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
- 7. 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. Check why the project is exempt:
 - 1. Single-family house
 - 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.

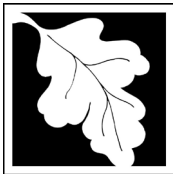
D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.

- 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.



Massachusetts Department of Environmental Protection
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D. Additional Information (cont'd)

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.

Notice of Intent 776 Summer Street Salvage and Deconstruction Set

a. Plan Title

Beals and Thomas, Inc.

b. Prepared By

4/7/21

d. Final Revision Date

Paula Thompson

c. Signed and Stamped by

As Noted

e. Scale

f. Additional Plan or Document Title

g. Date

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.

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:

364794

2. Municipal Check Number

03/10/2021

3. Check date

364803

4. State Check Number

03/10/2021

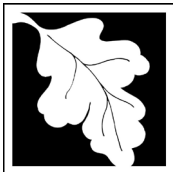
5. Check date

Vanasse Hangen Brustlin, Inc.

6. Payor name on check: First Name

--

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

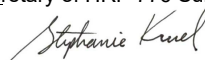
I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the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

 Anne R. Garr, Assistant Secretary of HRP 776 Summer Street, LLC

3. Signature of Property Owner (if different)



5. Signature of Representative (if any)

2. Date

May 7, 2021

4. Date

May 7, 2021

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 any part of Section C, Item 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.



A. GENERAL INFORMATION

1. Project Location

_____	_____	_____
a. Street Address	b. City/Town	c. Zip Code
_____	_____	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

_____	_____	_____
a. First Name	b. Last Name	c. Company

d. Mailing Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

_____	_____	_____
a. First Name	b. Last Name	c. Company

d. Mailing Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address

Check if more than one owner

(If there is more than one property owner, please attach a list of these property owners to this form.)

4. Representative (if any)

_____	_____	_____
a. First Name	b. Last Name	c. Company

d. Mailing Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address



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

7. Project Type Checklist

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

8. Property recorded at the Registry of Deeds

_____ a. County	_____ b. Page Number
_____ c. Book	_____ d. Certificate # (if registered land)

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



- 25-foot Waterfront Area

Square feet Square feet Square feet

2. Inland Resource Areas

Table with 4 columns: Resource Area, Resource Area Size, Proposed Alteration*, Proposed Mitigation. Rows include Inland Flood Resilience Zone, Isolated Wetlands, Vernal Pool, Vernal Pool Habitat, and 25-foot Waterfront Area.

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

- 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 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 (2) outside Resource Area Assessor's Map or right-of-way plan of site

- 2. Is the proposed project subject to provisions of the Massachusetts Stormwater Management
3. Is any portion of the proposed project within an Area of Critical Environmental Concern?
Yes No



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.



 Anne R. Garr, Assistant Secretary
 Signature of Applicant

3/23/2021

 Date

 Signature of Property Owner (if different)


 Date

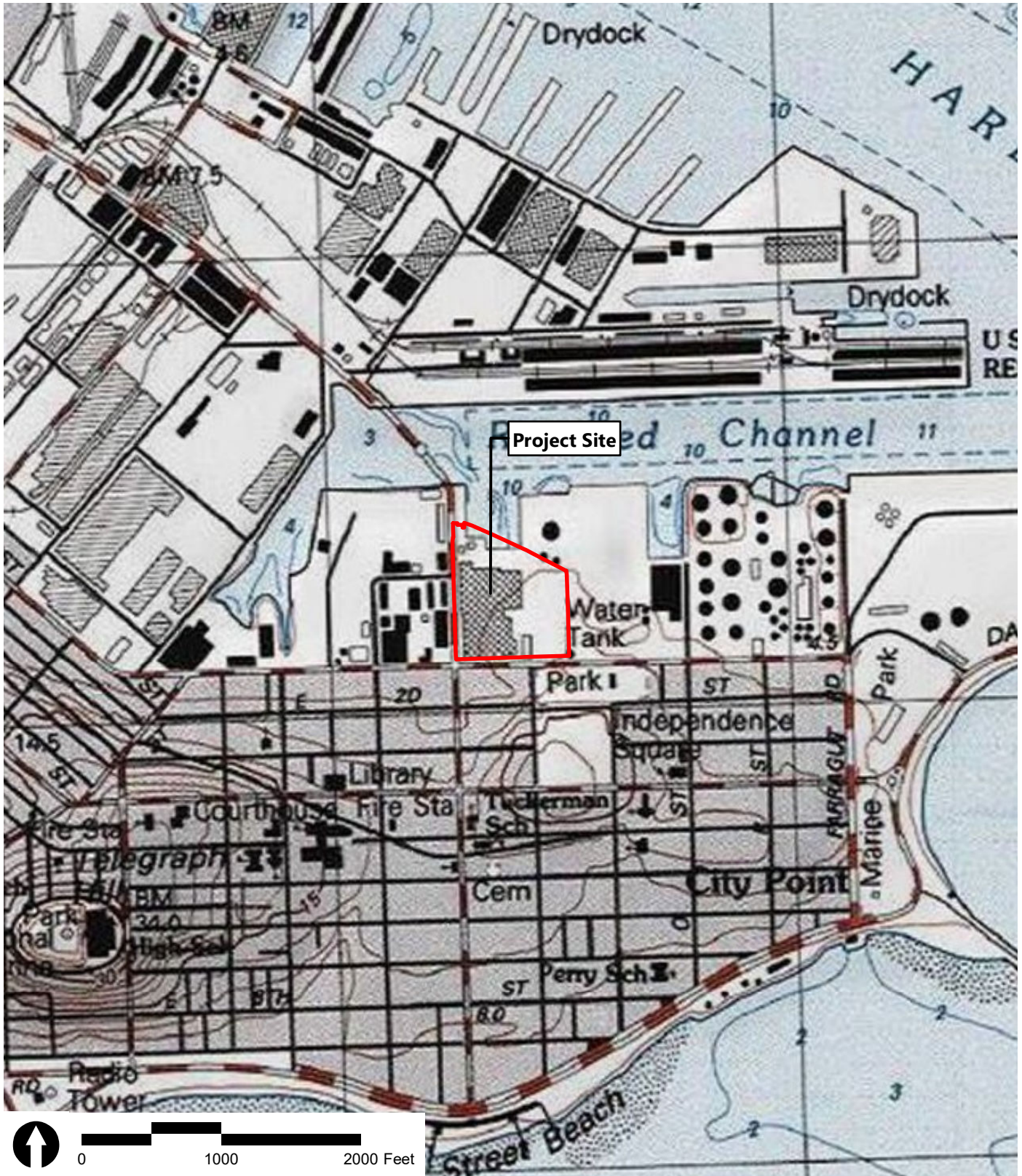
 Signature of Representative (if any)

April 2, 2021

 Date

Notice of Intent Figures

- Figure 1 – Site Locus Map
- Figure 2 – Existing Conditions
- Figure 3 – Wetland Resource Areas and Deconstruction Limit of Work
- Figure 4 – FEMA FIRM



Source: MassGIS, VHB
Imagery: USGS Topographic Map


 Site Boundary



Figure 1
Site Locus Map

**776 Summer Street
Boston, Massachusetts**



Source: MassGIS, VHB
Imagery: USGS Topographic Map


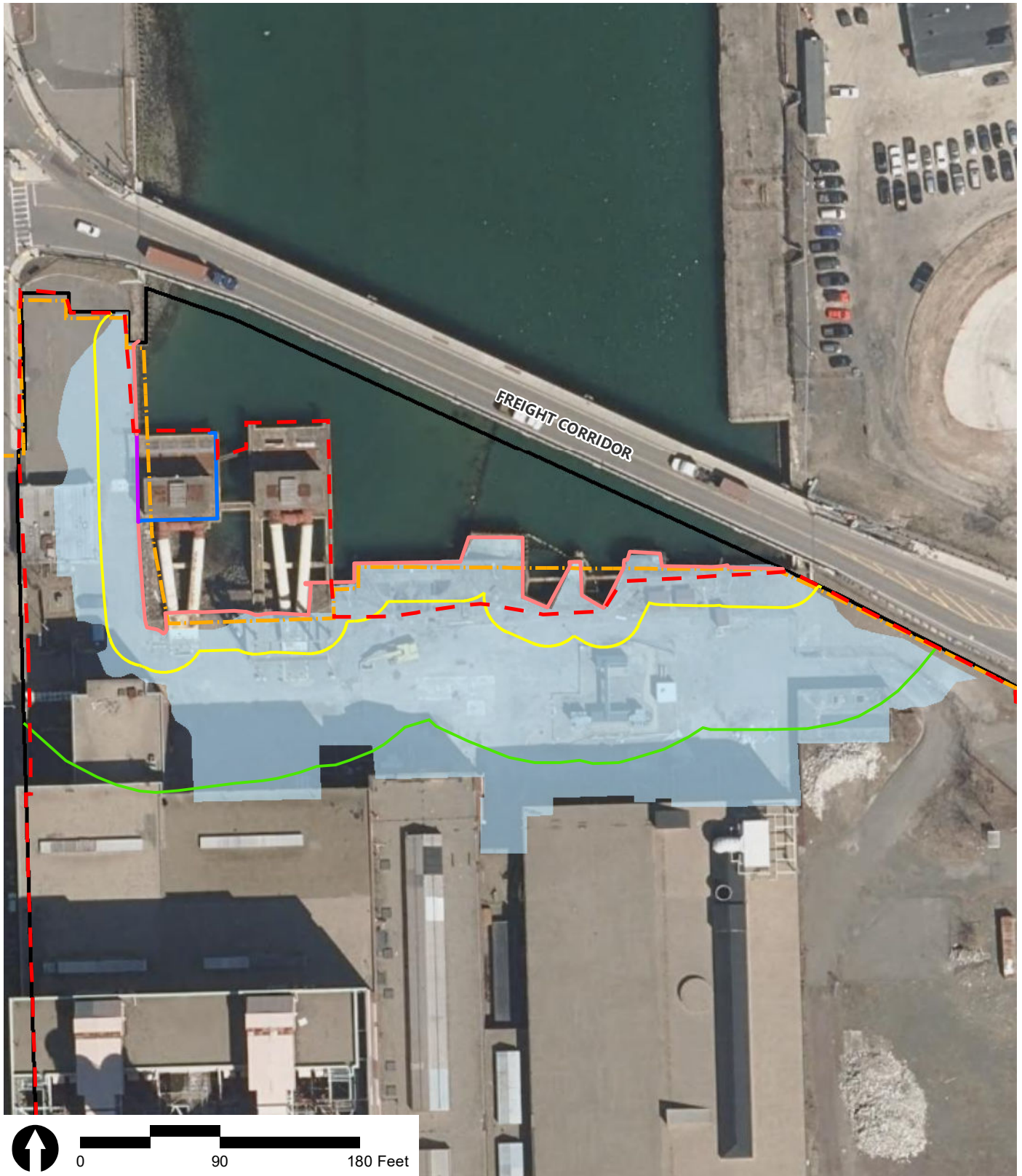
 Site Boundary











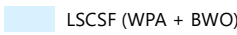
Figure 2
Existing Conditions

**776 Summer Street
Boston, Massachusetts**



Source: MassGIS, VHB

Imagery: MassGIS Aerial 2019

-  Site Boundary
-  Deconstruction Limit of Work
-  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)
-  LSCSF (WPA + BWO)

BWO=Boston Wetlands Ordinance; WPA=Wetlands Protection Act



Figure 3

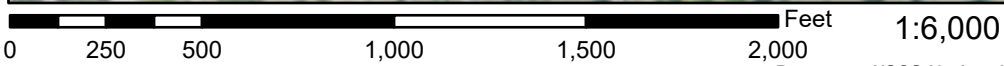
Wetland Resource Areas

**776 Summer Street
Boston, Massachusetts**

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) <i>Zone A, V, A99</i>  With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>  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 <i>Zone X</i>  Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	 NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>  Effective LOMRs  Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES	 Channel, Culvert, or Storm Sewer  Levee, Dike, or Floodwall
OTHER FEATURES	 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation  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.

Attachment A

Notice of Intent Narrative

- Introduction
- Project Overview
- Site Description
- Wetland Resource Areas
- Work Description
- Mitigation Measures
- Regulatory Compliance
- Climate Resiliency

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.

1.1 Introduction

HRP 776 Summer Street, LLC, an affiliate of Hilco Redevelopment Partners LLC and Redgate Capital Partners LLC (known together as the “Proponent”), is requesting that the Boston Conservation Commission (the “Commission”) issue an Order of Conditions (OOC) for Salvage & Deconstruction work located at 776-834 Summer Street, South Boston (the “Project Site”)(see Figure 1). This work will impact approximately 65,870 square feet (sf) of Land Subject to Coastal Storm Flowage (LSCSF) (WPA and BWO), 30 linear feet (lf) of Coastal Bank (WPA and BWO), 68,640 sf of Buffer to Coastal Bank (WPA and BWO), and 12,100 sf of Waterfront Area (BWO).

1.2 Project Overview

The currently proposed work comprises the salvage and deconstruction phase (“Deconstruction”) of a multi-phased redevelopment of the former Boston Edison/Eversource Power Station facility located at 776 Summer Street (the “Power Station”) into a vibrant mixed-use waterfront development (the “Project”). The Project will celebrate the industrial past of the Power Station through the adaptive reuse of some of its most historically significant buildings including the grand Edison Turbine Halls and the 1898 Turbine Hall. The Project will bring new energy to the previously inaccessible site with approximately 1.68 million gsf of mixed-use redevelopment with a vibrant pedestrian environment connected in character and spirit to the industrial nature of the district, as well as inviting innovation and artful design through the development of much needed residential and commercial buildings.

The Project will be developed in multiple phases spanning an estimated 10-year period. During Deconstruction (the subject of this NOI), structures and buildings that are not planned to be renovated will be dismantled. As design of future phases progresses, the Proponent will return to the Commission to request OOCs for subsequent phases of the Project. As the initial salvage and deconstruction activity addressed by this NOI is associated with site preparation

for the redevelopment of the Project Site, it is anticipated that future NOI filings will reference the current existing condition when comparing pre- and post-construction conditions.

1.3 Site Description

The "Project Site" includes approximately 15.2 acres of previously developed industrial land and water at 776 Summer Street along the Reserved Channel in South Boston. It is bounded on the west by Summer Street, on the south by East 1st Street, on the east by a land parcel owned by the Massachusetts Bay Transportation Authority (MBTA), and on the north by the Reserved Channel and the Thomas J. Butler 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 contains 10 buildings and legacy infrastructure related to the Power Station, which operated from 1898 until its decommissioning in 2007. Preserving and enhancing the public value of some of the Project Site's most significant historic structures and equipment is a central theme of the Project. Outside of the Power Station structures, the Project Site is comprised of compacted dirt, gravel, and deteriorated paved areas with limited vegetation. The Project Site is significantly sloped from high points at the east and south to low points at the west and north with approximately 15 feet of grade change throughout the Project Site. Figure 2 depicts existing conditions at the Project Site. The Deconstruction Limit of Work is depicted in Figure 3.

1.4 Wetland Resource Areas

Wetland resources areas that are present on the Project Site are described below and depicted in Figures 3 and 4. The area/amount of each resource area anticipated to be impacted by Deconstruction is indicated.

1.4.1 Land Under Ocean

According to 310 CMR 10.25, Land Under Ocean (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. Absent a bathymetric survey, it is unclear where MLW, which is at elevation 1.3 BCB, falls within the Project Site, within which the water is quite shallow. This NOI assumes there is at least some LUO within the Project Site.

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.

While the Project Site contains LUO, Deconstruction will not impact this resource area.

1.4.2 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. Again, absent a bathymetric survey, the boundaries of this resource area are unclear. It is assumed that there is at least some LSTA within the Project Site.

While the Project Site contains LSTA, and work will take place over this resource area, Deconstruction will not impact LSTA.

1.4.3 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,

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 Site where rip-rap 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.

Deconstruction will impact approximately 30 lf of Coastal Bank and 68,640 sf of 100-foot buffer to Coastal Bank, both jurisdictional under the WPA and BWO.

1.4.4 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 Federal Emergency Management Agency (FEMA) Flood Insurance Study. As per FIRM panel 25025C0083J, effective March 16, 2016, a portion of the 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 (shown in Attachment D) as 18.46 and 19.46 BCB, respectively.

There is approximately 73,030 sf of LSCSF on the Project Site. Deconstruction will impact approximately 65,870 sf of LSCSF.

1.4.5 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 CZM decision concluded that the presence of the DFC over the Reserved Channel separates the Project Site from the navigable waterway, and that the Site no longer possesses a functional connection with DPA watersheet to support water-dependent industrial uses. Generally, the watersheet portion of the Project Site remains within the DPA.

1.4.6 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.”

There is approximately 19,000 sf of Waterfront Area on the Project Site. Deconstruction will impact approximately 12,100 sf of Waterfront Area.

1.5 Work Description

Deconstruction involves demolishing certain existing on-site buildings and structures as depicted on sheet C4.0 *Site Deconstruction Plan* in Appendix D. Five of the Site’s ten buildings will be deconstructed and removed. Four buildings (the three Edison Turbine Halls and the 1898 Turbine Hall) are being protected and retained for reuse and incorporation into the future development and a fifth (the small administration building) is currently being retained as a temporary field office during Deconstruction and future construction. It is expected that Deconstruction activities will begin in Summer 2021 and last approximately 12-18 months.

Waterside work will be limited to the deconstruction and removal of certain existing derelict industrial buildings and structures now located on platforms which extend out over the watersheet. The platforms themselves will remain. Under the BWO, work over resource areas is considered jurisdictional. No work is anticipated to impact LUO or LSTA.

No repair of or improvement to the existing seawall is proposed as part of the Deconstruction work. A chain link fence will be installed separating the Coastal Bank from the Deconstruction work area once the limited scope of work within jurisdiction is completed. It is anticipated that the ground surface within jurisdiction will remain materially unchanged from its present condition.

Within the Waterfront Area, work will be limited to:

- Deconstruction and removal of certain existing derelict industrial buildings and structures, including Pump Houses No. 1 and 2 as indicated in Attachment D,
- Dewatering activities,
- Modifications to existing site fences,
- Cutting and capping of certain existing utilities,
- Modifications to existing intake and outfall structures, and
- Removal of thrust blocks and miscellaneous abandoned utilities.

With the exception of a small area at the Summer Street entrance to the Project Site, an existing paved area which will be maintained throughout the Deconstruction phase, no truck access, equipment or material storage or other aspects of the Deconstruction work will occur within the Waterfront Area.

Work within LSCSF and buffer to Coastal Bank includes removing certain buildings and associated appurtenances to ground level, environmental abatement activities and post-deconstruction rough grading. Following building deconstruction and removal, the Site will be rough graded as an interim condition, with the removed buildings' footprints graded per Sheet C5.0 in Attachment D. The post deconstruction condition will continue to maintain and supplement erosion and sedimentation control measures including site stabilization strategies, until the next phase of the redevelopment initiates. Roof leaders and downspouts from buildings designated to remain will be reworked and reconnected to the existing on-site drainage systems, maintaining existing flow patterns and discharge locations. Please see Appendix E for a Draft Construction Management Plan.

1.6 Mitigation Measures

Prior to commencement of Deconstruction, erosion and sediment control barriers and construction fencing will be placed along the Limit of Work to minimize impacts to wetland resource areas and provide on-site security. On-site catch basins within the Limit of Work will be protected with filter bags. Vehicular access points will include stabilized construction tracking pads with wheel washes as applicable. An off-site monitoring and street sweeping program for Summer Street with existing catch basin protection will be implemented. Water sources will be maintained for fire protection and dust mitigation during building deconstruction. Dewatering activities may include pumping with on-site recharging outside of the jurisdictional area and/or on-site capture and treatment prior to on-site discharge to existing stormwater management infrastructure. A NPDES RGP permit application has been filed to allow for this work. A staging area for this activity has been identified on Sheet C2.0 in Attachment D. The contractor will be responsible for developing spill mitigation plans and protocols for storm preparedness procedures considering the proximity to the Reserved Channel. Prior to deconstruction associated with the Pump Houses, which are located on piles and a wharf, netting will be installed over areas of open water. Impacts associated with

demolition, including noise, dust, and air quality will be closely monitored and controlled as the existing structures to be demolished are carefully cleared from the Project Site.

A Construction Waste Management Plan (CWMP) will be developed, and will require a licensed waste hauler to remove, sort for recycling, and properly dispose of all construction debris. Construction debris shall be wetted and covered to minimize air born dust particles. Over the course of Deconstruction, it is anticipated that on-site refueling of machinery will be required. This will occur outside of resource areas.

1.7 Regulatory Compliance

1.7.1 WPA and BWO

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 Deconstruction project will comply.

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, 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.
- (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.
- (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.

Deconstruction will not impact the stability of the coastal bank, no new coastal engineering structures are proposed as part of Deconstruction, and there is no wildlife habitat on the Site. Therefore, the Project complies with these performance standards.

Land Subject to Coastal Storm Flowage

Neither the WPA Regulations at 310 CMR 10.00 nor the Boston Wetlands Regulations contain performance standards for work in LSCSF. As noted on Sheet C0.0 in Appendix D, all stockpile areas shall be located outside of LSCSF and stabilized to prevent erosion.

As noted in Section 1.4.2 above, the LSCSF delineated under existing conditions will serve as the baseline for future comparisons. The post deconstruction condition will continue to maintain and supplement erosion and sedimentation control measures including site

stabilization strategies until the next phase of the redevelopment initiates. After Deconstruction but prior to commencing subsequent phases of the Project, an interim condition will be established wherein the area of LSCSF will temporarily be increased.

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, work within the buffer zone will not impact the associated resource areas' ability to protect the Interests of the Act or BWO.

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." Future NOI filings will address the proposed final condition within the Waterfront Area.

1.7.2 Permits and Approvals

Table 1-1 below presents an updated list of permits and approvals from local, state, and federal governmental agencies, which may be required for Deconstruction. It is possible that not all permits or actions listed will be required, or that additional permits or actions may be needed, based on determinations during project design and development.

TABLE 1-1 ANTICIPATED PERMITS AND APPROVALS

Agency/Department	Permit/Approval/Action	Status
Federal		
Federal Aviation Administration	Crane Notification; Obstruction Notices - Cranes	To be obtained prior to deconstruction
Environmental Protection Agency	NPDES Remediation General Permit	To be obtained prior to deconstruction
	NPDES Construction General Permit	To be obtained prior to deconstruction
Commonwealth of Massachusetts		
Executive Office of Energy and Environmental Affairs	Massachusetts Environmental Policy Act Review	Review ongoing
Massachusetts Historical Commission	State Register Review	Review ongoing
	Memorandum of Understanding (MOU) <i>(if required)</i>	To be issued at completion of MHC review process, as required
Massachusetts Department of Environmental Protection	Chapter 91 Written Approval	To be obtained prior to deconstruction
	Remedial Action Measures (RAM) Plan (310 CMR 40.00)	Review and coordination ongoing-Asbestos report filed with DEP

Agency/Department	Permit/Approval/Action	Status
	Construction Notice BWP AQ 06 (310 CMR 7.09(2))	To be obtained prior to deconstruction
City of Boston		
Boston Conservation Commission	Order of Conditions	To be obtained prior to deconstruction
Boston Water & Sewer Commission	Cut & Cap	Submitted, under review
Boston Landmarks Commission	Demolition Delay Review	To be completed prior to deconstruction
Boston Inspectional Services Department	Demolition Permit	To be obtained prior to deconstruction
Boston Fire Department	Demolition Permit	To be obtained prior to deconstruction
Boston Transportation Department (BTD)	Construction Management Plan Approval	To be obtained prior to deconstruction

1.8 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).

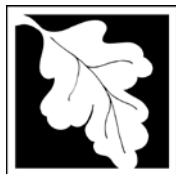
Coastal Resilience Solutions for South Boston: Final Report, also known as "Climate Ready South Boston," provides an analysis of potential flood protection measures for the Marine Industrial Park/Reserved Channel study area, within which the Project Site lies. That report indicates that while the low-lying 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 future redevelopment Project will be designed to be resilient to occasional tidal inundation and future coastal storm flood events through the use of site- and building-level design measures, which will be described in a future NOI.

Attachment B

Filing Fee Information

- Fee Transmittal Form
- Copy of Filing Fee Checks



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

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



A. Applicant Information

1. Location of Project:

776-834 Summer Street

a. Street Address

Boston

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

a. First Name

HRP 776 Summer Street, LLC

c. Organization

c/o Melissa Schrock at HILCO Redevelopment Partners LLC, 99 Summer Street, Suite 1100

d. Mailing Address

Boston

e. City/Town

MA

f. State

02210

g. Zip Code

857.756.7885

h. Phone Number

--

i. Fax Number

mschrock@hilcoglobal.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2, j	1	500	500
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			500
Step 6/Fee Payments:			
Total Project Fee:			\$500
State share of filing Fee:			\$237.50
City/Town share of filing Fee:			\$1,500 per COB
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

Attachment C

Abutter Notification Materials

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

Associated PIDs	OWNER	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE
603612000	621 EAST FIRST STREET	339 DORCHESTER ST	SOUTH BOSTON MA	02127
603627000	728 EAST SECOND LLC	900 CUMMINGS CTR STE 2154	BEVERLY MA	01915
603619000	ALLEN JOSEPH TS	35 MONMOUTH ST	QUINCY MA	02171
603615088	ALPERN ADAM	9 M STREET #4	SOUTH BOSTON MA	02127
603612010, 603612096	BLONDER MATTHEW B	621 E FIRST ST #A4	SOUTH BOSTON MA	02127
603614022	BORDER AMANDA C	637 E FIRST ST #106	S BOSTON MA	02127
603406050	BOSTON EDISON CO	PO BOX # 270	HARTFORD CT	06141
603631006	BRAHO GENTIAN	720 E SECOND ST #3	S BOSTON MA	02127
603612040, 603612082, 603612112	BRITT FRANK	621 E FIRST ST #C5	SOUTH BOSTON MA	02127
603631002	BROWNE SAMUEL W	556 E FIFTH ST #2	SOUTH BOSTON MA	02127
603612046, 603612100, 603612101	BURNETT JOHN SCOTT	621 E FIRST ST #D1	SOUTH BOSTON MA	02127
603631004	CAHILL ANTHONY	720 E SECOND ST #2	S BOSTON MA	02127
603433000, 603434000, 603435000, 603436000, 603610000	CAHILL L ST LLC	840 SUMMER	SOUTH BOSTON MA	02127
603612030, 603612102, 603612103	CAO JIANGSHAN	33 TOWNSEND BLVD	WESTBOROUGH MA	01581
603614032	CHALIFOUR CHRISTOPHER	637 E FIRST ST #205	S BOSTON MA	02127
603614036	CHRISTENSEN STEVEN C	45 ROCKY POINT DRIVE	BOW NH	03304
603615084	CHRISTINO JOSEPH D	9 M ST #2	SOUTH BOSTON MA	02127
603614046	CICCHETTI MICHAEL	637 E FIRST ST #306	S BOSTON MA	02127
603699000	CITY OF BOSTON	784 EAST SECOND	SOUTH BOSTON MA	02127
603621000	CONNORS PAULINE S	21 M STREET	SOUTH BOSTON MA	02127
603614034	COOLEY ERIN B	637 E FIRST ST #206	S BOSTON MA	02127
603632000	DEVLIN PHILIP J TS	718 EAST SECOND	SOUTH BOSTON MA	02127
603629000	DICKEY JAMES S	611 E BROADWAY	SOUTH BOSTON MA	02127
603614012	DOBROWOLSKI DAVID J	637 E FIRST ST #101	S BOSTON MA	02127
603614038	DOSHI MILAN	637 E FIRST ST #302	S BOSTON MA	02127
603615066	DOWLING MICHAEL	3 M STREET #3	SOUTH BOSTON MA	02127
603428000, 603429000, 603430000, 603632001	EIGHT-39 SUMMER ST LLC	890 SUMMER ST	SOUTH BOSTON MA	02127
603614018	EVANS CHRISTINE MARIE	637 E FIRST ST #104	S BOSTON MA	02127
603618000	FIFTEEN M ST CONDO TR	33A MYSTIC AV	MEDFORD MA	02155
603614042	FRASCH ERIC	637 E FIRST ST #304	S BOSTON MA	02127
603422000	G L I OPERATING CO DEL CP	P O BOX 52427	ATLANTA GA	30355
603615072	GAMBONE KYLE	3 M STREET #6	S BOSTON MA	02127
603612032, 603612097, 603612098	GAUCHER PAUL	621 EAST FIRST STREET #C1	SOUTH BOSTON MA	02127
603614028	GOULD JULIE MICHELLE	637 E FIRST ST #203	S BOSTON MA	02127

Associated PIDs	OWNER	MLG_ADDRESS	MLG_CITYSTATE	MLG_ ZIPCODE
603630002	GREALY MICHAEL	722 E SECOND ST #1	SOUTH BOSTON MA	02127
603438000, 603439000	GREYHOUND LINES INC	P O BOX 52427	ATLANTA GA	30355
603629010	HALVORSEN AMANDA JEAN	724 E SECOND ST UNIT 2	SOUTH BOSTON MA	02127
603624002	HARPER AMANDA	734 E SECOND ST #1	SOUTH BOSTON MA	02127
603622000	HAYES CHERYL J	23 M STREET	SOUTH BOSTON MA	02127
603614026	HAYES THOMAS J	637 E FIRST ST #202	S BOSTON MA	02127
603629012	HOWARD DEVON	724 EAST SECOND ST #3	SOUTH BOSTON MA	02127
603406060	HRP 776 SUMMER STREET LLC	5 REVERE DRIVE STE 206	NORTHBROOK IL	60062
603612044, 603612073	JONES BRENT	621 E FIRST ST #C7	SOUTH BOSTON MA	02127
603612050, 603612092, 603612099	JORDAN JAMES TERRELL	621 E FIRST ST #D3	SOUTH BOSTON MA	02127
603614016	JORDAN MELISSA M	637 E FIRST ST #103	S BOSTON MA	02127
603618006	JOYCE PATRICK C	15 M ST #3	SOUTH BOSTON MA	02127
603405000, 603405050, 603405060, 603405300, 603405400	KING TERMINAL LLC	60 K STREET	SOUTH BOSTON MA	02127
603615082	LURIE MARTHA	9 M ST #1	SOUTH BOSTON MA	02127
603620000	M STREET CONDO TR	19 M ST	SOUTH BOSTON MA	02127
603618002	MAHER MATTHEW B	15 M ST #1	SOUTH BOSTON MA	02127
603620004	MARCOTTE STEVEN	19 M STREET #2	S BOSTON MA	02127
603407015, 603407100	MASS BAY TRANSPORTATION	EAST FIRST ST	SOUTH BOSTON MA	02127
603406010, 603406045, 603407005, 603407025	MASSACHUSETTS PORT AUTHORITY	1 HARBORSIDE DR SUITE #200S	EAST BOSTON MA	02128
603614040	MAZRIMAS DEBRA M	637 E FIRST ST #303	S BOSTON MA	02127
603630004	MCKINNON BRENDAN	722 E SECOND ST #2	S BOSTON MA	02127
603615068	MEOLA JEFF	3 M STREET #4	SOUTH BOSTON MA	02127

Associated PIDs	OWNER	MLG_ADDRESS	MLG_CITYSTATE	MLG_ ZIPCODE
603612002	MGJ 621 EAST FIRST STREET	339 DORCHESTER ST	SOUTH BOSTON MA	02127
603612004				
603612012				
603612016				
603612022				
603612024				
603612028				
603612034				
603612036				
603612038				
603612042				
603612052				
603612060				
603612061				
603612062				
603612063				
603612064				
603612065				
603612066				
603612067				
603612068				
603612069				
603612070				
603612071				
603612072				
603612077				
603612079				
603612080				
603614044	MULTANI ANSHU	637 E FIRST ST #305	S BOSTON MA	02127
603614020	MURPHY LAUREN A	637 EAST FIRST ST #105	SOUTH BOSTON MA	02127
603612048, 603612074, 603612075	MURPHY MARTIN F	621 E FIRST ST #D2	SOUTH BOSTON MA	02127
603615090	MUTH JASON	9 M ST #5	SOUTH BOSTON MA	02127
603612018, 603612078, 603612089	MYERS BRADFORD S	621 E FIRST ST #B1	SOUTH BOSTON MA	02127
603615080	NINE M ST CONDO TRUST	9 M ST	SOUTH BOSTON MA	02127
603629008	ODAY TRUST	724 E SECOND ST UNIT 1	SOUTH BOSTON MA	02127
603624004	OLIVIER NICOLE	734 E SECOND ST #2	SOUTH BOSTON MA	02127
603614048, 603614050	ORANMORE ENTERPRISES LLC	74 HILLSDALE ST	DORCHESTER MA	02124
603612014, 603612086, 603612087	PARK KRYSTEN	621 E FIRST ST #A6	SOUTH BOSTON MA	02127
603612054, 603612104, 603612105, 603612116	PAUL J CARNEY 2009 TRUST	621 E FIRST ST #D5	SOUTH BOSTON MA	02127
603628000	PICKUP DOROTHY E	726 EAST 2ND ST	SOUTH BOSTON MA	02127

Associated PIDs	OWNER	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE
603625000	PICKUP NANCY A TS	732 EAST SECOND ST	SOUTH BOSTON MA	02127
603612008, 603612108, 603612111	RAGAN KATHLEEN M	621 E FIRST ST #A3	SOUTH BOSTON MA	02127
603618004	RANAHAH KEVIN JR	15 M ST #2	SOUTH BOSTON MA	02127
603630006	RAPOSA JARED	722 EAST SECOND ST #3	S BOSTON MA	02127
603615086	RAPPOLI CHRISTOPHER	9 M ST #3	SOUTH BOSTON MA	02127
603620002	SCHNARE JOHN C JR	19 M STREET #1	S BOSTON MA	02127
603427000	SCOMAR LLC	837 SUMMER ST	SOUTH BOSTON MA	02127
603631000	SEVEN-20 E SECOND ST CONDO	720 EAST SECOND ST	SOUTH BOSTON MA	02127
603630000	SEVEN-22 EAST SECOND ST COND	722 E SECOND ST	SOUTH BOSTON MA	02127
603624000	SEVEN-34 EAST SECOND ST COND	734 E SECOND ST	SOUTH BOSTON MA	02127
603612056, 603612093, 603612094	SHAHIDI HOOMAN	621 E FIRST ST #D6	SOUTH BOSTON MA	02127
603405200	SHAUGHNESSY & AHERN CO	346 D ST	SOUTH BOSTON MA	02127
603615092	SHEEHY NANCY M	9 M ST #6	SOUTH BOSTON MA	02127
603620006	SHERMAN JENNIFER A	19 M STREET #3	SOUTH BOSTON MA	02127
603614010	SIX-37 EAST FIRST ST CONDO	74 HILLSDALE ST	DORCHESTER MA	02124
603612026, 603612106, 603612109	SLIFKA AARON	621 E FIRST ST #B5	SOUTH BOSTON MA	02127
603612020, 603612081, 603612113	SOOD NITESH A	621 EAST FIRST ST #B2	SOUTH BOSTON MA	02127
603614030	STAVRAKOS MICHAEL	637 E FIRST ST #204	S BOSTON MA	02127
603626000	TEDESCHI MARY T	730 EAST SECOND ST	SOUTH BOSTON MA	02127
603615060	THREE M STREET CONDO TRUST	3 M STREET	S BOSTON MA	02127
603614014	TIERNEY JONATHAN	637 E FIRST ST #102	S BOSTON MA	02127
603623000	TOLAND GREGORY	736 E SECOND ST	S BOSTON MA	02127
603405100	TRANSORG LIMITED PARTNERSHIP	1135 TREMONT ST	BOSTON MA	02120
603612058, 603612076, 603612115	VASERMAN STEVEN	621 E FIRST ST #D7	SOUTH BOSTON MA	02127
603614024	WALDMAN MARC V	637 E FIRST ST #201	S BOSTON MA	02127
603615070	WANG CONG	3 M STREET #5	S BOSTON MA	02127
603615064	WANG SAIKE	839 COLUMBA LANE	FOSTER CITY CA	94404
603432000, 603437000	WEEPECKET LLC	840 SUMMER STREET	SOUTH BOSTON MA	02127
603615062	WILLIAMS MATTHEW	3 M STREET #1	S BOSTON MA	02127
603612006, 603612107, 603612110	WORRELL EDWARD III	621 E FIRST ST #A2	SOUTH BOSTON MA	02127
603624006	ZUNDL DEREK	734 E SECOND ST #3	S BOSTON MA	02127



**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 c/o HILCO Redevelopment Partners, 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 **Site enabling salvage and deconstruction activities**.

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 **Stephanie Krueel, VHB, skrueel@vhb.com, 617-607-2972** between the hours of **9am - 5pm, Mon-Fri**.

F. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, 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.

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.



**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, a cargo de HILCO Redevelopment Partners, 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 **demolición para la preparación del sitio**.

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 obtenerse a través de **Stephanie KrueI, VHB**, skrueI@vhb.com, **617-607-2972, de lunes a viernes de 9 a. m. a 5 p. m.**

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 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



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 inpur tanti** 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.





**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

I, _____, 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 _____ was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by _____ for _____ located at _____.

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

Stephanie Kneel

Name

Date



Certification of Translation



COUNTY OF SUFFOLK
COMMONWEALTH OF MASSACHUSETTS

March 9, 2021

This is to certify that the **yellow-highlighted text 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.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



Attachment D

Engineering Plans

- C1.0 Topographic Plan (Existing Conditions)
- C2.0 Site Preparation Plan
- C3.0 Utility Cut/Cap Plan
- C4.0 Site Deconstruction Plan
- C5.0 Post Demolition Grading and Drainage Plan
- C6.0 Site Details

NOTICE OF INTENT

776 SUMMER STREET

SALVAGE AND DECONSTRUCTION SET

IN

BOSTON, MASSACHUSETTS

(Suffolk County)

APPLICANT

Hilco Redevelopment Partners
 99 Summer Street, Suite 1110
 Boston, Massachusetts 02110

CIVIL ENGINEER/SURVEYOR/ AND WETLAND SCIENTIST

Beals and Thomas, Inc.
 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01772

PERMITTING

Vanasse Hangen Brustlin, Inc.
 99 High Street
 10th Floor
 Boston, Massachusetts 02110



Locus Map
 Scale: 1" = 800'



SHEET INDEX

	Cover Sheet
C0.0	Site Notes and Legend
C1.0	Topographic Plan
C2.0	Site Preparation Plan
C3.0	Utility Cut/Cap Plan
C4.0	Site Deconstruction Plan
C5.0	Post Demolition Grading and Drainage Plan
C6.0	Site Details



Issued for Notice of Intent - April 7, 2021
 Revised per Conservation Commission comments - May 11, 2021

Job No.: 1447.13
 Plan No.: 144713P012E-007
 Sheet 1 of 8

GENERAL NOTES

- 1. THE CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND OBTAIN NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY FEES AND POST BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.

EROSION CONTROL AND SEDIMENTATION NOTES

- 1. A SEDIMENT CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED WORK AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION.

GRADING, DRAINAGE AND UTILITY NOTES

- 1. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK CONTACT "DIG SAFE" AT 1-888-344-7233 TO LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED.

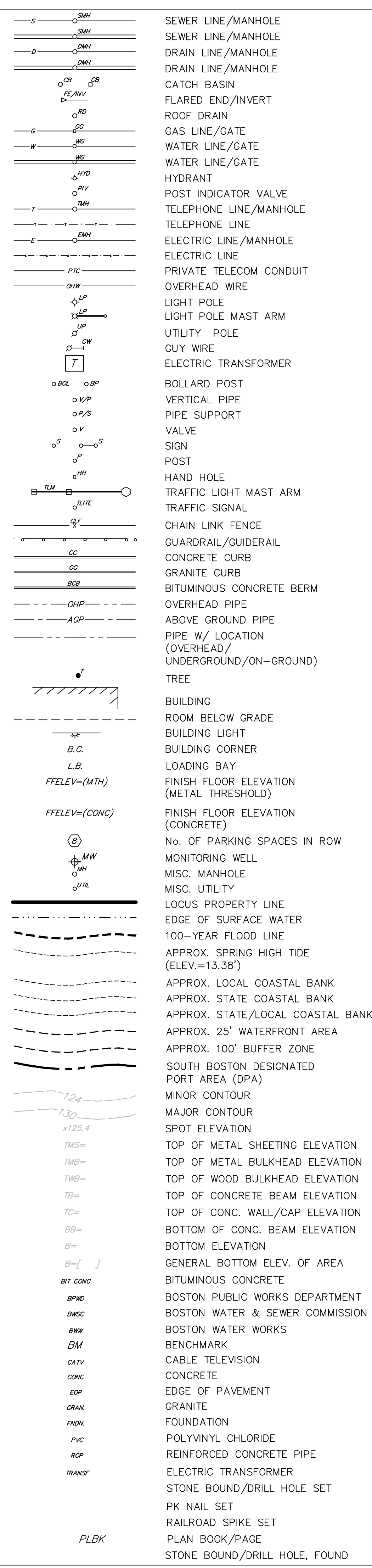
LAYOUT AND MATERIALS NOTES

- 1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

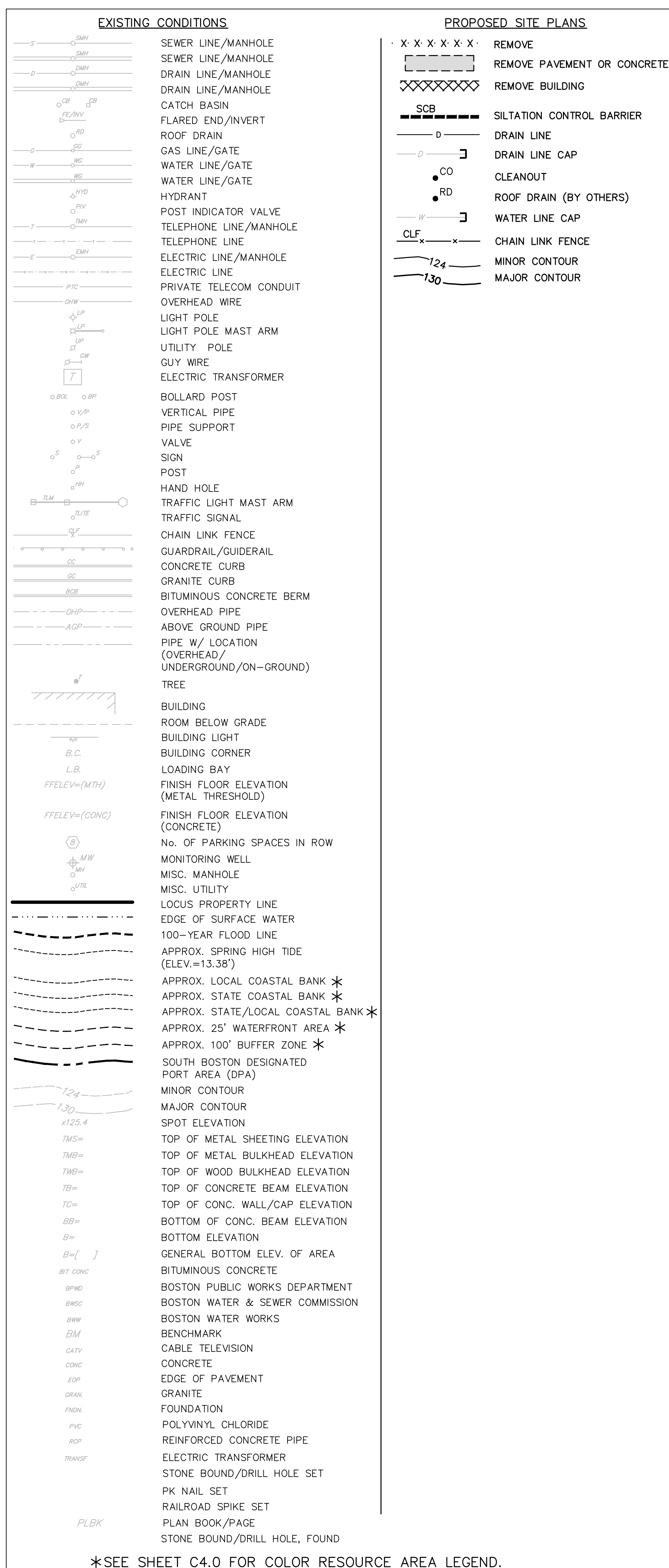
TOPOGRAPHIC NOTES AND REFERENCES

- 1) UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES, PUBLIC AGENCIES, AND PRIVATE RESOURCES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. NOTE: NOT ALL UNDERGROUND UTILITY CONNECTIONS ARE SHOWN.

TOPOGRAPHIC PLAN LEGEND



SITE PLANS LEGEND



RESOURCE AREAS

- A. SPRING HIGH TIDE REPRESENTS THE LANDWARD LIMIT OF LAND SUBJECT TO TIDAL ACTION.

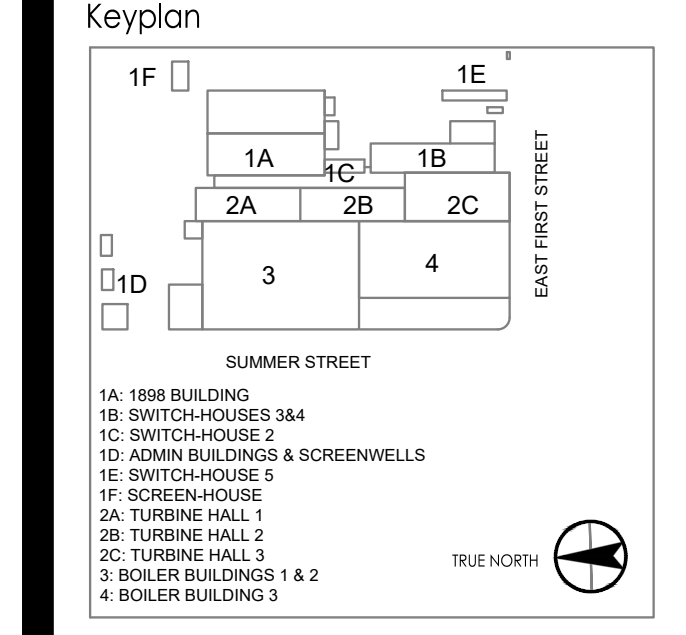
TIDAL CHART

(SHT)	SPRING HIGH TIDE/HIGH TIDE LINE	BCB (FEET)
(MHHW)	MEAN HIGHER HIGH WATER	11.23
(MHW)	MEAN HIGH WATER/HIGH WATER MARK	10.79
(MSL)	MEAN SEA LEVEL	6.16
(MTL)	MEAN TIDE LEVEL	6.04
(MLW)	MEAN LOW WATER	1.30
(MLLW)	MEAN LOWER LOW WATER	0.95

776 SUMMER STREET - SALVAGE & DECONSTRUCTION SET

Hilco Redevelopment Partners
REDGATE The Right Return on Real Estate
Stantec
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Boston, MA 02210-7233
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ISSUED FOR NOTICE OF INTENT	04/07/2021

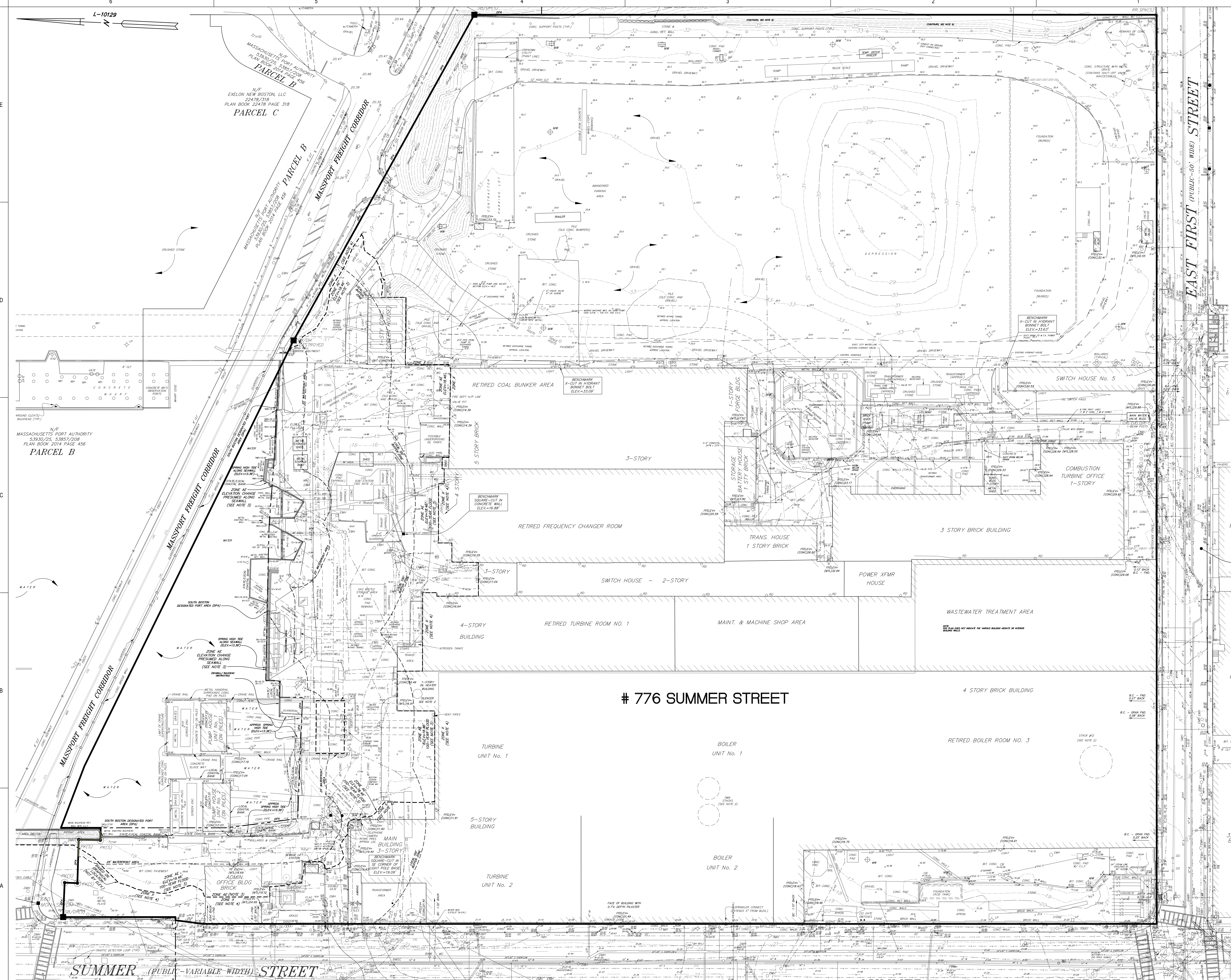
Permit/Seal

NOT FOR CONSTRUCTION

Scale AS NOTED
Project No. 218421295

SITE NOTES & LEGEND

C0.0



776 SUMMER STREET

776 SUMMER STREET -
SALVAGE &
DECONSTRUCTION
SET

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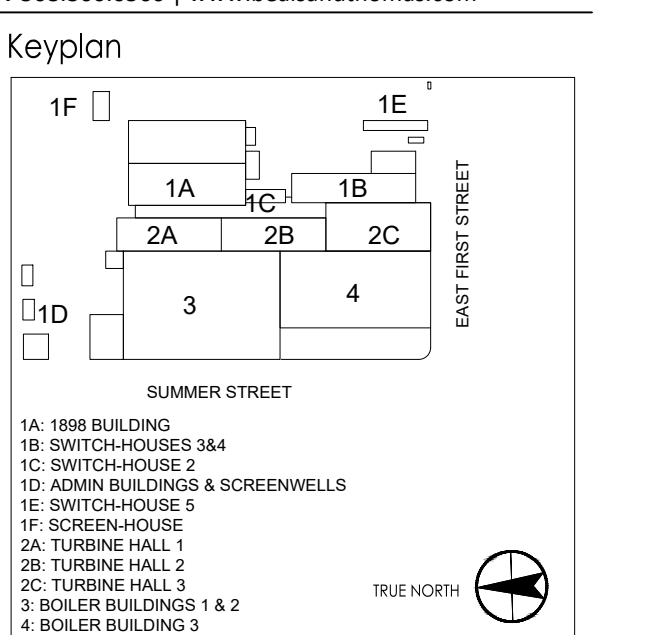
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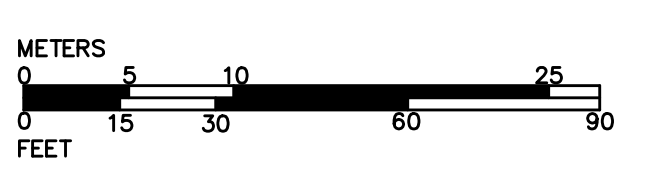
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MARK
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SENSEON
No. 48415
PRESS (PA)
SERIES 10
5/11/2021

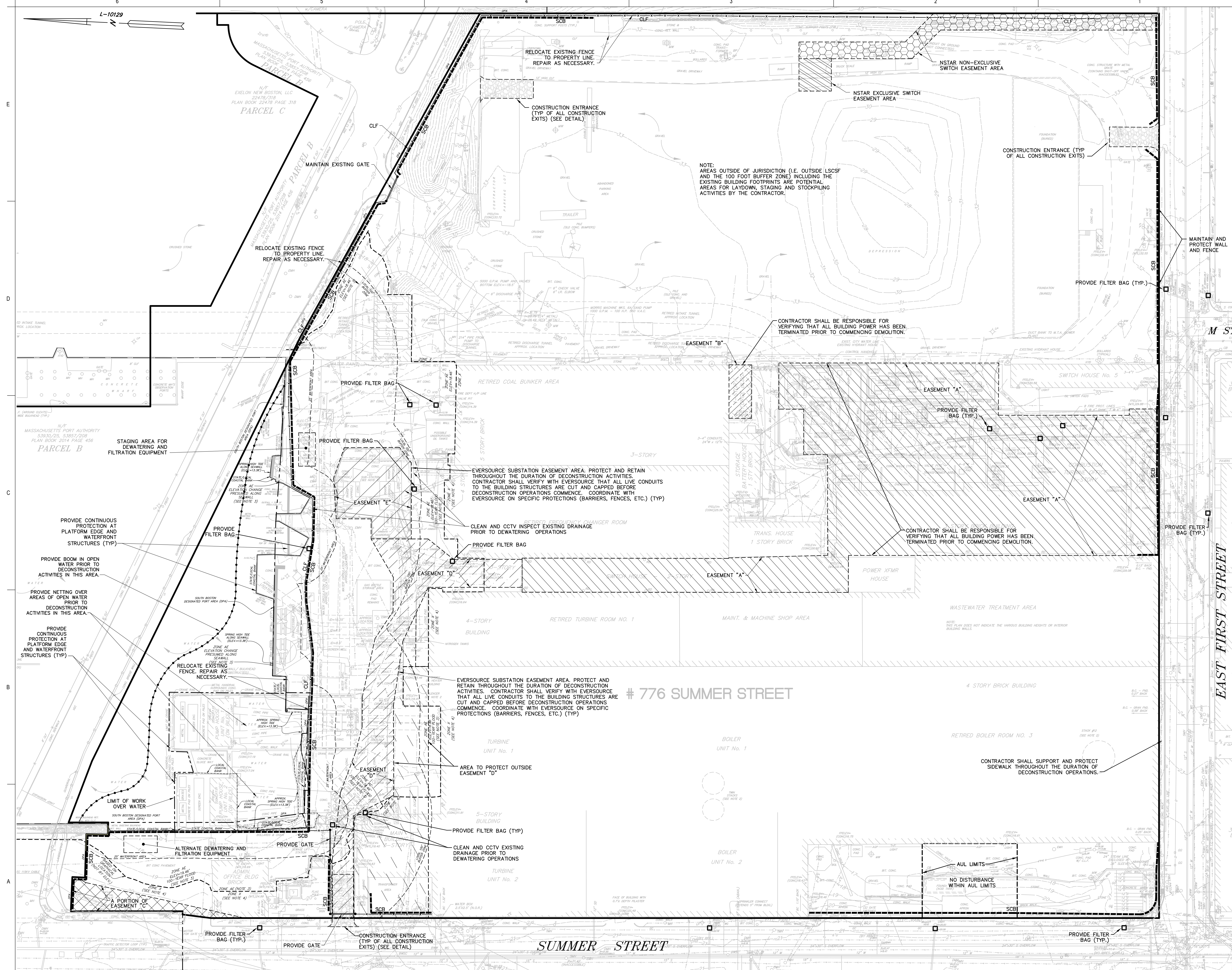


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CONSTRUCTION

Scale 1" = 30'
Project No. 218421295
TOPOGRAPHIC PLAN

C1.0



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DECONSTRUCTION
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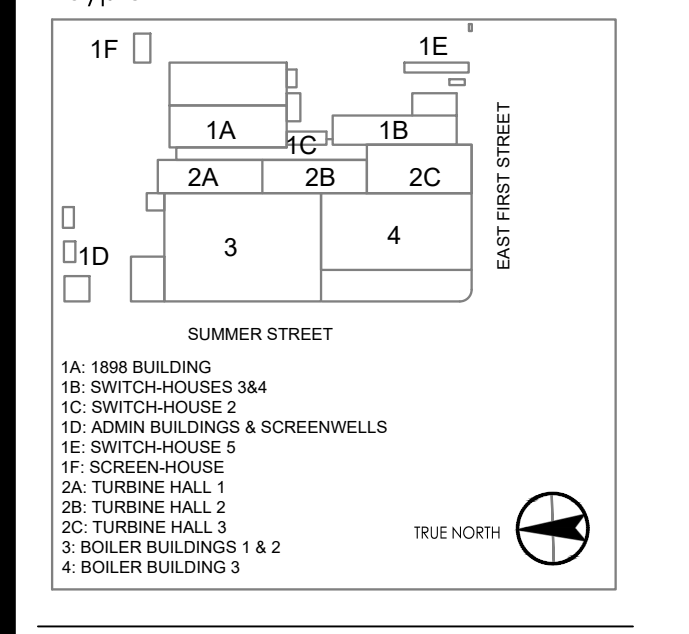
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MATTHEW COTE
REGISTERED PROFESSIONAL ENGINEER
00102173
04/21/21

REVISIONS

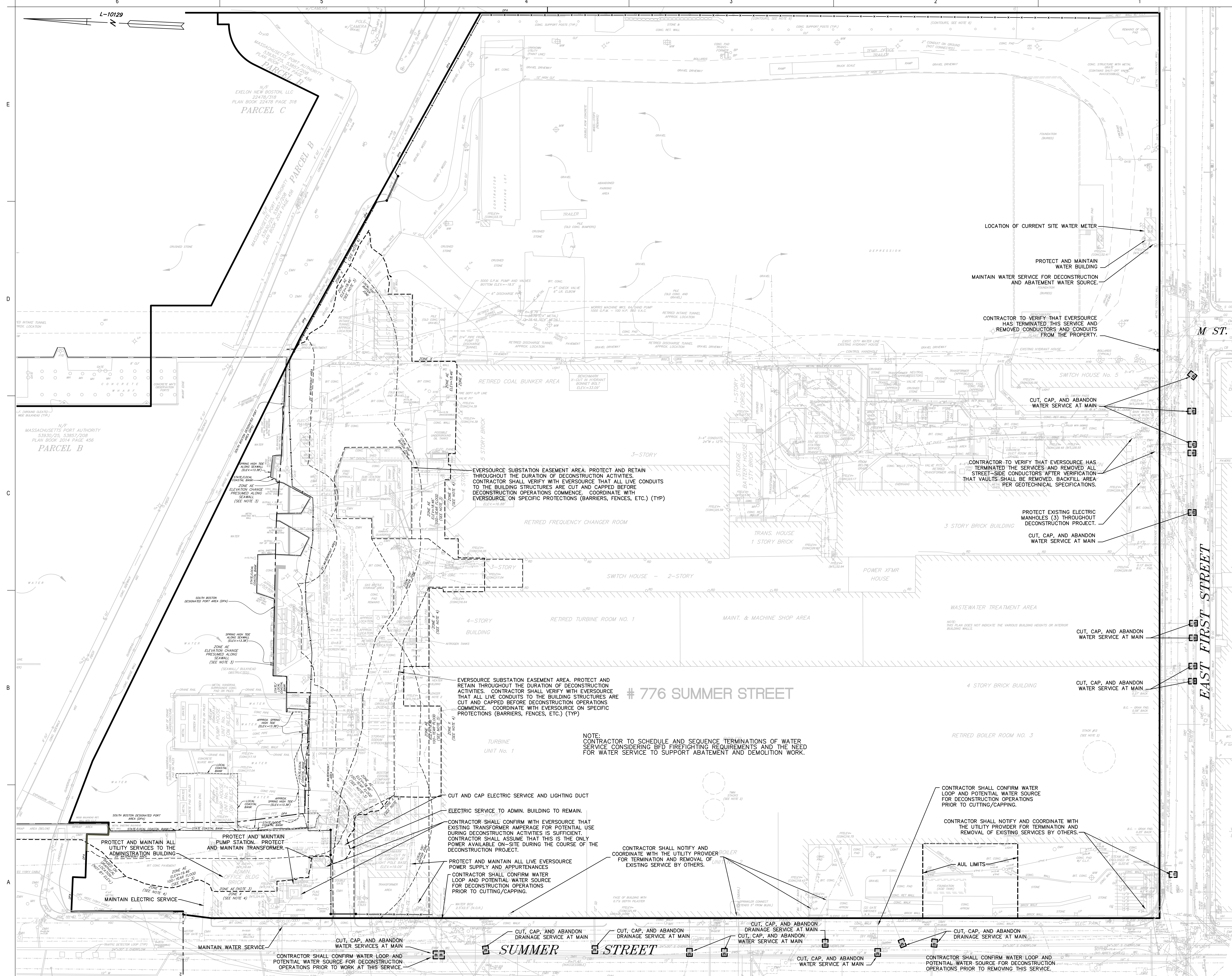
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CONSTRUCTION**

Scale: 1" = 30'
Project No.: 218421295
SITE PREPARATION PLAN

C2.0
B+T DRAWING NO: 144713P012E-002



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SET**

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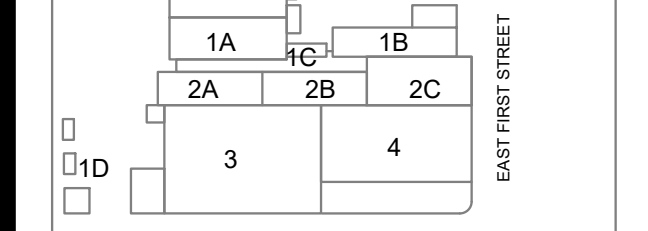
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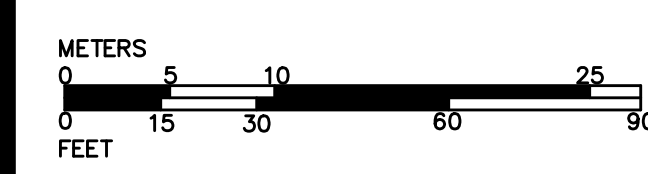
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1A 1988 BUILDING
1B SWITCH-HOUSE 344
1C SWITCH-HOUSE 2
1D ADMIN BUILDING & SCREENWELLS
2A SWITCH-HOUSE 1
2B SCREEN-HOUSE
2C TURBINE HALL 1
3 TURBINE HALL 2
4 TURBINE HALL 3 & 2
4 BOLLER BUILDING 3

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Scale 1" = 30'
Project No. 218421295

UTILITY CUT/CAP PLAN

C3.0

**776 SUMMER STREET -
SALVAGE &
DECONSTRUCTION
SET**

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Redevelopment Partners

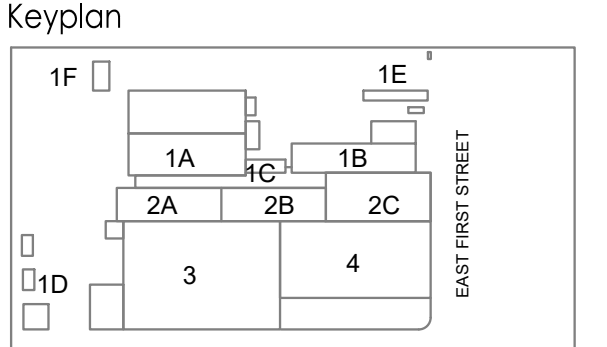
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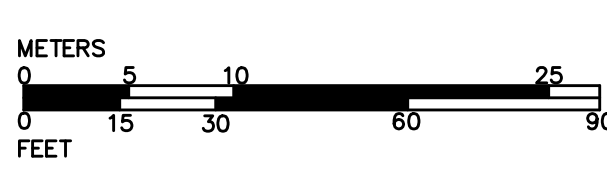
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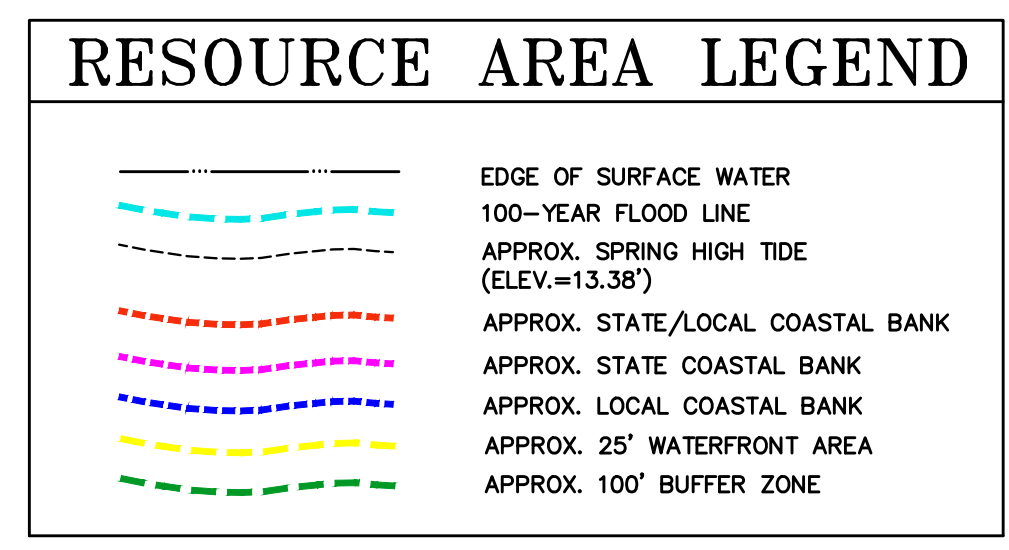
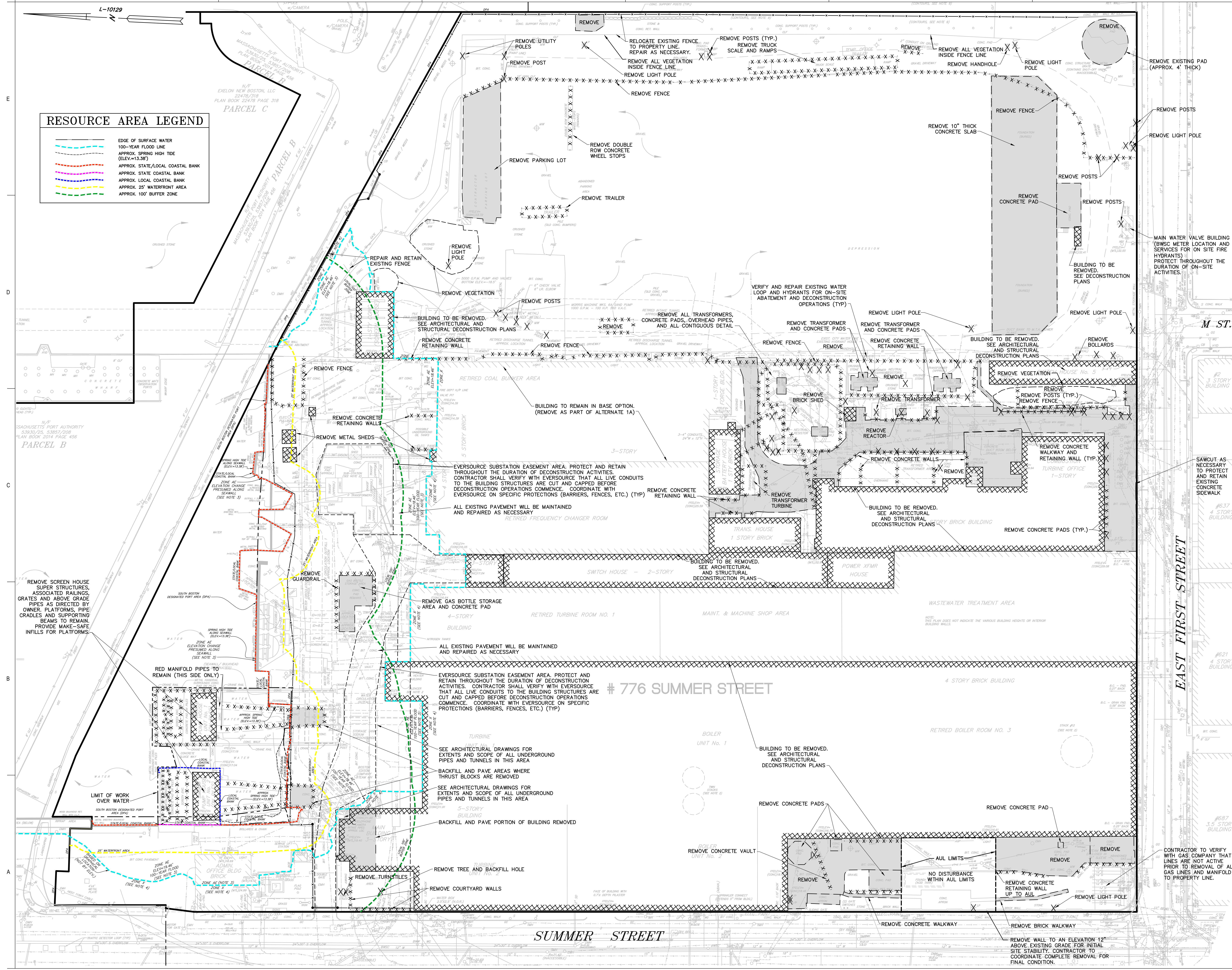
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Scale 1" = 30'
Project No. 218421295
SITE DECONSTRUCTION PLAN

C4.0



E
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C
B
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SUMMER STREET

EAST FIRST STREET

776 SUMMER STREET

**776 SUMMER STREET -
SALVAGE &
DECONSTRUCTION
SET**

Hilco
Redevelopment Partners

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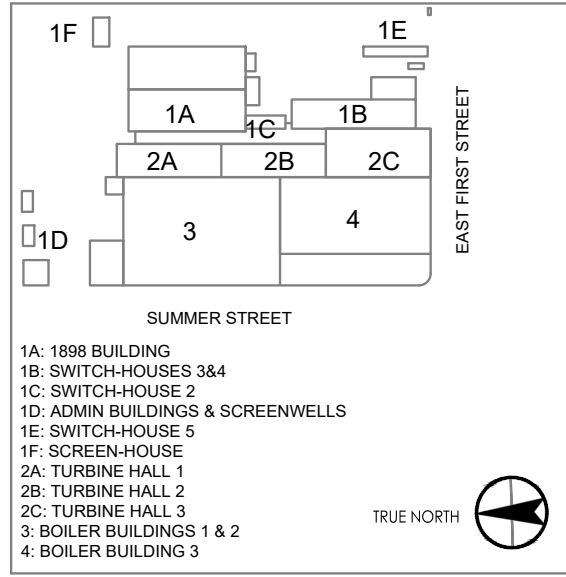
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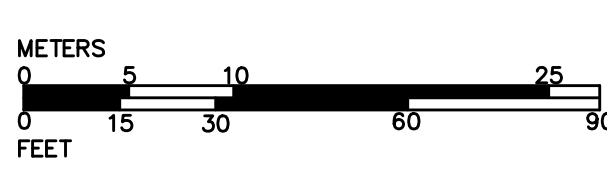
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Keyplan



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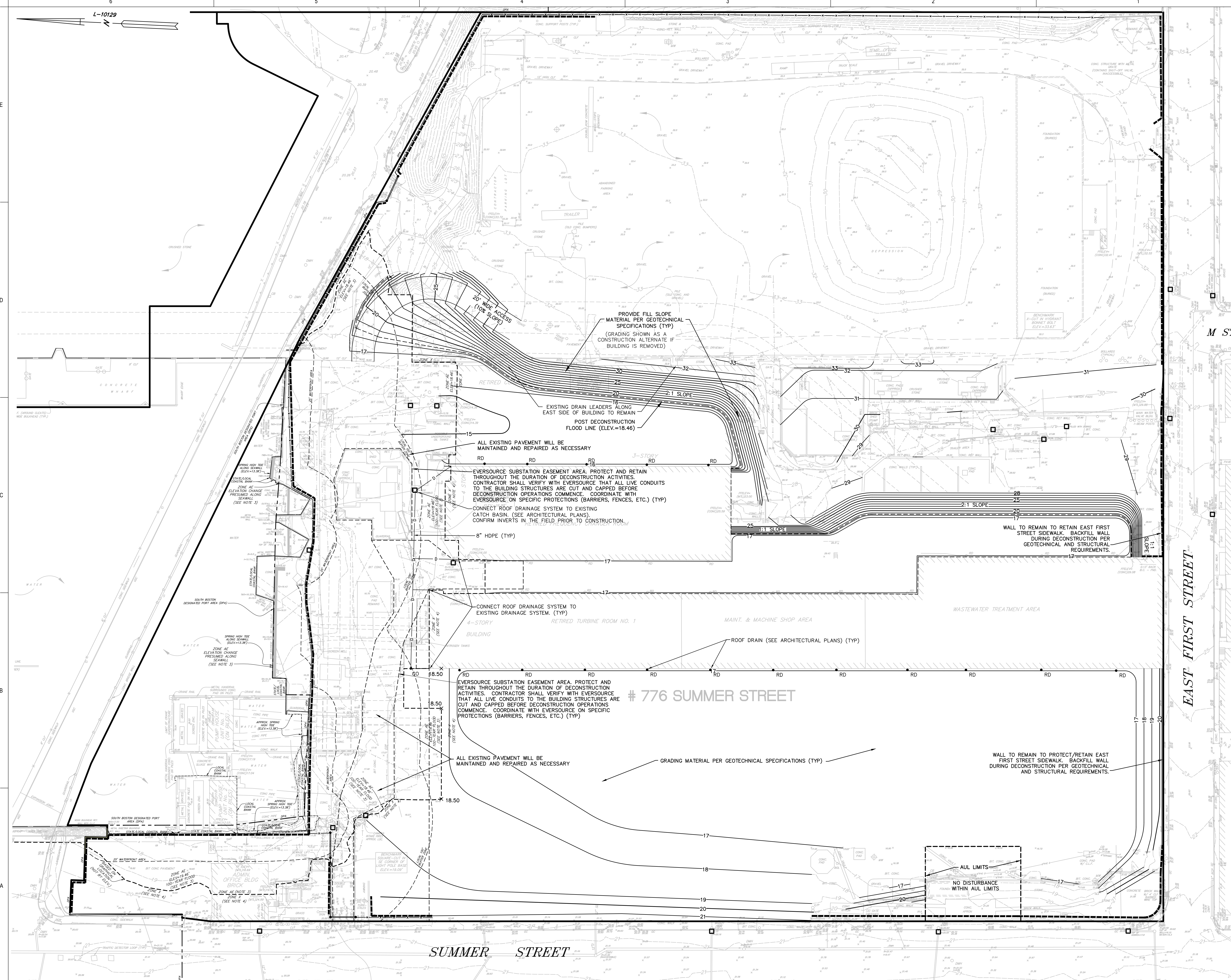
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Scale 1" = 30'
Project No. 218421295
**POST DECONSTRUCTION
GRADING AND
DRAINAGE PLAN**

C5.0

B+T DRAWING NO: 144713P012E-005



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EAST FIRST STREET
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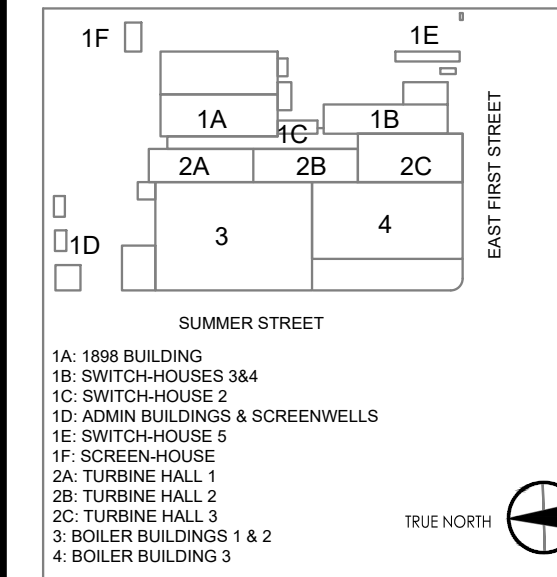


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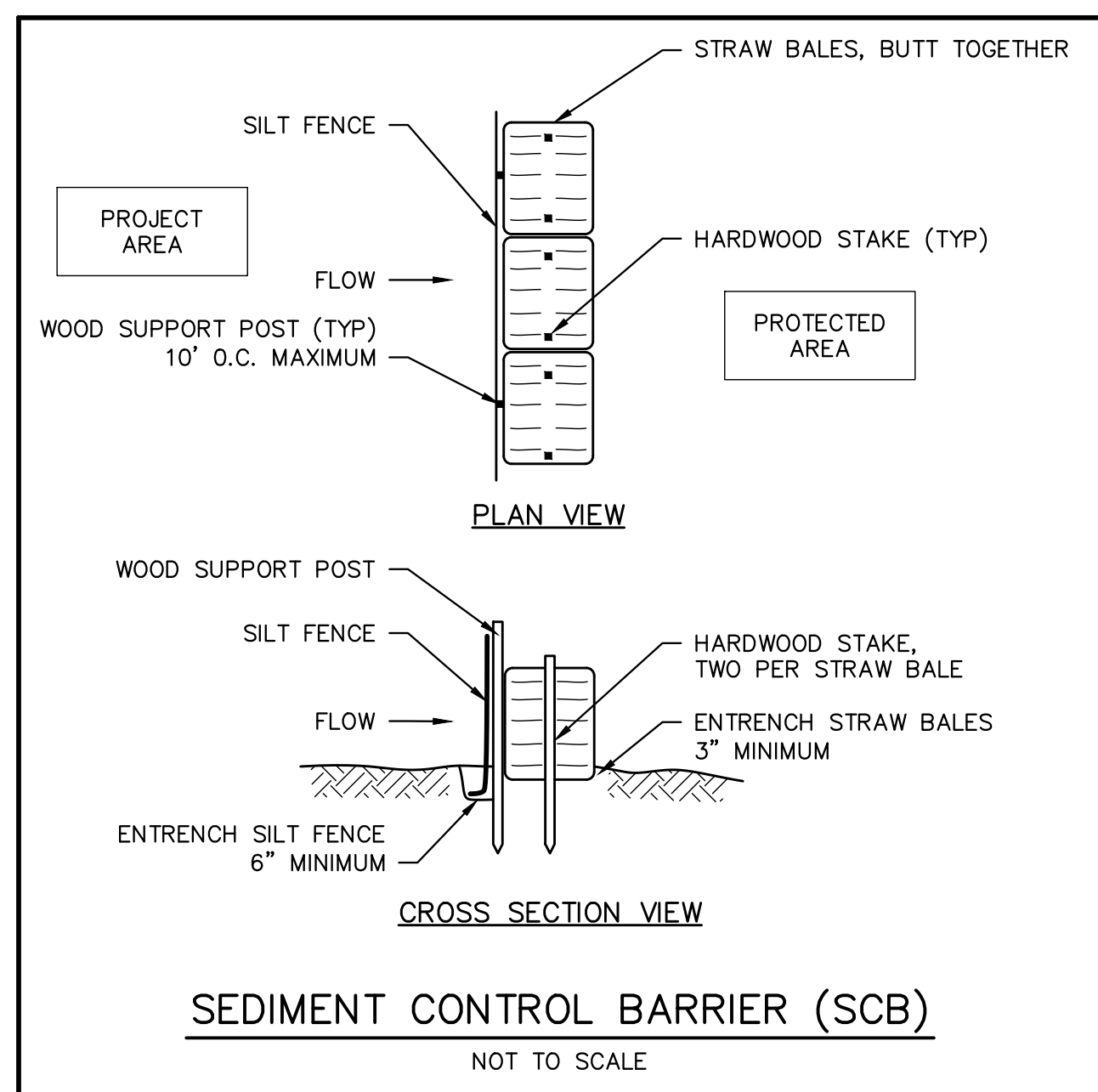
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Keyplan

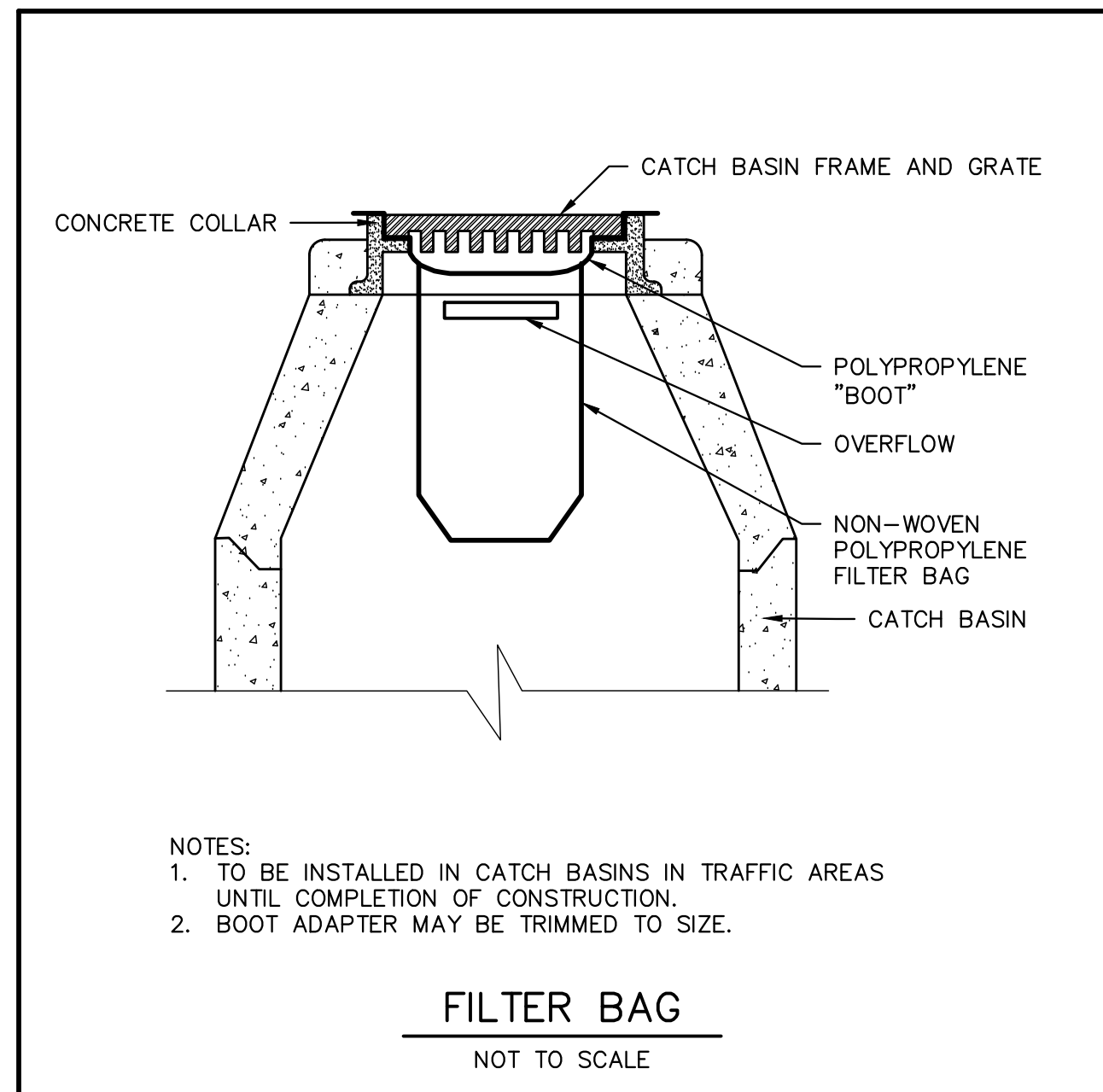


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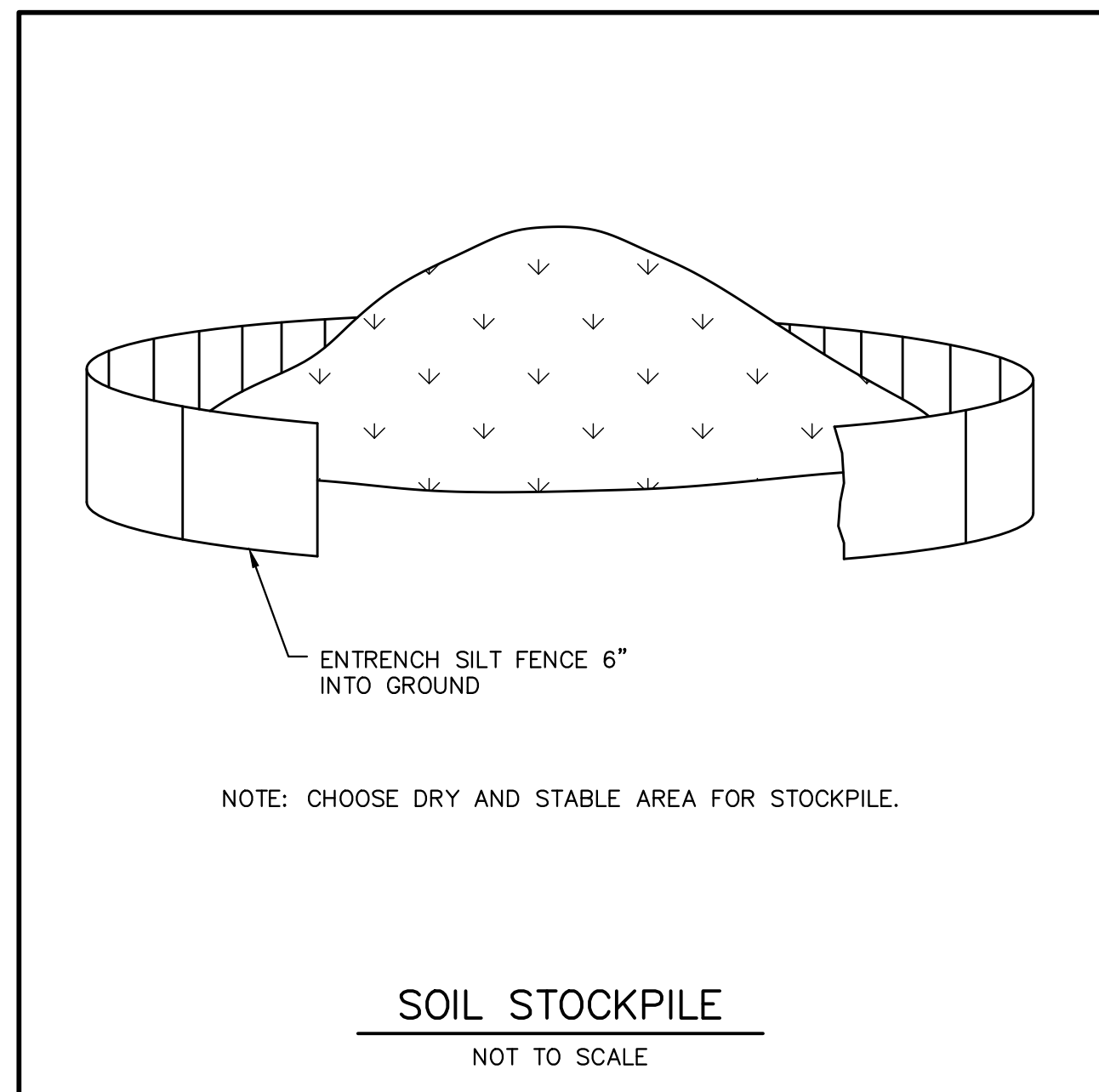
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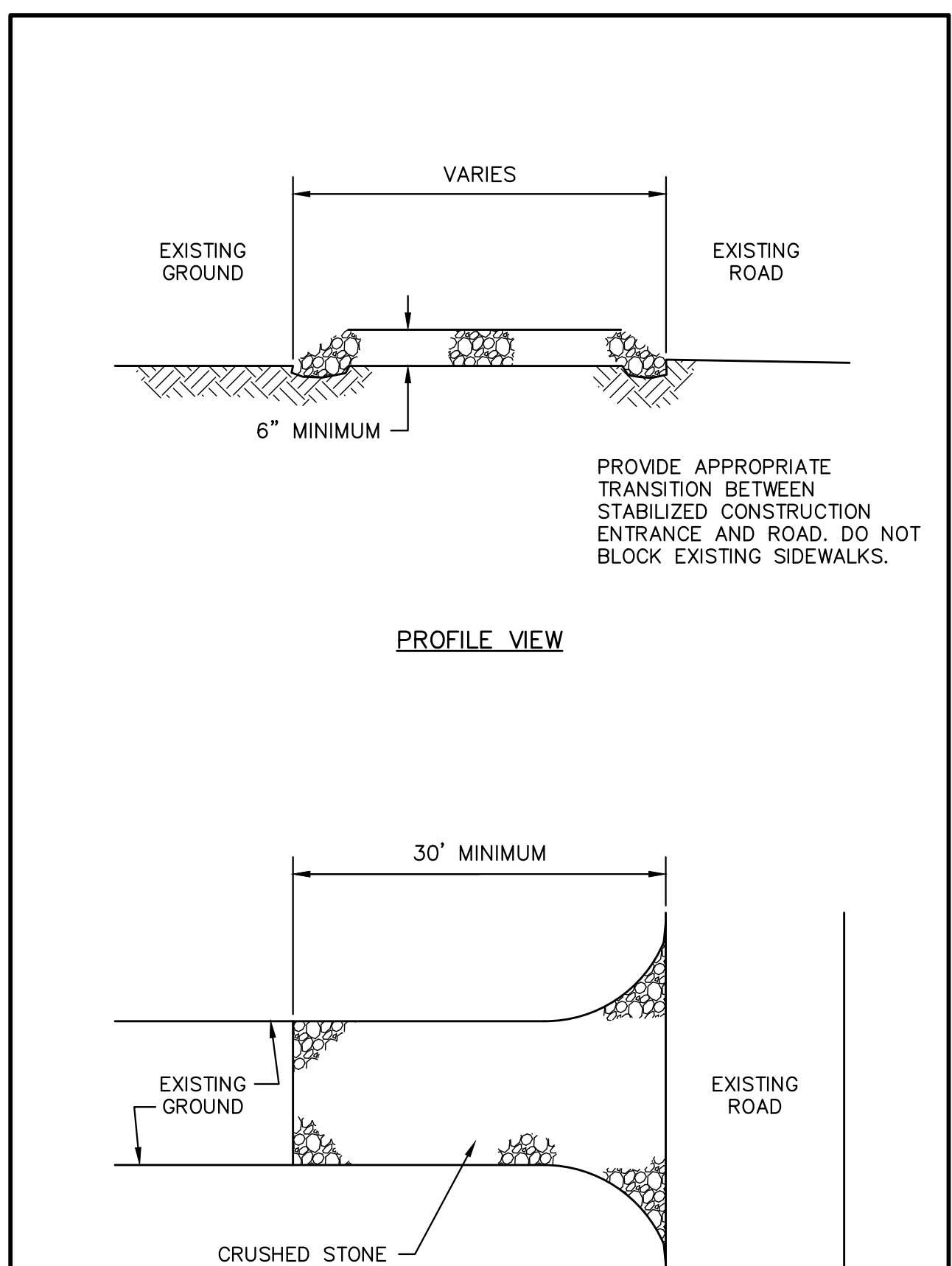
SEDIMENT CONTROL BARRIER (SCB) NOT TO SCALE



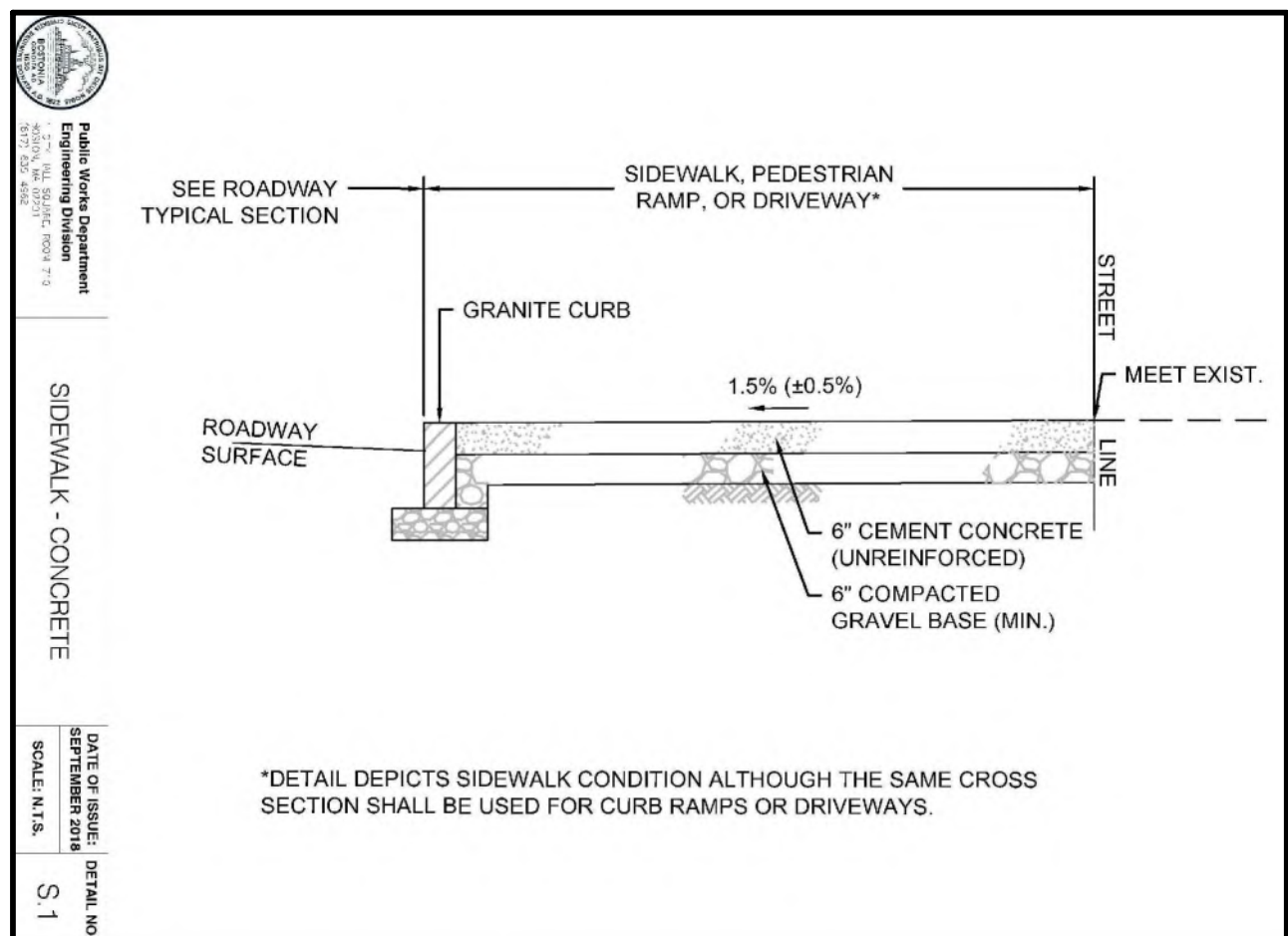
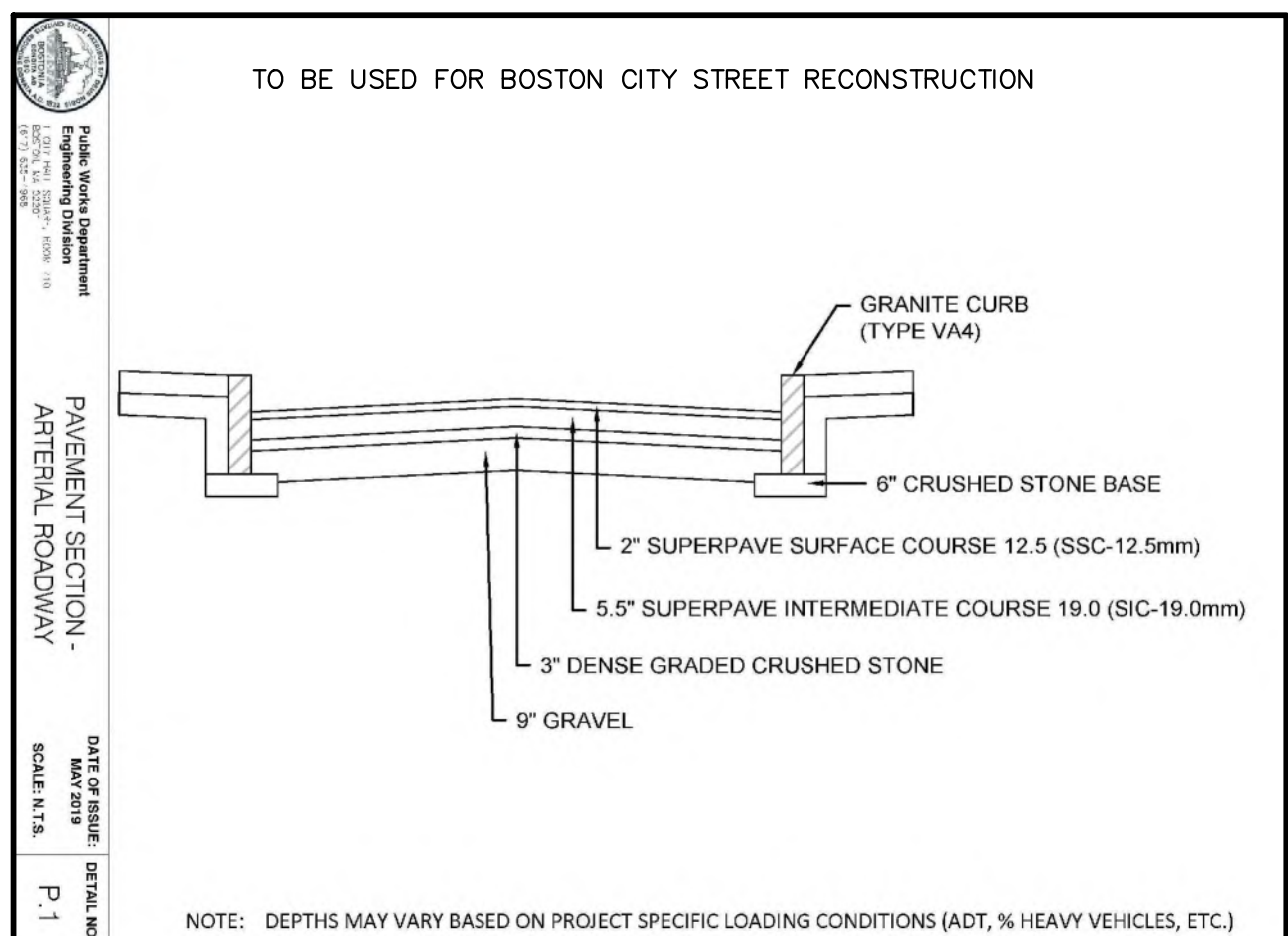
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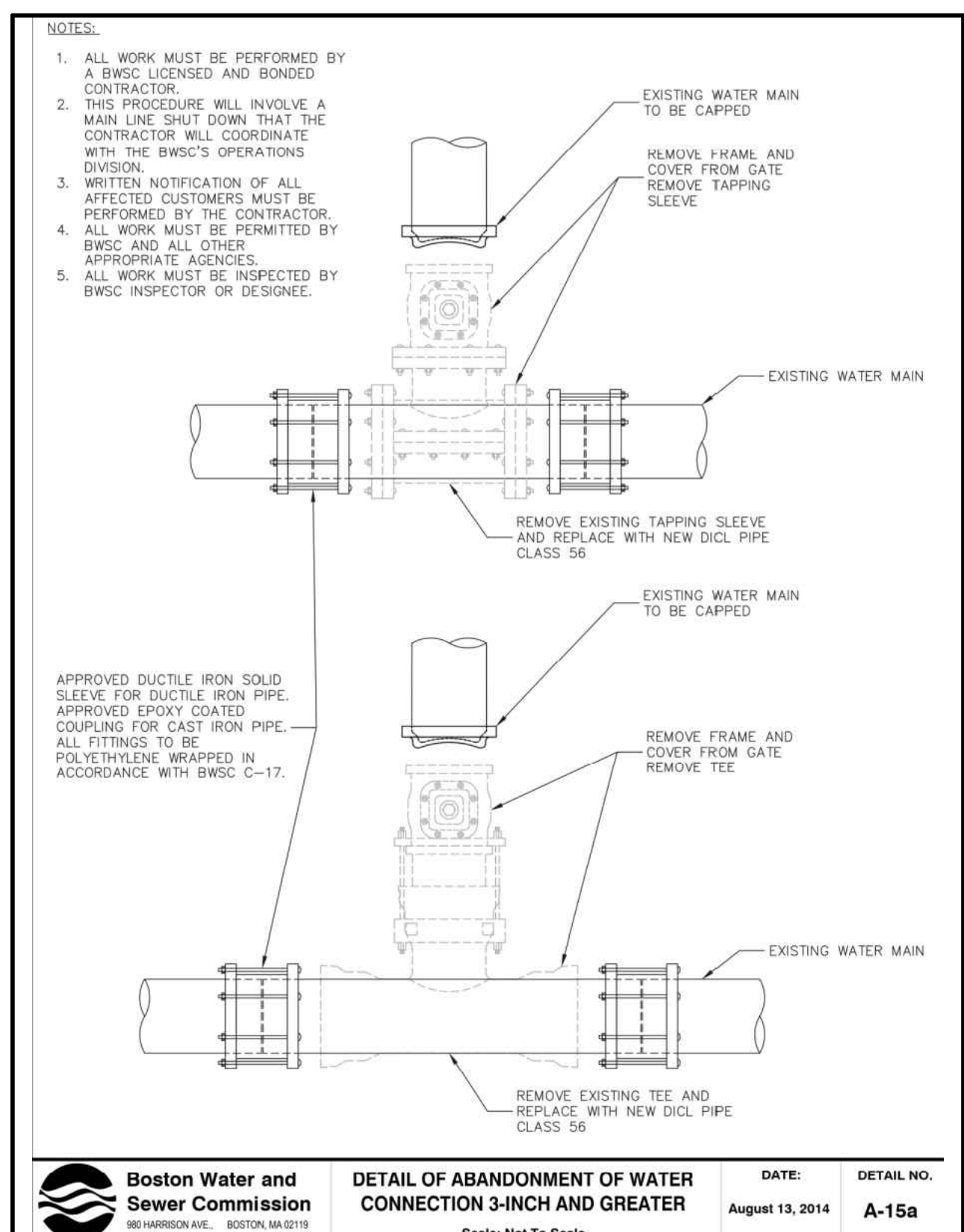
SOIL STOCKPILE NOT TO SCALE



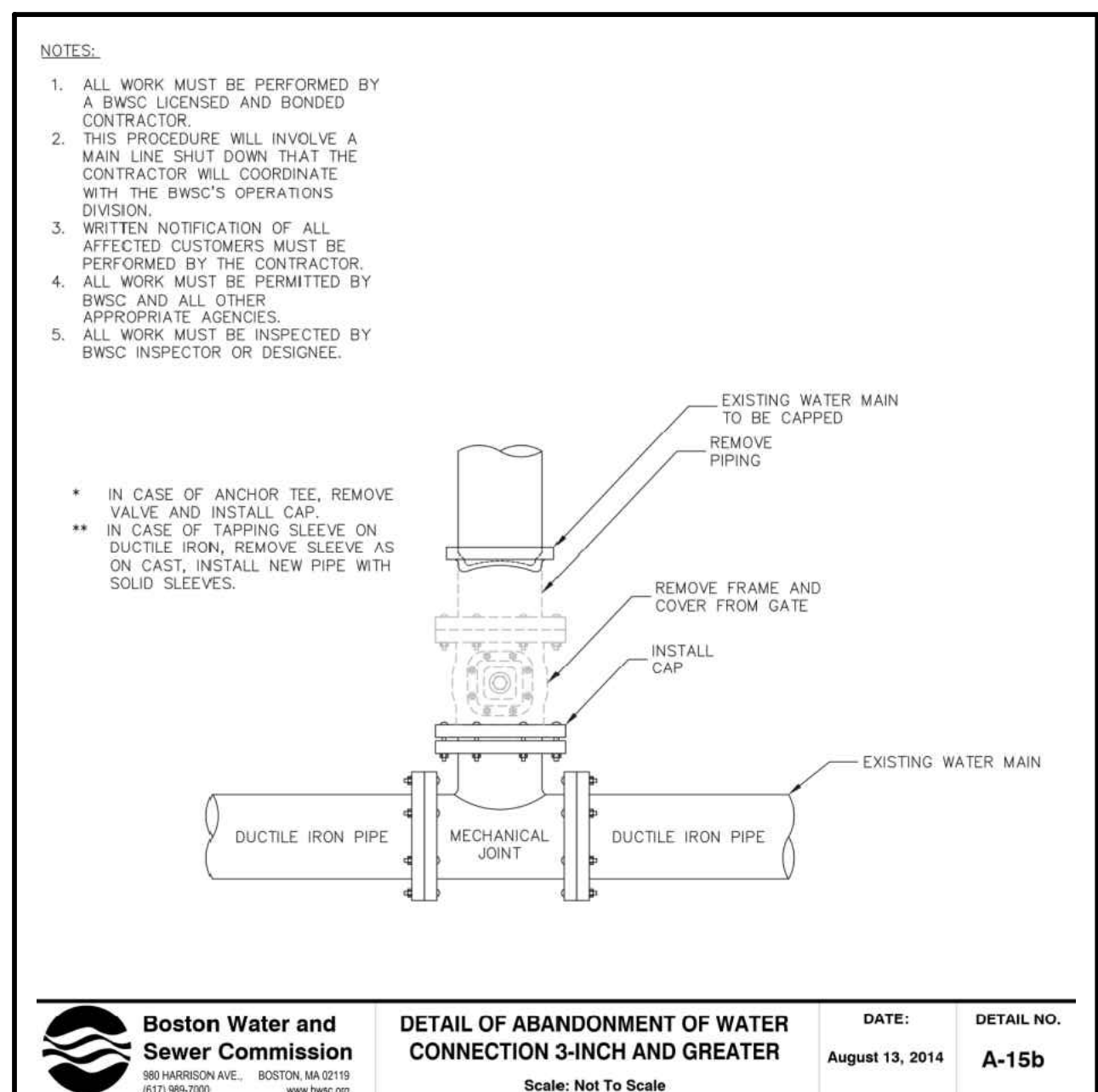
STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE



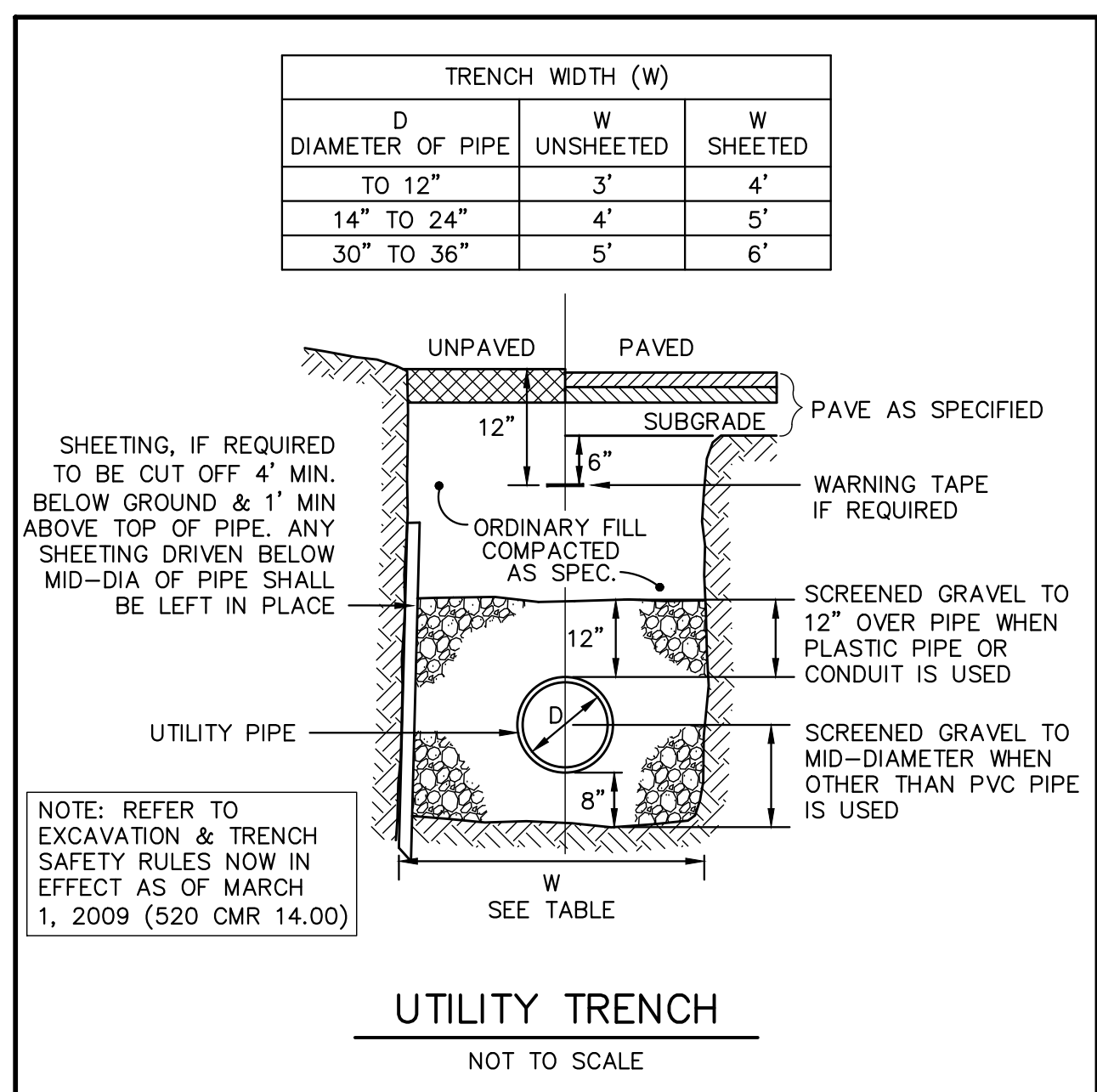
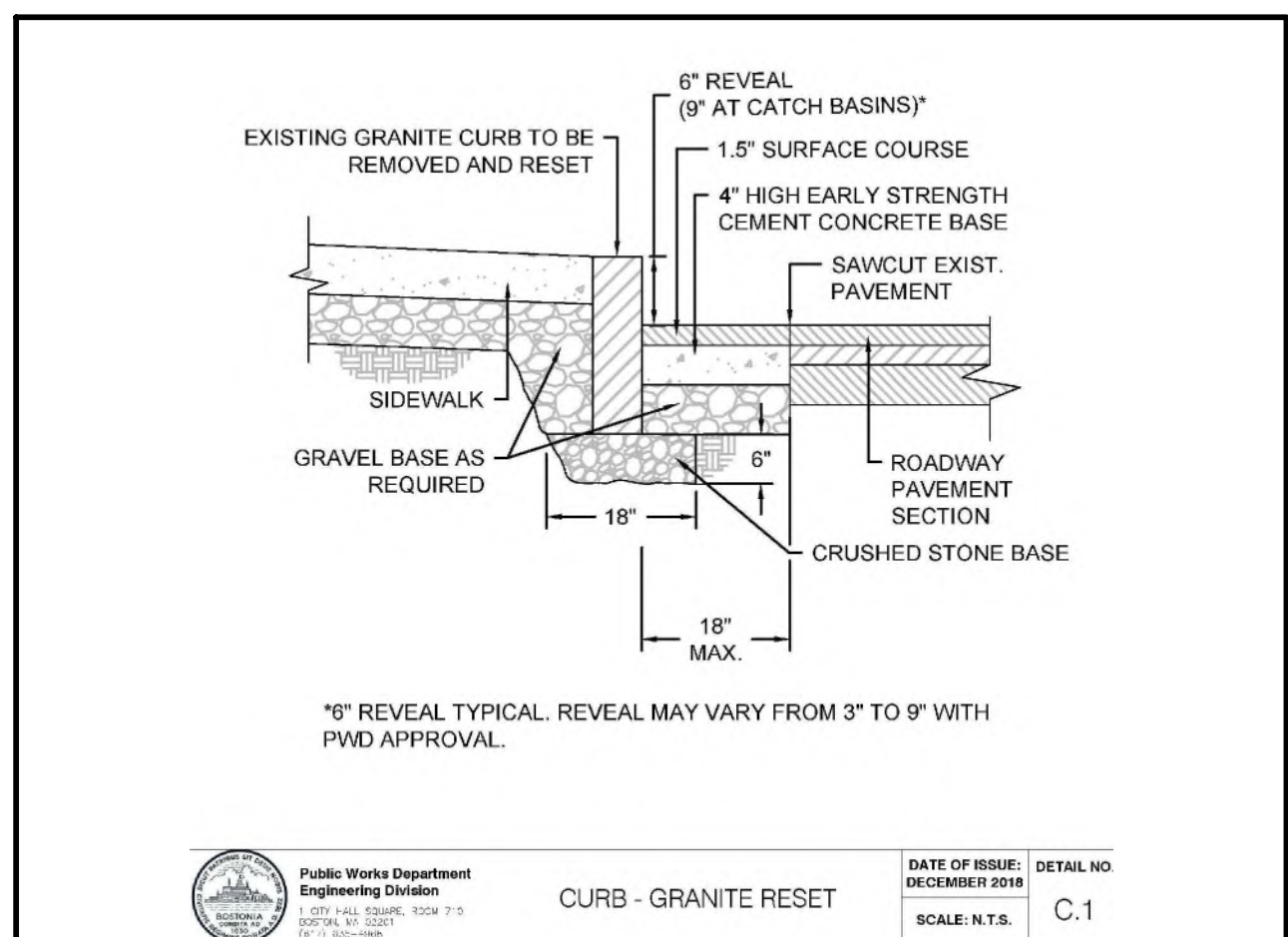
DETAIL DEPICTS SIDEWALK CONDITION ALTHOUGH THE SAME CROSS SECTION SHALL BE USED FOR CURB RAMP OR DRIVEWAYS.



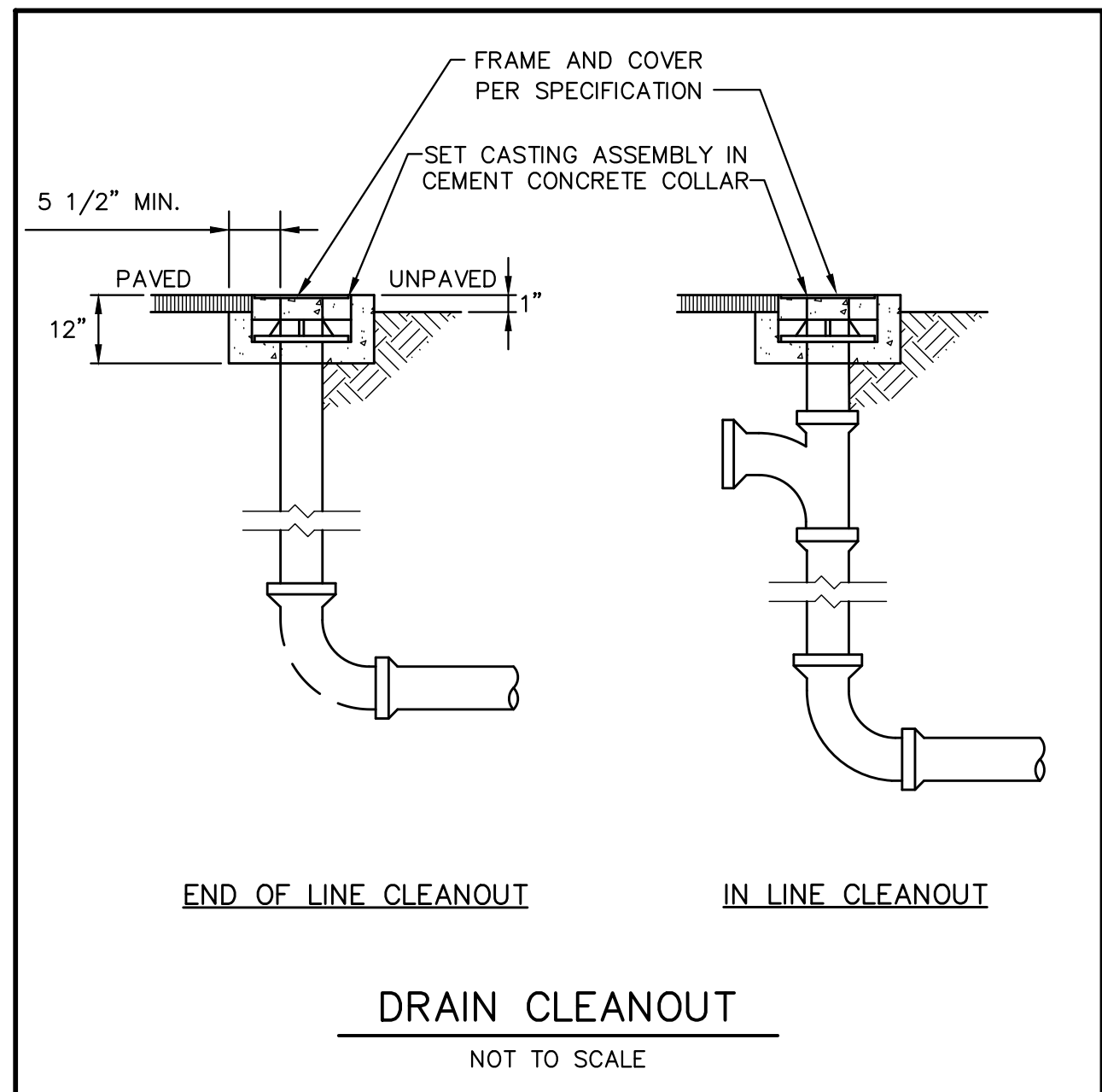
DETAIL OF ABANDONMENT OF WATER CONNECTION 3-INCH AND GREATER DATE: August 13, 2014 DETAIL NO. A-15a



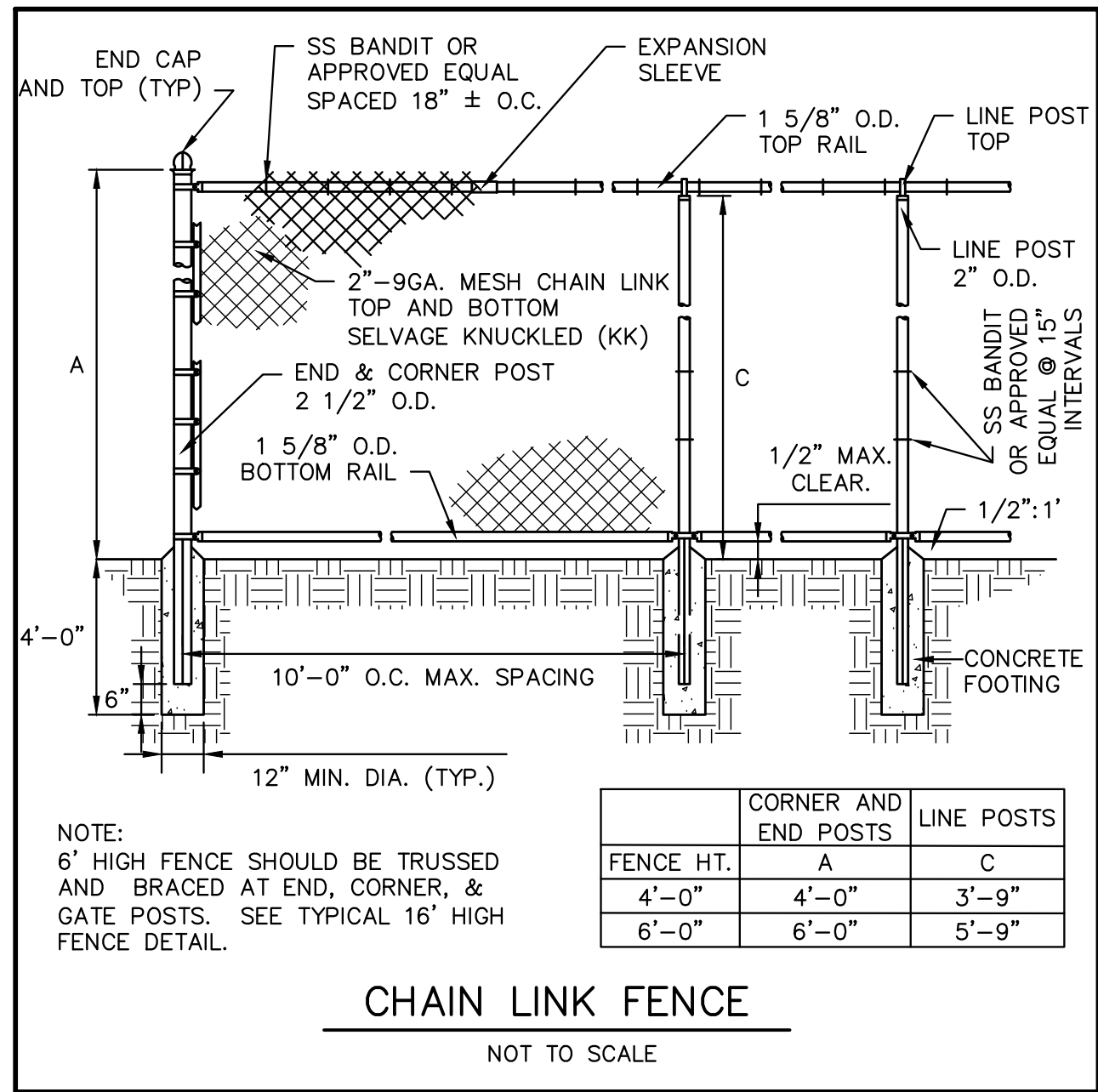
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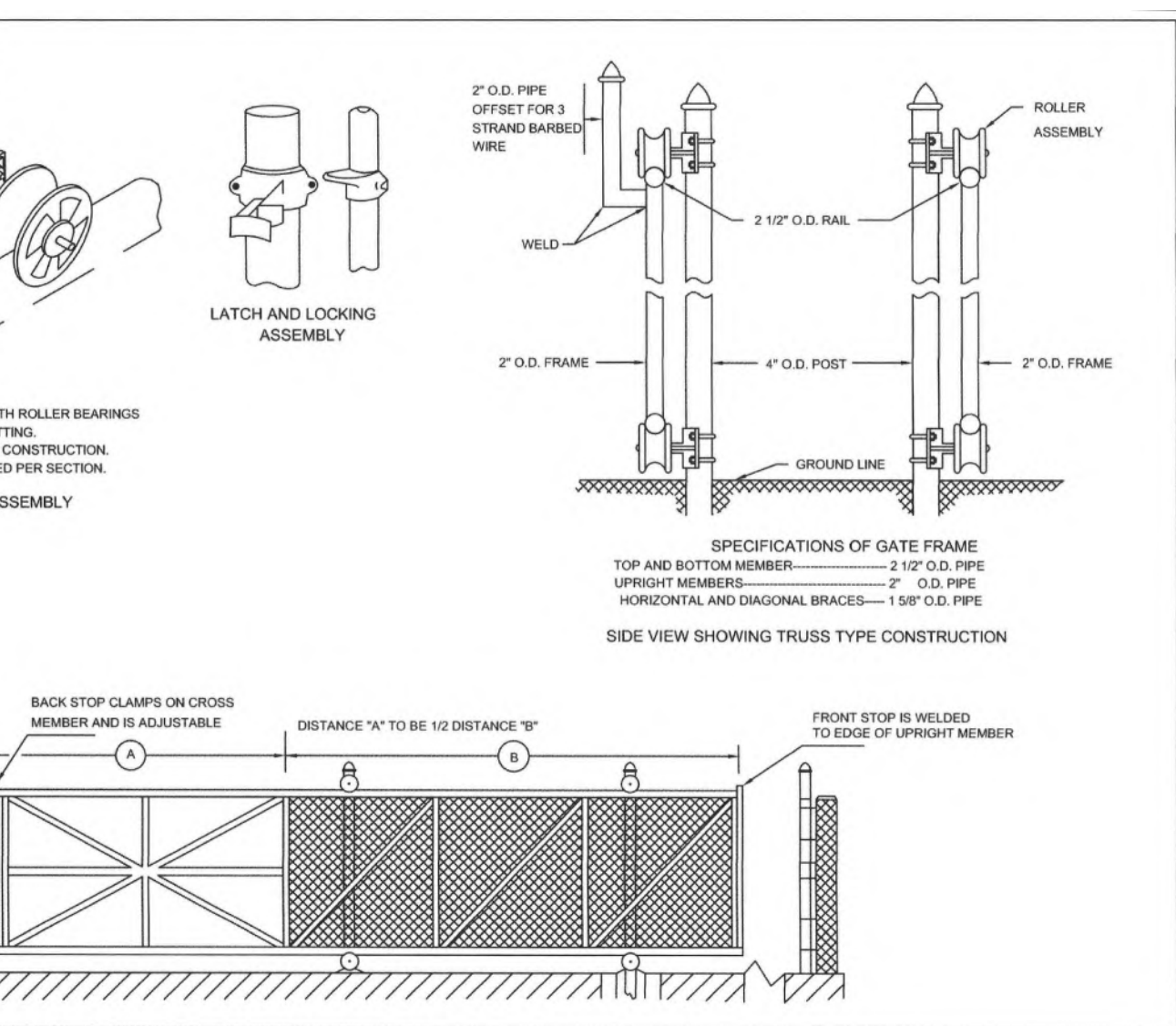
UTILITY TRENCH NOT TO SCALE



DRAIN CLEANOUT NOT TO SCALE



CHAIN LINK FENCE NOT TO SCALE



CHAIN LINK FENCE CANTILEVER GATE

NOT FOR CONSTRUCTION

Scale AS NOTED
Project No. 218421295

SITE DETAILS

Attachment E

Draft Construction Management Plan

L Street Station Redevelopment
776 Summer Street, South Boston MA



Draft Construction Management Plan

April 07, 2021



Prepared By
Suffolk Construction

Overview:

Suffolk Construction Company, Inc. (Contractor) herewith submits this proposed Construction Management Plan (CMP) on behalf of HRP 776 Summer Street, LLC (the Developer) for the multi-phased redevelopment of the existing L Street Power Station. The CMP is comprised of the following components:

- Narrative describing Deconstruction phase activities.
- Construction Management Plans, dated April 07, 2021.
- General Construction Management Information

Developer

HRP 776 Summer Street, LLC
c/o Hilco Redevelopment Partners
Thomas Kuczynski, Vice President Construction Management
99 Summer Street, Suite 1110
Boston, MA 02110

Contractor

Suffolk Construction
John Khayali, Vice President of Operations
65 Allerton Street
Boston, MA 02210

Project Description

The Developer is redeveloping the former Boston Edison L Street Power Station, located at 776 Summer Street Boston, MA (the Project Site or Site). The multi-phase redevelopment will include the deconstruction of approximately 6 of the existing power plant buildings along with removal of several ancillary outbuildings and mechanical works. The Project includes the adaptive reuse of Turbine Halls 1, 2 and 3 and the 1898 Turbine Hall along with the development of six new structures. Included in the development will be below grade parking along with new and improved roadways and infrastructure. Along the waterfront a new park with both active and passive recreational uses will be created which will be open to the public.

Construction Phasing and Schedule

The Project has been organized into multiple phases commencing with the abatement of all existing buildings and removal of several of the existing buildings (Deconstruction Phase) Sequencing of new construction will be driven primarily by physical logistics and market conditions. For planning purposes, construction of the new buildings and infrastructure is planned to occur in nine sub-phases, some of which will run concurrently (Construction Phases).

Phases of Work

- WF.01 – Waterfront Phase 1
- WF.02 – Waterfront Phase 2
- D.01 – Site Preparation
- D.02 – Building Removal - Initial
- D.03 – Building Removal - Final
- D.04 – Site Work

Work Hours

Work Period	Time Period	Delivery Hours
Typical (Monday – Friday)	7:00 AM – 5:00 PM	7:00 AM – 4:00 PM
Saturday (by permit only)	7:00 AM – 5:00 PM	7:00 AM – 4:00 PM

It is anticipated that the Deconstruction Phase will take approximately 18 months and the subsequent Construction Phases will span an additional 6-1/2 to 8 years. Prior approval for night and weekend work shall be obtained from Boston Transportation Department (BTD), Inspectional Services Department (ISD), and the Office of Neighborhood Services (ONS)

Waterfront Work – Phase 1: (WF- 01)

Anticipated Duration: 3 Weeks

Waterfront Work Phase 1 includes the following work:

- Install netting and required water protection before demolition activities commence.
- Close-Off Administration parking lot as required for access to Pump House No. 2.
- Large pipes at Pump House No. 2 to be removed.
- Pump House No. 2 to be demolished from landside access.
- Large Pipes at Pump House No. 1 to be removed.
- Pump House No. 1 to be removed from Waterside (work platform/barge)

Waterfront Work – Phase 2: (WF- 02)

Anticipated Duration: 2 Weeks

Waterfront Work Phase 2 includes the following work:

- Make safe and secure platforms.
- Remove thrust blocks and terminate piping below grade.
- Fill subgrade and patch pavement as required.
- Reinstall fence line and erosion controls.

Deconstruction – Phase 1: Site Preparation (CMP-D.01)

Anticipated Duration: 3 Months

Site Preparation includes the following work:

- Site Preparation, Installation of Fences & Gates, Rodent Control.
- Installation of Stormwater Control Measures.
- Site Signage and Notifications.
- Dewatering of Existing Structures.
- Utility modifications/terminations to facilitate demolition.
- Temporary Power & Lighting.
- Preparation for abatement of buildings to be demolished.

During this phase, construction vehicles and other support equipment will be used. The existing site fences and walls will be modified and secured as necessary, separating the work zones from the public to ensure a safe environment for both the working trades and pedestrians. During this initial phase of the work primary truck access will be through Gate B on Summer Street, gates E and G will be available for Emergency and alternate use as required and as permitted. Gates will be modified prior to use to allow entering trucks to pull off the street prior to entering the site to minimize traffic impacts. Tire “scrubbers” consisting of two-inch rock will be installed at each gate to reduce the amount of dirt tracked off site. Street sweeping will be performed, as necessary.

Appropriate BTM and MUTCD (Manual Uniform Traffic Control Devices) compliant signage will be installed to restrict parking and warn of construction activities. Police detail officers will be provided as required to assist vehicular and pedestrian traffic on an as needed basis at the active gates while the trucks are entering and exiting the site.

The Site Preparation Phase includes the installation of various environmental protections and quality control measures. This includes air quality monitoring, pest control, vibration and sound monitoring, storm water protection and run-off mitigation. This phase also involves various work to prepare all the existing buildings for the next phase of the project, this includes dewatering of the structures, making them safe for workers with installation of lighting, evacuation plans and paths as well as installation of BFD-required Fire Prevention and Fire Fighting measures. Areas where asbestos or hazardous materials have been identified will be segregated and enclosed per regulations in preparation for removal.

Utility removals and measures to make existing utilities safe for the work to commence will be performed on both Summer and East 1st Streets during this phase. Utilities required for the work and site such as water and storm drainage will be preserved and protected as required and will be permitted by the various utilities having jurisdiction. It is anticipated that any gas and steam will be eliminated from the Site prior to commencement of the work. The Contractor and the Developer will work with Eversource to identify all work necessary prior to the start of demolition. All work in the streets will be permitted appropriately.

During this initial phase, no sidewalk or lane closures relative to the work occurring on the Project Site are anticipated. However, there will be some interruption of traffic in Summer and East 1st Streets, as necessary to complete the Utility removals. There are several of these removals anticipated but each will be of limited duration.

Deconstruction – Phase 2: Building Removal - Initial (CMP – D.02)

Anticipated Duration: 12 Months

Building Removal includes the following work:

- Summer Street parking and sidewalk closures.
- Installation of temporary street signage and wayfinding.
- Completion of Enclosure work and commencement of Environmental Monitoring.
- Preparation for abatement of buildings remain and abatement of all buildings.
- Removal of large structures from West to East.
- Sitework demolition and site utility work.

Temporary concrete barriers and fencing will be utilized for the sidewalk and parking space closures indicated on the plans on the east side of Summer Street. Pedestrians will be routed to the west side of Summer Street at the northern and southern project limits where existing crosswalks will be utilized. Wheelchair ramps will be installed or modified if existing conditions are non-compliant. Crosswalks will be clearly marked with adequate signage. Temporary striping will be applied as necessary for proper traffic lane marking. Two lanes of traffic in each direction on Summer Street will be maintained except during the required in-street utility work. The temporary removal of any 'Resident Permit Parking' spaces will be coordinated with BTM and shall follow BTM's "Rules for Work That Involves BTM Parking Meter and Multi-Space Parking Kiosk Removal." This first phase of the work is not anticipated to impact the MBTA bus routes 7 and 9.

Once site preparedness and environmental protection measures are in place, the abatement process will begin and will be performed by an experienced and qualified licensed abatement subcontractor. This work will be done with a 3rd party hygienist inspector on site to oversee the process in addition to DEP's oversight. As abated areas are approved as complete, the deconstruction of buildings to be removed will begin.

Prior to the start of building dismantling, a pre-construction survey of abutting properties will be completed by both the Contractor and an independent 3rd party. This survey will include, but not be limited to, a comprehensive library of photos of the pre-construction conditions of the nearby abutting properties. Any necessary crack monitoring will also be installed.

It is anticipated that the large structures along Summer Street (Boiler Houses 1-3) will be removed first proceeding from north to south. Buildings are anticipated to be removed in sequence following the Summer Street work then progressing east. Miscellaneous outbuildings and mechanical structures and physical plant will be removed with the progress of site work or as required based on mechanical factors. Required quality control measures will be monitored continuously during work hours.

Approved water protection devices will be in place prior to removal of the existing Pump Houses and any other infrastructure directly adjacent to the waterline. This work will be closely planned and supervised to eliminate potential debris from entering the water.

Once buildings are brought down to slab level, sub-surface demolition will commence. This consists of the removal of concrete slabs; equipment bases and foundation elements.

Deconstruction – Phase 3: Building Removal – Final (CMP – D.03)

Anticipated Duration: 3 Months

Building Removal includes the following work:

- Summer Street parking and sidewalk reopening.
- East 1st Street parking and sidewalk closures.
- Installation of temporary street signage and wayfinding.
- Deconstruction of existing buildings along East 1st Street Elevation.
- Remedial work within structures to remain.
- Removal of foundations.

The Summer Street parking and sidewalk closures will be reopened, and temporary concrete barriers and fencing will be utilized for the sidewalk and parking space closures indicated on the plans on the north side of East 1st Street. Pedestrians will be routed to the south side of East 1st Street at the eastern and western project limits where existing crosswalks will be utilized. Wheelchair ramps will be installed or modified if existing conditions are non-compliant. Crosswalks will be clearly marked with adequate signage. Temporary striping will be applied as necessary for proper traffic lane marking.

Deconstruction of the various buildings facing East 1st Street will continue as described above. Upon removal of the structures above grade the removals of foundations will be completed along the East 1st Street perimeter of the Site.

During this phase various rehabilitation and stabilization work will continue within and to the exteriors of the structures that will be remaining. This includes making the buildings safe from entry, weather-

tight and performing miscellaneous masonry repairs.

Deconstruction – Phase 4: –Site Work (CMP – D.04)

Anticipated Duration: 2 Months

- East 1st Street parking and sidewalk reopening.
- Removal of temporary street signage and wayfinding.
- Completion of remedial work within structures to remain.
- Finish Grading and storm drainage connections.

This final stage of the Deconstruction Phase includes limited grading where foundations along East 1st Street were removed, finished grading for proper drainage of the Site, and connection of stormwater drains from existing buildings to the appropriate outfall catch basins once the grading is completed. Final close-up and protection of the existing buildings to remain will be completed during this phase and the Project will be prepared to commence with subsequent Construction Phase activities as permitted.

Street Occupancies

The street occupancies are limited to Summer Street and East 1st Street.

Throughout the duration of deconstruction and construction, street occupancies will equipment and control measures.

Construction Fencing

- Temporary Concrete Barriers MASH Test-Level II
- Impact Attenuators
- Pedestrian Management Signage and Controls
- Reflectorized Construction Drums
- Temporary Barricades
- Vehicle Guide Signage

Pre-Deconstruction

Suffolk Construction Company will meet with the City of Boston Building Department, BT&C & City Officials to review construction procedures to finalize details of this Construction Management Plan (CMP) prior to any work commencing on-site. Two weeks prior to mobilization of any subcontractor, the Project Manager and onsite Foreman are required to attend a preconstruction meeting. At this

meeting the parties will review the CMP and other related concerns to assure a successful project for all trades and neighbors. The review includes:

- 1) Subcontractor orientation of the project (work hours, truck routes, parking etc.)
- 2) The Trade's specific scope of work is reviewed for content and execution.
- 3) The project schedule and phasing logic is reviewed so each Trade understands their specific requirements and expectations are clear.
- 4) Safety and housekeeping requirements.

Perimeter Protection/Public Safety

Suffolk Construction Company will work to minimize the impact to pedestrian and vehicular flow. Secure fencing and barricades will be used to isolate construction areas from pedestrian traffic around the site. In addition, sidewalk areas and walkways near construction activities will be well marked to protect pedestrians and ensure their safety. Proper signage as required by BTM will be installed and regularly updated as site conditions change during the construction process.

Police detail officers will be provided as needed during construction activities to facilitate traffic flow and pedestrian safety. Construction procedures will be designed to meet all Occupational Safety and Health Administration (OSHA) safety standards for site construction activities.

Safety on Site

All subcontractors working on site shall provide and maintain all safety measures, procedures, and documentation as required by governing agencies. The jobsite will be enclosed by temporary fencing. Suffolk Construction Company will meet with City Officials to review the proposed traffic management plan to ensure acceptance and compliance with local jurisdiction. Prior to the start of work by any subcontractor, a Hazardous Risk Assessment Plan is reviewed. During this review all potential hazardous work requirements and the safety plans required to mitigate these risks are confirmed. Construction procedures will be designed to meet all Occupational Safety and Health Administration (OSHA) safety standards for specific site construction activities. With the support of Suffolk Construction Company, all subcontractors will implement and manage their own Health and Safety program for the project. All site personnel will be subject to follow the safety orientation and identification guidelines and processes established by Suffolk Construction Company.

Access to the site for emergency vehicles will be maintained at all times with a dedicated and marked point of access. All other site points of access will be maintained for a secondary access as needed. The proposed site logistic and traffic plans are designed to isolate the construction while providing safe circulation for pedestrians and automobiles during normal day to day activities and emergencies.

Hazardous Materials

A site specific Hazardous Material (HAZMAT) survey and report has been completed to identify hazardous materials. This Report identifies hazards so workers, nearby building occupants and the general public will have an awareness of hazardous materials on site. Hazardous Materials Work Plans will be approved by the appropriate authorities having jurisdiction prior to commencement of work on site.

Signage and Distribution of Information

Signage will direct pedestrians around the site as well as direct truck traffic and deliveries. Proper signage will be placed at every corner of the site as well as in those areas that may be confusing to pedestrians and automobile traffic. Construction and regulatory signage shall be provided as required by the appropriate authorities having jurisdiction.

The Project Site shall have a sign installed that shall list the name of construction company/general contractor, and their contact information including the phone number. This sign shall be clearly visible to enable the public to call with questions or concerns.

Abutter and Agency Coordination

Suffolk Construction Company recognizes the challenges of building construction in an urban setting and the importance of responding to the needs of adjacent businesses and residents. The abutting properties shall be informed of the scheduled start of construction and will be updated on the development during its construction as needed.

As appropriate, Suffolk Construction Company will coordinate construction activities with the City of Boston and other on-going construction projects in the area to help minimize the impacts to the community.

NFPA 241 Construction Fire Safety Plan

As construction continues in the City of Boston, fire hazards and safety have become a greater Concern. As such, NFPA 241 Construction Fire Safety Plans are now required to be submitted to the Boston Fire Department prior to construction. As appropriate, Suffolk Construction Company will submit NFPA 241 plans to the Boston Fire Department.

During site development activities, it is anticipated that on-site refueling of machinery will be required. The site contractor will obtain the necessary onsite refueling permit prior to commencing site

development activities. Fuel may be needed during various phases of construction for temporary heat on the interior or exterior of the buildings, appropriate permits/inspections will be obtained from the plumbing inspector and fire department.

Material Handling/Construction Waste

Suffolk Construction Company will take an active role in the processing and recycling of construction waste and will have in-place a Construction Waste Management Plan (CWMP) for the project. The CWMP will require Suffolk Construction Company to contract with a licensed waste hauler that has off-site sorting capabilities. All construction debris will be taken off site by the waste hauler, sorted as either recycled debris or waste debris and sent to the proper recycling center or waste facility. Construction debris shall be wetted and covered to minimize air born dust.

Dumpsters will be located within the construction staging area. Dumpsters will be secured with odor and dust control measures and will have proper Fire Department permits. Dumpster pick-ups to be done during normal construction hours and will avoid peak traffic periods. Loading and unloading of the dumpsters will take place within the fenced areas.

Emergency Vehicle Access

Access to the site for emergency vehicles will be maintained at all times. The proposed fence layouts and gate locations plan are designed to isolate the Project Site while providing safe access for pedestrians and automobiles during normal day to day activities and emergencies.

Utility Connections

There will be multiple utility connections required for the project, some utility work may affect Summer Street and East 1st Street. All utility connections will require coordination with each respective utility company and the BTDP, City of Boston Engineering Department and Boston Water and Sewer Commission. Road closures and street opening permits will be submitted for approval accordingly prior to the start of each task. All right- of-way utility work will conform to the City of Boston's utility standards and moratorium dates respectfully and as indicated per City of Boston.

Truck Movements During Deconstruction

Trucks are needed for material removal and delivery to and from the site. Truck traffic related to this construction site shall vary considerably throughout the Deconstruction period.

The impact of construction trucks in the evening peak hour is expected to be insignificant as all deliveries and trucking will be restricted to off-peak hours (7:00am – 4:00pm). Any deliveries that

need to be completed outside that time period will need direct approval from BTM prior to delivery.

Deconstruction is expected to generate an average of 20 – 25 truck trips per day throughout most of this phase, with the peak being estimated at 40 trucks per day.

Truck activity is expected to be uniformly distributed throughout the workday. Thus, an anticipated average of 20 – 25 trucks per day to the site translates to approximately 3 trucks per hour when distributed over an eight-hour workday.

Trucks coming to and from the site are required to use major arterial roadways or highways, not local streets. The selection of proposed truck routes is based on the following criteria:

- Minimizing truck activity in the adjacent residential neighborhood;
- Designating specific roads where trucks are permitted; and
- Providing access to and from the major arteries (e.g. Interstate 93, 90)

A detailed Truck Routing Plan is shown on the attached draft exhibit CMP-11, pending approval.

Construction Employee Trip Generation

The project has access to public transportation and most workers will use one of the many transit options. The site is convenient to the MBTA's #9 and #7 Buses. Given the high cost of parking, it is unlikely that all the workers will choose to drive alone, many workers, once COVID subsides, will be likely to carpool. In addition to these factors, construction workers generally travel before the morning peak hour further lessening the potential impact they would have on the adjacent street network during the morning and evening peak hours.

Construction Worker and Staff Parking

On-site parking for the Developer's and the Contractor's management staff will be available. All personal vehicles will be restricted to parking in designated areas to reduce the impact to residential parking in the neighborhood. Subcontractor parking will be in designated off-site paid parking facilities, such as the nearby Marine Park Garage at 12 Drydock Ave.

Street Cleaning

Street cleaning will take place daily or as required (see dust control and snow removal sections below for more information).

Dust Control

To reduce emissions of fugitive dust and minimize impacts on the local environment, strictly enforced mitigation measures will be employed, including:

- Wetting agents will be used regularly to control and suppress dust that may come from deconstruction and construction activities.
- Trucks used for the transportation of construction debris will be covered after wetting and prior to exiting the project site.
- Streets and sidewalks will be cleaned regularly using mechanical street sweepers to minimize accumulations.
- Trucks tires shall be hosed down prior to entering public streets.

Snow Removal

Suffolk Construction Company shall be responsible for removing snow from all public sidewalks affected by the Project. This will be done daily and continuously as needed to ensure that all sidewalks directly adjacent to the Project Site are clear of snow and ice. Under no condition will the removed snow be disposed of on public property.

Rodent Control

The City of Boston has declared that the infestation of rodents in the City is a serious problem. In order to control this infestation, the City enforces the requirements established under the Massachusetts State Sanitary Code, Chapter 11, 105 CMR 410.550 and the State Building Code, Section 108.6. Policy Number 87-4 (City of Boston) established that extermination of rodents shall be required for issuance of permits for demolition, excavation, foundation and basement rehabilitation.

Suffolk Construction Company will implement a rodent control program to be administered by a licensed pest control contractor. Rodent control measures will be in-place prior to, during, and following deconstruction and construction activities. The program will include performance of extermination and control procedures on a bi-weekly basis, and the placement of tamper resistant bait boxes around the perimeter of the site.

Noise and Odor Control

A significant effort will be made to minimize the noise impact of the Project's deconstruction and construction activities. Mitigation measures to be undertaken will include:

- Using mufflers on equipment and ongoing maintenance of intake and exhaust mufflers.
- Use of low sulfur fuels.
- Using less noisy specific construction operations and techniques where feasible (e.g., mixing concrete off-site instead of on-site.)

- Scheduling equipment operations to keep average levels low, to synchronize noisiest operations with times of highest ambient levels, and to maintain relatively uniform noise levels.
- Turning off idling equipment.
- Utilize saw-cutting methods in lieu of jack hammering, where feasible.
- Use of tower cranes for structure erection will reduce street noise associated with truck-mounted equipment, where practical. Possible off hours loading only of the project to reduce traffic during the day. All off hour work will be per City of Boston requirements and permitted as required. ISD, BTM, and the Office of Neighborhood Services (ONS) will be notified of all off-hour work.

On-site Dewatering

Site dewatering is expected to be limited and will be in accordance with the applicable stormwater pollution prevention plan (SWPPP) or National Pollutant Discharge Elimination System (NPDES) requirements for sedimentation control. Groundwater levels will be monitored during the construction process.

Emergency Contacts

A 24-hour emergency contact list will be provided to all parties involved in the Project prior to start of construction and maintained throughout construction.

HRP 776 Summer Street, LLC

Contact: Tom Kuczynski (857) 277-0500

Suffolk Construction Company

Contact: Bill Cole (617) 517-5235

Special Conditions

- Community Outreach: Suffolk Construction Company and the Developer will provide notices and updates on progress and upcoming expectations for the construction activities. At all times during deconstruction or construction activity there will management staff on-site and available for assistance. Proper 24-hour emergency contacts and information will be provided.
- Public Project information website will be maintained with biweekly schedule updates.
- Suffolk Construction Company will replace, in kind, any pavement markings, signage, loop detectors, and/or other traffic signal control equipment damaged as part of construction activities.
- All local, state and federal laws governing the work will be strictly adhered to at all times.

776 SUMMER STREET - DECONSTRUCTION PROJECT
CONSTRUCTION MANAGEMENT PLAN DRAFT
4/7/2021

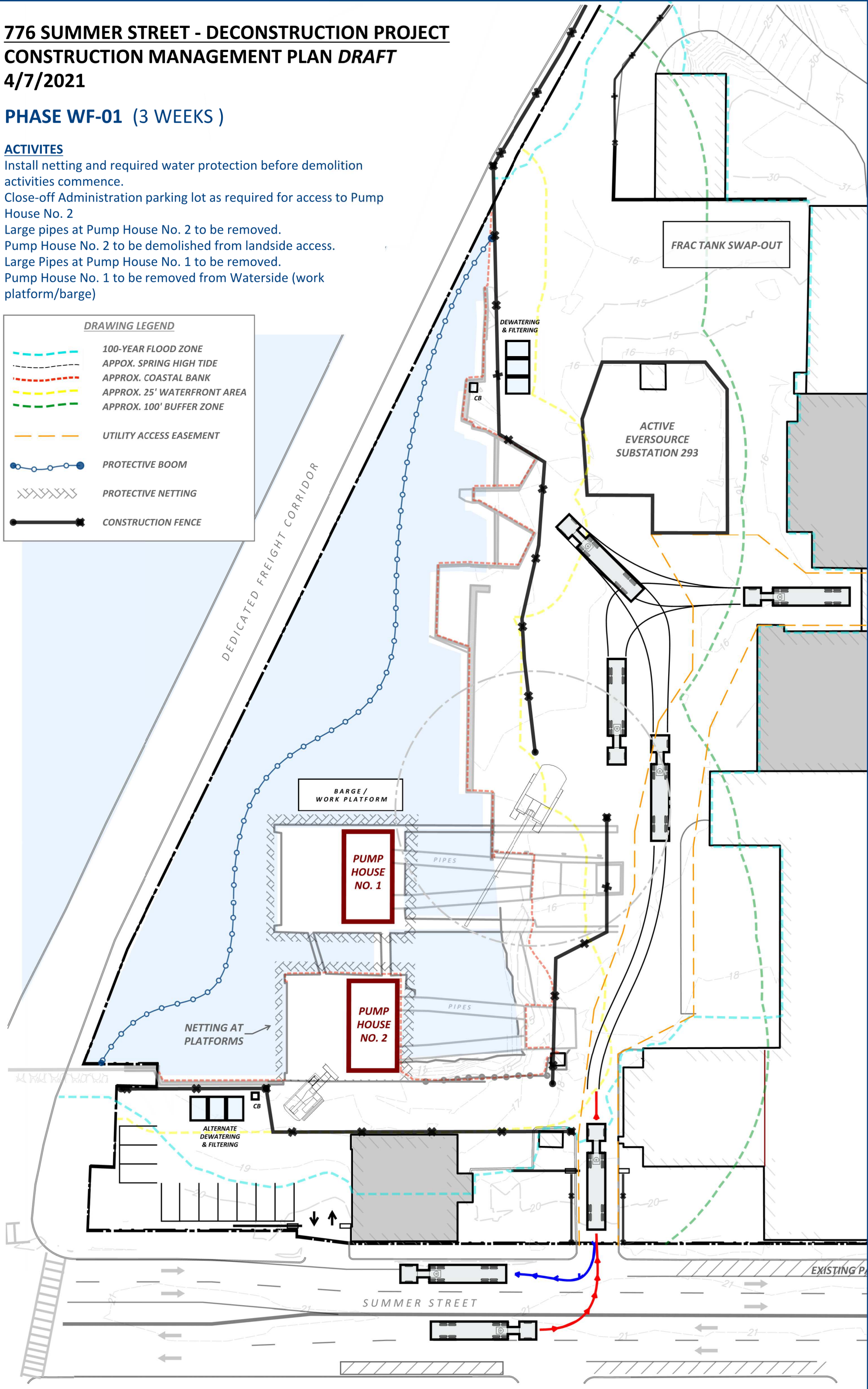
PHASE WF-01 (3 WEEKS)

ACTIVITIES

- Install netting and required water protection before demolition activities commence.
- Close-off Administration parking lot as required for access to Pump House No. 2
- Large pipes at Pump House No. 2 to be removed.
- Pump House No. 2 to be demolished from landside access.
- Large Pipes at Pump House No. 1 to be removed.
- Pump House No. 1 to be removed from Waterside (work platform/barge)

DRAWING LEGEND

- 100-YEAR FLOOD ZONE
- APPROX. SPRING HIGH TIDE
- APPROX. COASTAL BANK
- APPROX. 25' WATERFRONT AREA
- APPROX. 100' BUFFER ZONE
- UTILITY ACCESS EASEMENT
- PROTECTIVE BOOM
- PROTECTIVE NETTING
- CONSTRUCTION FENCE


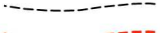









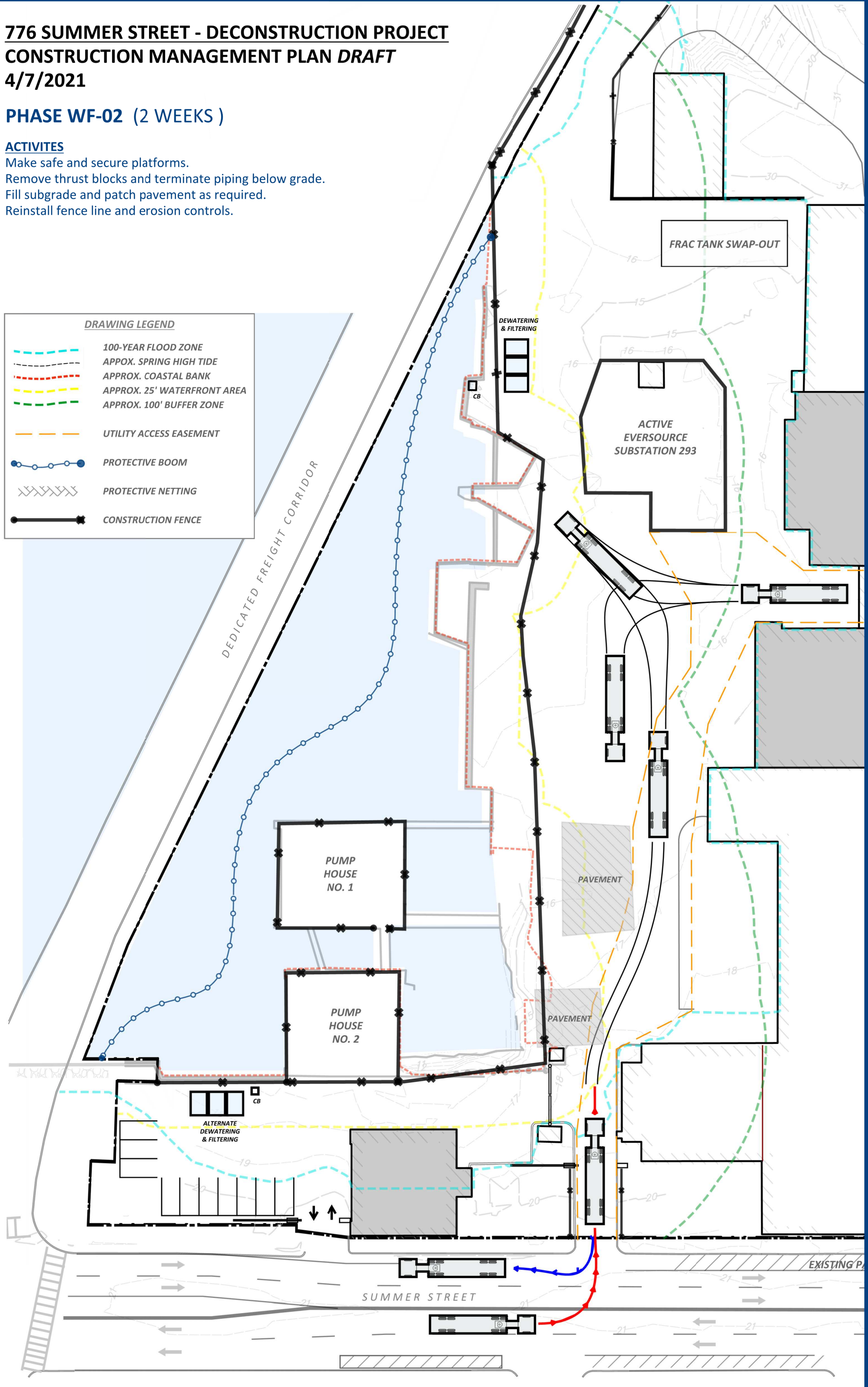
776 SUMMER STREET - DECONSTRUCTION PROJECT
CONSTRUCTION MANAGEMENT PLAN DRAFT
4/7/2021

PHASE WF-02 (2 WEEKS)

ACTIVITES

- Make safe and secure platforms.
- Remove thrust blocks and terminate piping below grade.
- Fill subgrade and patch pavement as required.
- Reinstall fence line and erosion controls.

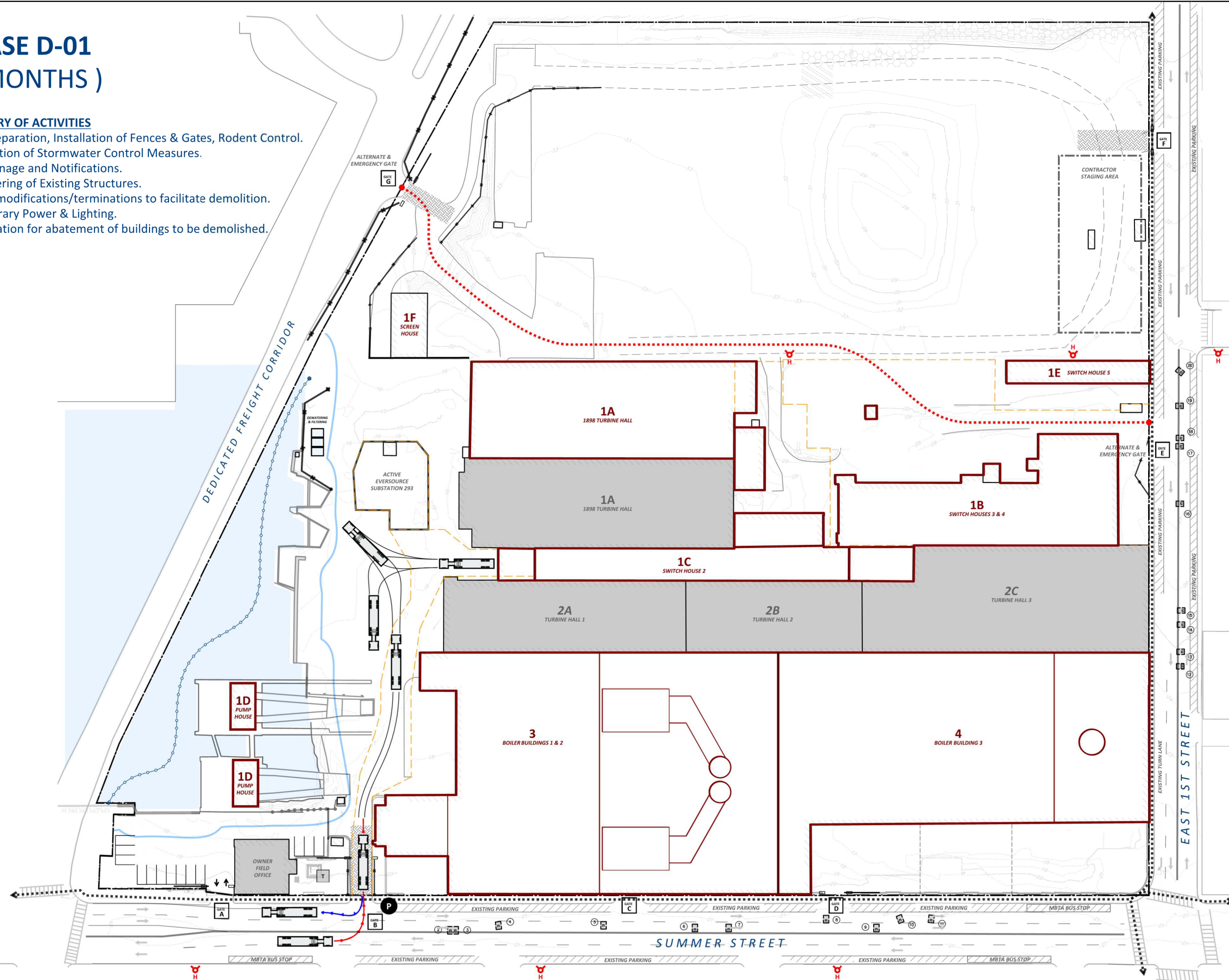
DRAWING LEGEND	
	100-YEAR FLOOD ZONE
	APPOX. SPRING HIGH TIDE
	APPOX. COASTAL BANK
	APPOX. 25' WATERFRONT AREA
	APPOX. 100' BUFFER ZONE
	UTILITY ACCESS EASEMENT
	PROTECTIVE BOOM
	PROTECTIVE NETTING
	CONSTRUCTION FENCE



PHASE D-01 (3 MONTHS)

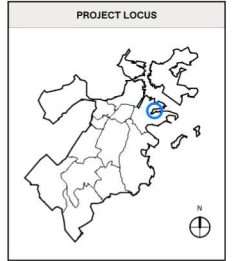
SUMMARY OF ACTIVITIES

- Site Preparation, Installation of Fences & Gates, Rodent Control.
- Installation of Stormwater Control Measures.
- Site Signage and Notifications.
- Dewatering of Existing Structures.
- Utility modifications/terminations to facilitate demolition.
- Temporary Power & Lighting.
- Preparation for abatement of buildings to be demolished.



Suffolk Construction
65 Allerton Street
Boston, MA 02119

REV	ISSUANCE	DATE
0	DRAFT	3/29/2021



GRAPHIC LEGEND	
	PROPERTY LINE
	EVSOURCE EASEMENT
	BUILDINGS TO BE DEMOLISHED
	BUILDINGS TO REMAIN
	25' BUFFER ZONE
	PEDESTRIAN PATH
	JERSEY BARRIERS FENCE & SCRIM
	DEMOLITION AREA
	SITE GATE
	POLICE DETAIL
	FIRE HYDRANT
	EMERGENCY ACCESS
	UTILITY CUT/CAP
	TRUCK ENTRY
	TRUCK EXIT

PROJECT ADDRESS
**776 SUMMER ST
BOSTON, MA
02127**

Hilco
Redevelopment Partners
REDGATE

SHEET NAME
SITE PREPARATION

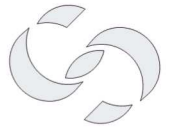
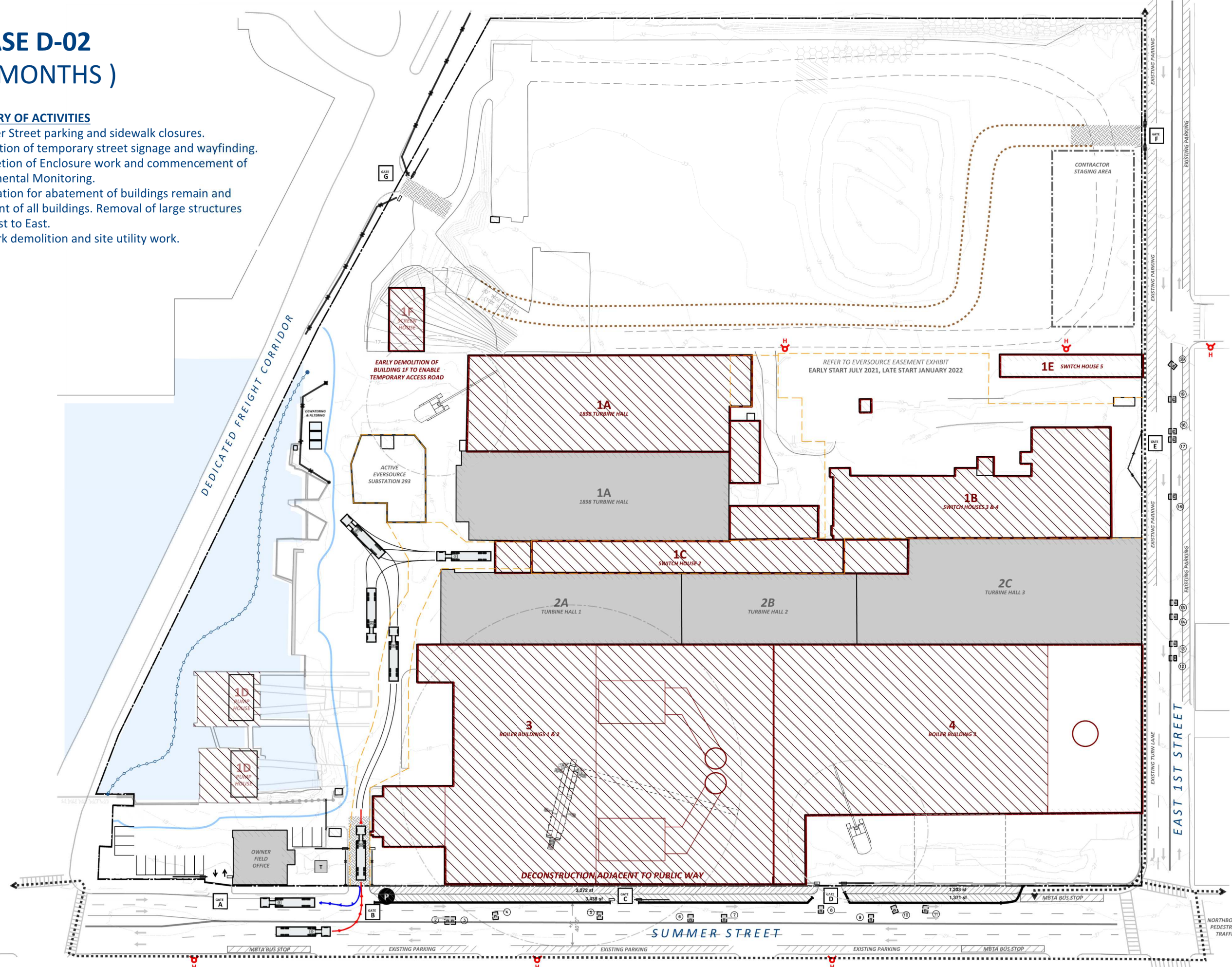
SHEET NUMBER
**CMP-D.01
DRAFT**

SCALE **1" = 40'**

PHASE D-02 (12 MONTHS)

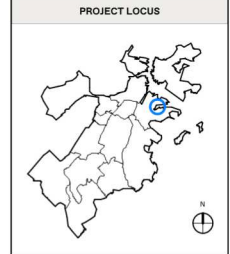
SUMMARY OF ACTIVITIES

- Summer Street parking and sidewalk closures.
- Installation of temporary street signage and wayfinding.
- Completion of Enclosure work and commencement of Environmental Monitoring.
- Preparation for abatement of buildings remain and abatement of all buildings. Removal of large structures from West to East.
- Sitework demolition and site utility work.



Suffolk Construction
65 Allerton Street
Boston, MA 02119

REV	ISSUANCE	DATE
0	DRAFT	3/29/2021



GRAPHIC LEGEND	
	PROPERTY LINE
	EVERSOURCE EASEMENT
	BUILDINGS TO BE DEMOLISHED
	BUILDINGS TO REMAIN
	25' BUFFER ZONE
	PEDESTRIAN PATH
	JERSEY BARRIERS FENCE & SCRIM
	DEMOLITION AREA
	SITE GATE
	POLICE DETAIL
	FIRE HYDRANT
	EMERGENCY ACCESS
	UTILITY CUT/CAP
	TRUCK ENTRY
	TRUCK EXIT

PROJECT ADDRESS
**776 SUMMER ST
BOSTON, MA
02127**

Hilco
Redevelopment Partners
REDGATE

SHEET NAME
**BUILDING REMOVAL
INITIAL**

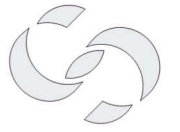
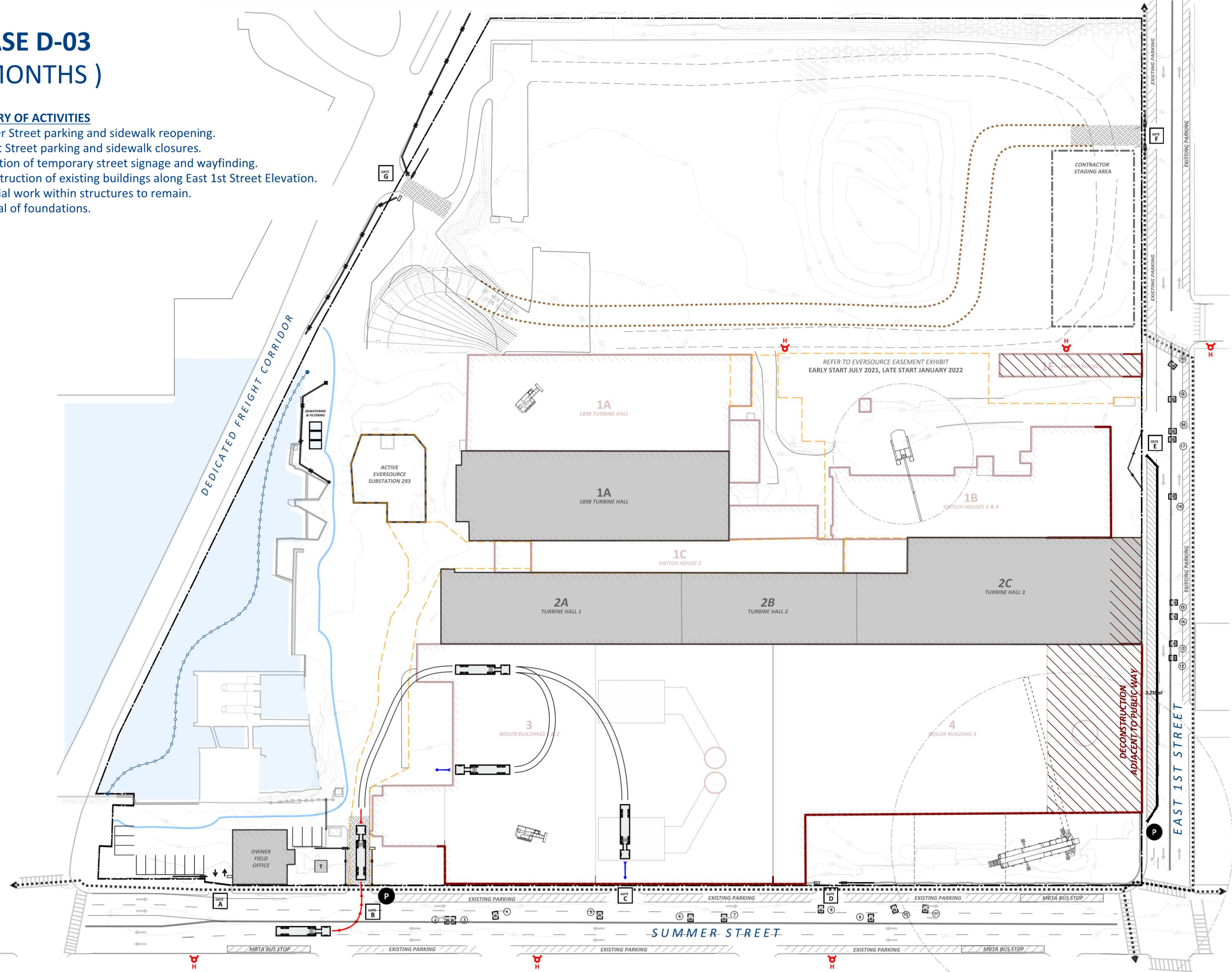
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**CMP-D.02
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SCALE **1" = 40'**

PHASE D-03 (3 MONTHS)

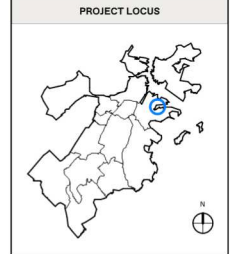
SUMMARY OF ACTIVITIES

- Summer Street parking and sidewalk reopening.
- East 1st Street parking and sidewalk closures.
- Installation of temporary street signage and wayfinding.
- Deconstruction of existing buildings along East 1st Street Elevation.
- Remedial work within structures to remain.
- Removal of foundations.



Suffolk Construction
65 Allerton Street
Boston, MA 02119

REV	ISSUANCE	DATE
0	DRAFT	3/29/2021



GRAPHIC LEGEND

- PROPERTY LINE
- EVERSOURCE EASEMENT
- BUILDINGS TO BE DEMOLISHED
- BUILDINGS TO REMAIN
- 25' BUFFER ZONE
- PEDESTRIAN PATH
- JERSEY BARRIERS FENCE & SCRIM
- DEMOLITION AREA
- GATE B
- POLICE DETAIL
- FIRE HYDRANT
- EMERGENCY ACCESS
- UTILITY CUT/CAP
- TRUCK ENTRY
- TRUCK EXIT

PROJECT ADDRESS
**776 SUMMER ST
BOSTON, MA
02127**

Hilco
Redevelopment Partners
 REDGATE

SHEET NAME
**BUILDING REMOVAL
FINAL**

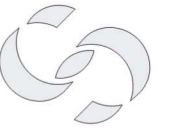
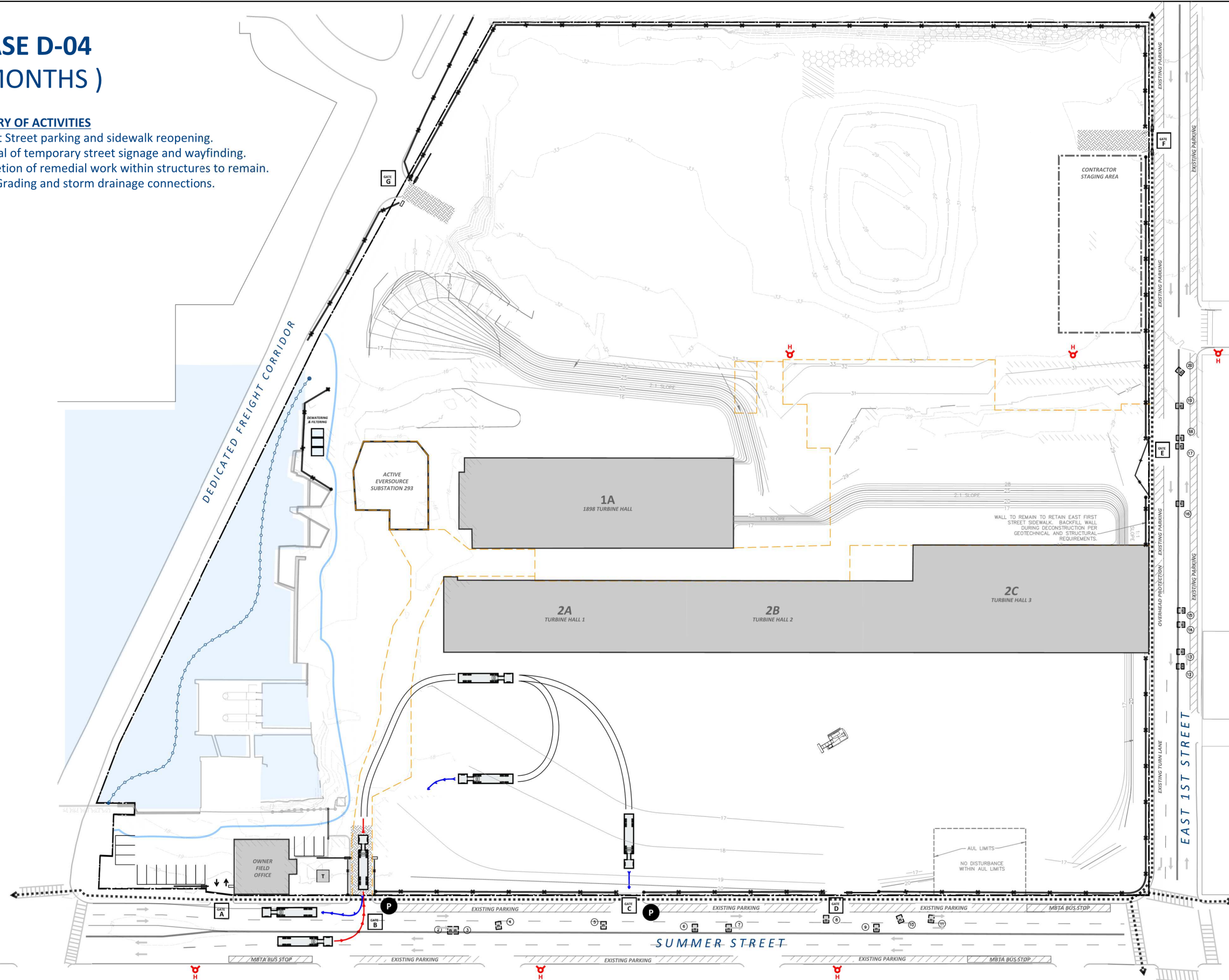
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SCALE **1" = 40'**

PHASE D-04 (2 MONTHS)

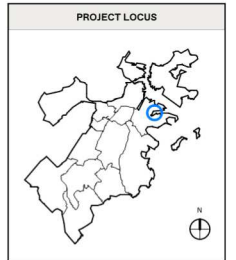
SUMMARY OF ACTIVITIES

- East 1st Street parking and sidewalk reopening.
- Removal of temporary street signage and wayfinding.
- Completion of remedial work within structures to remain.
- Finish Grading and storm drainage connections.



Suffolk Construction
65 Allerton Street
Boston, MA 02119

REV	ISSUANCE	DATE
0	DRAFT	3/29/2021



GRAPHIC LEGEND

- PROPERTY LINE
- EVERSOURCE EASEMENT
- BUILDINGS TO BE DEMOLISHED
- BUILDINGS TO REMAIN
- 25' BUFFER ZONE
- PEDESTRIAN PATH
- JERSEY BARRIERS FENCE & SCRIM
- DEMOLITION AREA
- GATE B SITE GATE
- POLICE DETAIL
- FIRE HYDRANT
- EMERGENCY ACCESS
- UTILITY CUT/CAP
- TRUCK ENTRY
- TRUCK EXIT

PROJECT ADDRESS
**776 SUMMER ST
BOSTON, MA
02127**

Hilco
Redevelopment Partners
REDGATE

SHEET NAME
SITE WORK

SHEET NUMBER
**CMP-D.04
DRAFT**

SCALE **1" = 40'**