



January 10, 2017

Secretary Matthew A. Beaton
Executive Office of Energy and Environmental Affairs
Attn: Purvi Patel, MEPA Office
100 Cambridge Street, Suite 900
Boston, Massachusetts 02114

Re: EOEEA #15411 205 Revere Beach Parkway ENF

Dear Secretary Beaton:

The Department of Conservation and Recreation (“DCR” or “Department”) is pleased to submit the following comments in response to the Environmental Notification Form (“ENF”) submitted by 205 Revere Beach Parkway Partners, LLC (the “Proponent”) for the 205 Revere Beach Parkway project (the “Project”).

As described in the ENF, the Project will demolish a former supermarket building on the site, and construct a six-story building to contain 195 residential units and a five-story hotel with 132 room keys. A total of 298 new parking spaces will be included as part of the Project. Vehicular access for the Project is proposed off Revere Beach Parkway, a roadway owned and operated by the DCR. The Project site is located approximately 0.25 miles from the Beachmont MBTA stop on the Blue Line. A Construction and Access Permit is required from DCR for proposed work within the Revere Beach Parkway layout, including proposed improvements to pedestrian amenities at two roadway intersections. The Project is also in the Rumney Marshes Area of Critical Environmental Concern (“ACEC”).

DCR submits the following comments on the ENF, regarding Revere Beach Parkway and the ACEC.

Transportation Improvements

As stated in the ENF, the Proponent is seeking to make improvements to two intersections: Revere Beach Parkway at Winthrop Avenue, and Revere Beach Parkway at Tomesello Way. Both of these intersections are presently signalized.

Revere Beach Parkway at Winthrop Avenue

As proposed, the Proponent plans to incorporate a protected pedestrian phase into the existing signal system and make accessibility improvements to meet Architectural Access Board (“AAB”) and American with Disabilities Act (“ADA”) requirements. DCR notes that this section of Revere Beach Parkway would provide primary access between the Project site and the MBTA Beachmont stop, and accordingly supports this effort. DCR notes that sight distances at the intersection are limited, particularly for approaching westbound traffic. During review of the Proponent’s application for a Construction and

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Matthew A. Beaton, Secretary, Executive
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Leo Roy, Commissioner
Department of Conservation & Recreation

Access permit, DCR will request that the Proponent consider adding an “advanced red signal ahead” indication to the design. DCR will also request that the intersection design include count down timers and detectable warning panels.

Revere Beach Parkway at Tomesello Way

As proposed in the ENF, upgrades at this location include restriping and reconstructing curb ramps to meet AAB and ADA standards. DCR requests that the Proponent upgrade existing pedestrian signal equipment to reflect the current pedestrian crossing standard of 3.5 feet / second, upgrade pedestrian signal indication with count down timers, and optimize traffic signal head alignment.

Revere Beach Parkway at North Shore Road

DCR requests that the Proponent consider making pedestrian improvements to this intersection, as it is located adjacent to the Project site and would further facilitate safe pedestrian access to the site. DCR is available for consultation on this request.

Rumney Marshes ACEC

DCR supports redevelopment of this Project site located in the Rumney Marshes ACEC. Although this site is currently highly degraded with extensive impervious surfaces, untreated stormwater runoff, debris, and non-native plants dominating the wetland resource areas, this Project proposal provides an important opportunity for significant restoration of Sales Creek and the associated Riverfront Area. Resource areas associated with Sales Creek are included in the Rumney Marshes ACEC due to this creek being a tributary to Belle Isle Inlet and associated salt marsh.

Restoration of riparian habitats and significant improvements to water quality in Sales Creek should be important priorities for design and implementation of this Project. Recommendations for habitat improvements in resource areas associated with Sales Creek include not only removal of debris and fill, but development and implementation of a restoration plan to include native seed and plantings, removal and control of non-native invasive plant species, and long-term monitoring of restoration areas to ensure successful native revegetation and restoration of habitat functions.

Recommendations for improvements to water quality in this ACEC include implementing stormwater management improvements and construction Best Management Practices (BMPs) for erosion and sediment control that meet the highest possible standards, and controlling or eliminating fertilizers and herbicides that may impact groundwater and the Sales Creek ecosystem.

For the proposed stormwater infiltration system, DCR requests confirmation that existing soils are suitable for stormwater infiltration; that adequate vertical separation is achievable between bottom of the system and seasonal high groundwater; and that the system is designed in accordance with Volume 2 of the Massachusetts Stormwater Handbook. DCR requests that the Proponent confirm that groundwater mounding at the infiltration systems will not result in groundwater “break out” at the proposed retaining walls or the Sales Creek embankment slopes.

Under existing conditions, runoff discharges to Sales Creek primarily via overland flow. Under proposed conditions, runoff discharge to Sales Creek will be primarily via two pipe outfalls. The ENF states that level spreaders or rip-rap will be provided at the outfalls to prevent scour. DCR notes, however, that the outfalls are on steep slopes very close to the edge of wetlands. DCR recommends that the Proponent provide additional information to demonstrate that increased flow at the drainage outfalls will not result in erosion of the bank of Sales Creek or further impacts to Land Under Water.

Thank you for the opportunity to comment on the ENF. If you have questions on the requested improvements to Revere Beach Parkway, please contact Val Soroka at (617) 626-4942 or val.soroka@state.ma.us. If you have questions regarding the ACEC Program and its application to this Project, please contact Nancy Putnam at (617) 626-1394 or nancy.putnam@state.ma.us.

Sincerely,



Leo Roy
Commissioner

cc: Andy Backman, Priscilla Geigis, Patrice Kish, Rob Lowell, Norman Orrall, Nancy Putnam, Nat Tipton (DCR)
Andrew DeSantis, Chair, Revere Conservation Commission
John Viola, MassDEP Northeast Region
Kathryn Glenn, Massachusetts Office of Coastal Zone Management