

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: **13728**
 MEPA Analyst: **DEIRDRE BUCKLEY**
 Phone: 617-626-**1044**

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: One North Shore Road		
Street: 71 North Shore Road		
Municipality: Revere	Watershed: North Coastal	
Universal Transverse Mercator Coordinates: 243830.43, 910270.78 (NAD 83)	Latitude: 42° 26' 31" N Longitude: -70° 58' 02" W	
Estimated commencement date: Spring 2008	Estimated completion date: Fall 2009	
Approximate cost: \$ 20,000,000	Status of project design: 50% complete	
Proponent: Jay Epsimos		
Street: 350 Revere Beach Boulevard		
Municipality: Revere	State: MA	Zip Code: 02151
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kenneth P. Fields		
Firm/Agency: BSC Group	Street: 15 Elkins Street	
Municipality: Boston	State: MA	Zip Code: 02127
Phone: 617-896-4300	Fax: 617-896-4301	E-mail: Kfields@bscgroup.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. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes 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):
The project does not require any financial assistance or land transfer from a Commonwealth agency.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify **DEP Waterways Program**) No

List Local or Federal Permits and Approvals:
Notice of Intent, Revere Conservation Commission (DEP File No. 06-0531); Chapter 91 Waterways License (DEP Transmittal No. W07116); Special Permit granted by the Revere City Council on May 18, 2005 (Application No. C-05-06/05-97); Department of Public Safety—Division of Fire Protection Chapter 148 License (Lic. No. 625, February 1, 2005)

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
LAND				<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 checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> EPA NPDES Construction General Permit
Total site acreage	2.387			
New acres of land altered		0 s.f.		
Acres of impervious area	1.38	-0.33	1.05	
Square feet of new bordering vegetated wetlands alteration		0 s.f.		
Square feet of new other wetland alteration		0 s.f.		
Acres of new non-water dependent use of tidelands or waterways		0 acres		
STRUCTURES				
Gross square footage	12,273 s.f.	+152,134 s.f.	164,407 s.f.	
Number of housing units	12	+53	65	
Maximum height (in feet)	20' +/-	+77.5'	97.5'	
TRANSPORTATION				
Vehicle trips per day*	Weekday: 1,820 Saturday: 2,313	-1,439 -1,944	381 369	
Parking spaces	71	+82	153	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	15,312	-187	15,125	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/ treatment**	13,920	-170	13,750	
Length of water/sewer mains (in miles)	0.34***	+0.18****	0.52	

* Vehicle trips per day based on the Institute of Transportation Engineers Trip Generation Manual, 7th Edition

** GPD wastewater generation based on Title V System Sewage Flow Design Criteria

*** The existing 12" sewer within the Lynnway shall be replaced with a new 15" sewer from the northernmost manhole in the Lynnway in Revere to the Point of Pines sewer pumping station.

**** A new 10" water line shall be looped to the existing waterline in the vicinity of Gibson Park to create a looped water distribution system.

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 _____) 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 _____ adjacent to Rumney Marshes _____) 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.*)

Mr. Jay Epsimos is proposing the redevelopment of an existing 1-2 story building and the construction of a 10-story building at 71 North Shore Road in Revere, Massachusetts. The first two floors of the building will be constructed for parking while the remaining eight floors will be constructed into 65 condominium units. The proposed redevelopment project will also include the construction of a walkway, access roadways and parking spaces, minor repairs to the seawall, improvements to stormwater management, utility services, and associated grading and landscaping.

The proposed project site is an approximately 2.38 acre lot located at 71 North Shore Road in Revere, Massachusetts. The site consists of an existing 1-2 story building currently used as a restaurant, banquet hall, and 12 apartment units with associated parking, pool, and utilities. The project site is bounded by Whittin Avenue Extension to the south, an existing boat marina to the west, the Saugus River to the north, and State Route 1A to the east. The existing upland portion of the site is almost entirely impervious, including an inground swimming pool, with a seawall along the northern edge of the property along the Saugus River. The majority of the stormwater runoff, approximately 2/3 of the site, currently flows overland, uncontrolled and untreated into the Saugus River. The remaining stormwater flows overland onto Whittin Avenue Extension and to the adjacent site to the west. In addition, there is an existing municipally owned 36" Reinforced Concrete Pipe along the eastern side of the property which discharges stormwater into the Saugus River.

The three alternatives identified for 71 North Shore Road are (1) a no-build option, (2) Development Option 1, and (3) Development Option 2, the preferred alternative. Under the no-build alternative, the existing degraded site would remain unchanged. The current outdated building would be located in a water-dependent use zone and closer to the riverfront area than the proposed new structure. The upland portion of the site would also remain as almost entirely impervious surface with the majority of the stormwater from the site flowing overland, uncontrolled and untreated into the Saugus River. No repairs to the current deteriorated seawall would be completed, making the coastal bank less stable. The no-build alternative would restrict public access to the waterfront area and would not provide public use of the shoreline. The current sanitary sewer inflow and infiltration problems during heavy rain events would continue and may overload the pump station.

Redevelopment of the site would replace the outdated building with a new facility located further from the waterfront than the existing structure. Both options for development would decrease the amount of impervious surface on the site, decrease the traffic demand at the site, increase the stability of the coastal bank through minor repairs to the seawall, and provide structured (rather than surface) parking, stormwater improvements consistent with the Department of Environmental Protection's Stormwater Management Policy, utility improvements, a public walkway, and new landscaped areas.

The proposed redevelopment would include the above mentioned improvements to the stormwater management system, as discussed in Land Section II, H of this application.

The development options would also include off-site utility improvements to the water supply and sanitary sewer. The existing 8" water line from Rice Avenue to Whitin Avenue, under Route 1A, will be replaced with a new 10" line. In addition, a new 10" water line shall be looped to the existing water line in the vicinity of Gibson Park to create a looped water distribution system. These improvements will not only increase water pressure to the site, but also to other properties connected to this portion of the city's water distribution system. The off-site sewer improvements have been proposed as mitigation to two known existing conditions, a common surcharge condition and infiltration/inflow. In response, sewage improvements will include the inspection and replacement, if necessary, of the existing 8-inch sewer from the site, under Route 1A, to the Lynnway. The existing 12-inch sewer in the Lynnway will be replaced with a 15-inch sewer from the northern most manhole in the Lynnway south of the General Edwards Bridge to the sewer pump station suction piping. The on-site sewer system will include a storage tank with a check valve and isolation valve to automatically isolate the project sewage from the City sewer during heavy surcharge conditions.

Both Development Options 1 and 2 would provide the benefits discussed above. The two alternatives differ in the layout and location of the proposed structure and parking, and the accessibility of the waterfront public walkway.

The proposed development in Option 1 includes a curved building, a parking lot extending from the building to the eastern edge of the property, and a walkway along the shoreline and extending to the Whitin Avenue Extension. The design includes 36 parking stalls located outside the extent of the structured parking. Four entrances are also required to provide access from Whitin Avenue Extension to the exterior lot and structured parking. The exterior parking continues to the edge of the property along State Route 1A. The proposed building will be located approximately 50 feet further from the river than the existing building, allowing for substantial landscape improvements within the water-dependent use zone.

Development Option 2, the preferred alternative, includes the same benefits as Development Option 1 but also includes more structured parking, stormwater management improvements, more overall landscaping, and a wider, more inviting waterfront public access walkway connection. The preferred alternative includes only partial parking stalls beyond the limit of the structured parking, reducing the amount of paved parking area subject to rainfall. The parking area also requires only one entrance from Whitin Avenue Extension. This entrance is located further from the intersection of Route 1A than the entrances proposed under Option 1, providing a safer and more controlled traffic pattern. Improvements to stormwater runoff will be accomplished through the implementation of a street sweeping program and the use of a natural BMP stormwater management system that includes a drainage channel and a water quality swale that will also act as a level spreader. Option 1 does not allow room for this type of surface treatment.

The more compact layout of the proposed building allows it to be located an additional 15 feet further from the waterfront, resulting in a minimum distance between the building and the Saugus River of 100 feet and maximizing the landscaped areas along the waterfront. Option 2 promotes public access to this shoreline area by providing a landscaped walkway along Route 1A connecting the shoreline walkway with Whitin Avenue Extension. This allows pedestrians to approach the shoreline walkway from a public way and promotes public use of the shoreline. A total of 24% of the existing impervious surface will be removed and converted to landscaping.

Redevelopment of the site at 71 North Shore Road will decrease impervious surface, decrease traffic and sewage demands, improve stormwater management and public utilities, and increase public access to the waterfront. The preferred development option, Development Option 2, is a reflection of input from the Municipal Planning Department and has been approved by the Revere City Council. This option will provide additional parking area improvements, additional landscaping, and greater public access than Development Option 1.