



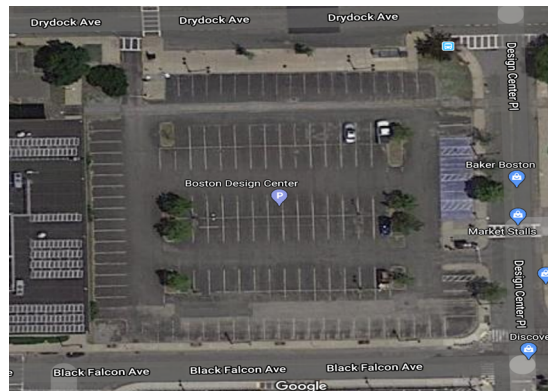
HOWARD STEIN HUDSON

Engineers + Planners

NOTICE OF INTENT

Boston Design Center Parking Lot

Boston, Massachusetts



Prepared for:
Jamestown, L.P.
21 Drydock Avenue
3rd Floor, Suite 330E
Boston, MA 02210

Prepared by:
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June 14, 2021



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WPA Form 3 – Notice of Intent

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Project Narrative

1.0 Project Overview

This Notice of Intent (NOI) has been prepared by Howard Stein Hudson (HSH) on behalf of Jamestown, L.P. (the "Applicant") for the parking lot located at 1 Design Center Place (the "Project"). The NOI has been prepared in accordance with the Massachusetts Wetlands Protection Act (the "Act") and the Boston Wetland Ordinance (the "Ordinance"). The Ordinance utilizes the Home Rule authority of the City of Boston to supplement the jurisdiction, authority, and procedures of the Conservation Commission, and to protect additional resource areas, for additional values, with additional standards and procedures stricter than those of the Act, (M.G.L. c. 131, § 40) and Regulations thereunder (310 CMR 10.00).

The Project consists of resurfacing and restriping a parking lot. Part of the Project site is located within Flood Hazard Zone "AE" and considered Land Subject to Coastal Storm Flowage, a resource area subject to protection under the Massachusetts WPA. The NOI is being submitted to the City of Boston to demonstrate compliance with the performance standards of the WPA and its associated regulations under 310 CMR 10.00.

2.0 Existing Conditions

The Project site is a 1.16± acre parcel located in the Seaport District of Boston, MA. The Project site is bounded by Drydock Ave to the north, Design Center Pl to the east, Black Falcon Ave to the south and the Economic Development and Industrial Corporation of Boston to the west. The site's surfaces consist of pavement and six landscaped islands. See Attachment B for an aerial locus map and Attachment E for existing conditions of the project site.

The resource area on-site is Land Subject to Coastal Storm Flowage. Part of the site is located within flood zone AE designated by the National Flood Insurance Program Map Number 25025C0081J with a revised date of March 16, 2016 for Suffolk County. See Attachment B for FEMA Flood Zone Map.

The Reserved Channel, a small tributary of the Boston Harbor, is located approximately 400 feet southerly of the site.

The current Massachusetts Natural Heritage and Endangered Species Program (NHESP) Atlas (MassGIS, 2017) does not identify any areas of estimated habitat (310 CMR 10.59) in or near the Project area.



The existing site contains approximately 1.13 acres of impervious surfaces. The remainder of the site contains areas of grass cover. Stormwater runoff from the existing paved areas is collected by catch basins on site and is conveyed by a closed pipe drainage system that connects to a 15-inch RCP in Black Falcon Avenue. Refer to the Stormwater Management Report for additional information.

3.0 Proposed Development

The project will consist of resurfacing the existing 140 space parking lot.

The existing stormwater management system will be used to collect stormwater runoff and to maintain the existing hydrology of the site. Impervious areas remain the same in the pre and post development condition. The existing landscaped islands will be retained.

Construction period controls will be used to prevent erosion and transport of sediment and other pollutants off-site.

4.0 Wetland Resource Area Impacts

The northern portion of site is within Land Subject to Coastal Storm Flowage. The Project will not have adverse impacts to Land Subject to Coastal Flowage nor will it limit the interest identified in the Wetlands Protection Act.

There are no other types of wetland resource areas on site.

5.0 Compliance with Performance Standards

The following sections describe the project's compliance with the performance standards for each resource area as applicable under Section 310 CMR 10.00 of the Wetlands Protection Act for Land Subject to Coastal Storm Flowage.

5.1 LAND SUBJECT TO COASTAL STORM FLOWAGE

Land Subject to Coastal Storm Flowage is defined in 310 CMR 10.04 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.

Massachusetts Department of Environmental Protection (MassDEP) does not currently have performance standards for Land Subject to Coastal Storm Flowage defined under Section 310 CMR 10.00 of the Wetlands Protection Act.



6.0 Climate Resiliency

The following discussion will consider the effects that climate change may have on the Project Site and adjacent resource area and will outline adaptation planning considerations and climate resiliency solutions.

6.1 SEA LEVEL RISE AND FLOOD RISK

The Project Site is in an area of Boston that is projected to be affected by Sea Level Rise in the foreseeable future. Part of the Project Site is within a FEMA flood hazard zone “AE” and considered Land Subject to Coastal Storm Flowage, a resource area subject to protection under the Massachusetts WPA.. The 100-year floodplain on the Project Site has a base flood elevation of 10 feet (NAVD 1988). The Project Site proposed elevations range from 14.60 feet to 18.90 feet. Potential increase in storm intensity and frequency and increased flood risk were considered during the design process. The stormwater management system for the Project conveys the stormwater runoff to the municipal system. Post development the Project Site will not have any features that will be subject to higher potential flood damage than in the pre development conditions.

6.2 CLIMATE CHANGE ADAPTATIONS AND RESILIENCY

The lowest proposed elevation on the Project Site will be 14.60 feet, while the base flood elevation on the Project Site is 10 feet. The proposed design features open parking spaces that are 4.60 feet higher than the 100-year floodplain elevation. The pedestrian access from Black Falcon Avenue and from the sidewalk in front of the Boston Design Center building are above the 100-year flood elevation. Project does not include construction of any new critical systems such as electric, cable, and other utility services in the 100-year floodplain elevation. The Proponent will have an on-call response team during construction; once construction is complete the maintenance team of the BDC will handle potential disaster recovery and emergency situations.

6.3 INTENSE PRECIPITATION EVENTS

From 1958 to 2010, there was a 70% increase in the amount of precipitation that fell on the days with the heaviest precipitation. There is a significant probability that the 10-Year, 24-Hour Design Storm precipitation level will increase to six inches by the end of the century. To model such extreme precipitation events, hydrological calculations were run with a six inch, 10-year, 24-hour storm. The post-development Project Site stormwater drainage system has a sufficient capacity to convey potential increase in runoff. The proposed design demonstrates resiliency to precipitation events potentially intensifying with climate change effects.



6.4 HEAT ISLAND EFFECT

Special consideration was given to site measures to reduce heat-island effect at the Project Site. Existing landscaped areas will be maintained and shade trees will be added to landscaped islands to reduce the heat island effect compared to the existing condition.

7.0 Mitigation Measures

7.1 SEDIMENT BARRIERS

Catch Basin Inlet Protection will be installed as shown on the Plans prior to the initiation of proposed work. Temporary Construction Entrance will be installed as shown on the Plans at the start of construction. Siltation barriers consisting of Straw Wattles will be installed as needed and as shown on the Plans prior to the initiation of proposed work. These siltation barriers will demarcate the limit of work, form a work envelope and provide additional assurance that construction equipment will stay within the proposed limit of work. All barriers will remain in place until disturbed areas are stabilized. An adequate stockpile of erosion control materials will be onsite at all times for emergency or routine replacement. Orange construction fencing will also be utilized to demarcate the limit of work in select locations.

7.2 EXTENDED SHUTDOWN STABILIZATION

The contractor must ensure the site is stabilized in the event of extended shutdown due to weather, economic conditions or any other cause.

- Temporary stabilization will be provided through temporary seeding during growing season and chopped hay and/or tackifier during non-growing season.
- Disturbed areas will be kept to a minimum and will be stabilized within fourteen (14) days after construction activities have temporarily or permanently stopped on any portion of the site.
- Stabilization of disturbed areas will be achieved by paving, temporary seeding, permanent seeding, mulching (blown hay or woodchips), landscaping or an acceptable equivalent alternative.



8.0 Project Construction Sequence

Construction is expected to begin in the Fall of 2021 and will consist of resurfacing of the existing parking lot. Project will be considered complete upon paving and striping the paved area and reinstalling the gate. All erosion control measures will be installed prior to the start of construction and maintained throughout the construction process.

General construction sequence:

- Install Catch Basin protection and sediment barrier.
- Remove and stockpile gate.
- Locations for material stockpiles shall be selected outside of Land Subject to Coastal Storm Flowage and shall be reviewed and approved by the general contractor and engineer.
- Reset curb damaged by snowplow activities
- Mill in place existing bituminous concrete from the parking lot.
- Apply top course to parking areas.
- Stripe parking lot.
- Reinstall gate.

9.0 Conclusions

The information contained in this NOI describes the site, proposed work and the effect of said work on the interests identified in the WPA and further demonstrates that the project can be constructed without having adverse impact to the resource area. A clear limit of work line has been provided on the included Plans and appropriate sedimentation and erosion control measures and other BMPs will be employed by the site contractor to avoid impacts to the resource area during construction. The Applicant therefore respectfully requests that the commission issue an Order of Conditions approving the Project with appropriate conditions to protect the interests identified in M.G.L. c. 131 §40.



Attachment A: **WPA Form 3, BCC Checklist & NOI 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>1 DESIGN CENTER PLACE</u>	<u>BOSTON</u>	<u>02210</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>06</u>	<u>42.3442585</u>	<u>-71.0351767</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>0602674018</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>DAVID</u>	<u>THOMPSON</u>	
a. First Name	b. Last Name	
<u>JAMESTOWN, LP</u>		
c. Organization		
<u>21 DRYDOCK AVENUE, 3rd FLOOR, SUITE 330E</u>		
d. Street Address		
<u>BOSTON</u>	<u>MA</u>	<u>02210</u>
e. City/Town	f. State	g. Zip Code
<u>617-830-3274</u>	<u>David.Thompson@JamestownLP.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>GEORGE</u>	<u>MIHOV</u>	
a. First Name	b. Last Name	
<u>HOWARD STEIN HUDSON ASSOCIATES</u>		
c. Company		
<u>11 BEACON STREET, SUITE 1010</u>		
d. Street Address		
<u>BOSTON</u>	<u>MA</u>	<u>02108</u>
e. City/Town	f. State	g. Zip Code
<u>617-348-3395</u>	<u>gmihov@hshassoc.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>2,037.50</u>	<u>237.50</u>	<u>1,800</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:

The Project consists of resurfacing and restriping of existing parking lot.

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

11472

c. Book

b. Certificate # (if registered land)

78

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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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. <input type="checkbox"/> 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.
----------------------	-------------------------------	--

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 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 type="checkbox"/> Coastal Banks	_____	
	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	_____	
	26,380	
	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**

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.



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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:

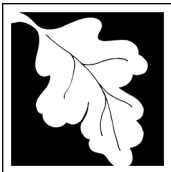
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

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

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

- 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.

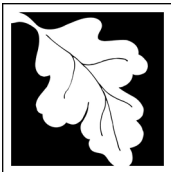
D. Additional Information

- 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.



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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.

<u>Boston Design Center Parking Lot Improvements 1 Design Center Place</u>	
a. Plan Title	
<u>GNM</u>	<u>RL</u>
b. Prepared By	c. Signed and Stamped by
<u>October 16, 2020</u>	<u>1" = 20'-0"</u>
d. Final Revision Date	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:

<u>48787</u>	<u>June 16, 2021</u>
2. Municipal Check Number	3. Check date
<u>48789</u>	<u>June 16, 2021</u>
4. State Check Number	5. Check date
<u>Robert</u>	<u>Dankese (Howard Stein Hudson account)</u>
6. Payor name on check: First Name	7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

City/Town

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

6-18-21
2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6-22-21
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.



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
Category 2 b) - Parking Lot	1	500	500
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			500

Step 6/Fee Payments:

Total Project Fee:	\$ 500
State share of filing Fee:	a. Total Fee from Step 5 \$ 237.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$ 1,800 per BCC order 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.)

Checklist for Filing a Notice of Intent with Boston Conservation Commission

In order for the Boston Conservation Commission to effectively process your Notice of Intent, BCC requests that you complete the checklist below and include it with your submission. If you should need assistance please contact Commission Staff: 617-635-3850 (cc@boston.gov).

Please Submit the Following to the Conservation Commission:

- Two copies (a signed original and 1 copy) of a completed Notice of Intent (WPA Form 3)
- Two copies (a signed original and 1 copy) of a completed Boston Notice of Intent (Local Form)
- Two copies of plans (reduced to 11" X 17") in their final form with engineer's stamp affixed supporting calculations and other documentation necessary to completely describe the proposed work and mitigating measures. Plans must include existing conditions, the proposed project, erosion controls and mitigation measures, grading and spot elevations and all wetland resource areas and associated buffer zones. Some projects may require both an aerial view of the plans along with a profile view of plans depending on the scope of work.
- Two copies of an 8 ½" x 11" section of the [USGS quadrangle map](#) of the area, containing sufficient information for the Conservation Commission and the Department to locate the site of the work.
- (If applicable) Two copies the Federal Emergency Management Agency Flood Insurance Rate Map for the project site. FEMA Flood Maps: <https://msc.fema.gov/portal>.
- Two copies of the determination regarding the Natural Heritage and Endangered Species Program: Review Section C. Other Applicable Standards and Requirements of the Notice of Intent, page 4 of 8, pertaining to wildlife habitat. The Conservation Commission and the [Natural Heritage & Endangered Species Program](#) have the maps necessary to make this determination.
- (If applicable) Two hard copies of a Stormwater Report to document compliance with the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q), including associated drainage calculations for rooftops, parking lots, driveways, etc., for the required design storm events. Provided with application
- (If applicable) A narrative detailing best management practices for stormwater management as set forth in the Stormwater Management Standards of the Massachusetts Department of Environmental Protection and any separate standards and guidelines prepared by the City and the Boston Water and Sewer Commission. N/A
- (If applicable) Two hard copies of the Checklist for Stormwater Report Covered in narrative
- Details of the stormwater management system, including: catch basins, oil separating tanks, detention basins, outfalls, sewer connections, etc. N/A
- Any photographs related to the project representing the wetland resource areas. Figure showing LSCSF included
- Two copies of a detailed project narrative describing the following: an overview of the entire project, the work proposed within wetland resource areas and/or buffer zones; how the performance standards specific to the wetland resource areas will be met (listing out each performance standard); a consideration of the effect that project sea level rise, changes in storm intensity and frequency, and other consequences of climate change may have on the resource areas and proposed activities; construction equipment and material involved; and measures to protect wetland resource areas and mitigate impacts. The applicant shall also include narrative on how they plan to integrate climate change and adaptation planning considerations into their project to promote climate resilience to protect and promote Resource Area Values and functions into the future.
- Two copies of an Abutters List, Affidavit of Service and Abutter Notification, filed concurrently with the Notice of Intent. All abutters within 300' of the project property line must be notified including those in a neighboring municipality. In such an instance, a copy of the filing must also be sent to the local Conservation Commission of the neighboring municipality.

Checklist for Filing a Notice of Intent with Boston Conservation Commission

- ☒ Two copies of the BPDA Climate Resiliency Checklist (for new buildings). This can be completed online at <http://www.bostonplans.org/planning/planning-initiatives/article-37-green-building-guidelines>. Please print the pdf that you will receive via email after completion and include it in your submission.
- ☒ **Electronic copies. Documents may be submitted via email, or via an email link to downloadable documents. *Electronic copy of Amendment Request sent to cc@boston.gov***

Covered in narrative (no new buildings)



To minimize the use of non-recyclable materials ***please do not include vinyl or plastic binders, bindings, folders or covers with the filing.*** Staples and binder clips are good choices.



INSTRUCTIONS FOR COMPLETING APPLICATION NOTICE OF INTENT – BOSTON NOI FORM

The Boston Notice of Intent Form is intended to be a supplement to the WPA Form 3 detailing impacts to locally designated wetland resource areas and buffer zones. Please read these instructions for assistance in completing the Notice of Intent application form. These instructions cover certain items on the Notice of Intent form that are not self-explanatory.

INSTRUCTIONS TO SECTION B: BUFFER ZONE AND RESOURCE AREA IMPACTS

Item 1. Buffer Zone Only. If you check the Buffer Zone Only box in this section you are indicating that the project is entirely in the Buffer Zone to a resource area **under both** the Wetlands Protection Act and Boston Wetlands Ordinance. If so, skip the remainder of Section B and go directly to Section C. Do not check this box if the project is within the Waterfront Area.

Item 2. The **boundaries of coastal resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

Item 3. The **boundaries of inland resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

INSTRUCTIONS TO SECTION C: OTHER APPLICABLE STANDARDS AND REQUIREMENTS

Item 1. Rare Wetland Wildlife Habitat. Except for Designated Port Areas, no work (including work in the Buffer Zone) may be permitted in any resource area that would have adverse effects on the habitat of rare, “state-listed” vertebrate or invertebrate animal species.

The most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife is published by the Natural Heritage and Endangered Species Program (NHESP). See: http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm or the *Massachusetts Natural Heritage Atlas*.

If any portion of the proposed project is located within Estimated Habitat, the applicant must send the Natural Heritage Program, at the following address, a copy of the Notice of Intent by certified mail or priority mail (or otherwise sent in a manner that guarantees delivery within two days), no later than the date of the filing of the Notice of Intent with the Conservation Commission.

Evidence of mailing to the Natural Heritage Program (such as Certified Mail Receipt or Certificate of Mailing for Priority Mail) must be submitted to the Conservation Commission along with the Notice of Intent.

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581-3336
508.792.7270



A. GENERAL INFORMATION

1. Project Location

1 DESIGN CENTER	SOUTH BOSTON	02210
a. Street Address	b. City/Town	c. Zip Code
06	0602674018	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

DAVID	THOMPSON	JAMESTOWN LP
a. First Name	b. Last Name	c. Company
21 DRYDOCK AVE, 3rd FLOOR, SUITE 330E		
d. Mailing Address		
BOSTON		02210
e. City/Town	f. State	g. Zip Code
617-830-3274		David.Thompson@JamestownLP.com
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)

George	Mihov, PE	Howard Stein Hudson Associates
a. First Name	b. Last Name	c. Company
11 Beacon Street, Suite 1010		
d. Mailing Address		
Boston	MA	02108
e. City/Town	f. State	g. Zip Code
617-348-3395		gmihov@hshassoc.com
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

The Project consists of resurfacing and re-stripping existing parking lot.

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 checked="" type="checkbox"/> Other - EXISTING PARKING LOT |

8. Property recorded at the Registry of Deeds

SUFFOLK

78

a. County

b. Page Number

11472

c. Book

d. Certificate # (if registered land)

9. Total Fee Paid

a. Total Fee Paid

b. State Fee Paid

c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

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

- Yes No

1. Coastal Resource Areas



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

2. Inland Resource Areas

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

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

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

BPDA / EDIC Approval - October 6, 2020



2. Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to <http://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.
- Yes No

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

A. Submit Supplemental Information for Endangered Species Review

- Percentage/acreage of property to be altered:
- (1) within wetland Resource Area _____ percentage/acreage
- (2) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site

3. Is any portion of the proposed project within an Area of Critical Environmental Concern?
- Yes No

If yes, provide the name of the ACEC: _____

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

- Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.
- Applying for a Low Impact Development (LID) site design credits
 - A portion of the site constitutes redevelopment
 - Proprietary BMPs are included in the Stormwater Management System
- No. Check below & include a narrative as to why the project is exempt
- Single-family house
 - Emergency road repair
 - Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

5. Is the proposed project subject to Boston Water and Sewer Commission Review?
- Yes No



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.

David Thompson
Signature of Applicant

6-18-21
Date

Signature of Property Owner (if different)

Date

Signature of Representative (if any)

6-25-21
Date



Attachment B: Figures and USGS Map



Figure 1. *Aerial Locus Map*





Figure 2. USGS Topographic Map

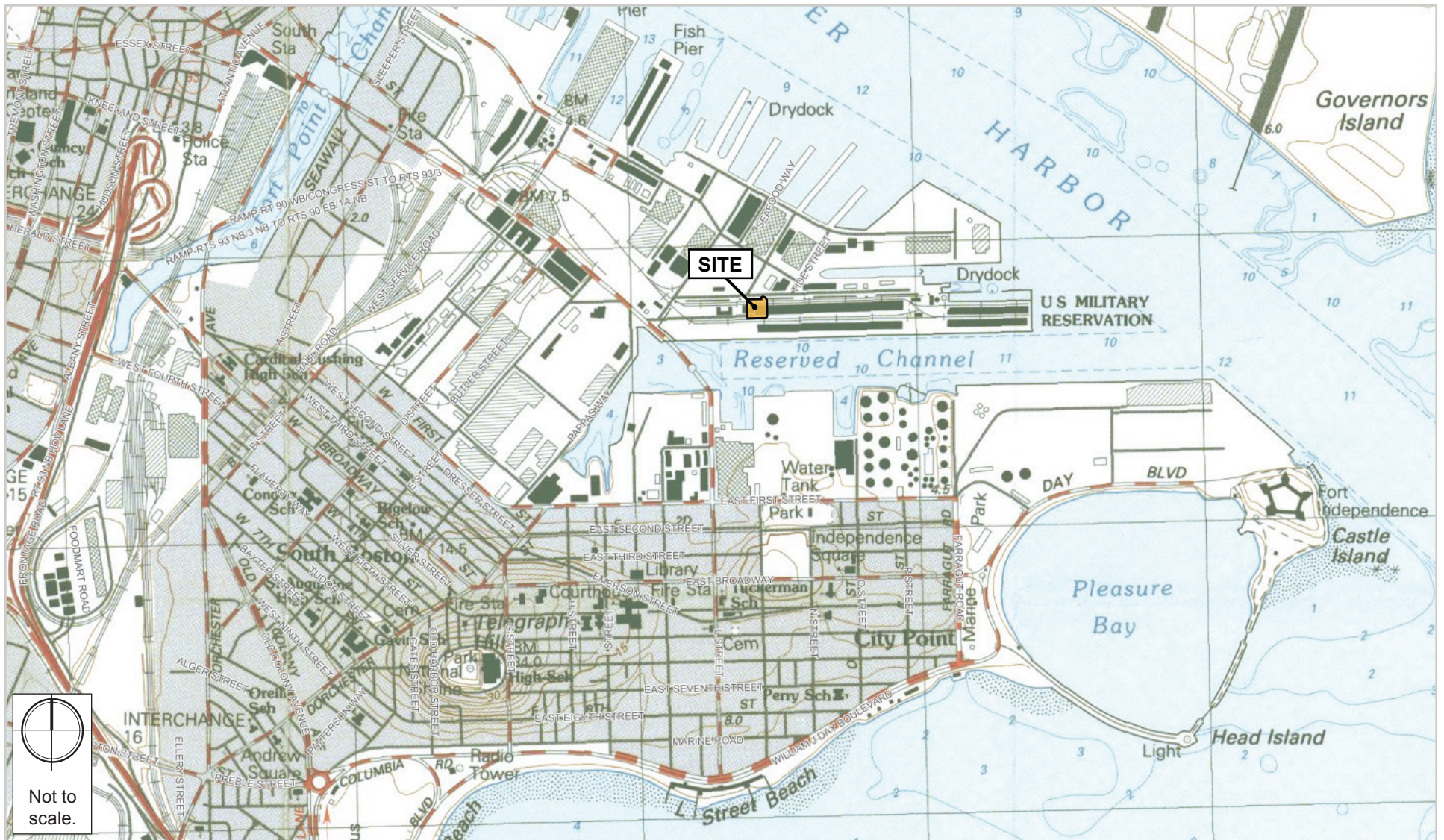




Figure 3. *NHESP Map*





Figure 4. FEMA Map





Attachment C: Existing Site Photos

South west corner of parking lot



Northeast corner of parking lot



Northwest corner of parking lot



Southeast corner of parking lot



Railroad tracks through parking lot





Attachment D: Abutter Notification Information

**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection)

I, **George Mihov, PE**, hereby certify under the pains and penalties that at least one week prior to the public hearing, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP guide to Abutter Notification dated November 25, 2013, in connection to the following matter:

Notice of Intent for a Project consisting of resurfacing and restriping of an existing
Parking Lot located at **1 Design Center Place, Boston, MA.**

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



Name

06-14-2021

Date



**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. The **JAMESTOWN COMMERCIAL MANAGEMENT COMPANY, LP** 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 **1 DESIGN CENTER PLACE, BOSTON, MA.**

C. The project involves : **RESURFACING AND RESTRIPING OF AN EXISTING PARKING LOT.**

D. Copies of the Notice of Intent may be examined at **Boston City Hall** between the hours of **9 AM and 5 PM, Monday through Friday.** For more information, contact the Boston Conservation Commission at CC@boston.gov or **(617) 635-3850.**

E. Copies of the Notice of Intent may be obtained from the applicant representative at **11 BEACON STREET, SUITE 1010, BOSTON, MA** between the hours of **9 AM and 5 PM, Monday through Friday.** For more information, contact **GEORGE MIHOV - HOWARD STEIN HUDSON** at gmihov@hshassoc.com or **(617)-348-3395.**

F. The public hearing will take place at Boston City Hall, Piemonte Room, 5th Floor, Boston, MA 02201.

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) 635-4416** 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.



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

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

De conformidad con la Ley de protección de los humedales de Massachusetts, 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 a cerca de un proyecto presentado ante la Comisión de Conservación de Boston.

A. **JAMESTOWN COMMERCIAL MANAGEMENT COMPANY, LP** 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: **1 DESIGN CENTER PLACE, BOSTON, MA.**

C. El proyecto consiste en la: **REPAVIMENTACIÓN Y PINTURA DE LÍNEAS DIVISORIAS DE UN ESTACIONAMIENTO EXISTENTE.**

D. Puede obtener copias del Aviso de Intención en el Ayuntamiento de Boston entre las **9:00 am a las 5:00 pm, de lunes a viernes**. Para más información, favor de comunicarse con la Comisión de Conservación de Boston, yendo a: CC@boston.gov.

E. Las copias de la notificación de intención pueden obtenerse del representante del solicitante en: **11 BEACON STREET, SUITE 1010, BOSTON, MA** entre las **9:00 am a las 5:00 pm, de lunes a viernes**. Para más información, contacte a **GEORGE MIHOV - HOWARD STEIN HUDSON** por correo electrónico: gmihov@hshassoc.com o llamando al: (617)-348-3395.

F. La audiencia pública se va a llevar a cabo en el Ayuntamiento de Boston, en el salón Piemonte, 5º piso, Boston, MA 02201.

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: CC@boston.gov o llamando al: **(617) 635-4416** entre las **9:00 am y las 5:00pm, de lunes a viernes**.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, va a ser publicada en el **Boston Herald** con por lo 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.

NOTA: Si desea hacer 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 sobre la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste, al: (978) 694-3200.

CITY of BOSTON

Affidavit of Translation

I, Gabriela Herrera, am fluent in English and Spanish. I hereby certify that I have verified the following document which is attached to this Affidavit: Abutter Notification for 1 DESIGN CENTER PLACE, BOSTON, MA., of one page, on June 14, 2021. I further certify that, to the best of my knowledge, the attached document written in Spanish is a true and accurate translation of the attached document written in English.



Signature of Verifier

Gabriela Herrera

Print Name

Abutter Mailing List Generator --- City of Boston Assessing Department

Enter a Parcel ID:

[Find a Parcel](#)

When you can see Parcels:

[Click Here to Select a Parcel](#)

Buffer Parameters:

Distance:

▼

[Buffer and Select](#)

Click [here](#) to download a CSV file (Open in Notepad, not in Excel) for Mailing list.
Click [here](#) for an instruction to convert a CSV file to Mailing

The main interface is an aerial satellite map of an urban area in Boston. Several parcels are outlined with blue lines. A large green circular buffer is centered over a central parcel. The map includes standard navigation controls: a search bar at the top with the text 'Find a place', zoom in (+) and zoom out (-) buttons, a refresh button, and a small inset map of Boston in the top right corner. A white box in the top right corner contains the text 'Measurement Result' and 'Press CTRL to enable snapping.' At the bottom right, there is a logo for 'POWERED BY esri' and a text box listing 'USDA FSA, GeoEye, Maxar'.

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPC	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
6.03E+08	JAMESTOWN I DESIGN PLACE LP	JAMESTOWN I DESIGN PLACE LP	21 DRYDOCK AV 3RD FL	BOSTON MA	2210	1 DESIGN CENTER PL	BOSTON	2210
6.03E+08	MASS PORT AUTHORITY	MASS PORT AUTHORITY	1 HARBORSIDE DR #200S	EAST BOSTON MA	2128	666 R SUMMER ST	SOUTH BOSTON	2127
6.03E+08	DIV BLACK FALCON LLC	DIV BLACK FALCON LLC	125 HIGH ST 21ST FL	BOSTON MA	2110	88 BLACK FALCON AV	SOUTH BOSTON	2127
6.03E+08	JAMESTOWN I DESIGN PLACE LP	JAMESTOWN I DESIGN PLACE LP	1 DESIGN CENTER PL	BOSTON MA	2210	1 DESIGN CENTER PL	BOSTON	2110
6.03E+08	ECONOMIC DEVELOPMENT AND	ECONOMIC DEVELOPMENT AND	1 CITY HALL SQ 9TH FL	BOSTON MA	2210	1 HARBOR ST	BOSTON	2210
6.03E+08	ECONOMIC DEVELOPMENT AND	ECONOMIC DEVELOPMENT AND	1 CITY HALL SQ 9TH FL	BOSTON MA	2201	12 DRYDOCK AV	BOSTON	2210
6.03E+08	ECONOMIC DEVELOPMENT AND	ECONOMIC DEVELOPMENT AND	1 CITY HALL SQ 9TH FL	BOSTON MA	2201	DRYDOCK AV	BOSTON	2210
6.03E+08	VERIZON	VERIZON	P.O. BOX 15124	ALBANY NY	12212	DRYDOCK AV	BOSTON	2210
6.03E+08	ECONOMIC DEVELOPMENT AND	ECONOMIC DEVELOPMENT AND	1 CITY HALL SQ 9TH FL	BOSTON MA	2201	5 -11 DRYDOCK AV	BOSTON	2210
6.03E+08	ECONOMIC DEVELOPMENT AND	ECONOMIC DEVELOPMENT AND	1 CITY HALL SQ 9TH FL	BOSTON MA	2201	10 TERMINAL ST	BOSTON	2210
6.03E+08	ECONOMIC DEVELOPMENT AND	ECONOMIC DEVELOPMENT AND	1 CITY HALL SQ 9TH FL	BOSTON MA	2201	TERMINAL ST	BOSTON	2210



**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.

Name

Date



**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. **JAMESTOWN COMMERCIAL MANAGEMENT COMPANY, LP** 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 **1 DESIGN PLACE, BOSTON, MA.**
- C. The project involves **RESURFACING AND RESTRIPING OF AN EXISTING PARKING LOT.**
- 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 **11 BEACON STREET, BOSTON, MA** between the hours of **9 AM - 5 PM, MONDAY TO FRIDAY.** For more information contact **George N. Mihov - Howard Stein Hudson** at gmihov@hshassoc.com or (617) 348-3395
- 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-notice 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, 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. **JAMESTOWN COMMERCIAL MANAGEMENT COMPANY, LP** 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: **1 DESIGN CENTER PLACE, BOSTON, MA.**

C. El proyecto consiste en la: **REPAVIMENTACIÓN Y PINTURA DE LÍNEAS DIVISORIAS DE UN ESTACIONAMIENTO EXISTENTE.**

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

E. Las copias de la notificación de intención pueden obtenerse del representante del solicitante en: **11 BEACON STREET, SUITE 1010, BOSTON, MA** entre las **9:00 am a las 5:00 pm, de lunes a viernes**. Para más información, **contacte a GEORGE MIHOV - HOWARD STEIN HUDSON por correo electrónico: gmihov@hshassoc.com o llamando al: (617)-348-3395.**

E. 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.

F. 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.

Affidavit of Translation

I, Gabriela Herrera, am fluent in English and Spanish. I hereby certify that I have verified the following document which is attached to this Affidavit: Abutter Notification for 1 DESIGN CENTER PLACE, BOSTON, MA., of one page, on June 24, 2021. I further certify that, to the best of my knowledge, the attached document written in Spanish is a true and accurate translation of the attached document written in English.



Signature of Verifier

Gabriela Herrera

Print Name



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:

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Haitian Creole:

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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.

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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.

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French:

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Attachment E: NOI Permit Drawings

PROVIDED UNDER SEPARATE COVER



Attachment F: Stormwater Management Report & Checklist

PROVIDED UNDER SEPARATE COVER



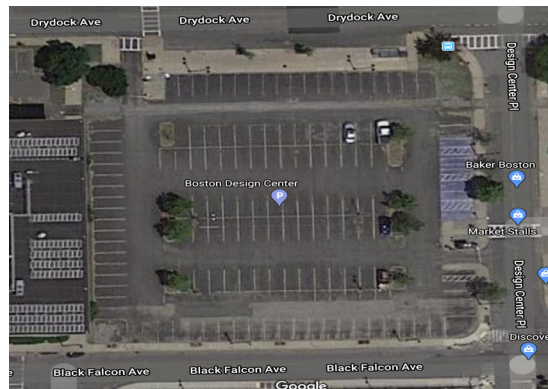
HOWARD STEIN HUDSON

Engineers + Planners

STORMWATER MANAGEMENT REPORT

Boston Design Center Parking Lot

Boston, Massachusetts



Prepared for:

Jamestown, L.P.

21 Drydock Avenue

3rd Floor, Suite 330E

Boston, MA 02210

Prepared by:

Howard Stein Hudson

11 Beacon Street, Suite 1010

Boston, MA 02108

617-482-7080

June 14, 2021



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Introduction

This Stormwater Management Report describes the existing and proposed drainage conditions the parking lot for the Boston Design Center.

The Project site is a 1.16± acre parcel located in the Seaport District of Boston, MA. The Project site is bounded by Drydock Ave to the north, Design Center Pl to the east, Black Falcon Ave to the south and the Economic Development and Industrial Corporation of Boston to the west. The site's surfaces consist of bituminous concrete and landscaped islands.

The Project consists of mill and overlaying of the existing parking lot, resetting some broken sloped granite curbing and pavement markings. No new parking spaces or impervious area is been created. The existing closed pipe drainage system serving the site is to remain unaltered. The project is considered a redevelopment based on its current use.

Existing Conditions

Pre- and post-construction hydrology were analyzed with HydroCAD v 10.0, model using TR-20 methodology. The rainfall data was obtained from the NOAA Atlas 14 Precipitation Frequency Data Server. The result of this analysis shows that the proposed development will not increase the overall peak discharge rates from existing conditions for the 2, 10 and 100-year storm events analyzed.

Soils at the site are mapped as Urban land with wet substratum. The Natural Resource Conservation Service (NRCS) does not have Hydrologic Soil Group (HSG) data within the vicinity of the project site. Soils are assumed to belong to HSG C as a basis for the design. The NRCS soil map is included in stormwater report Appendix A.

The hydrology calculations analyze one design point: DP#1 - a 15" drain line that runs through Black Falcon Ave on the south end of the site.

Hydrology

PRE-CONSTRUCTION HYDROLOGY

Runoff from the site is collected by several catch basins within the property line that all ultimately connect as a single drainage network and discharge into the 15" drain line in Black Falcon Avenue.



POST-CONSTRUCTION HYDROLOGY

Project is redevelopment and consists of resurfacing existing impervious areas. Drainage patterns are to remain the same, therefore no new drainage structures are being proposed. The existing stormwater runoff collection and discharge system will be inspected and cleaned.

Stormwater runoff from the paved areas will be collected in catch basins and will continue to flow through the existing underground drainage system to the 15" concrete drainage pipe south west of the site on Black Falcon Avenue.

Stormwater Management Standards

STANDARD 1: NO NEW UNTREATED DISCHARGES

The Massachusetts Stormwater Handbook requires that the project demonstrates that there are no new untreated discharges and that new discharges will not cause erosion or scour to downstream wetlands.

Post development discharge will follow the predevelopment discharge pattern and is not anticipated to cause erosion or scour downstream wetlands since the stormwater management system is designed to maintain the peak flows off-site and contribute to the existing municipal drainage system.

STANDARD 2: POST-DEVELOPMENT PEAK DISCHARGE RATES NOT TO EXCEED PRE-DEVELOPMENT PEAK DISCHARGE RATES

The majority of the Project Site is within the 100-year coastal floodplain. Massachusetts Storm Water Standards stipulate that Standard 2 may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.

As a result of the existing stormwater management system remaining unchanged the proposed peak discharge rates and volumes match the existing conditions. The peak discharge rates from the 2, 10-year, and 100-year storm events were analyzed with the result summarized in Table 1.



Table 1. Pre- Vs Post-Development Peak Discharge Rates

Design Point	Pre-Development Rate (cfs)	Post-Development Rate (cfs)
2-Year Storm Event		
DP #1: Off Site	3.65	3.65
10-Year Storm Event		
DP #1: Off Site	5.85	5.85
100-Year Storm Event		
DP #1: Off Site	9.32	9.32

STANDARD 3: MINIMIZE OR ELIMINATE LOSS OF ANNUAL RECHARGE TO GROUNDWATER

The use of the site remains the same and impervious areas remains largely the same. Underlying soils are mapped as Urban Land with wet substratum. Due to the expected underlying soils, the history of the site and the fact that the Project is redevelopment, no stormwater infiltration practices will be implemented on site.

STANDARD 4: STORMWATER MANAGEMENT SYSTEM TO REMOVE 80% OF AVERAGE ANNUAL LOAD OF TOTAL SUSPENDED SOLIDS (TSS)

The existing stormwater management system will not be changed, but evaluation and cleaning of the deep sumps of the catch basins (CB) and replacement of CB hoods, where necessary, will be included as part of the project.

STANDARD 5: LAND USES WITH HIGHER POTENTIAL POLLUTANT LOADS

The development is not considered a land use that produces higher potential pollutant loads.

STANDARD 6: STORMWATER DISCHARGES TO CRITICAL AREAS

This standard is not applicable. The stormwater discharges are not located within or near a critical area.

STANDARD 7: REDEVELOPMENT PROJECTS

The entire Project Site has been previously developed as a parking lot. Project consists of mill and overlay, curb resetting, and pavement markings. The redevelopment will improve existing conditions by providing long-term upkeep of the site and the proposed stormwater management components.

STANDARD 8: CONTROL CONSTRUCTION-RELATED IMPACTS

The project will install erosion and sediment controls prior to construction..



Sheet entitled “Site Preparation Plan” included in the project plans shows the location and the erosion control measures that will be used during the construction process to protect neighboring properties and receiving drainage structures.

STANDARD 9: LONG-TERM OPERATION AND MAINTENANCE PLAN

See Appendix B for the operation and maintenance requirements to be implemented for the stormwater management system.

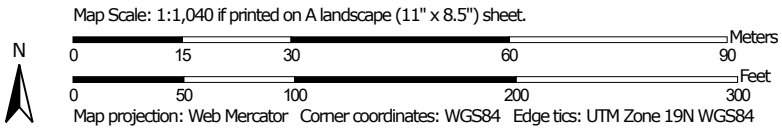
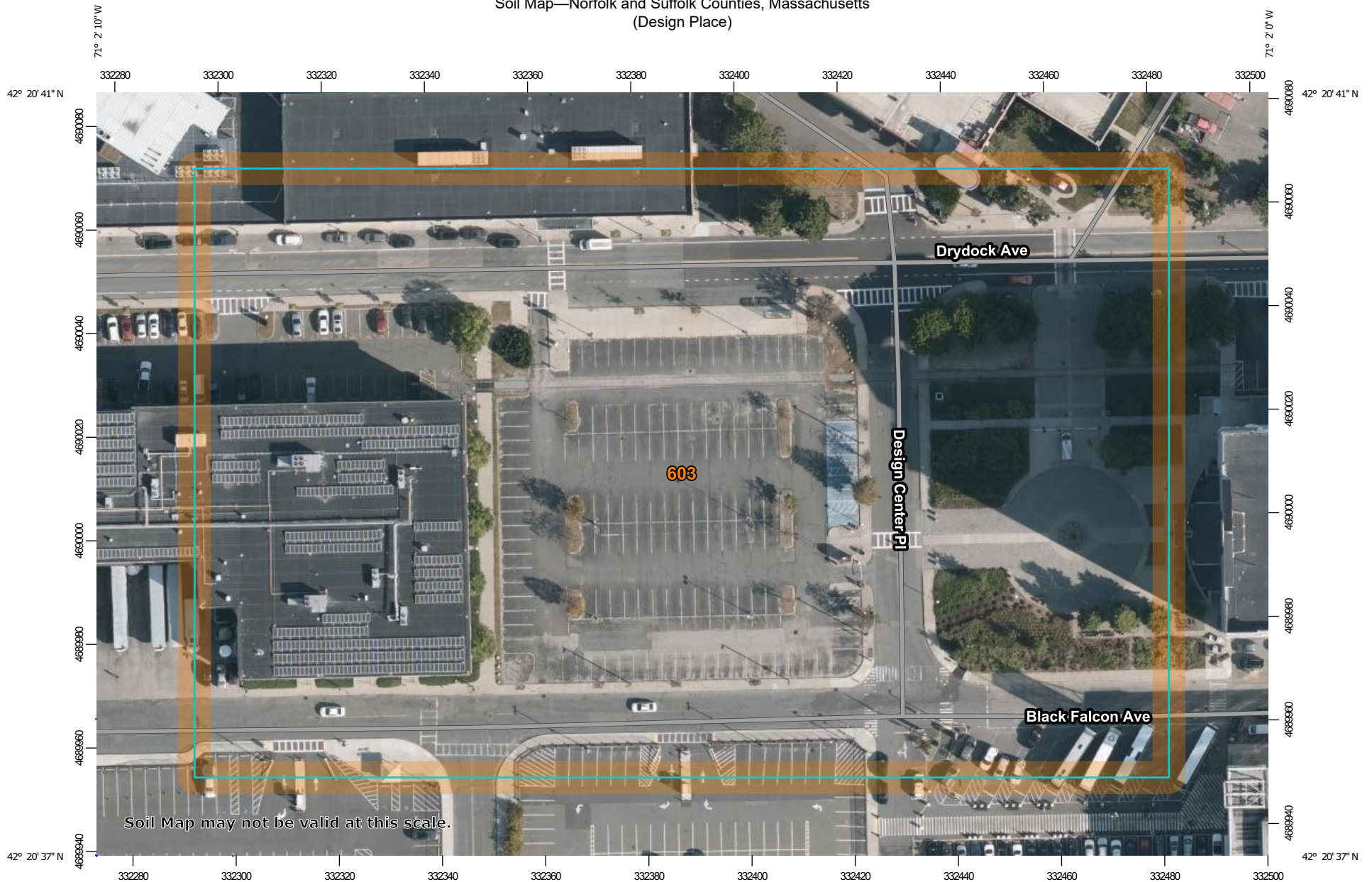
STANDARD 10: NO ILLICIT DISCHARGES

Illicit discharges will be prohibited from entering the stormwater management system serving the site. A signed Illicit Discharge Compliance Statement is provided in Appendix D.



Appendix A: Soil Information

Soil Map—Norfolk and Suffolk Counties, Massachusetts
(Design Place)



Soil Map—Norfolk and Suffolk Counties, Massachusetts
(Design Place)


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts
Survey Area Data: Version 15, Sep 12, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2019—Oct 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
603	Urban land, wet substratum, 0 to 3 percent slopes	5.5	100.0%
Totals for Area of Interest		5.5	100.0%

Norfolk and Suffolk Counties, Massachusetts

603—Urban land, wet substratum, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: vkyl

Mean annual precipitation: 32 to 50 inches

Mean annual air temperature: 45 to 50 degrees F

Frost-free period: 120 to 200 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Parent material: Excavated and filled land over herbaceous organic material and/or alluvium and/or marine deposits

Minor Components

Udorthents

Percent of map unit: 13 percent

Hydric soil rating: Unranked

Beaches

Percent of map unit: 2 percent

Hydric soil rating: Unranked

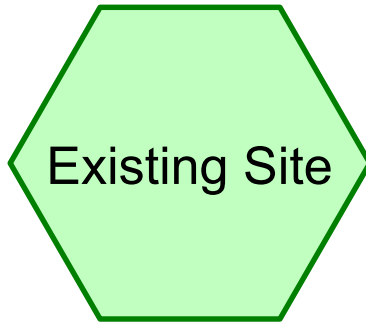
Data Source Information

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts

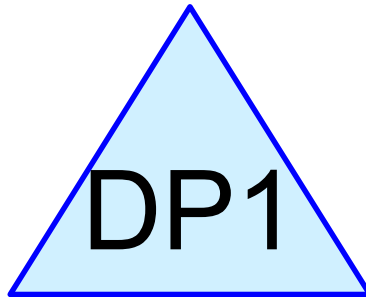
Survey Area Data: Version 15, Sep 12, 2019



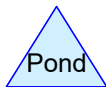
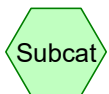
Appendix B: Stormwater Calculations



Existing Site



15" Drain Line in Black
Falcon Ave



Pre-Development HydroCAD

Prepared by Howard Stein Hudson

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Type III 24-hr 2-YR Rainfall=3.27"

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Page 2

Summary for Subcatchment Existing Site: Existing Site

Runoff = 3.65 cfs @ 12.07 hrs, Volume= 11,572 cf, Depth> 2.75"

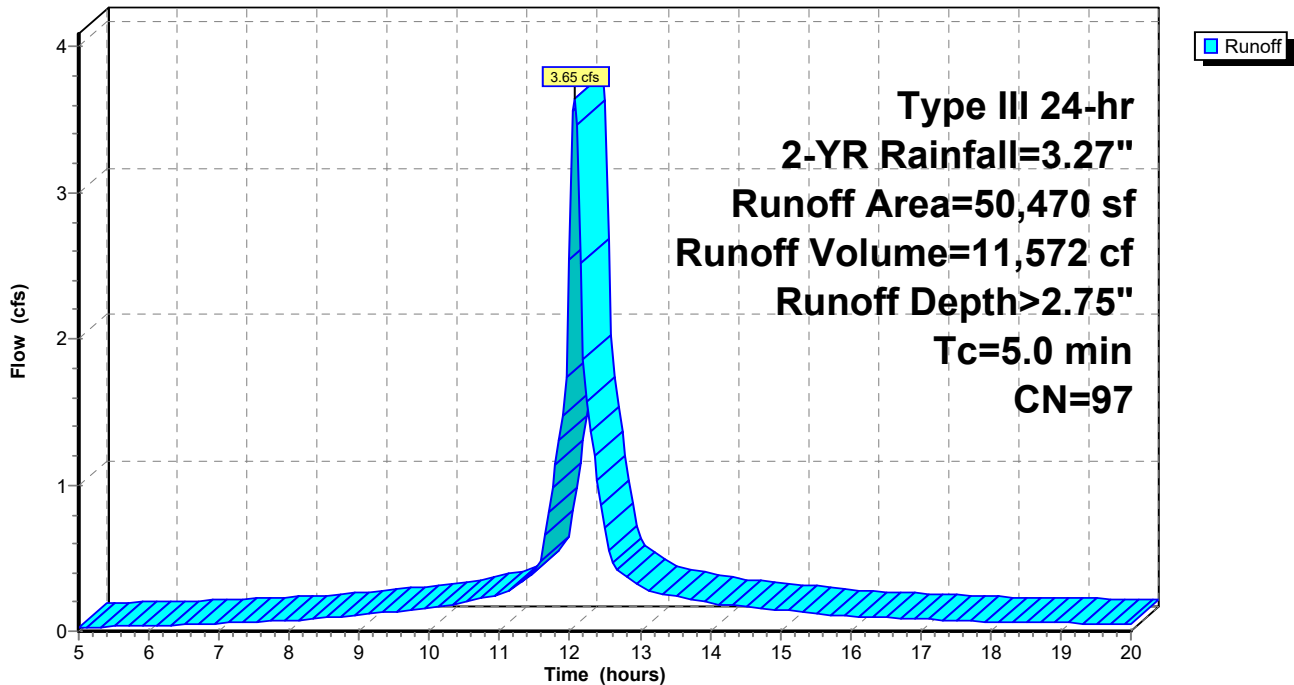
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.27"

Area (sf)	CN	Description
49,170	98	Unconnected pavement, HSG C
1,300	74	>75% Grass cover, Good, HSG C
50,470	97	Weighted Average
1,300		2.58% Pervious Area
49,170		97.42% Impervious Area
49,170		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Tc

Subcatchment Existing Site: Existing Site

Hydrograph



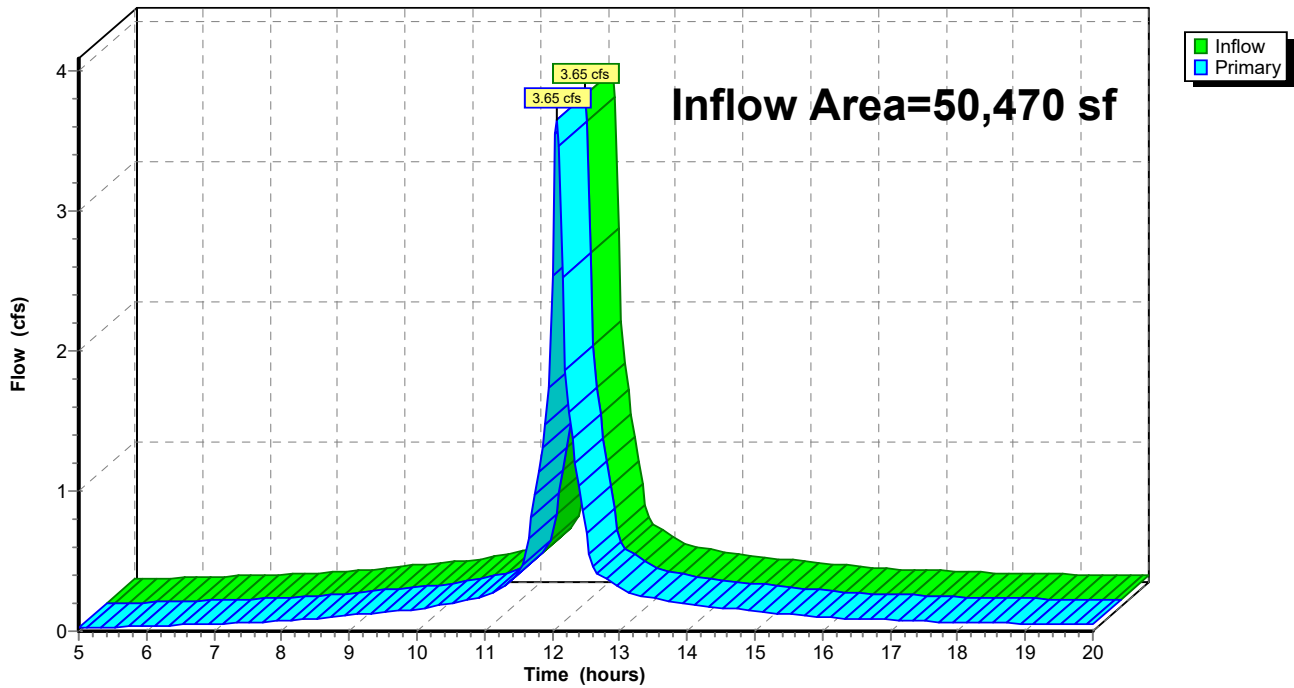
Summary for Pond DP1: 15" Drain Line in Black Falcon Ave

Inflow Area = 50,470 sf, 97.42% Impervious, Inflow Depth > 2.75" for 2-YR event
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Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond DP1: 15" Drain Line in Black Falcon Ave

Hydrograph



Pre-Development HydroCAD

Prepared by Howard Stein Hudson

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Type III 24-hr 10-YR Rainfall=5.16"

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Page 4

Summary for Subcatchment Existing Site: Existing Site

Runoff = 5.85 cfs @ 12.07 hrs, Volume= 18,877 cf, Depth> 4.49"

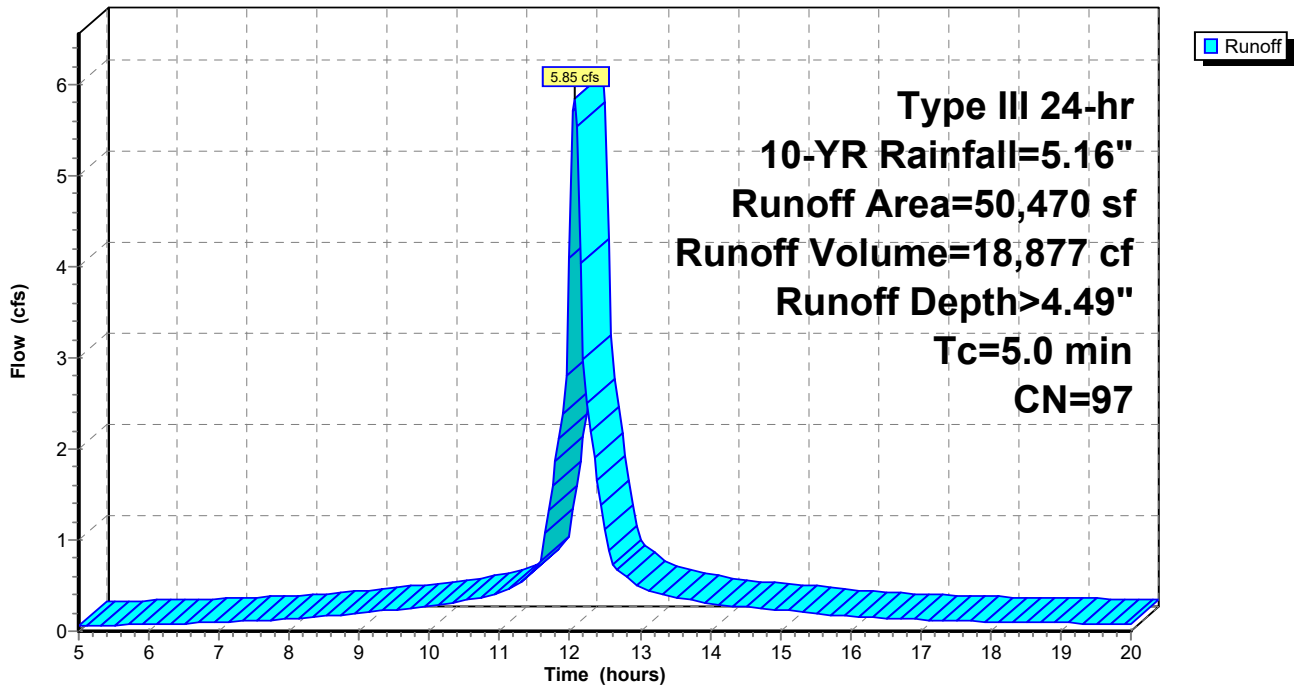
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49,170		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Tc

Subcatchment Existing Site: Existing Site

Hydrograph



Pre-Development HydroCAD

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Type III 24-hr 10-YR Rainfall=5.16"

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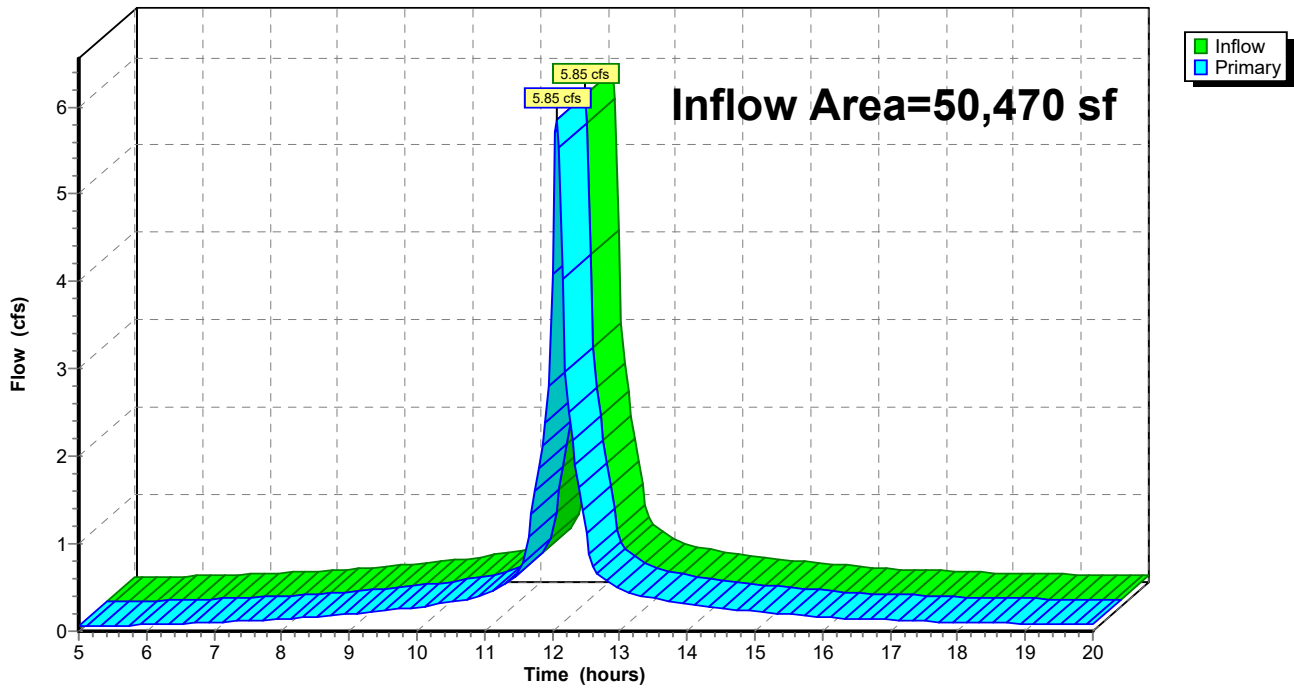
Summary for Pond DP1: 15" Drain Line in Black Falcon Ave

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Pond DP1: 15" Drain Line in Black Falcon Ave

Hydrograph



Pre-Development HydroCAD

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Type III 24-hr 100-YR Rainfall=8.16"

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Summary for Subcatchment Existing Site: Existing Site

Runoff = 9.32 cfs @ 12.07 hrs, Volume= 30,397 cf, Depth> 7.23"

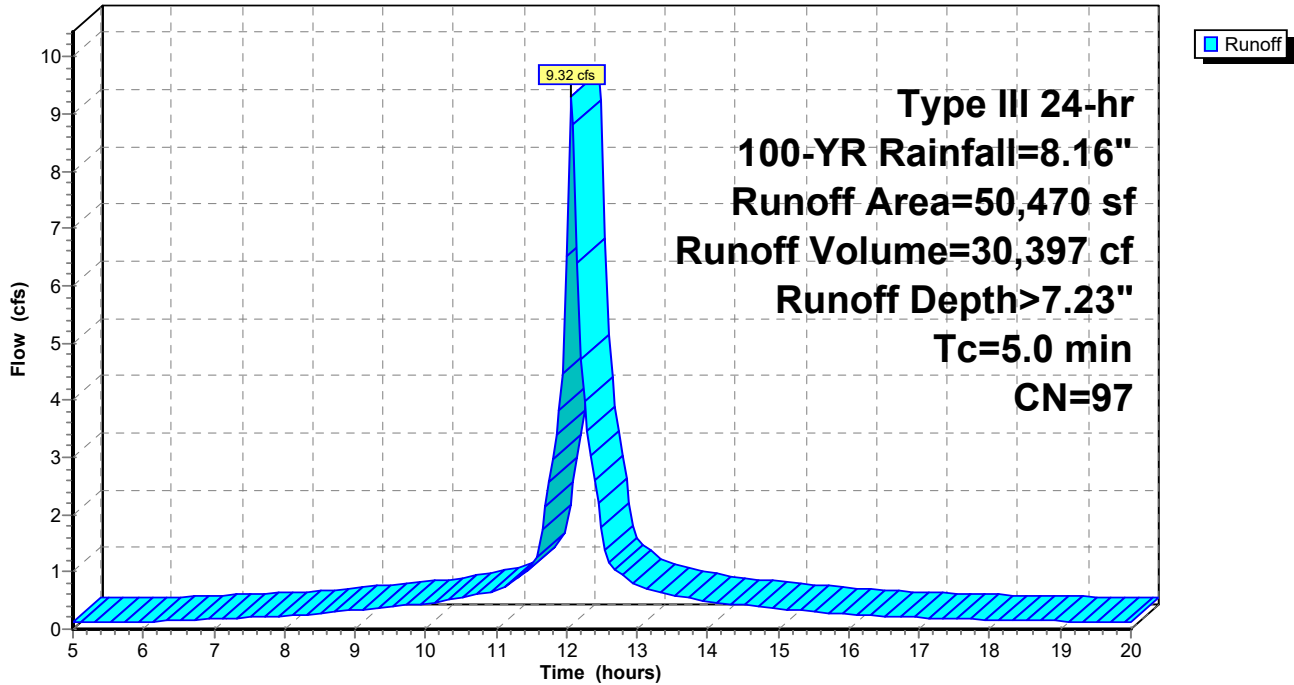
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-YR Rainfall=8.16"

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49,170		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Tc

Subcatchment Existing Site: Existing Site

Hydrograph



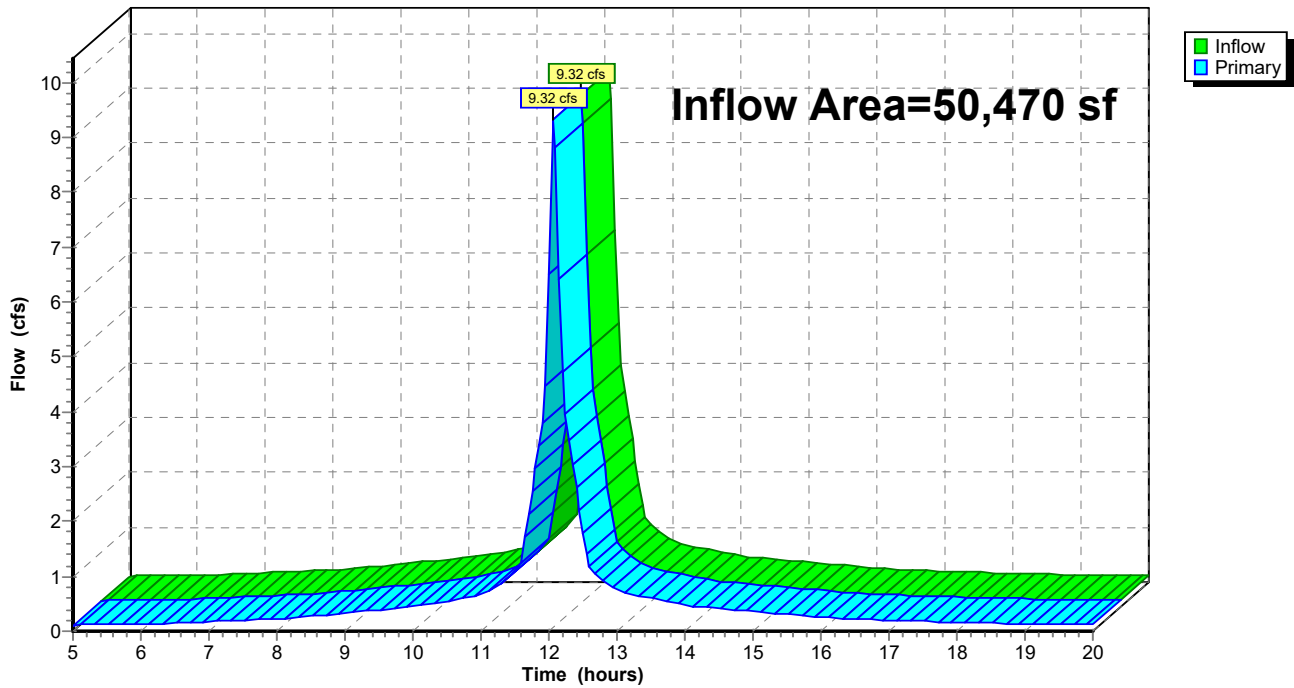
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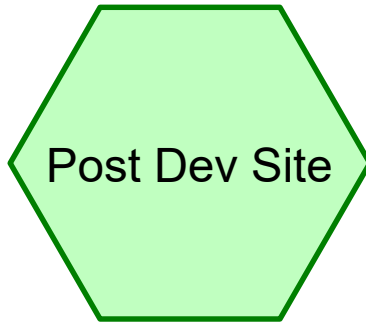
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Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

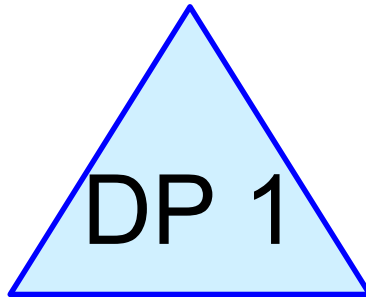
Pond DP1: 15" Drain Line in Black Falcon Ave

Hydrograph

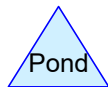
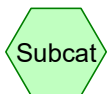




Post Dev Site



15" Drain Line in Black
Falcon Ave



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Type III 24-hr 2-YR Rainfall=3.27"

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Page 2

Summary for Subcatchment Post Dev Site: Post Dev Site

Runoff = 3.65 cfs @ 12.07 hrs, Volume= 11,572 cf, Depth> 2.75"

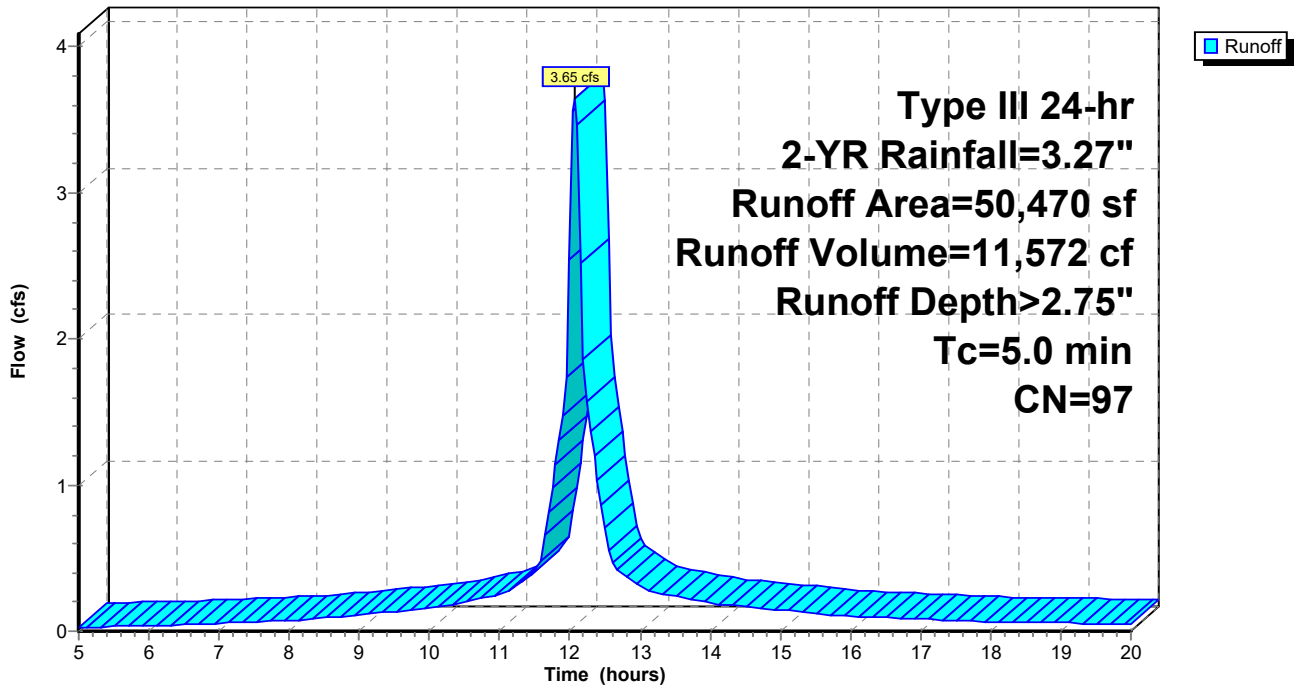
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49,170		97.42% Impervious Area
49,170		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Tc

Subcatchment Post Dev Site: Post Dev Site

Hydrograph



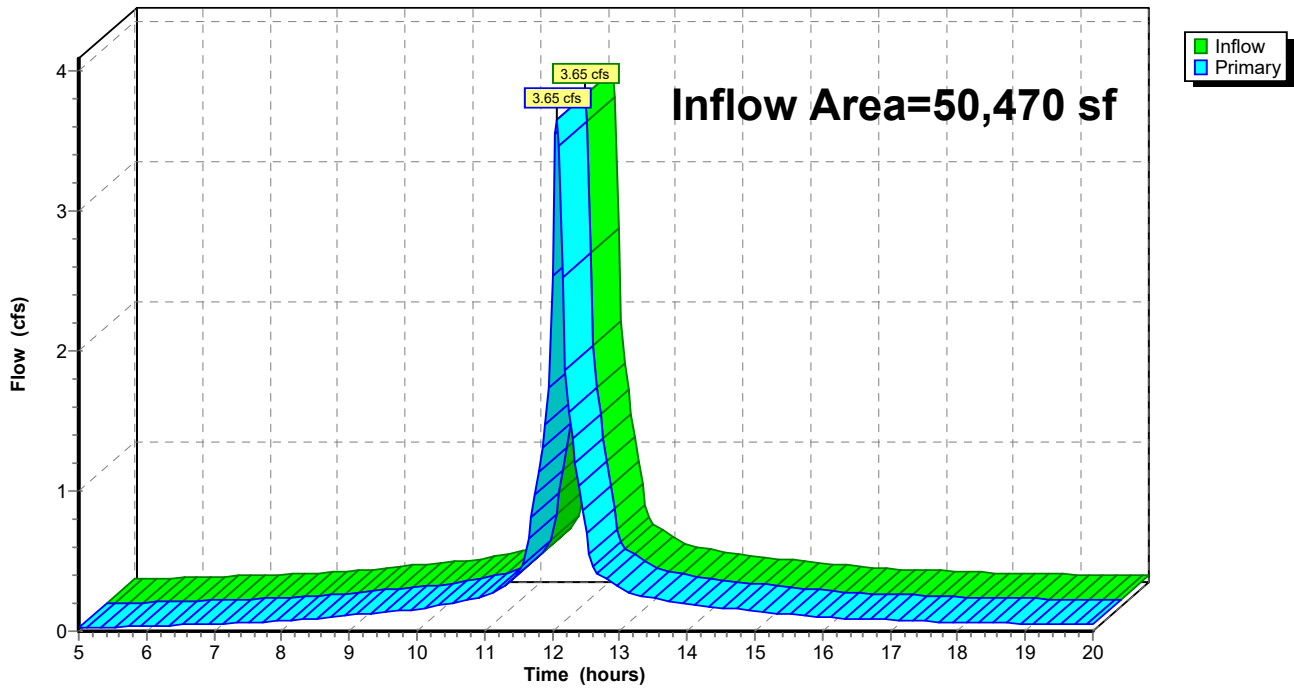
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Pond DP 1: 15" Drain Line in Black Falcon Ave

Hydrograph



Pre-Development HydroCAD

Prepared by Howard Stein Hudson

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Type III 24-hr 10-YR Rainfall=5.16"

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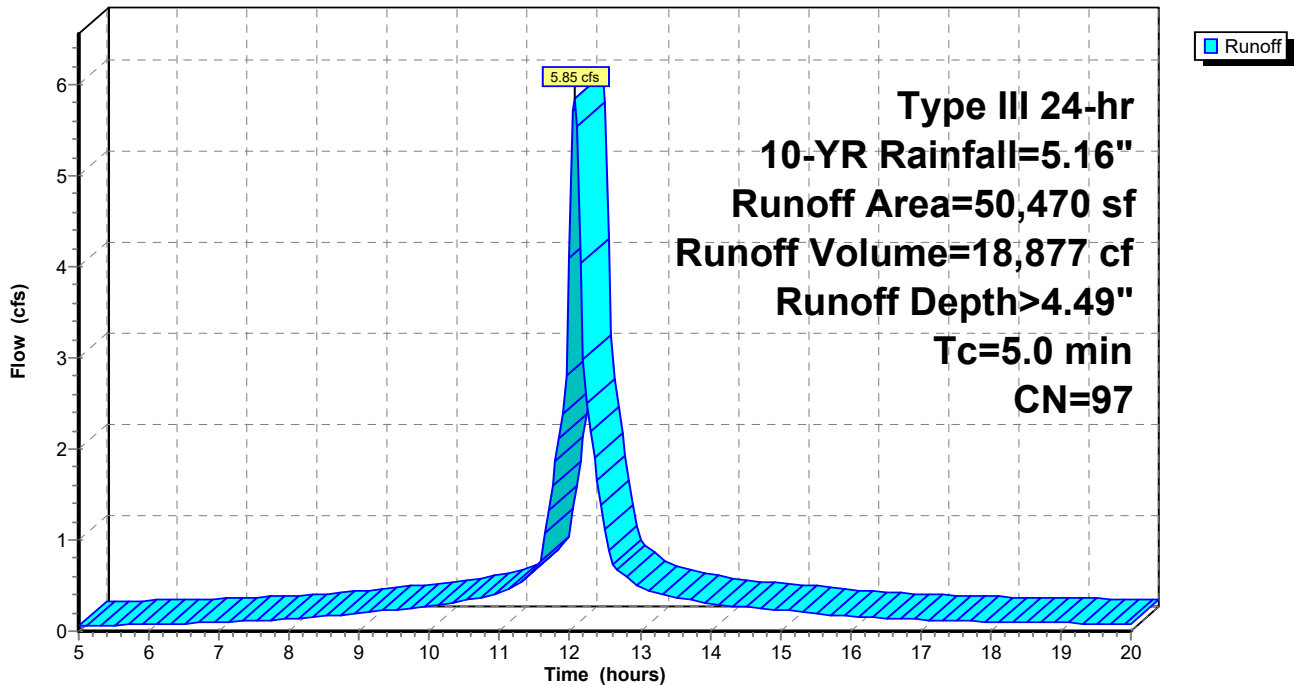
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5.0					Direct Entry, Tc

Subcatchment Post Dev Site: Post Dev Site

Hydrograph



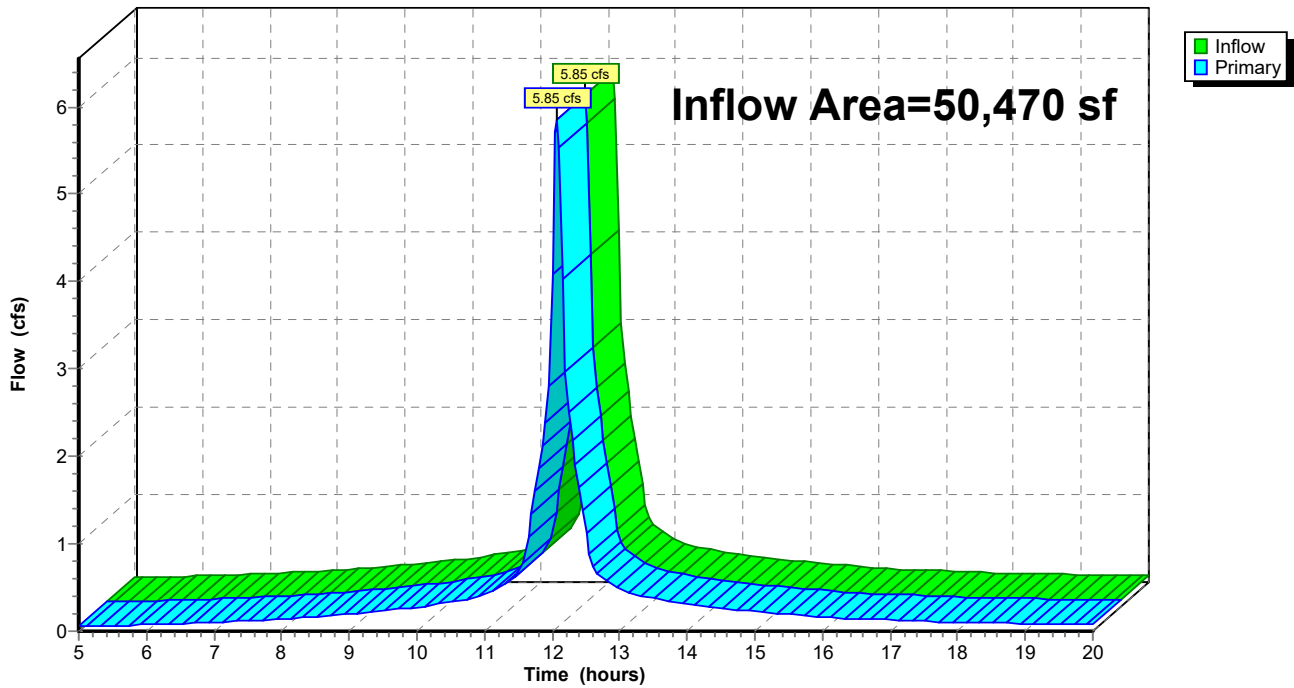
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Pond DP 1: 15" Drain Line in Black Falcon Ave

Hydrograph



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Type III 24-hr 100-YR Rainfall=8.16"

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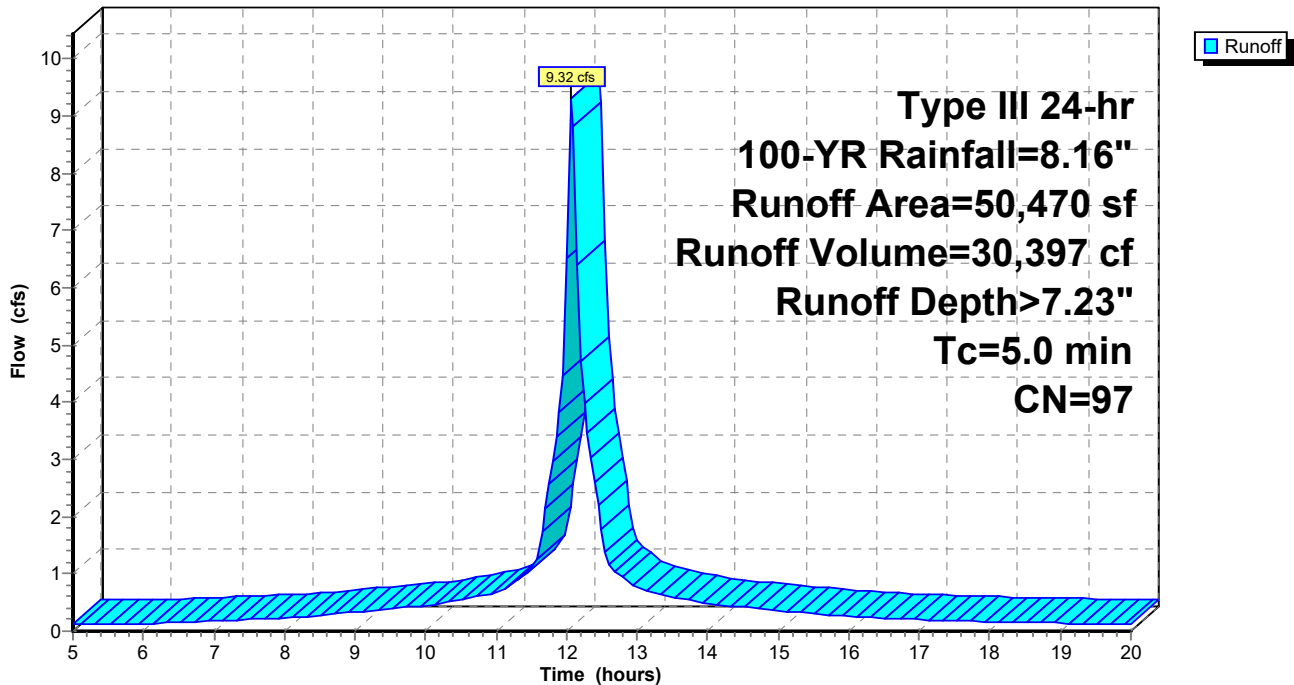
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Tc

Subcatchment Post Dev Site: Post Dev Site

Hydrograph



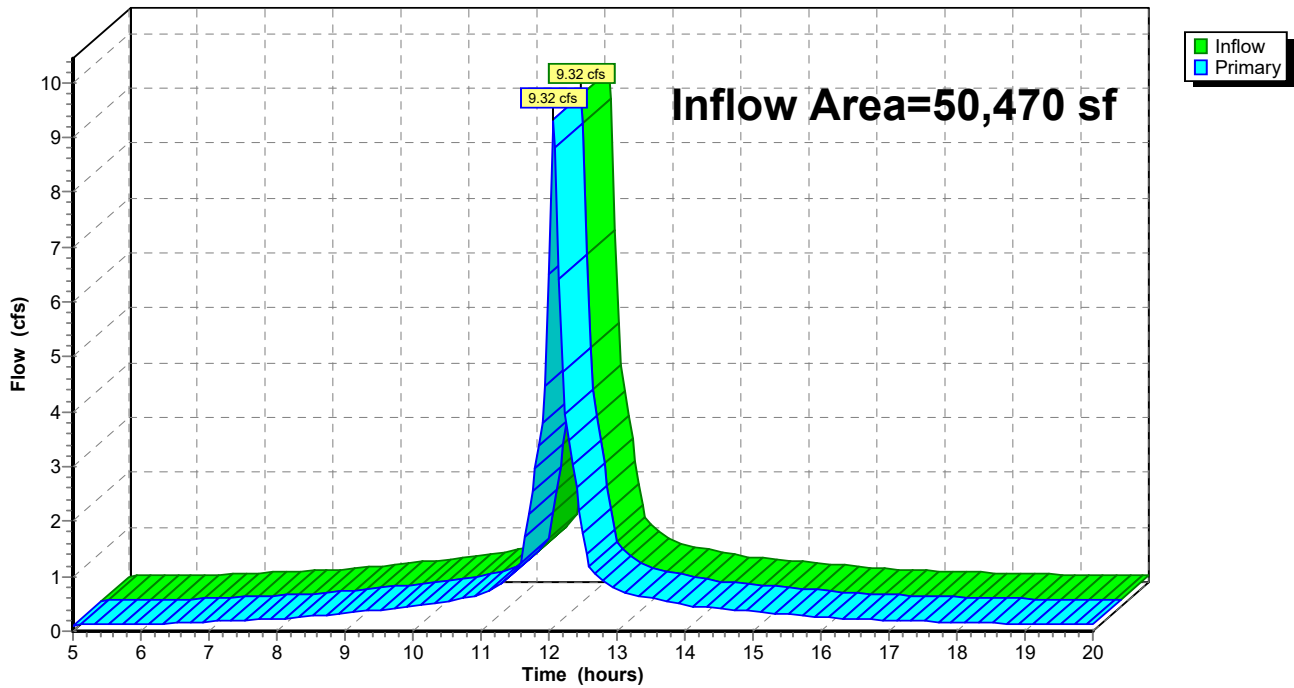
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Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond DP 1: 15" Drain Line in Black Falcon Ave

Hydrograph





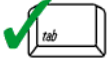
Appendix C: Checklist for Stormwater Report



Checklist for Stormwater Report

A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

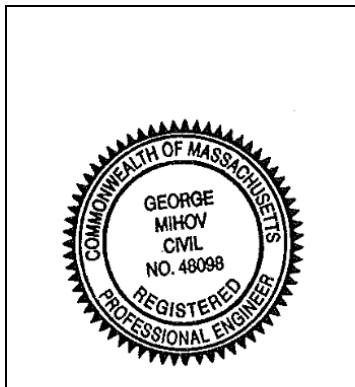
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



6-22-21

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
 - Credit 1
 - Credit 2
 - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): _____

Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - Static
 - Simple Dynamic
 - Dynamic Field¹
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - Site is comprised solely of C and D soils and/or bedrock at the land surface
 - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - Solid Waste Landfill pursuant to 310 CMR 19.000
 - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - is within the Zone II or Interim Wellhead Protection Area
 - is near or to other critical areas
 - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - involves runoff from land uses with higher potential pollutant loads.
 - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
 - The ½" or 1" Water Quality Volume or
 - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- Limited Project
 - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - Bike Path and/or Foot Path
 - Redevelopment Project
 - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - Description and delineation of public safety features;
 - Estimated operation and maintenance budget; and
 - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.



Appendix D: Illicit Discharge Compliance Statement

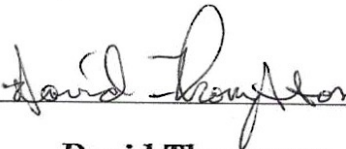
Illicit Discharge Compliance Statement

To the best of my knowledge, belief, and information, the stormwater management system servicing the Parking Lot at 1 Design Center Place in Boston, MA will not receive illicit discharges, including wastewater discharges or stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, or hazardous substances.

There are no known or proposed illicit connections associated with this project. If a potential illicit discharge to the facilities covered by this plan is detected (e.g. dry weather flows at any pipe outlet, evidence of contamination of surface water discharge by non-stormwater sources), Jamestown LP management shall be notified for assistance in determining the nature and source of the discharge, and for resolution.

The stormwater management and conveyance systems are shown on the plans entitled "Drainage and Utility Plan" prepared by Howard Stein Hudson and included with the Notice of Intent submittal.

Signature: _____



David Thompson
Jamestown, LP
21 Drydock Ave, 3rd Floor, Suite 330E,
Boston, MA, 02210



Appendix E:

Operations and Maintenance Plan

1 Design Place Stormwater Management System

Operation and Maintenance Plan (O&M) and Long Term Pollution Prevention Plan (LTPPP)

October 16, 2020

This Stormwater Management System Operation and Maintenance Plan provides for the inspection and maintenance of structural Best Management Practices (BMPs) and for measures to prevent pollution associated with the Parking Lot at 1 Design Place in Boston, MA.

This document has been prepared in accordance with the requirements of the Stormwater Regulations included in the Massachusetts Wetlands Protection Act Regulations (310 CMR 10).

Responsible Party

Jamestown Commercial Management Company, LP c/o David Thompson will be responsible for the operation and maintenance of the stormwater management facilities and associated stormwater management features.

**Jamestown, LP c/o David Thompson
Jamestown, L.P.
21 Drydock Avenue
3rd Floor, Suite 330E
Boston, MA 02210
Office: 617.830.3274
Mobile: 617.699.8027**

The stormwater management system will be maintained properly to assure its continued performance, as follows.

1. Catch Basin Sumps
Follow manufacturer's recommendations including at a minimum:
 - a. Inspect twice a year (spring and fall) minimum
 - b. Clean whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the basin.
 - c. Remove floatable trash, debris and oil and suspended solids.

Maintenance of these components will be conducted in accordance with the Mass DEP Stormwater Policy Manual as noted in the attached Operation and Maintenance table summarizing the pertinent inspection and maintenance activities. The Mass DEP Stormwater Policy Manual is available at the following web-site:

<http://www.mass.gov/eea/agencies/massdep/water/regulations/massachusetts-stormwater-handbook.html>

Practices for Long Term Pollution Prevention

Litter Pick-up

The Owner will conduct litter pick-up from the stormwater management facilities in conjunction with routine maintenance activities.

Routine Inspection and Maintenance of Stormwater BMPs

The Owner will conduct inspection and maintenance of the stormwater management practices in accordance with the guidelines discussed above.

Maintenance of Landscaped Areas

The Owner shall minimize use of fertilizers, herbicides, and pesticides for the maintenance of facilities covered by this plan.

Prohibition of Illicit Discharges

The DEP Stormwater Management Standards prohibit illicit discharges to the storm water management system. Illicit discharges are discharges that do not entirely consist of stormwater, except for certain specified non-stormwater discharges.

Discharges from the following activities are not considered illicit discharges:

firefighting	foundation drains
water line flushing	footing drains
landscape irrigation	individual resident car washing
uncontaminated groundwater	flows from riparian habitats and wetlands
potable water sources	dechlorinated water from swimming pools
water used to clean residential buildings	water used for street washing
without detergents	air conditioning condensation

There are no known or proposed illicit connections associated with this project.

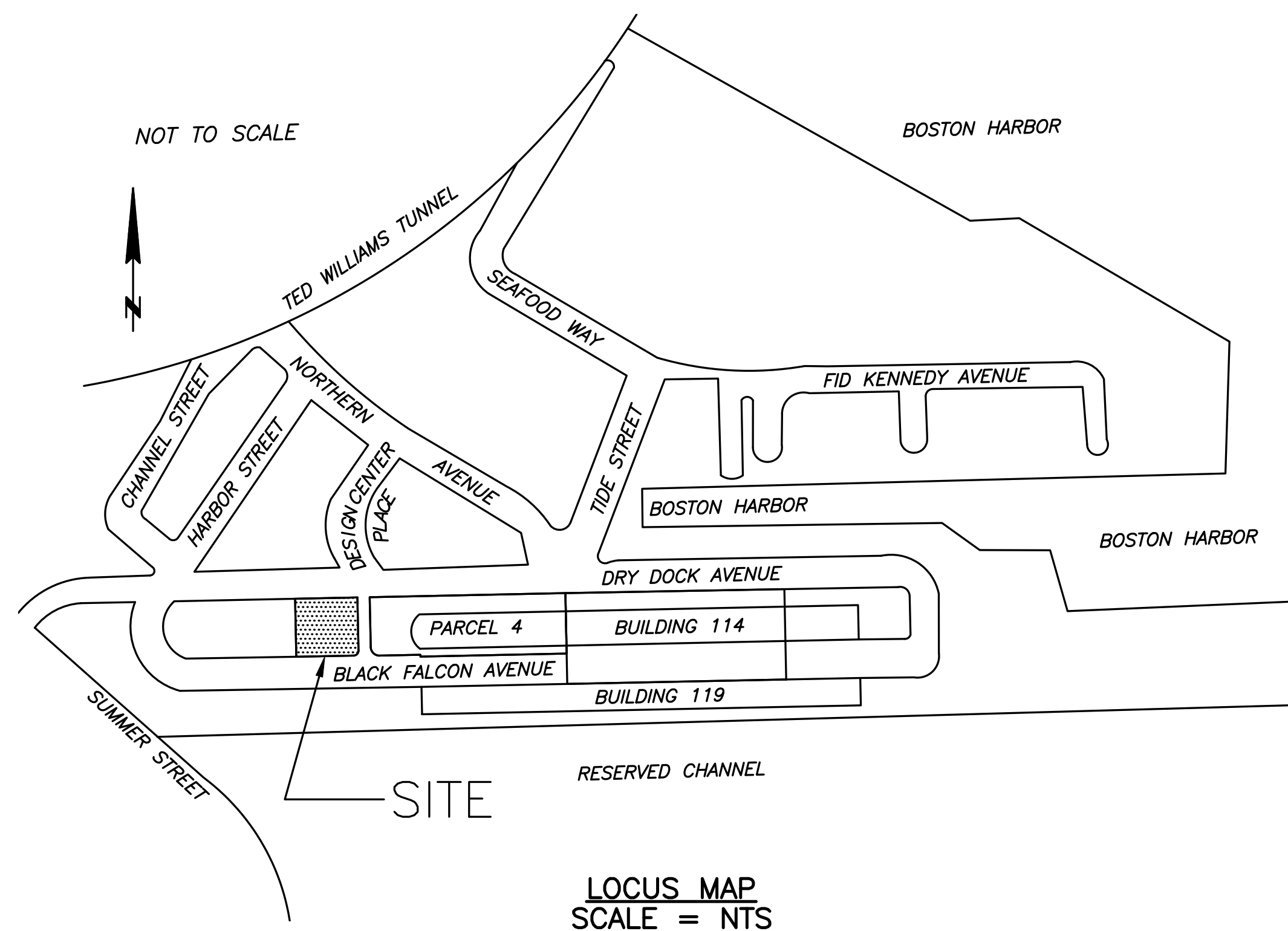


Appendix F: Proposed Plans (under Separate Cover)

BOSTON DESIGN CENTER PARKING LOT IMPROVEMENTS 1 DESIGN CENTER PLACE BOSTON, MA

GENERAL NOTES:

- EXISTING PROPERTY LINE AND UTILITY INFORMATION SHOWN IS BASED ON AN EXISTING SURVEY CONDUCTED BY FELDMAN LAND SURVEYORS REVISED THROUGH 03-18-2020.
- THE ACCURACY AND COMPLETENESS OF THE UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, ETC. OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE WORK. AT LEAST 72 HOURS BEFORE EXCAVATION, THE CONTRACTOR SHALL BE REQUIRED TO CONTACT DIGSAFE AT 1-888-344-7233.
- THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE APPROPRIATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
- ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, PRIOR TO EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAVING.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED, REMOVED AND DISPOSED.
- THE CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS AT HIS/HER OWN EXPENSE, OUTSIDE OF THE PROJECT LIMITS.



OWNER

JAMESTOWN LP
21 DRYDOCK AVENUE, 3rd FLOOR, SUITE 330E
BOSTON, MA 02210

REFERENCES

EXISTING CONDITIONS PLAN BY FELDMAN LAND SURVEYORS

SPECIAL PERMIT AND VARIANCES REQUIRED

APPROVAL BY BPDA
ORDER OF CONDITIONS ISSUED BY BOSTON CONSERVATION COMMISSION

SHEET INDEX

Sheet Number	Sheet Title
1.00	COVER SHEET
2.00	EXISTING CONDITIONS
3.00	SITE PREPARATION PLAN
4.00	SITE LAYOUT AND MATERIALS PLAN
5.01	DETAILS 1
5.02	DETAILS 2

CONSULTANT:



HOWARD STEIN HUDSON

11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshassoc.com

ARCHITECT:

**BOSTON DESIGN CENTER LOT
1 DESIGN CENTER PLACE
BOSTON, MA, 02210**

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	GNM	8/31/2020	CONCEPTUAL DESIGN
2	GNM	06/14/2021	NOI SET



Mihov

PARKING LOT
IMPROVEMENTS

COVER SHEET

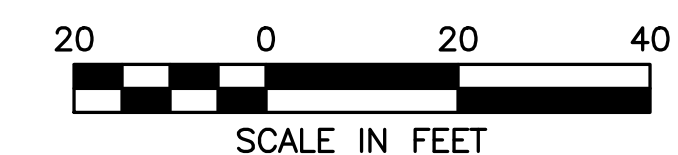
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PROJECT NUMBER: 2019267

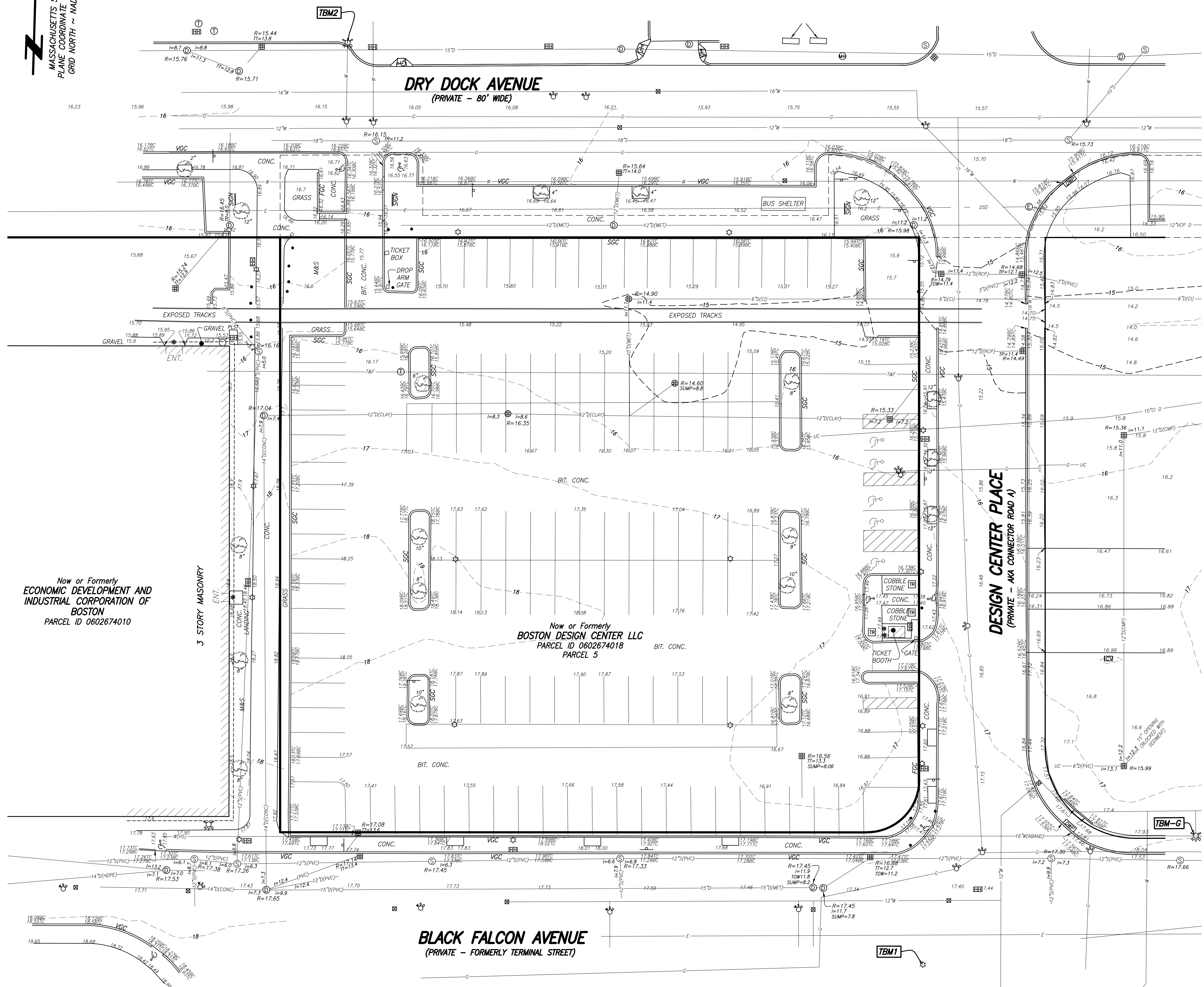
DESIGNED BY: GNM

DRAWN BY: GNM

CHECKED BY: RL



MASSACHUSETTS STATE
PLANE COORDINATE SYSTEM
GRID NORTH ~ NAD 1983

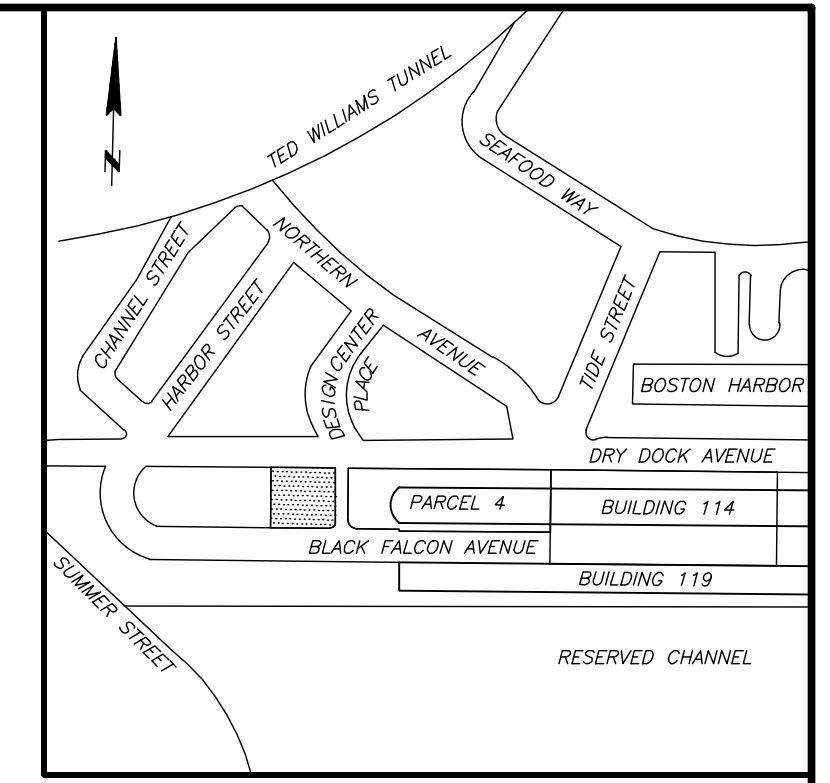


Now or Formerly
ECONOMIC DEVELOPMENT AND
INDUSTRIAL CORPORATION OF
BOSTON
PARCEL ID 0602674010

Now or Formerly
BOSTON DESIGN CENTER LLC
PARCEL ID 0602674018
PARCEL 5

NOTES:

- 1) BENCH MARK INFORMATION:
BENCH MARK USED:
TBM-G: X-CUT FOUND IN RIGHT BOLT OVER MAIN OUTLET OF A HYDRANT ON THE NORTHERLY SIDE OF BLACK FALCON AVENUE, AS SHOWN ON PLAN. ELEVATION = 20.70
TEMPORARY BENCH MARKS SET:
TBM-1: LIGHT POLE BASE AT THE SOUTHERLY SIDE OF BLACK FALCON AVENUE, AS SHOWN ON PLAN. ELEVATION = 21.35
TBM-2: FRONT RIGHT BOLT OVER MAIN OUTLET OF A HYDRANT ON THE NORTHERLY SIDE OF DRY DOCK AVENUE, AS SHOWN ON PLAN. ELEVATION = 18.12
- 2) ELEVATIONS REFER TO BOSTON CITY BASE.
- 3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- 4) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFORESAID RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- 5) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.



LOCUS MAP NOT TO SCALE

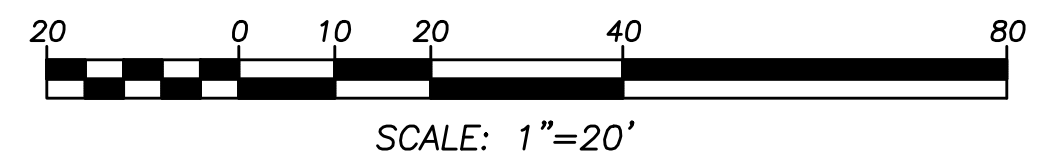
LEGEND

- ⊙ ELECTRIC MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HYDRANT
- ⊙ BOSTON WATER VALVE
- ⊙ WATER SHUT OFF
- ⊙ GAS SHUT OFF
- ⊙ CATCH BASIN
- ⊙ ROUND CATCH BASIN
- ⊙ LIGHT POLE
- ⊙ BOLLARD
- ⊙ SIGN
- ⊙ HANDICAP PARKING SPACE
- ⊙ DECIDUOUS TREE
- B BOTTOM
- BC BOTTOM OF CURB
- BIT BITUMINOUS
- COBB COBBLESTONE
- CONC CONCRETE
- DWP DETECTABLE WARNING PAD
- ENT ENTRANCE
- HR HAND RAIL
- I INVERT ELEVATION
- M&S MULCH & SHRUBS
- NVP NO VISIBLE PIPE
- R RADIUS OR RIM ELEVATION
- SGC SLOPED GRANITE CURB
- T TOP
- TBM TEMPORARY BENCH MARK
- TC TOP OF CURB
- TW TOP OF WATER
- TP TOP OF PIPE
- TR CENTERLINE OF TROUGH
- TT TOP OF TROUGH
- TYP TYPICAL
- UC UNKNOWN CONNECTION
- VGC VERTICAL GRANITE CURB
- HAND RAIL
- OVERHEAD WIRE
- DRAIN LINE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE & FIRE LINE
- SEWER LINE
- W(HS) WATER (HIGH SERVICE) LINE
- W(LS) WATER (LOW SERVICE) LINE
- 12"D(CI) PIPE SIZE AND MATERIAL
- CI CAST IRON
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- DSE DISSAFE ELECTRIC

**EXISTING CONDITIONS PLAN
ONE DESIGN CENTER PLACE
BOSTON, MASS.**

FELDMAN LAND SURVEYORS FEBRUARY 14, 2019
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

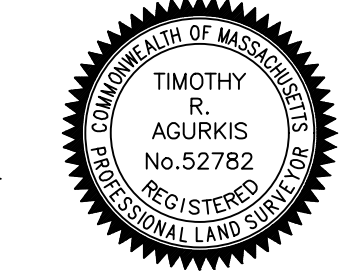


I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

[Signature]
TIMOTHY R. AGURKIS, PLS (MA# 52782)
TRA@FELDMANSURVEYORS.COM

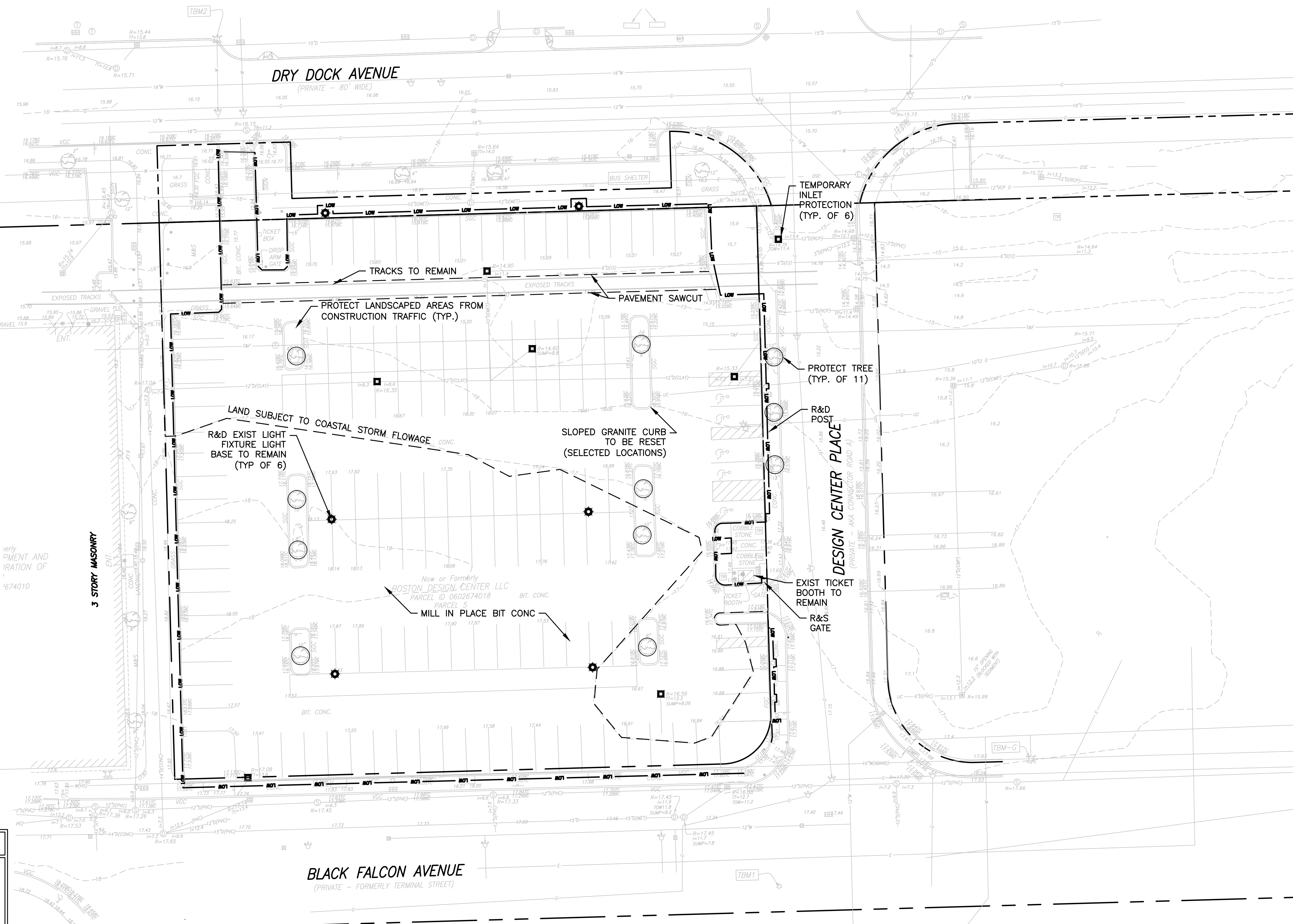
JUNE 15, 2021

DATE



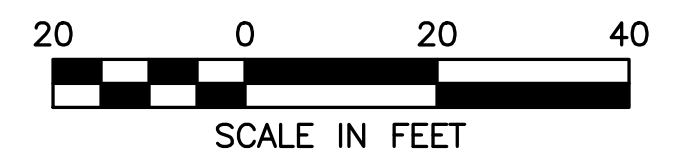
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CALC	CADD UL	FIELD CHECKED	CRD FILE 17303.1	JOB NO. 17303

FILENAME: S:\PROJECTS\17300s\17303\DWG\17303-EC1.dwg



- SITE PREPARATION PLAN NOTES**
1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO ENGINEER BEFORE BEGINNING DEMOLITION WORK.
 2. PROVIDE 6" LAYER OF WOOD CHIPS OVER ROOT ZONE INSIDE PROTECTED AREA.
 3. GRIND AND STOCKPILE EXISTING BITUMINOUS CONCRETE PAVEMENT AND SUB. BASE IF DEEMED ACCEPTABLE. STOCKPILE AND REUSE ON SITE. STOCKPILE SUB. BASE OF CONCRETE PAVING IF DEEMED ACCEPTABLE FOR REUSE ON SITE.
 4. REMOVAL OF SITE STRUCTURES, PAVING REMOVAL, SLABS, UNSATISFACTORY BASE MATERIAL, LIGHTS AND OTHER MISCELLANEOUS SITE ITEMS INCLUDE SATISFACTORY OFF-SITE DISPOSAL.
 5. TREE AND SHRUB REMOVAL SHALL INCLUDE THE FELLING, CUTTING, STUMP REMOVAL, GRUBBING OUT ROOTS AND SATISFACTORY OFF-SITE DISPOSAL OF ALL STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED THROUGH THE REMOVAL OPERATIONS. EXISTING TREES AND SHRUBS TO REMAIN SHALL NOT BE ALTERED UNDER ANY CIRCUMSTANCES AND MUST REMAIN IN THE SAME CONDITION AS OBSERVED PRIOR TO CONSTRUCTION.
 6. NO STOCKPILING TO BE PLACED OR HEAVY MACHINERY TO BE USED WITHIN THE DRIP ZONE OF PROTECTED TREES. EXCAVATION WITHIN ROOT SYSTEM ZONES SHOULD BE PERFORMED BY HAND.
 7. DAMAGED ITEMS SCHEDULED TO REMAIN SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
 8. STOCKPILES OF MATERIALS SHALL NOT BE PLACED WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE. AREA FOR STOCKPILE ITEMS SHALL BE LOCATED AND REVIEWED BY THE GENERAL CONTRACTOR AND ENGINEER PRIOR TO REMOVAL OPERATIONS.
 9. CONTRACTOR SHALL LEAVE WORK SITE FREE OF DEBRIS AT THE END OF EACH DAY'S OPERATIONS. SALVAGE AND STOCKPILE EXISTING TOPSOIL FOR REUSE.

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	LIMIT OF WORK LINE
	TEMPORARY INLET PROTECTION
	TREE PROTECTION
	REMOVE AND DISPOSE
	REMOVE AND STACK



CONSULTANT:

HOWARD STEIN HUDSON
 11 Beacon Street, Suite 1010
 Boston, MA 02108
 www.hshassoc.com

ARCHITECT:

**BOSTON DESIGN CENTER LOT
 1 DESIGN CENTER PLACE
 BOSTON, MA, 02210**

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	GNM	8/31/2020	CONCEPTUAL DESIGN
2	GNM	06/14/2021	NOI SET




**PARKING LOT
 IMPROVEMENTS**

**SITE PREPARATION
 PLAN**

DATE:	MAY 26, 2021
PROJECT NUMBER:	2019267
DESIGNED BY:	GNM
DRAWN BY:	GNM
CHECKED BY:	RL



CONSULTANT:

HOWARD STEIN HUDSON
 11 Beacon Street, Suite 1010
 Boston, MA 02108
 www.hshassoc.com

ARCHITECT:

**BOSTON DESIGN CENTER LOT
 1 DESIGN CENTER PLACE
 BOSTON, MA, 02210**

REVISIONS:

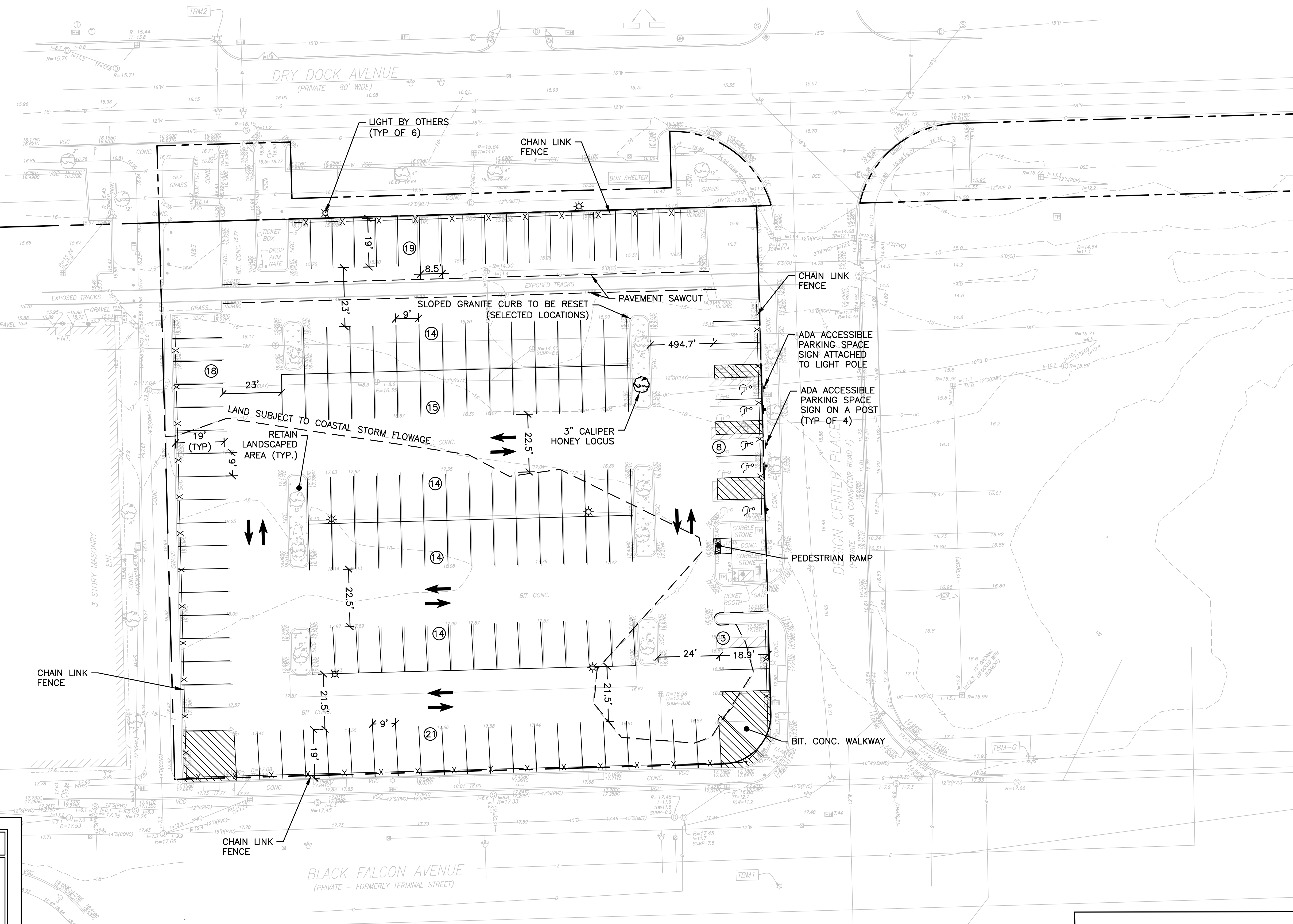
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2	GNM	06/14/2021	NOI SET



**PARKING LOT
 IMPROVEMENTS**

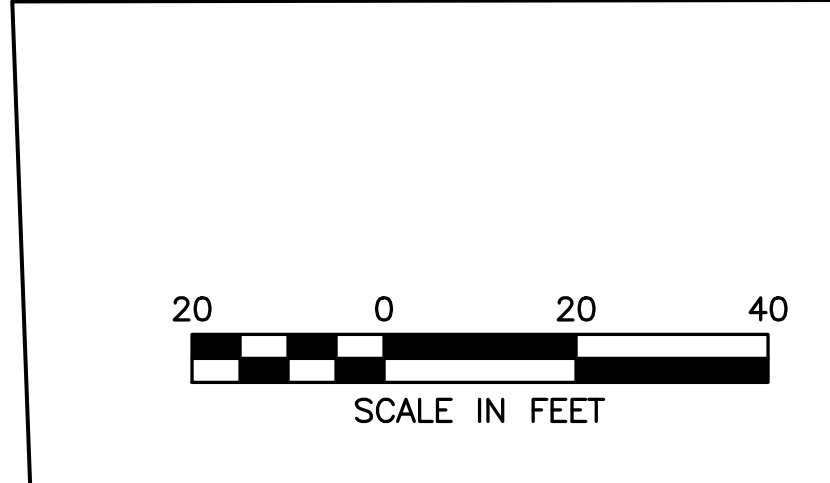
**SITE LAYOUT AND
 MATERIALS PLAN**

DATE:	MAY 26, 2021
PROJECT NUMBER:	2019267
DESIGNED BY:	GNM
DRAWN BY:	GNM
CHECKED BY:	RL



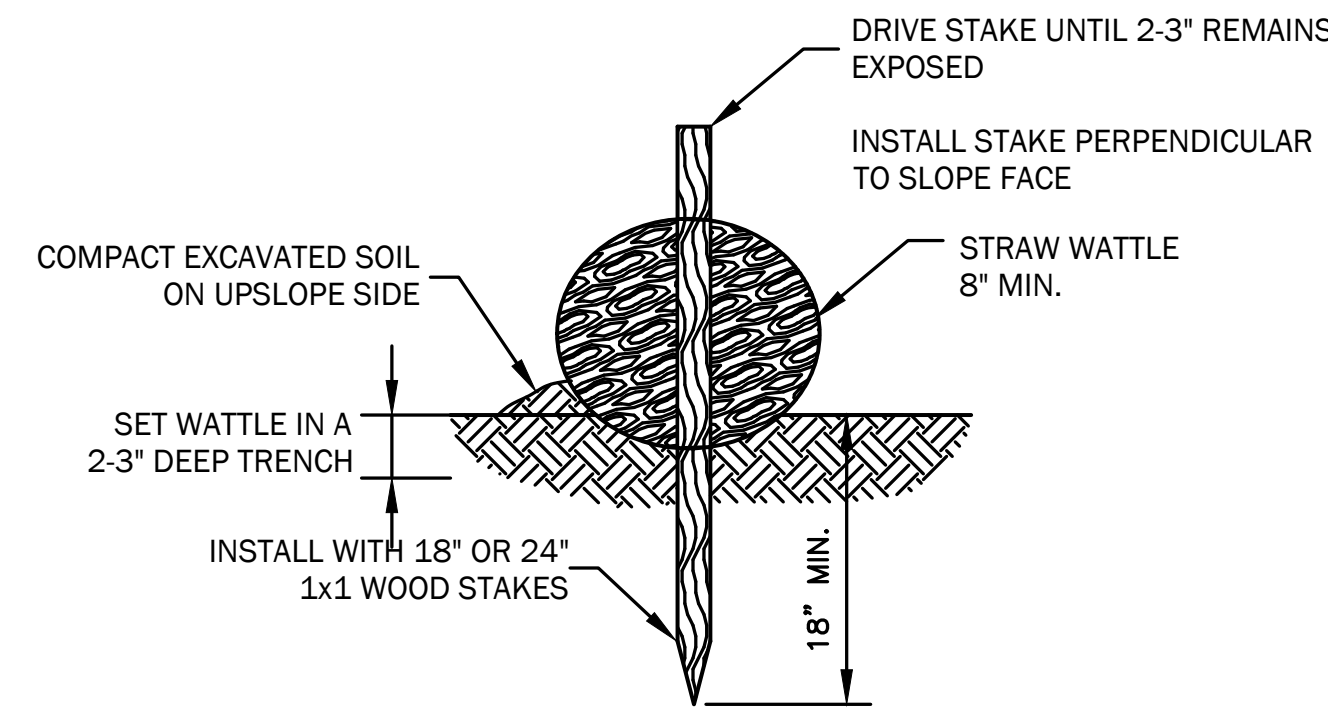
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- NUMBER OF PARKING SPACES
- LIGHT POLE
- SIGN
- PROPOSED TREE



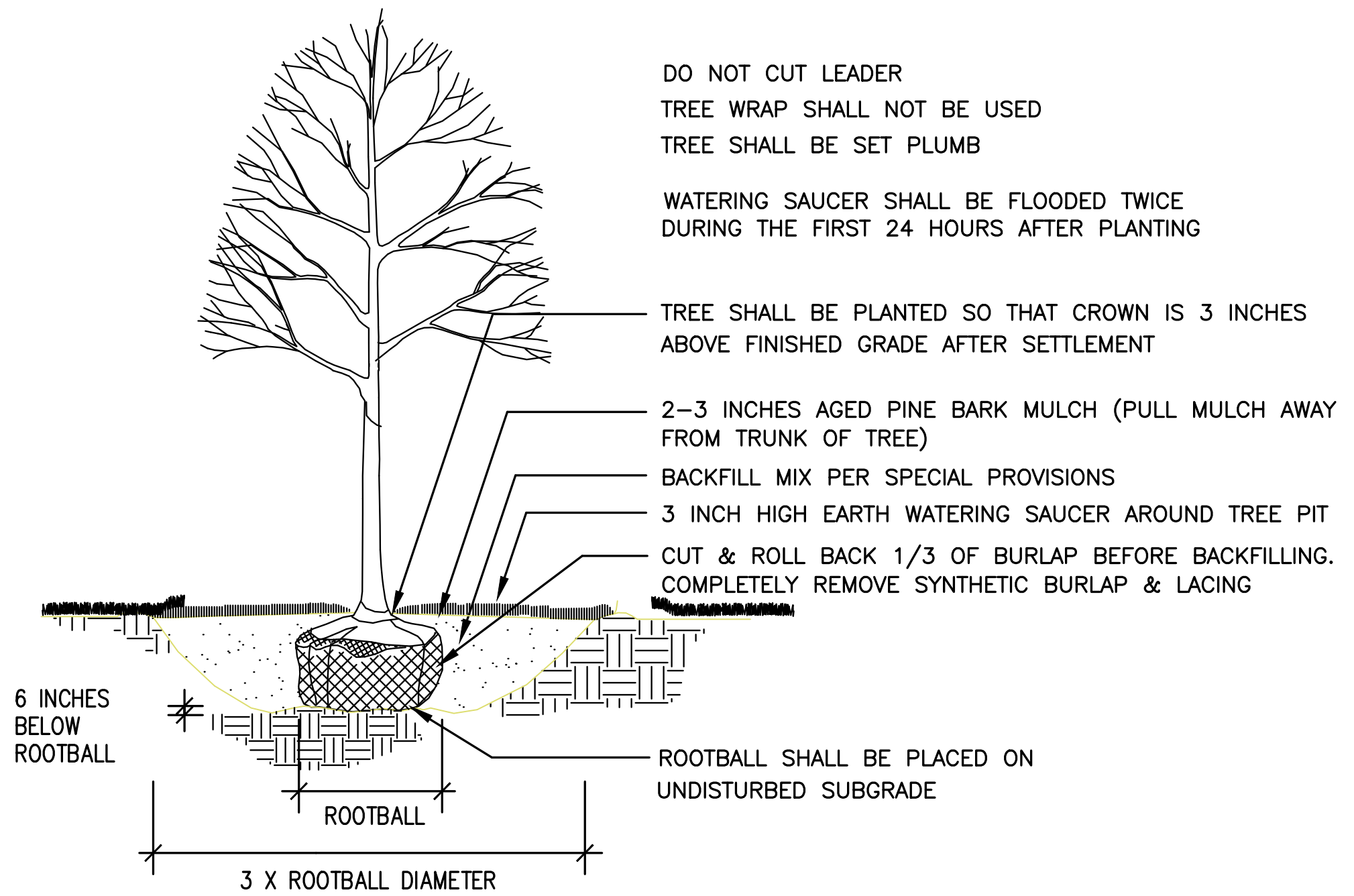
EROSION & SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED AND UPGRADED AS NECESSARY DURING CONSTRUCTION BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND INSTALL ADDITIONAL CONTROL MEASURES AS NEEDED DURING CONSTRUCTION.
2. ALL CATCH BASINS RECEIVING DRAINAGE FROM THE PROJECT SITE MUST BE PROVIDED WITH A CATCH BASIN FILTER.
3. STABILIZATION OF ALL RE-GRADED AND SOIL STOCKPILE AREAS MUST BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
4. SEDIMENT REMOVED FROM EROSION AND SEDIMENT CONTROL DEVICES MUST BE PROPERLY REMOVED AND DISPOSED. ALL DAMAGED CONTROLS MUST BE REMOVED AND REPLACED.
5. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN. THIS INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PROPER CITY AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING WIND EROSION AND DUST THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL MAY INCLUDE, BUT IS NOT LIMITED TO, SPRINKLING OF WATER ON EXPOSED SOILS AND STREET SWEEPING ADJACENT ROADWAYS.
7. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN 21 DAYS AFTER LAND DISTURBANCE ACTIVITIES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZED SOILS WITHIN 14 DAYS OF THE LAST DISTURBANCE.
8. IF A DISTURBED AREA WILL BE EXPOSED FOR GREATER THAN ONE YEAR, PERMANENT GRASSES OR OTHER APPROVED COVER MUST BE INSTALLED.
9. THE CONTRACTOR MUST KEEP ON-SITE AT ALL TIMES ADDITIONAL FILTER BERMS AND/OR SILT FENCE FOR THE INSTALLATION AT THE DIRECTION OF THE ENGINEER OR CONSERVATION COMMISSION TO MITIGATE ANY EMERGENCY CONDITION.
10. THE CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROLS AS SHOWN MAY NOT BE PRACTICAL DURING ALL STAGES OF CONSTRUCTION. EARTHWORK ACTIVITY ON-SITE MUST BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO A SEDIMENT CONTROL DEVICE OR INFILTRATED TO THE GROUND.
11. DEMOLITION AND CONSTRUCTION DEBRIS MUST BE PROPERLY CONTAINED AND DISPOSED OF.
12. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE HAULED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.

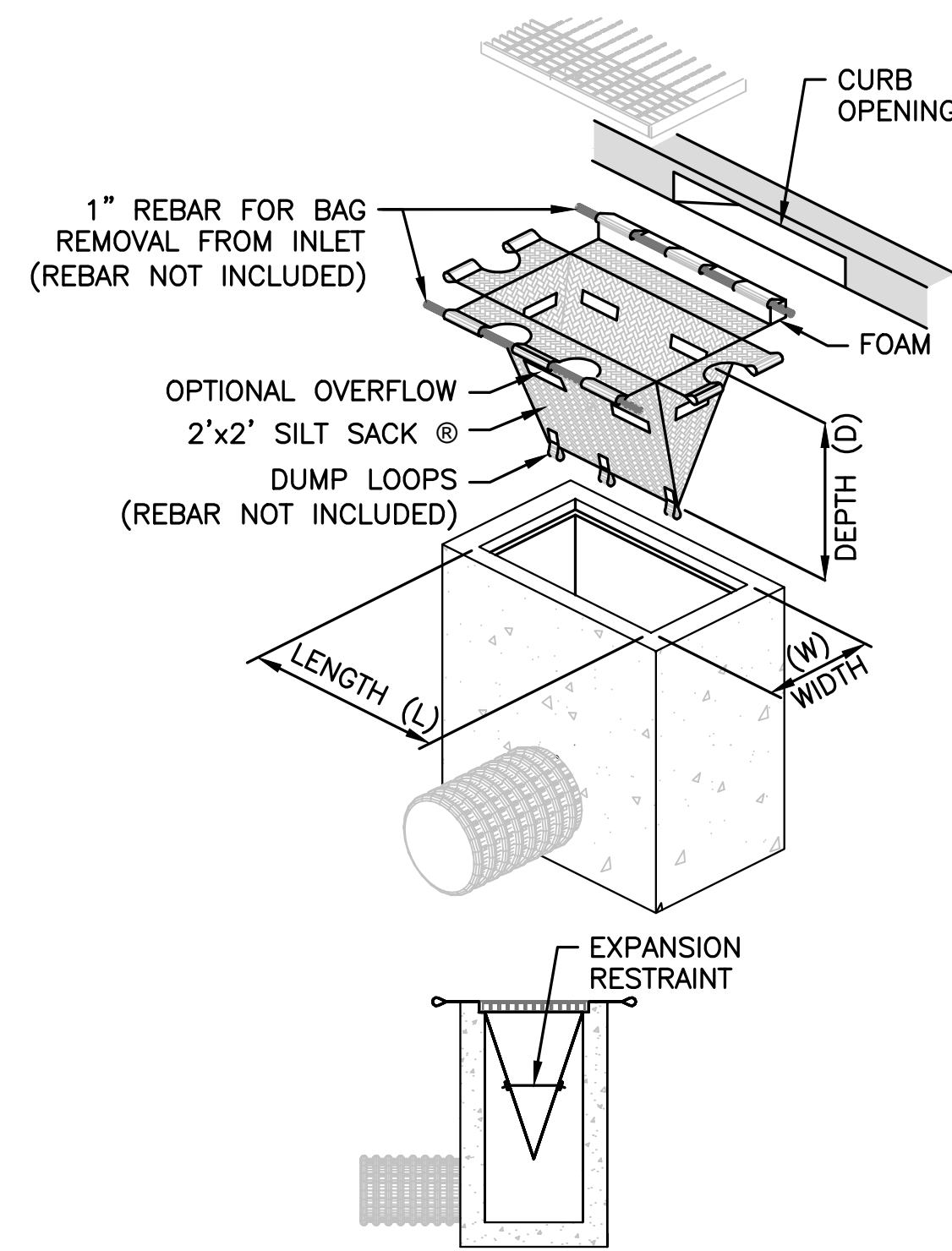


- NOTES:**
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3"(5-7.5 CM) DEEP X 9"(22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
 2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
 3. SECURE THE WATTLE WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 - 1.2 M) AND WITH A STAKE ON EACH END. (STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

STRAW WATTLE DETAIL
NOT TO SCALE

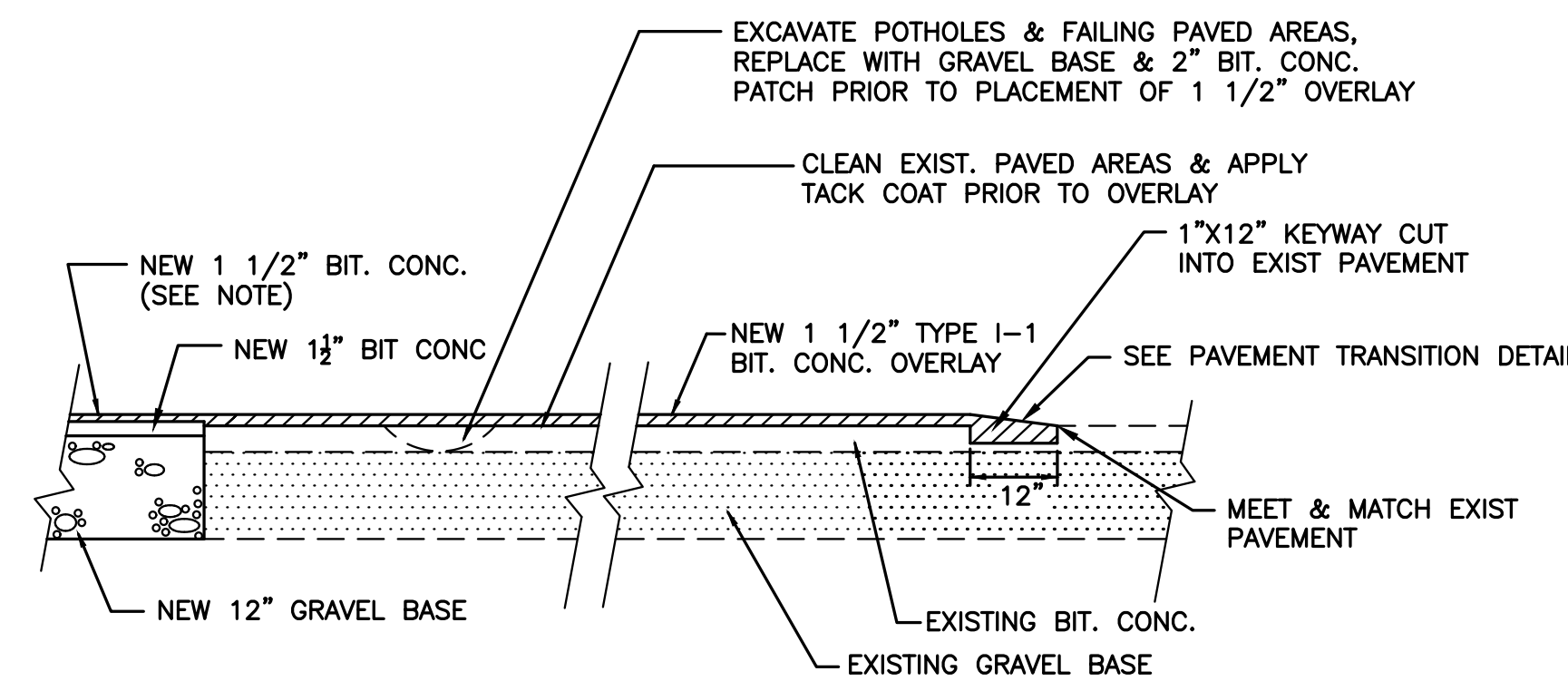


DECIDUOUS TREE PLANTING
NOT TO SCALE



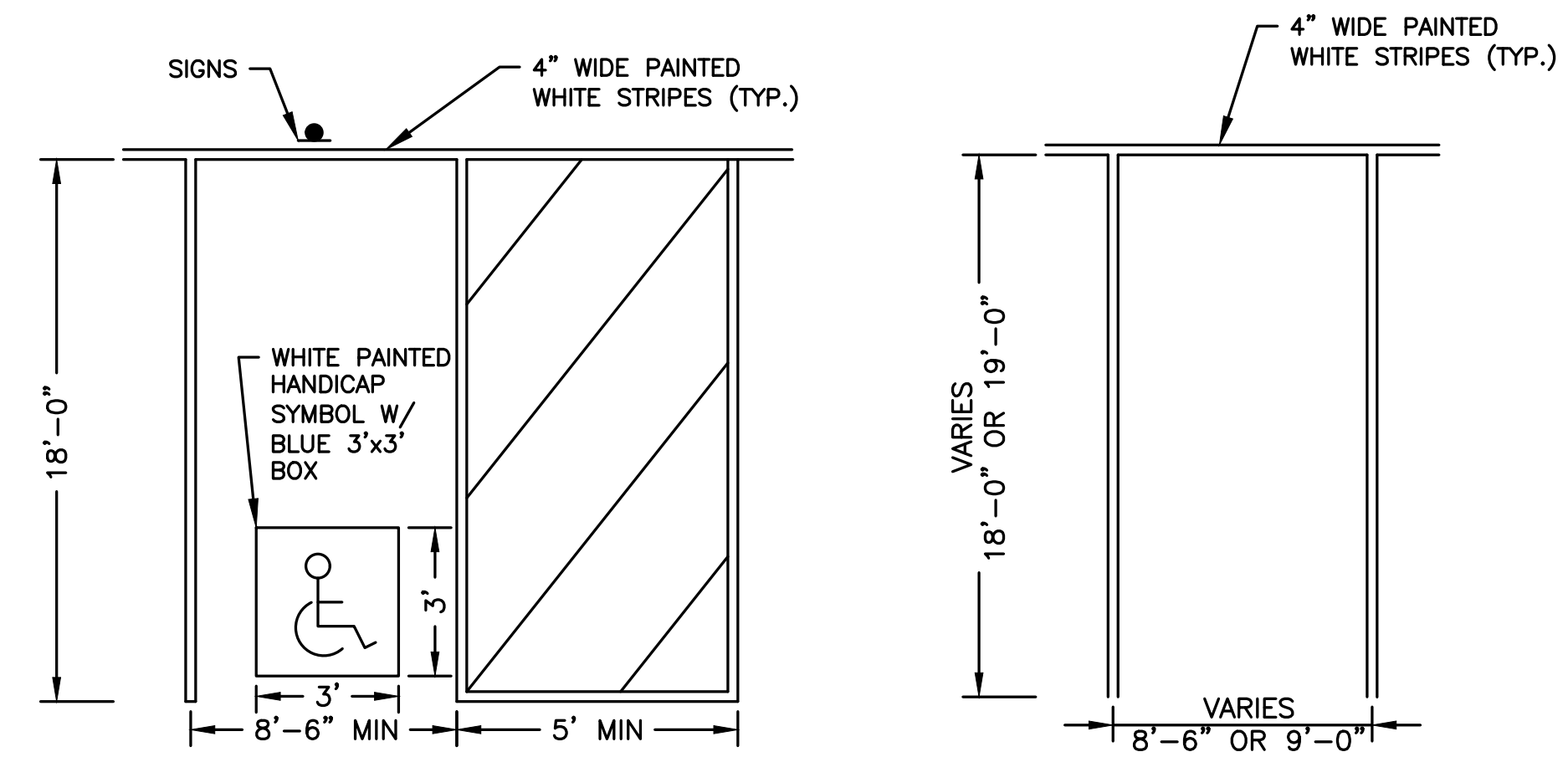
CATCH BASIN FILTER

TEMPORARY INLET PROTECTION
NOT TO SCALE



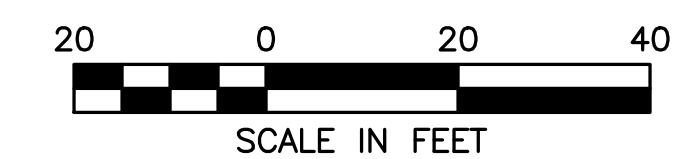
- NOTES:**
1. WHERE 1 1/2" OVERLAY MEETS NEW FULL DEPTH PAVEMENT CONSTRUCTION, THE TOP COURSE SHALL MATCH THE OVERLAY AND SHALL BE PLACED IN THE SAME APPLICATION.
 2. MILL & OVERLAY SIMILAR TO THIS DETAIL, BUT PAVEMENT TRANSITION MAY NOT BE REQUIRED. COLD PLANE EXISTING SURFACE TO THE DEPTH OF 1 1/2" OR AS INDICATED IN THE SPECIFICATIONS

PAVEMENT OVERLAY
NOT TO SCALE



TYPICAL HANDICAP PARKING SPACE
NOT TO SCALE

TYPICAL PARKING SPACE
NOT TO SCALE



CONSULTANT:

HOWARD STEIN HUDSON
11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshassoc.com

ARCHITECT:

**BOSTON DESIGN CENTER LOT
1 DESIGN CENTER PLACE**
BOSTON, MA, 02210

REVISIONS:

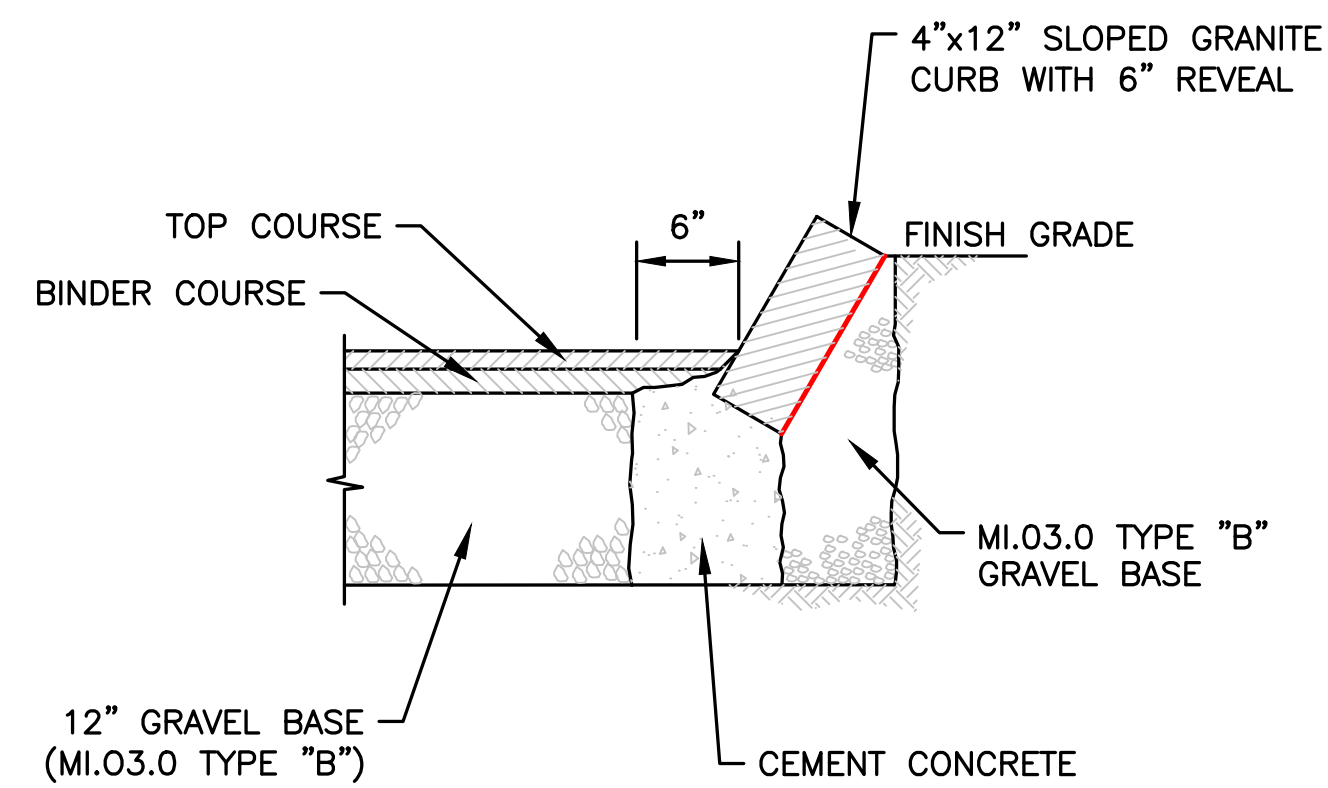
NO	BY	DATE	DESCRIPTION
1	GNM	8/31/2020	CONCEPTUAL DESIGN
2	GNM	06/14/2021	NOI SET



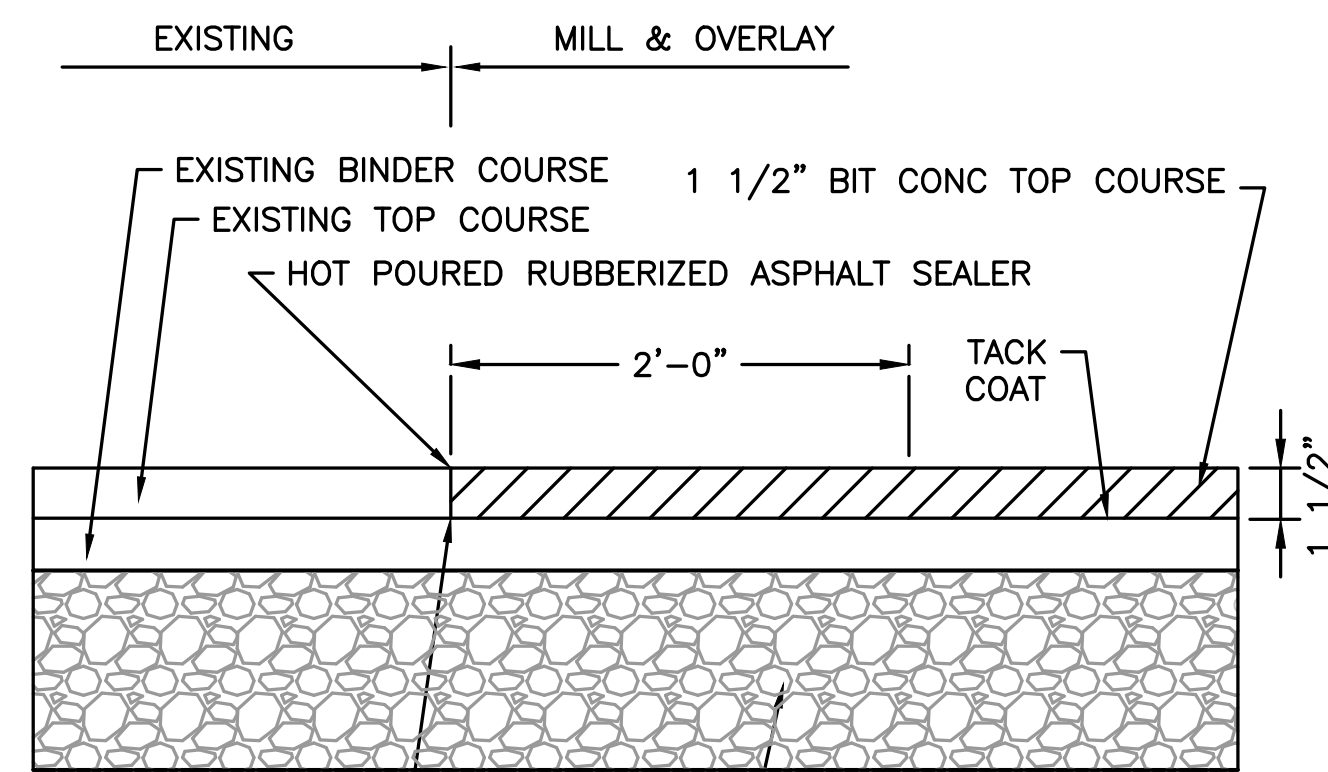
**PARKING LOT
IMPROVEMENTS**

DETAILS

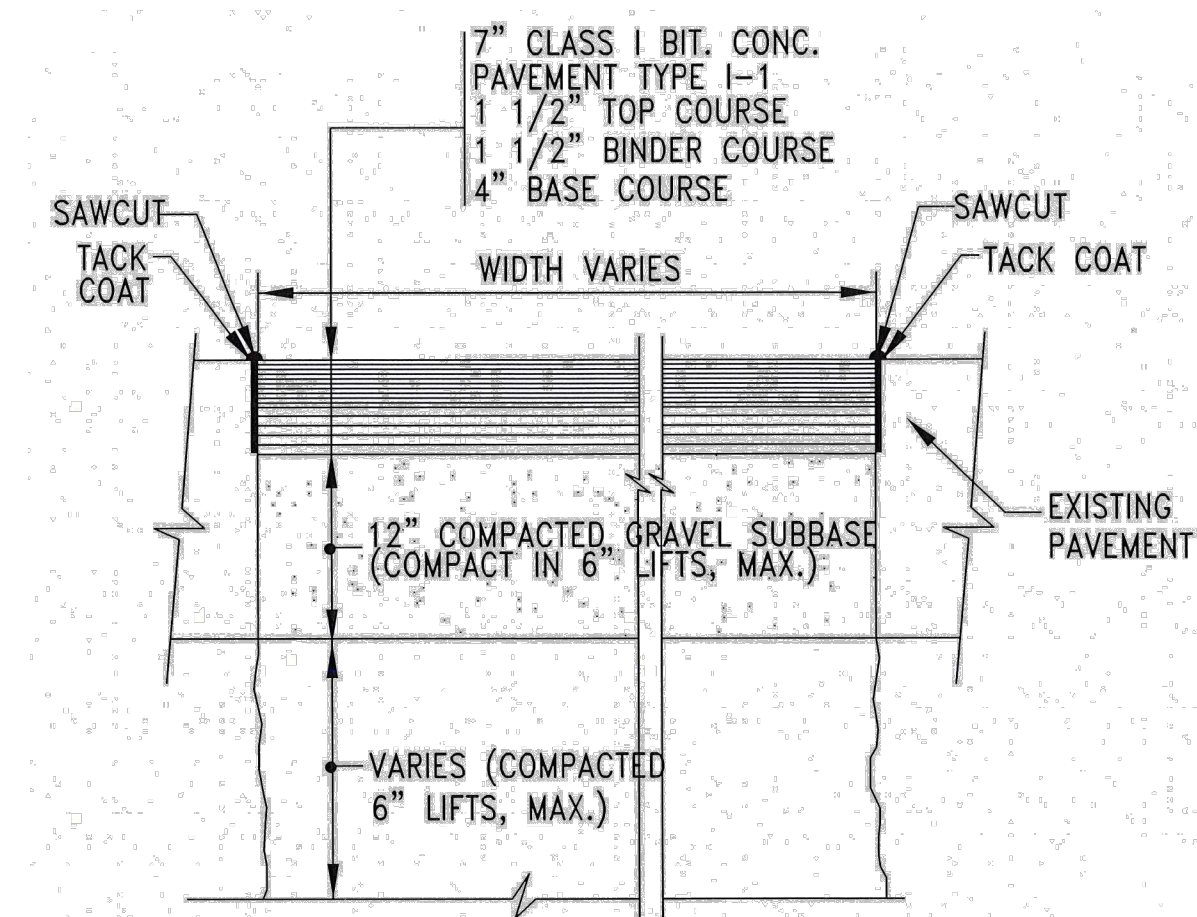
DATE:	MAY 26, 2021
PROJECT NUMBER:	2019267
DESIGNED BY:	GNM
DRAWN BY:	GNM
CHECKED BY:	RL



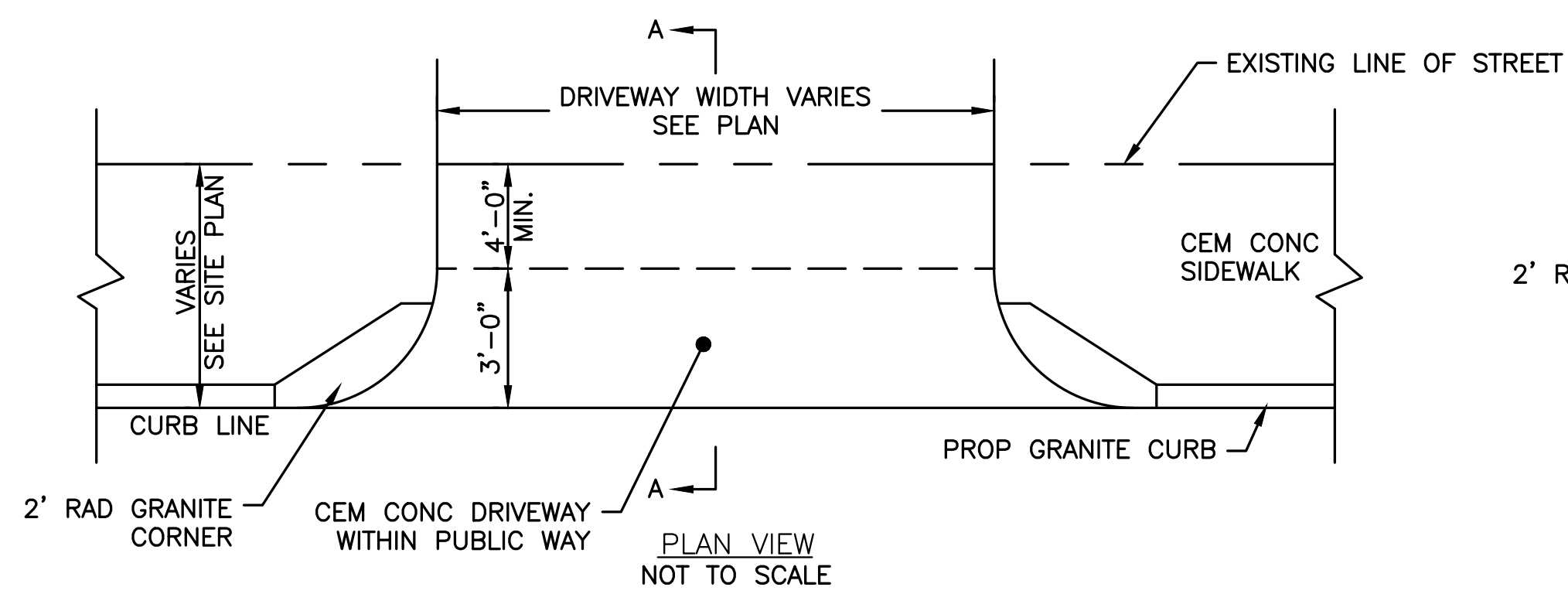
SLOPED GRANITE CURB
NOT TO SCALE



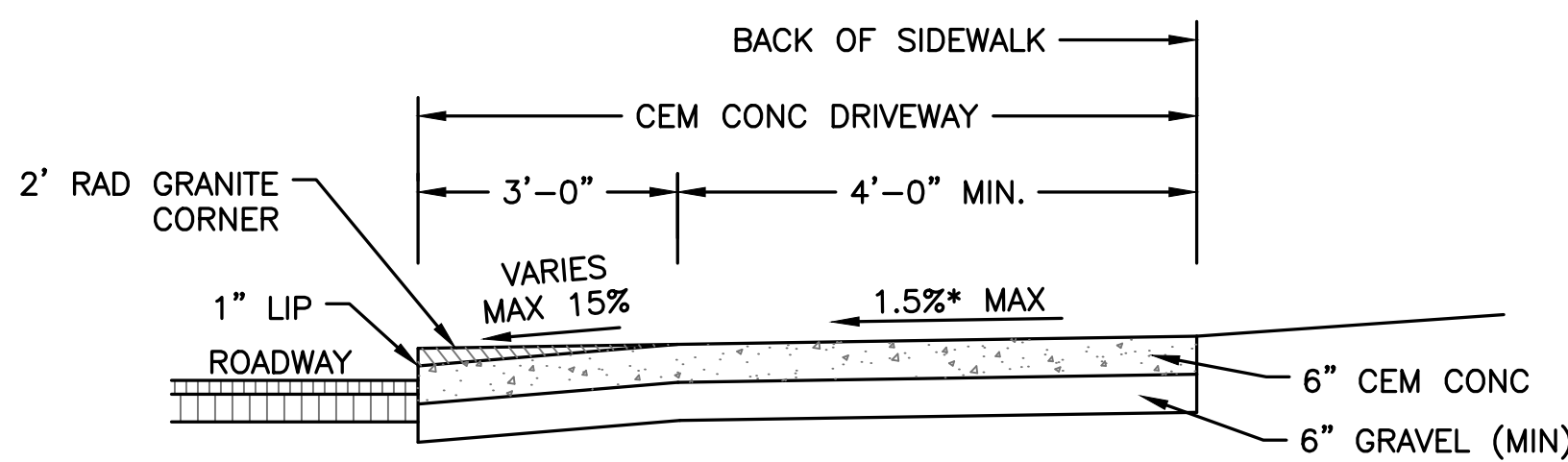
PAVEMENT JOINT DETAIL
NOT TO SCALE



TYPICAL PERMANENT PAVEMENT PATCH
NOT TO SCALE



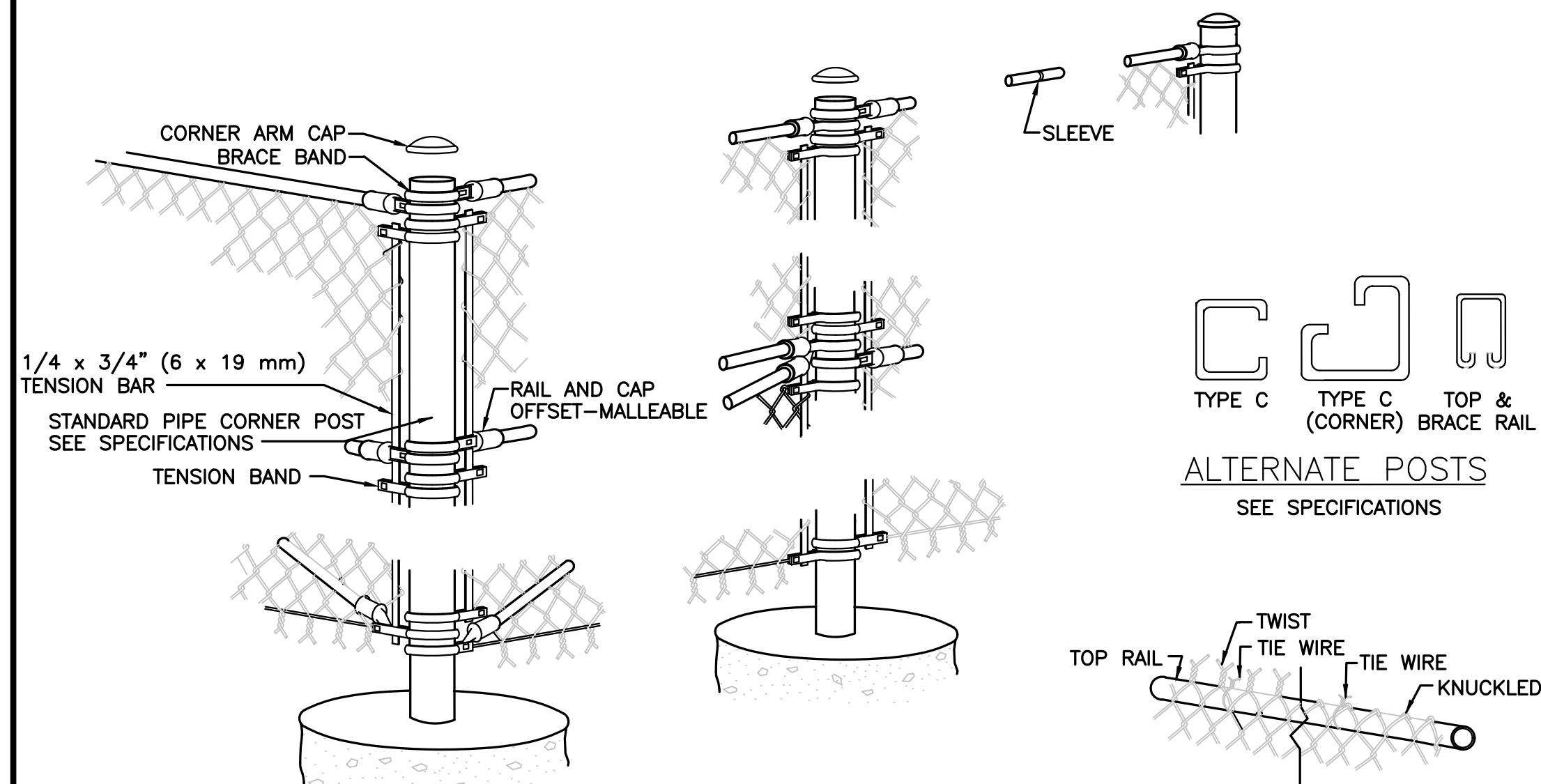
DRIVEWAY DETAIL
NOT TO SCALE



SECTION A-A
NOT TO SCALE

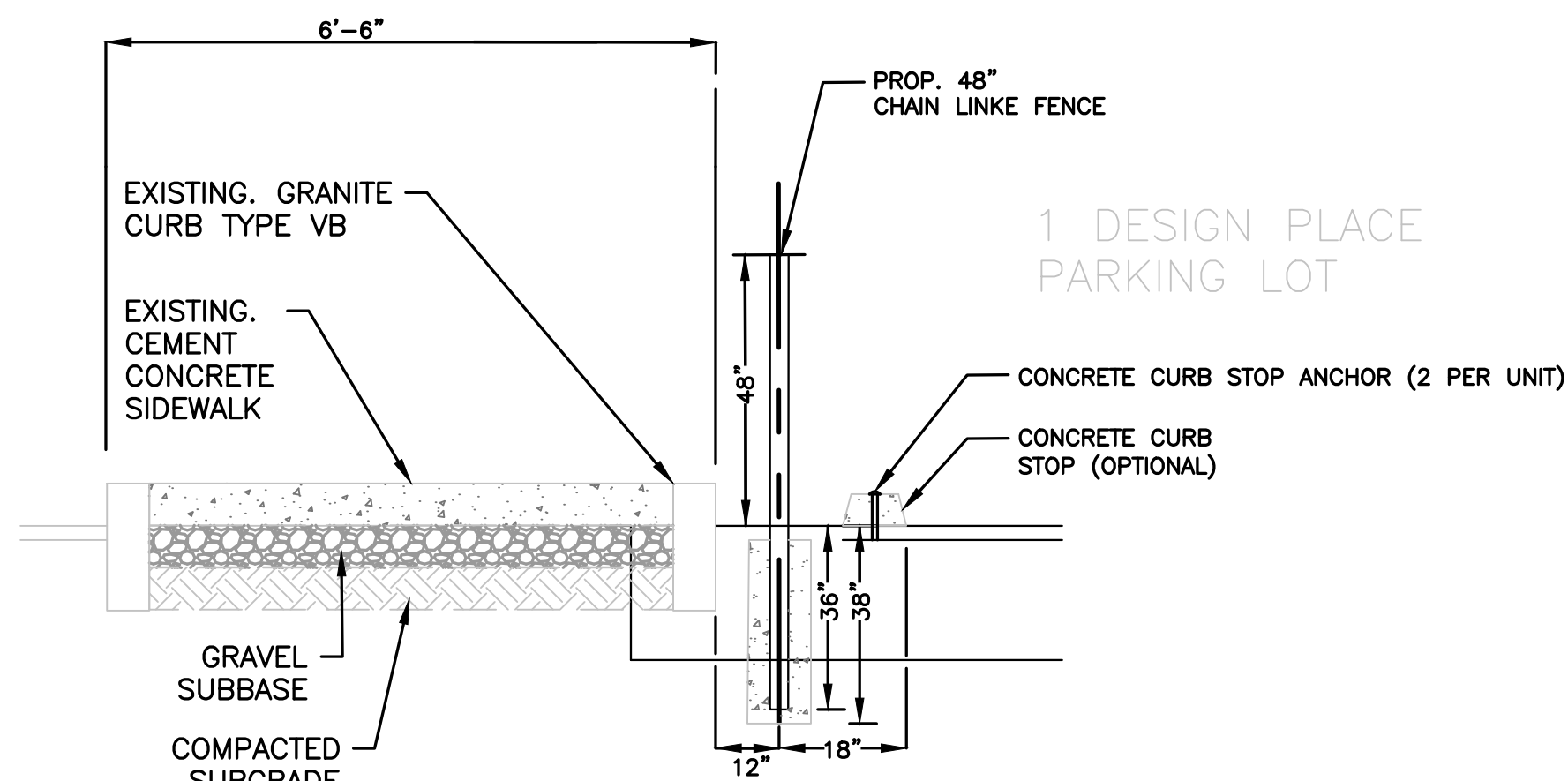
NOTES:
* CONSTRUCTION TOLERANCE ± 0.5%

NOTE:
SUBMIT COMPACTION REPORT TO
BPDA, MARLA CUMMING,
22 DRYDOCK AVE, SUITE 201
BOSTON, MA 02210



CHAIN LINK FENCE ASSEMBLY
NOT TO SCALE

FABRIC SELVAGE
NOT TO SCALE



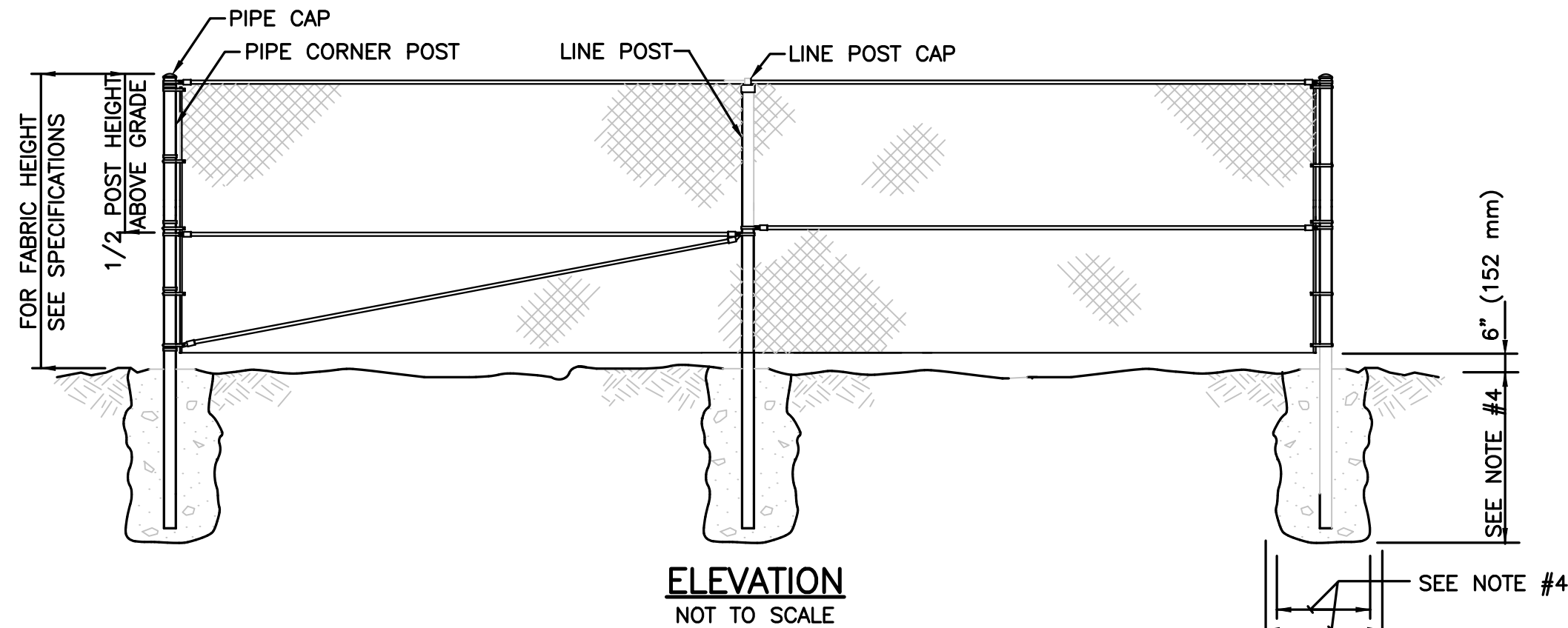
CHAIN LINK FENCE SECTION
NOT TO SCALE

NOTES:

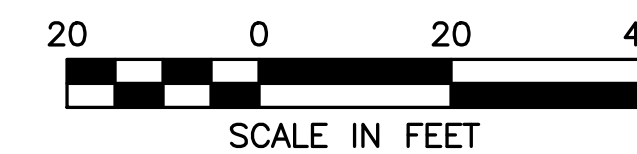
1. POST SPACING: LINE POSTS SHALL BE EVENLY SPACED, CENTER TO CENTER.
2. BARBED WIRE ARM: SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
3. TERMINAL LINE POSTS, & TOP/BRACE RAIL SHALL BE ACCORDING TO THE SPECIFICATIONS.
4. POST SETTING SHALL BE ACCORDING TO THE FOLLOWING TABLE:
5. THE METRIC CONVERSIONS ARE PROVIDED IN PARENTHESIS FOLLOWING THE ENGLISH UNITS.

POST SETTING REQUIREMENT			
TYPE OF POST	HOLE DIA. AT TOP*	HOLE DEPTH	POST EMBEDMENT
LINE	9" (229 mm)	38" (965 mm)	36" (914 mm)
TERMINAL	12" (305 mm)	38" (965 mm)	36" (914 mm)

*MIN. HOLE DIAMETER IN SOFT OR LOOSE SOIL SHALL BE 18"



ELEVATION
NOT TO SCALE



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REVISIONS:

NO	BY	DATE	DESCRIPTION
1	GNM	8/31/2020	CONCEPTUAL DESIGN
2	GNM	06/14/2021	NOI SET



PARKING LOT IMPROVEMENTS

DETAILS

DATE: MAY 26, 2021
PROJECT NUMBER: 2019267
DESIGNED BY: GNM
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