



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS
OFFICE OF COASTAL ZONE MANAGEMENT
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MEMORANDUM

TO: Matthew A. Beaton, Secretary, EEA
ATTN: Anne Canaday, MEPA Unit
FROM: Bruce Carlisle, Director, CZM
DATE: January 9, 2017
RE: EEA-15411, 205 Revere Beach Parkway; Revere

The Massachusetts Office of Coastal Zone Management (CZM) has completed its review of the above-referenced Environmental Notification Form (ENF), noticed in the *Environmental Monitor* dated December 21, 2016, and recommends the preparation of an Environmental Impact Report. CZM offers the following comments.

Project Description

As stated in the ENF, the proposed project includes the demolition of an existing vacant grocery store and the construction of a mixed use development comprised of two buildings. One building will be a 5-story, 132 room hotel, and the other will be a multi-family residential building with 195 units above the ground floor, and ground level amenities, landscaping, and both garage and surface parking. The first floor elevations will be set at elevation 11.5 NAVD88. The project will also include stormwater improvements.

Project Comments

According to the ENF, the resource areas on site include BVW, inland bank, Land Subject to Coastal Storm Flowage (LSCSF), and Riverfront area. Sales Creek is also within the Rumney Marshes Area of Critical Environmental Concern (ACEC). The ENF acknowledges that the Base Flood Elevation (BFE) on the site changed significantly from elevation 6 NAVD88 to elevation 11 NAVD88 as a result of a recent update (March 2016) to the FEMA coastal study for Suffolk County. To address this, the project proposes to bring in fill to raise the elevation of the site to provide flood proofing for the proposed structures. A retaining wall is proposed along Sales Creek to stabilize the edge of this new fill. The retaining wall may reflect and channelize coastally influenced flood waters onto adjacent properties, as well as significantly reduce the habitat value of the riverfront area and inland bank resource areas. CZM recommends that the proponent explore alternatives to the retaining wall to address and reduce these impacts, such as development of a vegetated berm that will both decrease reflection and channelization of flood waters and improve habitat value for Sales Creek.

While the FEMA flood study identifies the site as vulnerable to coastal storms and functions as Land Subject to Coastal Storm Flowage, this location may not drain as quickly as LSCSF sites that are more closely adjacent to the coast. Because there may be flow restrictions within the discharge area, the site may be subject to limited drainage after a flooding event, limiting discharge rates and extending flood durations on the site. CZM recommends that the proponent investigate the existence of tide gates and other factors that may limit drainage and extend flooding duration on the property, and consider flood storage to compensate should such a limitation exist.



The ENF states that the project is a redevelopment project, and therefore will meet the stormwater standards to the greatest extent practicable. As the site is directly adjacent to, and partially within, the Rumney Marshes ACEC, and the site will be fully redesigned for the proposed project, CZM recommends that the project meet the stormwater standards fully, in order to better improve and protect the water quality and habitat value of Sales Creek and the associated ACEC.

The ENF does not clearly describe the applicability of Chapter 91 requirements on the site. While there are figures indicating areas of Chapter 91 jurisdiction, and the ENF states that the project site contains tidelands that are subject to Chapter 91, it also states that portions of the filled tidelands are landlocked, and that the project does not require a new license. According to the ENF, the site is not subject to a new license because previous authorizations for fill and structures onsite could not be located, and the portion of the Sales Creek that was filled onsite may have been part of the Belle Isle Reclamation Project in the 1930's. The ENF also states that the filled tidelands onsite are considered landlocked tidelands and is not subject to Chapter 91 authorization or a mandatory EIR. CZM believes that the proponent needs to confirm the extent of Chapter 91 jurisdiction with the Department of Environmental Protection. If the project is required to obtain a Chapter 91 Waterways License it may also trigger an EIR as the proposed project includes new non-water dependent uses and structures occupying one or more acres of filled tidelands.

The ENF does not provide any analysis or discussion of vulnerabilities of the site to the potential effects associated with climate change including sea level rise and increased frequency and intensity of precipitation events. CZM recommends that the proponents review the vulnerability of the site and incorporate measures to improve the project's resiliency and adaptation to potential effects of climate change. The Construction and Design Standards of the Massachusetts Building Code pursuant to 310 CMR 9.37 (2) require that a project incorporate projected sea level rise during the design life of the buildings; at a minimum, such projections shall be based on historical rates of increase in sea level in New England coastal areas. CZM recommends that the proponents review EEA's *Climate Change Adaptation Report* (September 2011) and CZM's December 2013 report entitled, "*Sea Level Rise: Understanding and Applying Trends and Future Scenarios for Analysis and Planning*", and use available data to consider a level of acceptable risk and select a predicted sea level rise and storm intensity scenario to evaluate how the project may be directly or indirectly impacted during the lifetime of the project.

Federal Consistency Review

The proposed project may be subject to CZM federal consistency review, in which case it must be found to be consistent with CZM's enforceable program policies. For further information on this process, please contact Robert Boeri, Project Review Coordinator, at 617-626-1050, or visit the CZM web site at www.mass.gov/czm.

BKC/kg

cc: Kathryn Glenn, CZM
Heidi Davis, DEP NERO
Frank Taormina, DEP Waterways