

**Commonwealth of Massachusetts**  
**Executive Office of Environmental**  
**Affairs ■ MEPA Office**

**ENF**

**Environmental**  
**Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: 13233  
 MEPA Analyst: LeAndrea DAMES  
 Phone: 617-626-1028

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Shipyard Quarters Marina Expansion		
Street: One Pier 8, 13 <sup>th</sup> Street		
Municipality: Charlestown	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: 4693143 N, 331199 E	Latitude: 42 22 26 N	Longitude: 71 03 01 W
Estimated commencement date: Sept. 2004	Estimated completion date: Mar. 2005	
Approximate cost: \$2.2 million	Status of project design: 15	%complete
Proponent: LDA Acquisitions		
Street: c/o Shipyard Quarters Marina, One Pier 8, 13 <sup>th</sup> Street		
Municipality: Charlestown	State: MA	Zip Code: 02129
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kara Wilbur		
Firm/Agency: Fort Point Associates, Inc.	Street: 286 Congress Street, 6th Floor	
Municipality: Boston	State: MA	Zip Code: 02210
Phone: 617.357.7044 x208	Fax: 617.357.9135	E-mail: kwilbur@fpa-inc.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. 02383\_)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- |  |                              |  |
|--|------------------------------|--|
| a Single EIR? (see 301 CMR 11.06(8))           | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Special Review Procedure? (see 301CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11)          | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres):\_N/A

- Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: Army Corps of Engineers Section 10/404, Order of Conditions

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater   | <input type="checkbox"/> Transportation                              |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste                     |
| <input type="checkbox"/> ACEC   | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources       |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  Massachusetts Historic Commission, Finding of No Adverse Impact  CZM – consistency determination
Total site acreage	174,900± sf			
New acres of land altered		0		
Acres of impervious area	0	0	0	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	19,460± sf	19,460± sf	
Number of housing units	0	0	0	
Maximum height (in feet)	0	2	2	
<b>TRANSPORTATION</b>				
Vehicle trips per day	345	102	447	
Parking spaces	56	0	56	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	0	0	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	0	0	
Length of water/sewer mains (in miles)				

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_)  No

**HISTORICAL / ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_ Charlestown Navy Yard Historic Landmark District \_\_\_\_\_)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_)  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_)  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The proposed Shipyard Quarters Marina Expansion project is located on Boston Harbor within the Charlestown Navy Yard (see Figure 1, Locus Plan). The project involves the expansion of the existing Shipyard Quarters Marina located at Pier 8 in the Charlestown Navy Yard. The project site is located on Parcel D (4B), the location of former Pier 9.

The existing marina contains approximately 187 slips (see Figure 2, Existing Conditions Plan). The proponent, LDA Acquisitions, proposes to add approximately 55 new slips to accommodate increased marine-related activities and to further activate the waterfront (see Figure 3, Proposed Expansion Plan). The marina expansion will occupy approximately 174,900± sf of watersheet and will increase the total number of slips to 242. The new slips will be accessed from the existing Pier 8 marina and will share the existing marine services building and associated parking.

The marina expansion was previously reviewed and approved under MEPA in the Charlestown Navy Yard Draft SEIR filed in June 1991 (EOEA # 2383), which allowed for a marina of approximately the same size and in the same location as the currently proposed marina (see Figure 4, Draft SEIR Plan). Due to the lapse of time, the proponent is now seeking reauthorization for the previously approved marina expansion.

The project site is located within the Charlestown Navy Yard National Historic Landmark District and within the New Development Area established by the Boston Redevelopment Authority. The New Development Area is subject to the Amended Historic Preservation Design Guidelines. The proposed project complies with the guidelines, which call for marina and marina amenities on Parcel D (4B) (see Attachment A, Amended Historic Preservation Guidelines for Parcel D (4B)).