

## Notice of MEPA Scoping Session

**To:** Distribution  
**From:** Page Czepiga, MEPA Unit  
**Subject:** Suffolk Downs Redevelopment – BOSTON/REVERE  
**EEA#:** 15783

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An Expanded Environmental Notification Form (EENF) has been submitted to the Massachusetts Environmental Policy Act (MEPA) office for this project. The first 7 pages of the EENF may be found at [this link](#). A copy of the complete EENF submittal may be requested from the “Project Contact” listed below.

The project includes construction of a 16.5 million square-foot (sf) transit-oriented mixed-use community at the former Suffolk Downs horse racing facility. The master plan development project includes approximately 11 million sf of development in Boston and 5.5 million sf of development in Revere. Phase 1 includes construction of two office buildings (each 260,000-sf or 520,000-sf total), open space improvements, internal access driveway, pedestrian and bicycle facilities, 520 new structured parking spaces, and elimination of 520 existing parking spaces. Full-build out of the remainder the site will occur over a period of 15-20 years.

The EENF identifies two potential building programs for full-build of the site (“Pro-Commercial Program” and “Pro-Residential Program”) which are comprised of a different mix of uses but maintain the same total buildout (16.5 million sf). As described in the EENF, full-build of the project will result in the following: creation of 51-55 acres of impervious area (including 6 acres for Phase 1); alteration of 3.5 million sf of Land Subject to Coastal Storm Flowage (including 9 acres for Phase 1); generation of 32,430-32,870 new vehicle trips (including 2,775 trips with Phase 1); generation of 2.134-2.299 million gallons per day (gpd) of wastewater (including 39,000 gpd with Phase 1); and an increase in water demand of 2.511-2.695 million gpd (including 43,000 gpd with Phase 1).

The project requires a Vehicular Access Permit from the Massachusetts Department of Transportation (MassDOT); an Access Permit from the Department of Conservation and Recreation (DCR); and a Beneficial Use Determination from the Massachusetts Department of Environmental Protection (MassDEP). It will also require a Section 8(m) Permit and may require a Direct Connection Permit, Sewer Use Discharge Permit, and/or Temporary Construction Site Dewatering Permit from the Massachusetts Water Resources Authority (MWRA). It may also require an Agreement for Improvements with the Massachusetts Bay Transit Authority (MBTA) and may utilize State Financial Assistance.

The Proponent has requested a Phase 1 Waiver that will allow the Proponent to proceed with Phase 1 of the project prior to completing the MEPA process for the entire project. A MEPA site visit and a subsequent MEPA scoping session will be held to receive advice and comments from agencies, officials, and citizens regarding which environmental issues, if any, are significant for this project. Opinions as to the extent and significance of possible environmental impact will be welcome.

**The MEPA Scoping Session is scheduled as follows:**

**Date:** Thursday, January 4, 2018

**Time:** 6:00 PM

**Location:** Project Site (clubhouse building) – 525 William F McClellan Highway, Boston

**Project Contact:** Lauren DeVoe, VHB, Inc.; 617-607-0091; [ldevoe@vhb.com](mailto:ldevoe@vhb.com)

*Please note the site is accessible via public transit. Take the MBTA Blue Line to Suffolk Downs station. A shuttle will be running back and forth to the Clubhouse.*

The comment period for this project has been extended. Comments on the project will be welcome in writing on or before **January 19, 2018**. A Certificate on the EENF, which will include a Scope for a Draft Environmental Impact Report (DEIR), will be issued on January 26, 2018 and a Draft Record of Decision (DROD) may also be issued on January 26, 2018.

The purpose of the MEPA Scoping session is for the MEPA Environmental Analyst, State Agency Officials, and the public to learn about the project, the Proponent's request for a Phase 1 Waiver, and to inform the Scope of the EIR. There will be time allocated for questions and clarifications from members of the public. Please note that formal public participation in MEPA requires submission of a written comment letter.

**The MEPA site visit is scheduled as follows:**

The site visit will occur at 3:30 PM on Thursday, January 4, 2018. Please meet at the plaza in front of the entrance to the Clubhouse building and wear appropriate clothing and footwear. See attached figure for more information. There will be no substantive discussion regarding the proposed project at the site visit; this will occur at the subsequent MEPA Scoping Session.

**For planning purposes, please let me know if you will be attending the site visit;** a response is not necessary if you will only be attending the Scoping Session.

Pursuant to the requirements of the Americans With Disabilities Act, this Meeting Notice is available in alternative formats upon request. Questions on the meeting may be answered by contacting Page Czepiga, MEPA Analyst at (617) 626-1021.

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**Page Czepiga**

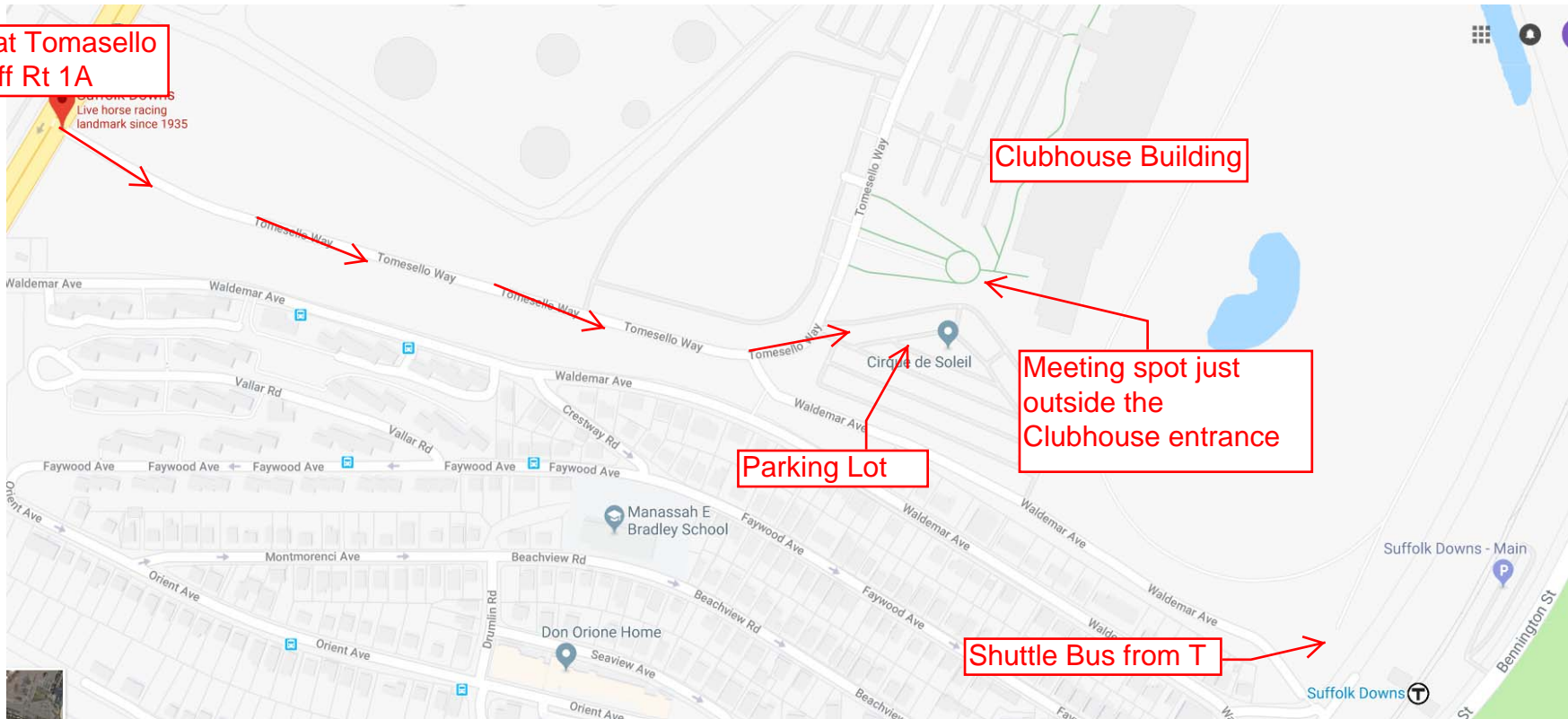
**Environmental Analyst, MEPA Office**

**Executive Office of Energy and Environmental Affairs**

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Enter at Tomasello Way off Rt 1A



Clubhouse Building

Meeting spot just outside the Clubhouse entrance

Parking Lot

Shuttle Bus from T