



**US Army Corps  
of Engineers**®  
New England District

696 Virginia Road  
Concord, MA 01742-2751

# PUBLIC NOTICE

**Date: November 28, 2003**

**Comment Period Ends: December 15, 2003**

**File Number: 200102671**

**In Reply Refer To: Paul Sneeringer @ 978-318-8491**

**E-mail: paul.j.sneeringer@nae02usace.army.mil**

**The Roseland Property Company, Faneuil Hall Marketplace, One South Market Building, 3<sup>rd</sup> Floor, Boston, Massachusetts 02109;** has requested a Corps of Engineers permit under Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act to discharge dredged and/or fill material and to perform work in and above Boston Harbor associated with the development of the Portside at Pier One Development. This project area is located adjacent to Marginal Street in East Boston, Massachusetts. This project involves replacing, wrapping, and/or reinforcing pilings below the existing Pier One wharf, razing the existing industrial warehouse on Pier One, installing residential/commercial buildings and attendant features on Pier One, and installing a public landing (12-foot by 106-foot concrete float with a 4-foot by 50-foot gangway and five finger piers (2 at 4-foot by 28-foot and 3 at 4-foot by 25-foot)) and a water taxi landing (16-foot by 50-foot concrete float with a 4-foot by 50-foot gangway and a 12-foot by 15-foot platform). In addition, the applicant will upgrade three storm drain outfalls that are part of the Marginal Street sewer shed. Finally, the applicant proposes to remove debris and to reinstall the docking float and gangway at the adjacent Lewis Street water transportation facility. This work is described on the enclosed drawings entitled "ROSELAND PROPERTY CO.," on 15 sheets, and dated "NOV. 2003".

Essential Fish Habitat (EFH) has been designated within Boston Harbor for a total of 26 species of economically valuable marine fishery species. Listed species include Atlantic cod (*Gadus morhua*), winter flounder (*Pleuronectes americanus*), yellowtail flounder (*Pleuronectes ferruginea*), windowpane flounder (*Scophthalmus aquosus*), American plaice (*Hippoglossoides platessoides*), Atlantic butterfish (*Peprilus triacanthus*), and Atlantic mackerel (*Scomber scombrus*). The Portside at Pier One development will impact EFH. However, the District Engineer has made a preliminary determination that the site-specific adverse effect will not be substantial. Further consultation with the National Marine Fisheries Service regarding EFH conservation recommendations is being conducted and will be concluded prior to the final decision.

This project is located on the USGS Boston South quadrangle sheet at 42°21'52.52" N, 71°02'28.37".

In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. Comments should be submitted in writing by the above date. If you have any questions, please contact Paul Sneeringer at (978) 318-8491, (800) 343-4789 or (800) 362-4367, if calling from within Massachusetts.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

A handwritten signature in black ink, appearing to read 'Crystal I. Gardner', with a large, stylized initial 'C' and 'G'.

Crystal I. Gardner  
Chief, Permits & Enforcement Branch  
Regulatory Division

SEE NEXT PAGE FOR  
DETAILS OF EVALUATION  
FACTORS

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which may reasonably accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972 as amended.

Based on his initial review, the District Engineer has determined that the proposed work may impact properties listed in, or eligible for listing in, the National Register of Historic Places. Additional review and consultation to fulfill requirements under Section 106 of the National Historic Preservation Act of 1966, as amended, will be ongoing as part of the permit review process.

Pursuant to the Endangered Species Act, the District Engineer is hereby requesting that the appropriate Federal Agency provide comments regarding the presence of and potential impacts to listed species or its critical habitat.

The following authorizations have been applied for, or have been, or will be obtained:

- (XX) Permit, License or Assent from State.
- (XX) Permit from Local Wetland Agency or Conservation Commission.
- (XX) Water Quality Certification in accordance with Section 401 of the Clean Water Act.

The States of Connecticut, Maine, Massachusetts, New Hampshire and Rhode Island have approved Coastal Zone Management Programs. Where applicable the applicant states that any proposed activity will comply with and will be conducted in a manner that is consistent with the approved Coastal Zone Management Program. By this Public Notice, we are requesting the State concurrence or objection to the applicant's consistency statement.

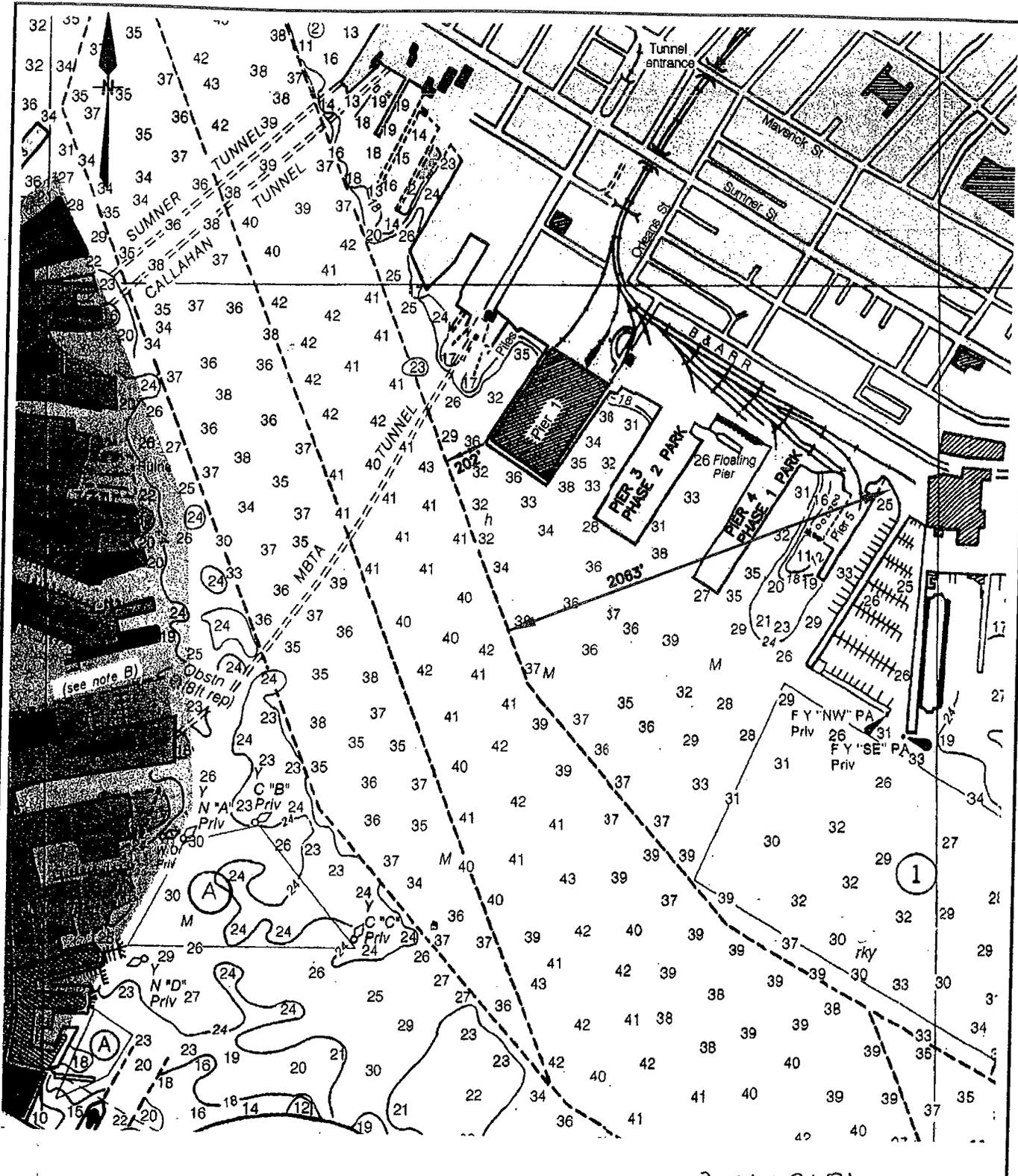
The initial determinations made herein will be reviewed in light of facts submitted in response to this notice. All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

**THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.**

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If you would prefer not to continue receiving Public Notices, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at [bettina.m.chaisson@usace.army.mil](mailto:bettina.m.chaisson@usace.army.mil). You may also check here ( ) and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_



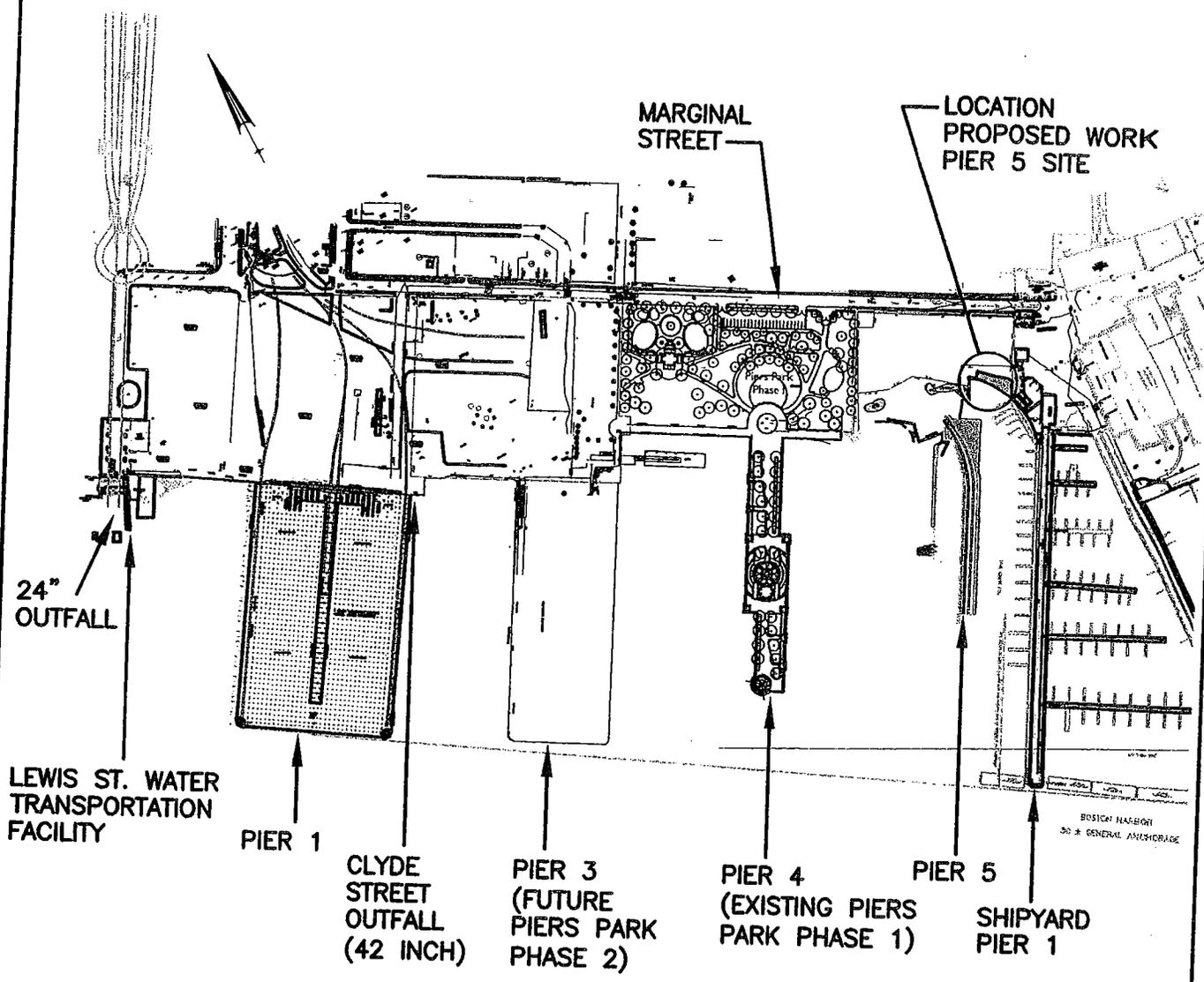
200102671

DATUM: MLW = 0.0  
 MHW = 9.5  
 HTL = 12.2

### LOCUS PLAN

AT: PIER ONE EAST BOSTON  
 BOSTON HARBOR  
 COUNTY: SUFFOLK  
 APPLICATION BY:  
 ROSELAND PROPERTY CO.  
 ONE SOUTH MARKET BLDG.  
 BOSTON, MA. 02109

DATE: NOV. 2003 SHEET 1 OF 15



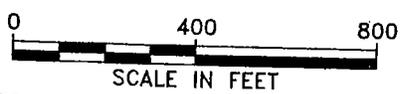
BOSTON HARBOR  
30 ± GENERAL AVENUE

200102671

DATUM: MLW = 0.0  
MHW = 9.5  
HTL = 12.2

VICINITY PLAN

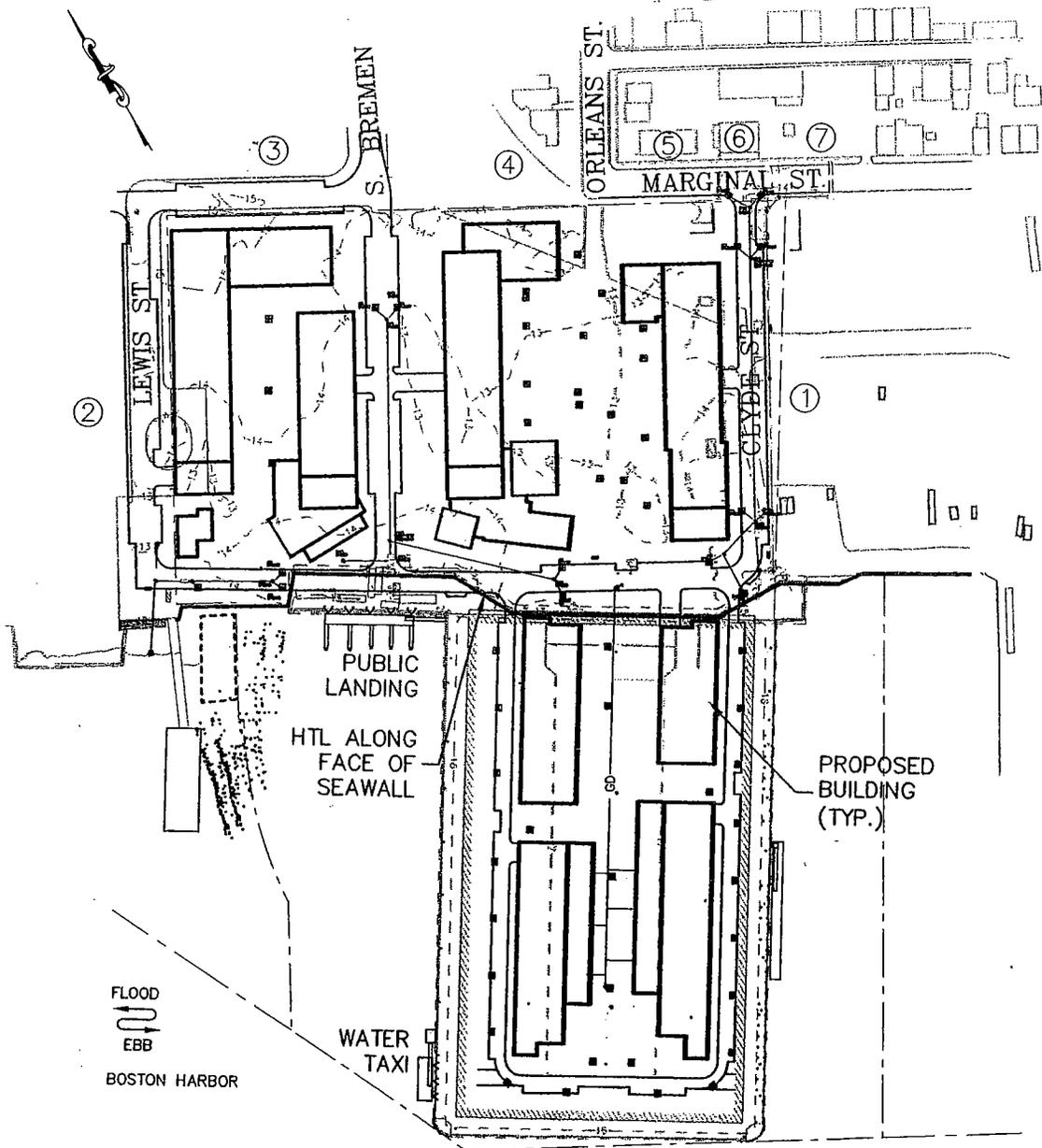
AT: BOSTON HARBOR  
COUNTY: SUFFOLK  
APPLICATION BY:  
ROSELAND PROPERTY CO.  
ONE SOUTH MARKET BLDG.  
BOSTON, MA. 02109



DATE: NOV. 2003 SHEET 2 OF 15

ABUTTERS:

1. MASSPORT, MARGINAL STREET
2. CLIPPERSHIP WHARF, LEWIS STREET
3. BOSTON HOUSING AUTHORITY, 20-30 MARGINAL STREET
4. HARBORVIEW CONDOMINIUM TRUST, 10 ORLEANS STREET
5. LANDFALL TOWNHOUSE CONDO TRUST, 68E MARGINAL STREET
6. LANDFALL COMMUNITY ASSOCIATION, 72 MARGINAL STREET
7. CITY OF BOSTON, MARGINAL STREET



200108671

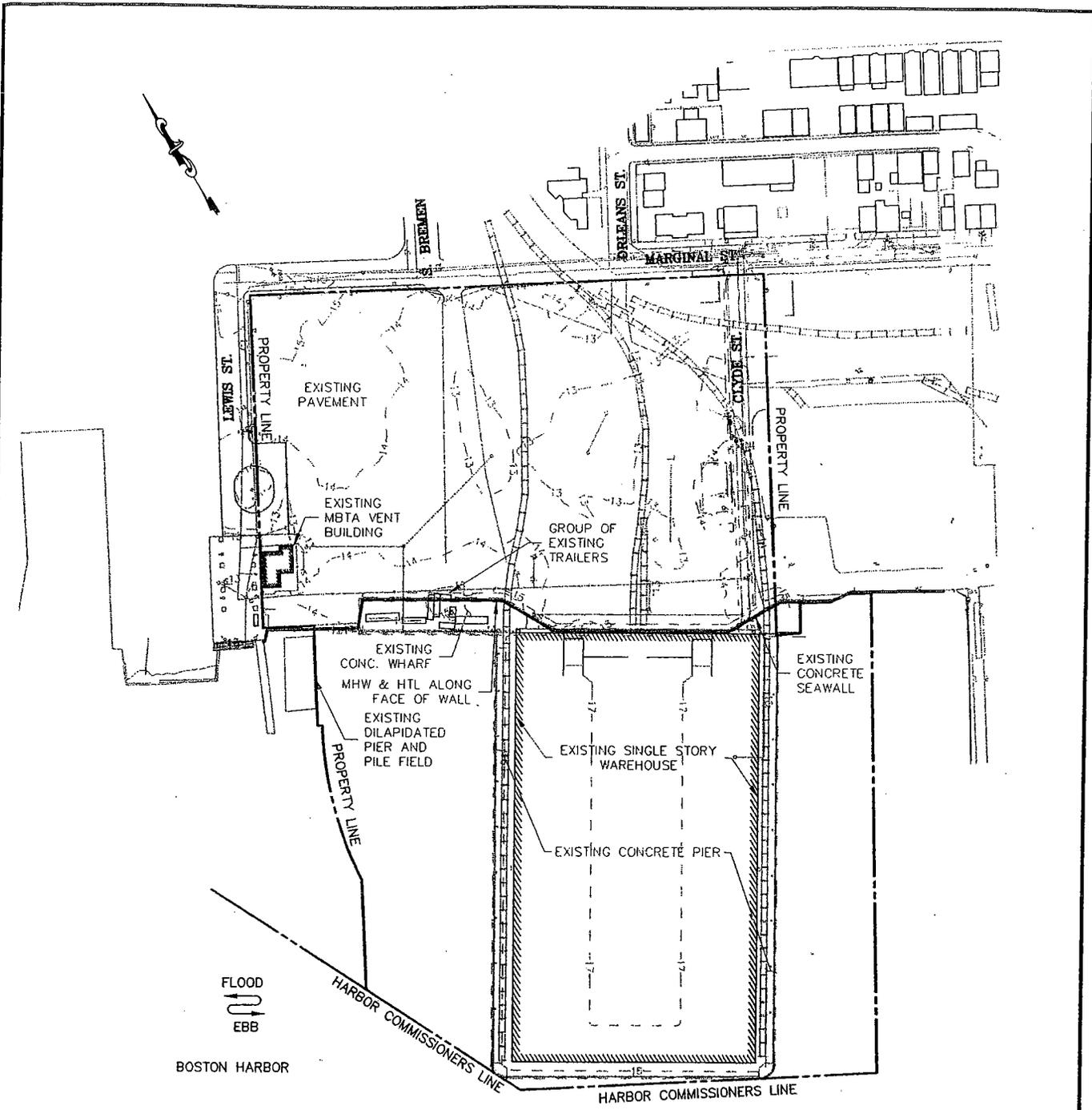
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 MHW = 9.5  
 HTL = 12.2

0' 100' 200'

PIER 1  
 SITE PLAN

AT: PIER ONE EAST BOSTON  
 BOSTON HARBOR  
 COUNTY: SUFFOLK  
 APPLICATION BY:  
 ROSELAND PROPERTY CO.  
 ONE SOUTH MARKET BLDG.  
 BOSTON, MA 02109

DATE: NOV. 2003 SHEET 3 OF 15



NOTE:  
 EXISTING PIER 1 SUPPORTED BY 2,100, 14"Ø CONCRETE FILLED PIPE PILES.

200102671

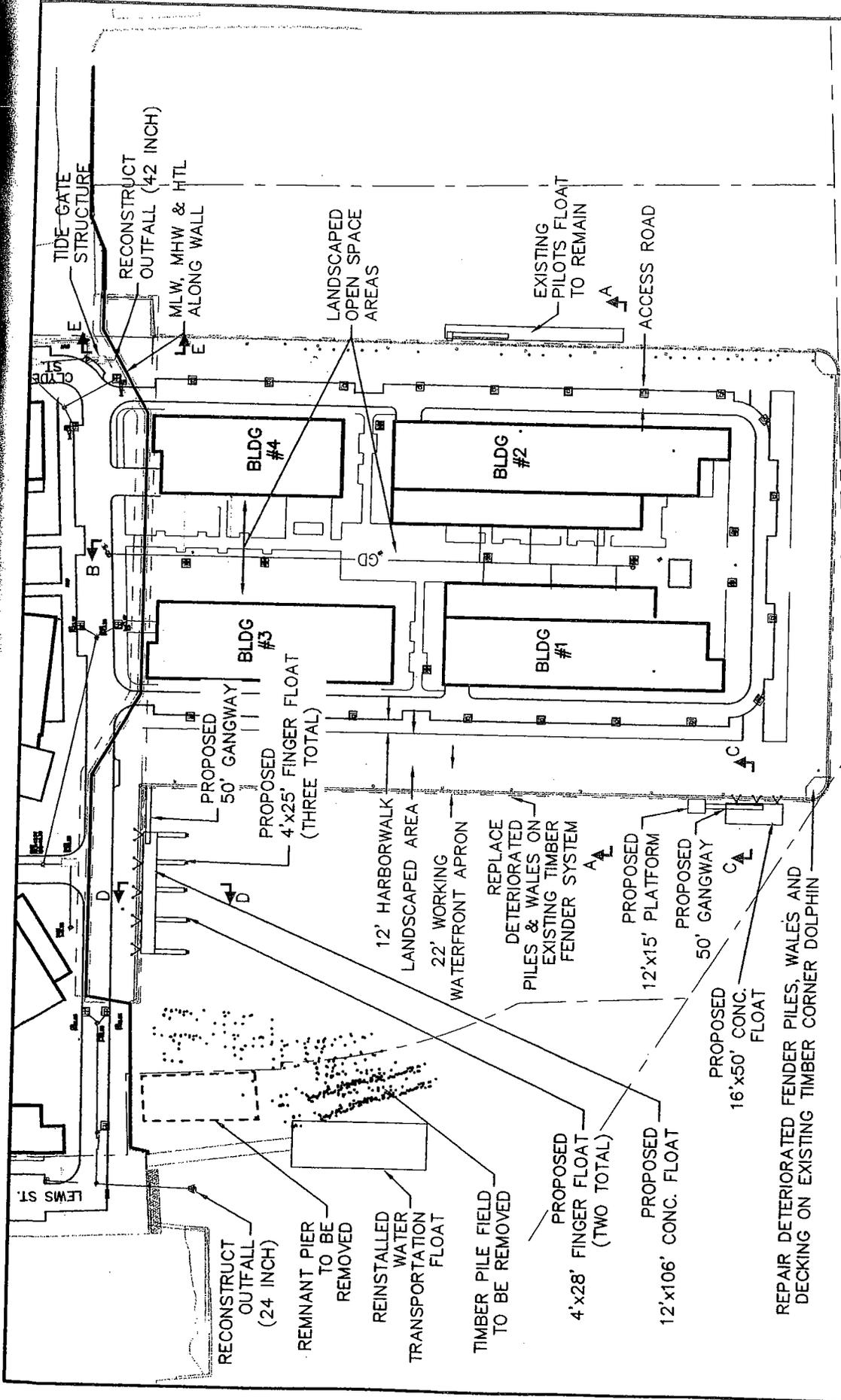
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0' 100' 200'

PIER 1  
 EXISTING CONDITIONS  
 PLAN

AT: PIER ONE EAST BOSTON  
 BOSTON HARBOR  
 COUNTY: SUFFOLK  
 APPLICATION BY:  
 ROSELAND PROPERTY CO.  
 ONE SOUTH MARKET BLDG.  
 BOSTON, MA 02109

DATE: NOV. 2003 SHEET 4 OF 15



200102671

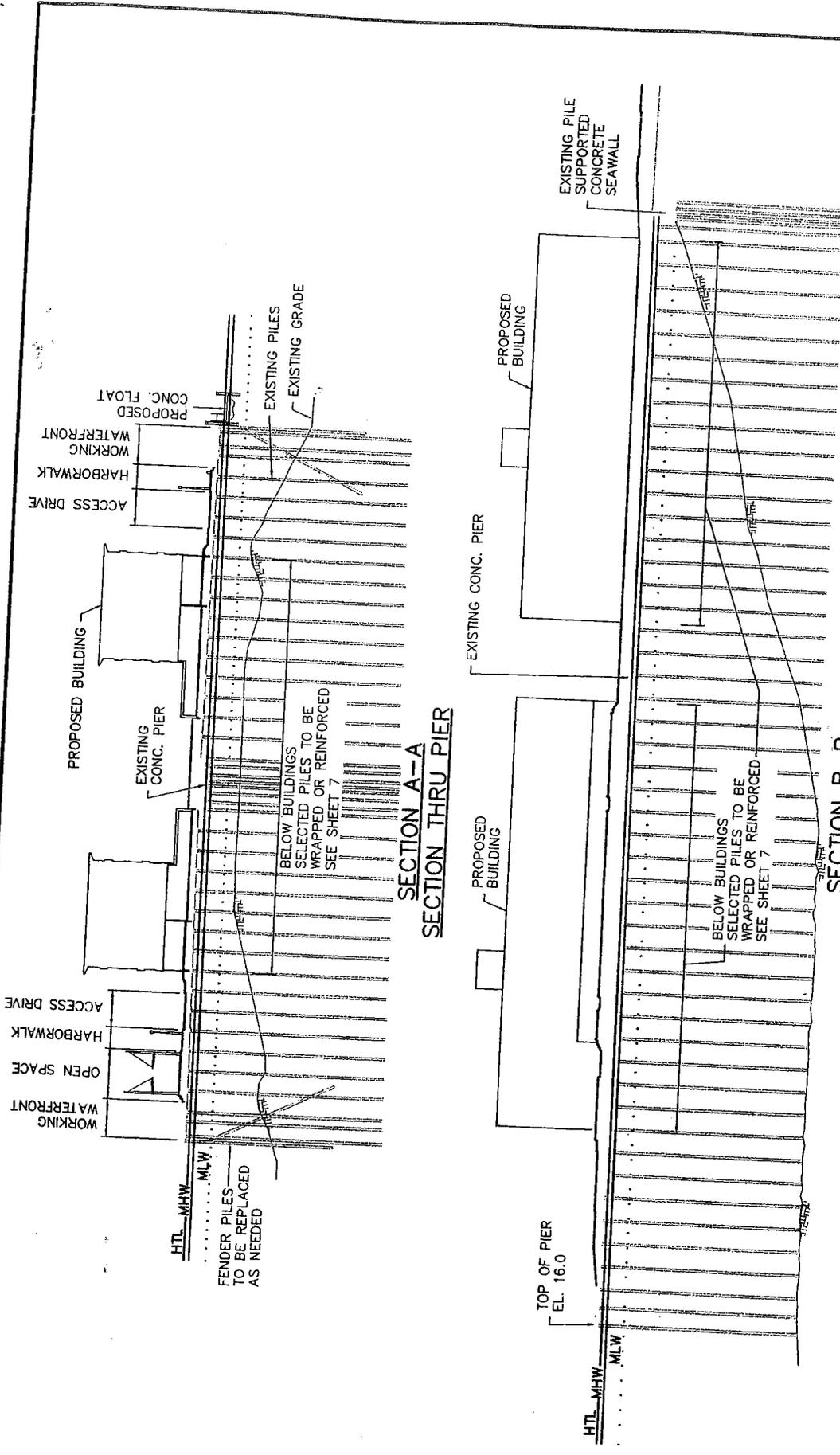
AT: PIER ONE EAST BOSTON  
 BOSTON HARBOR  
 COUNTY: SUFFOLK  
 APPLICATION BY:  
 ROSELAND PROPERTY CO.  
 ONE SOUTH MARKET BLDG.  
 BOSTON, MA 02109

DATE: NOV. 2003 SHEET 5 OF 15

# PIER 1 PROPOSED WORK PLAN

DATUM: MLW = 0.0  
 MHW = 9.5  
 HTL = 12.2





DATUM:  
 MLW = 0.0  
 MHW = 9.5  
 HTL = 12.2



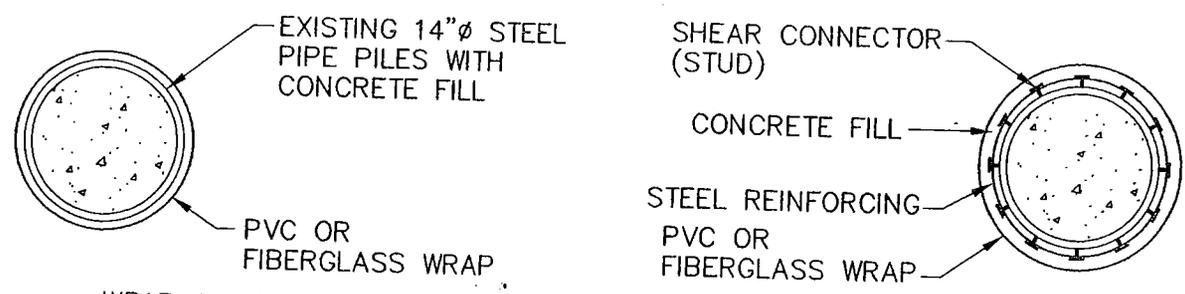
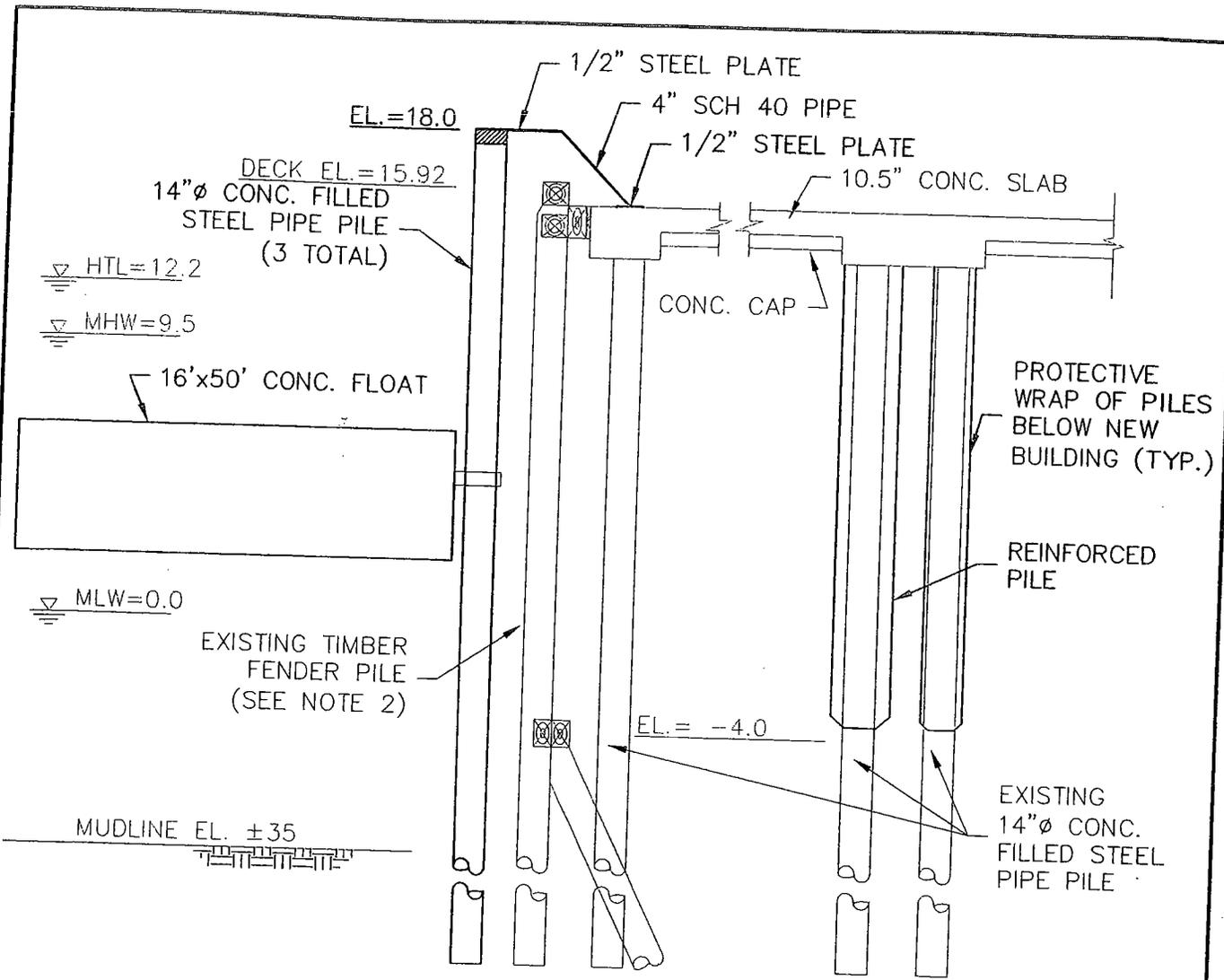
TYPICAL  
 PIER 1  
 SECTIONS

200103671

AT: PIER ONE EAST BOSTON  
 BOSTON HARBOR  
 COUNTY: SUFFOLK  
 APPLICATION BY:  
 ROSELAND PROPERTY CO.  
 ONE SOUTH MARKET BLDG.  
 BOSTON, MA 02109

DATE: NOV. 2003 SHEET 6 OF 15

VINE ASSOCIATES, INC. HINGHAM, MASSACHUSETTS



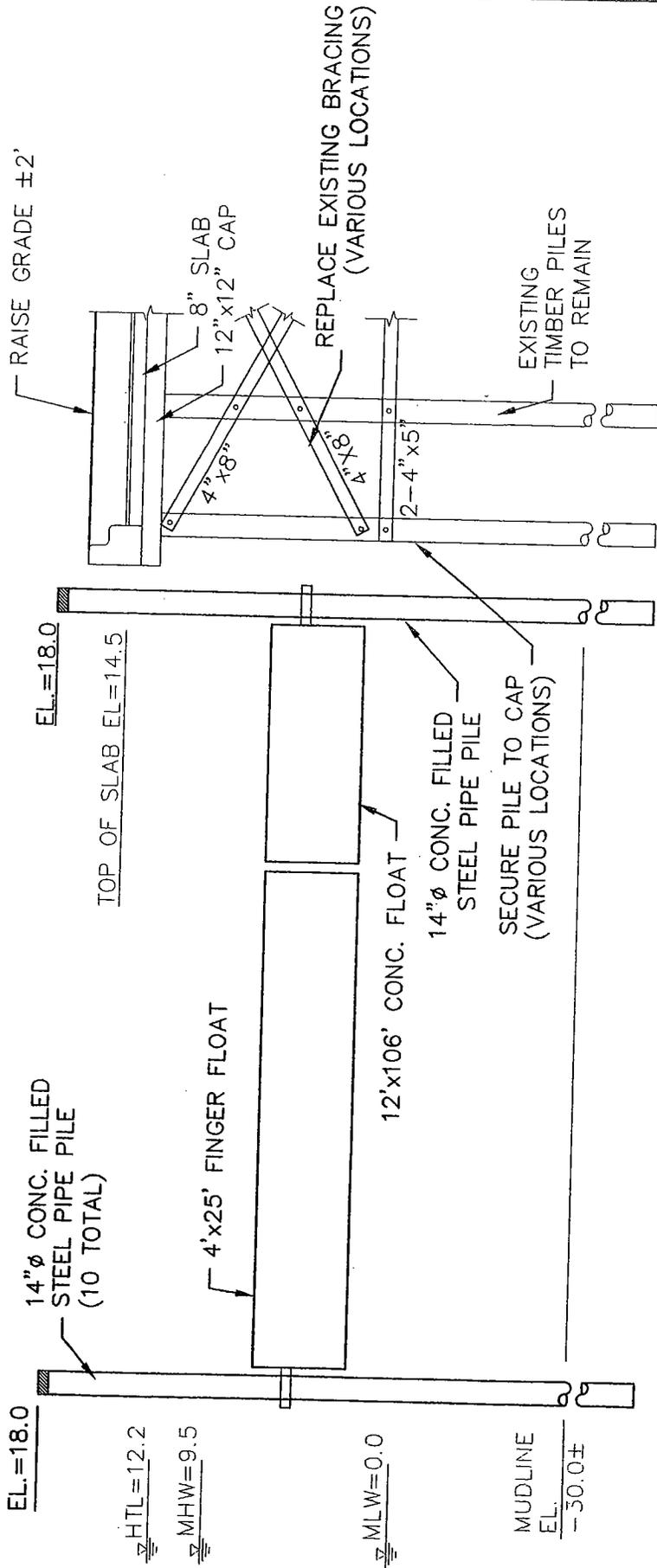
TYPICAL SECTIONS - PILE REPAIRS  
NTS

- NOTES:  
 1. SEE SHEET 5 FOR SECTION LOCATION. 200102671  
 2. TIMBER FENDER PILES TO BE REPLACED AS NEEDED.

DATUM: MLW = 0.0  
 MHW = 9.5  
 HTL = 12.2

PIER 1 AND  
 WATER TAXI FLOAT  
 SECTION C-C

AT: PIER ONE EAST BOSTON  
 BOSTON HARBOR  
 COUNTY: SUFFOLK  
 APPLICATION BY:  
 ROSELAND PROPERTY CO.  
 ONE SOUTH MARKET BLDG.  
 BOSTON, MA 02109



NOTE: SEE SHEET 5 FOR SECTION LOCATION

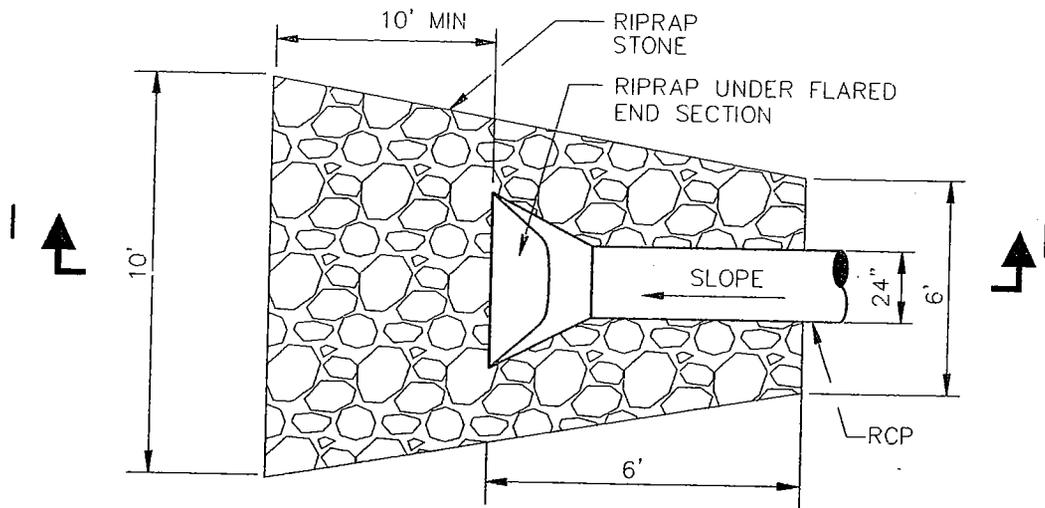
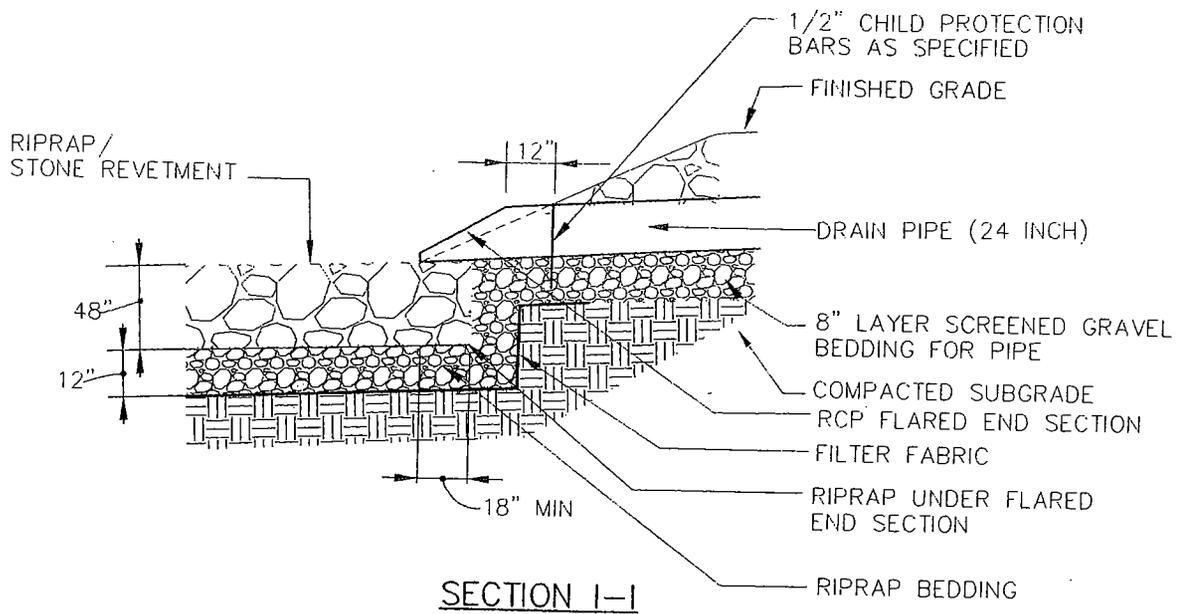
200102671

DATUM:  
 MLW = 0.0  
 MHW = 9.5  
 HTL = 12.2



PIER 1  
 PUBLIC LANDING  
 SECTION D-D

AT: PIER ONE EAST BOSTON  
 BOSTON HARBOR  
 COUNTY: SUFFOLK  
 APPLICATION BY:  
 ROSELAND PROPERTY CO.  
 ONE SOUTH MARKET BLDG.  
 BOSTON, MA 02109



FLARED END SECTION & RIPRAP APRON

NTS

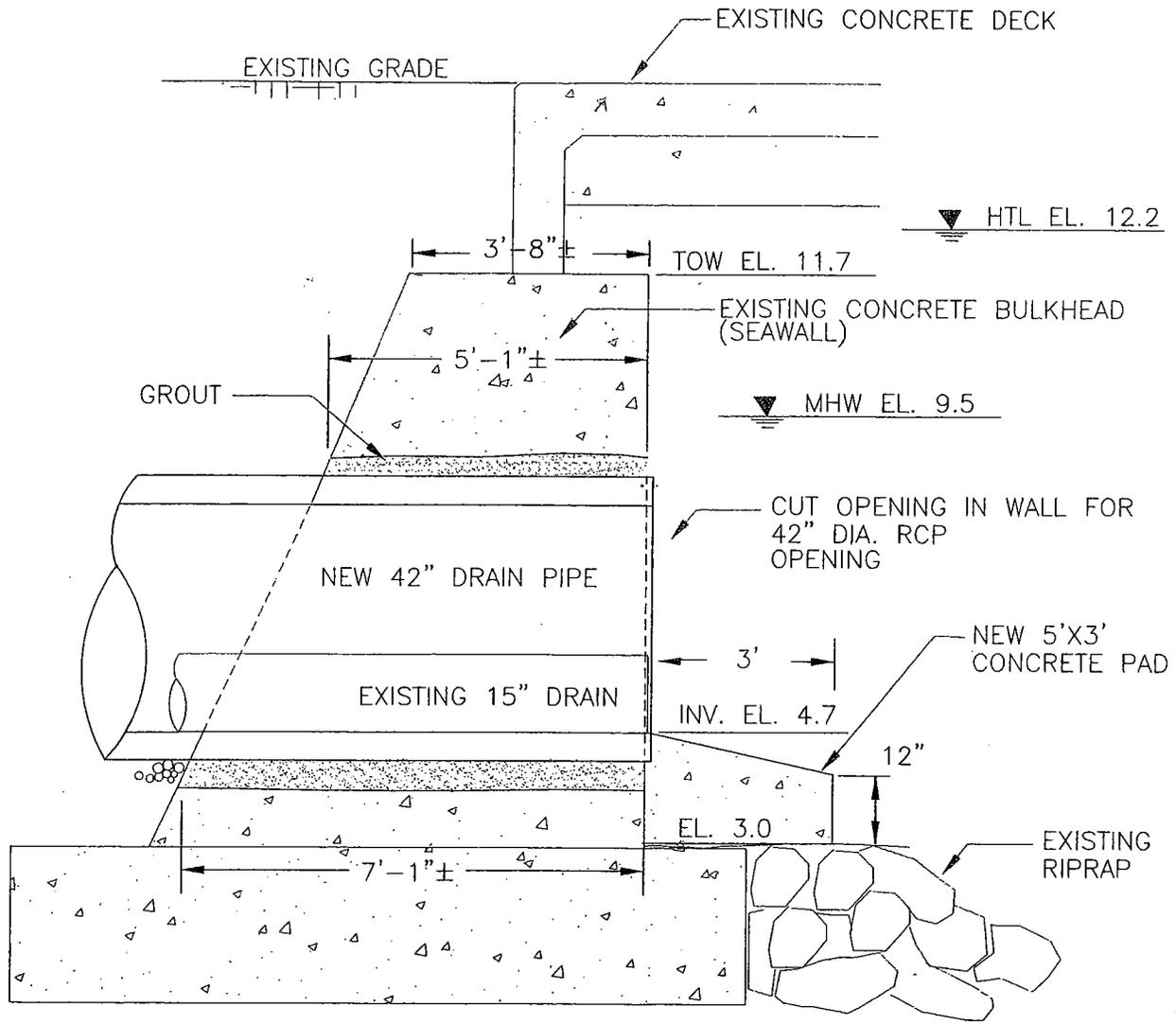
200102671

DATUM: MLW = 0.0  
MHW = 9.5  
HTL = 12.2

LEWIS STREET  
OUTFALL

AT: PIER ONE EAST BOSTON  
BOSTON HARBOR  
COUNTY: SUFFOLK  
APPLICATION BY:  
ROSELAND PROPERTY CO.  
ONE SOUTH MARKET BLDG.  
BOSTON, MA 02109

DATE: NOV. 2003 SHEET 9 OF 15

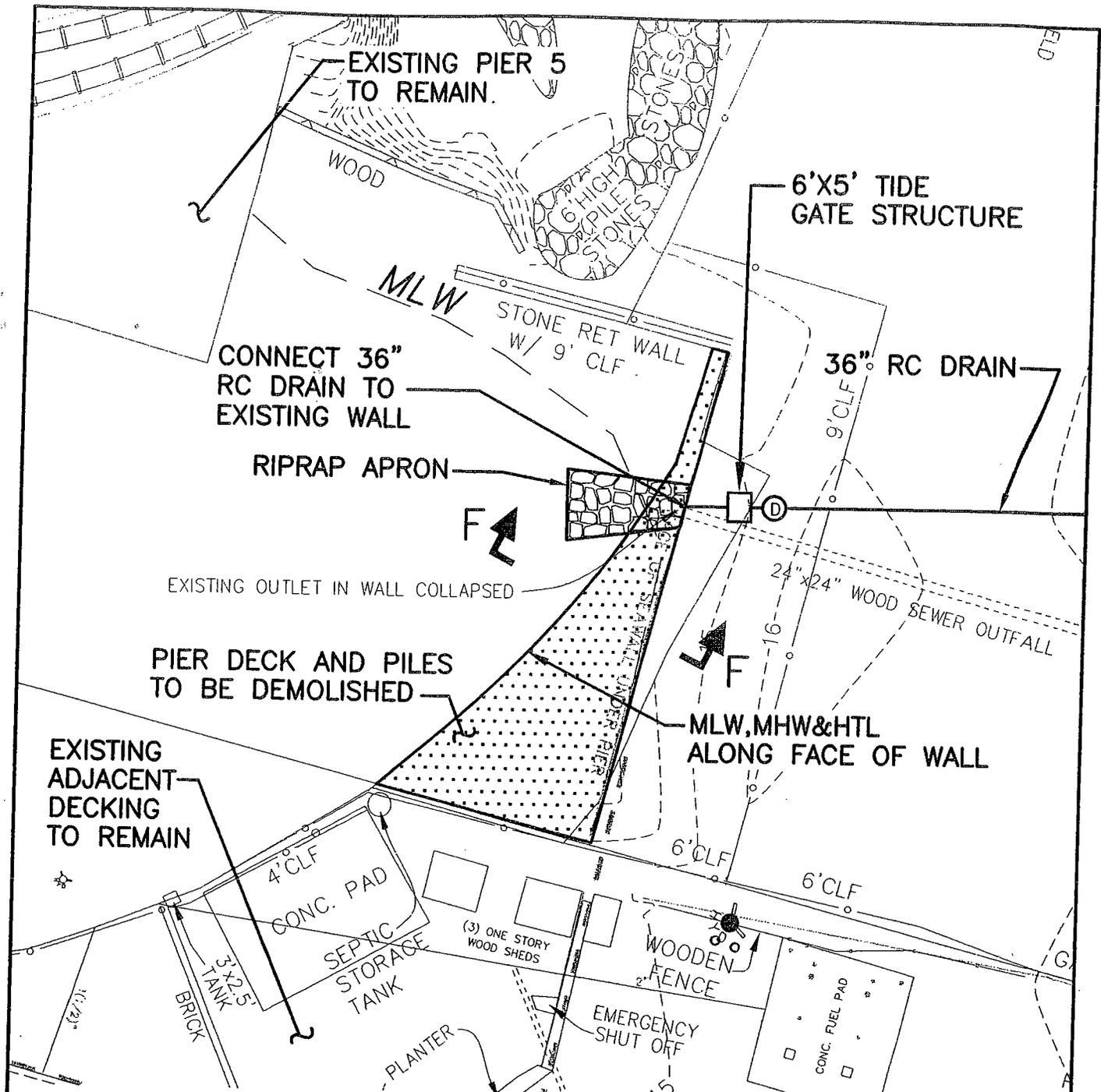


**42" DRAIN CONNECTION**  
**TO EXISTING SEAWALL DETAIL**

NTS

200102671

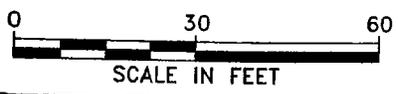
<p>DATUM: MLW = 0.0  MHW = 9.5  HTL = 12.2</p>	<p align="center"><b>CLYDE ST. OUTFALL  SECTION E-E</b></p>	<p>AT: PIER ONE EAST BOSTON  BOSTON HARBOR  COUNTY: SUFFOLK  APPLICATION BY:  ROSELAND PROPERTY CO.  ONE SOUTH MARKET BLDG.  BOSTON, MA 02109</p> <p>DATE: NOV. 2003 SHEET 10 OF 15</p>
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- NOTES:
1. SEE SHEET 2 FOR LOCATION PLAN.
  2. ALL ADJACENT PROPERTY OWNED BY MASSPORT.

200102671

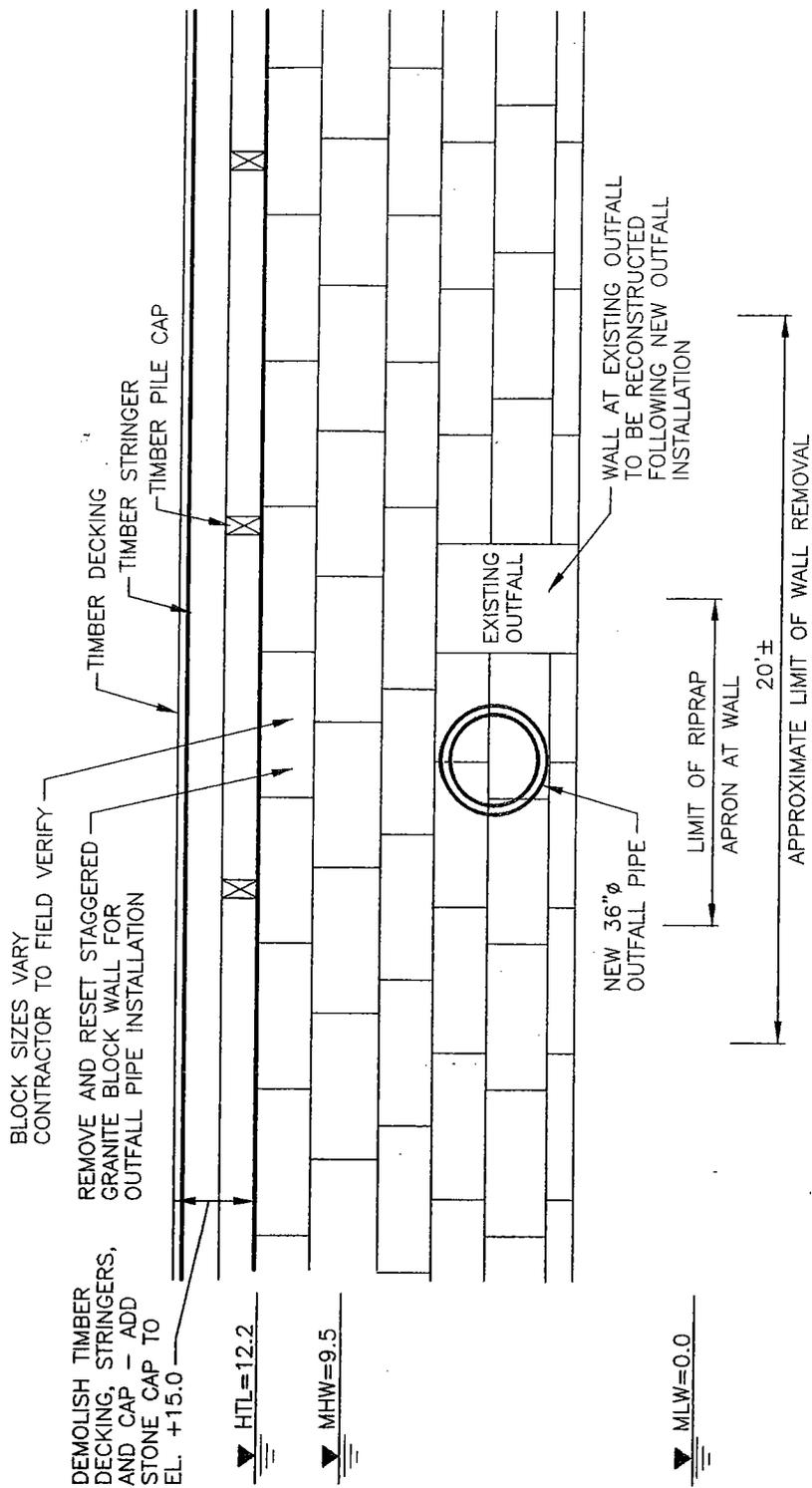
DATUM: MLW = 0.0  
 MHW = 9.5  
 HTL = 12.2



PIER 5  
 SITE PLAN

AT: BOSTON HARBOR  
 COUNTY: SUFFOLK  
 APPLICATION BY:  
 ROSELAND PROPERTY CO.  
 ONE SOUTH MARKET BLDG.  
 BOSTON, MA. 02109

DATE: NOV 2003 SHEET 11 OF 15



200102671

DATUM: MLW = 0.0  
 MHW = 9.5  
 HTL = 12.2

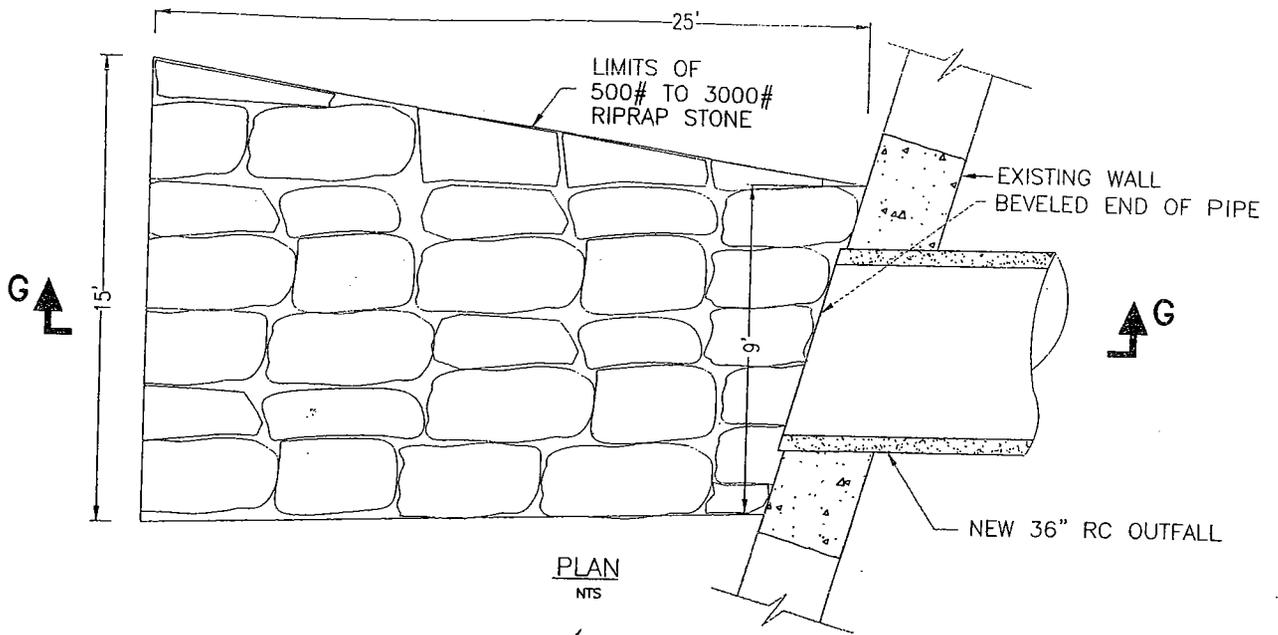


PIER 5  
 OUTFALL  
 RECONSTRUCTION  
 DETAIL

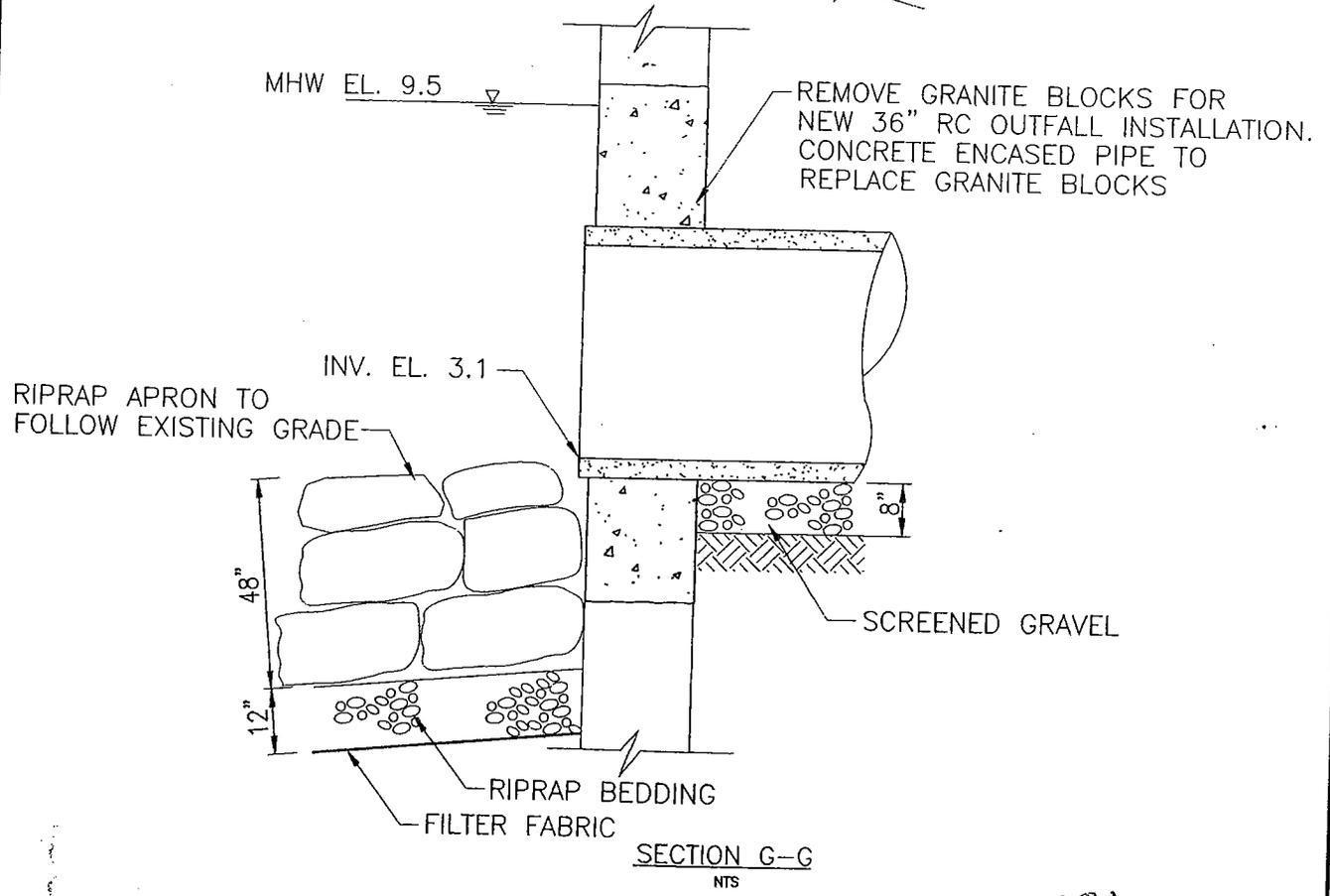
AT: BOSTON HARBOR  
 COUNTY: SUFFOLK

APPLICATION BY:  
 ROSELAND PROPERTY CO.  
 ONE SOUTH MARKET BLDG.  
 BOSTON, MA. 02109

DATE: NOV 2003 SHEET 12 OF 15



PLAN  
NTS



SECTION G-G  
NTS

200102671

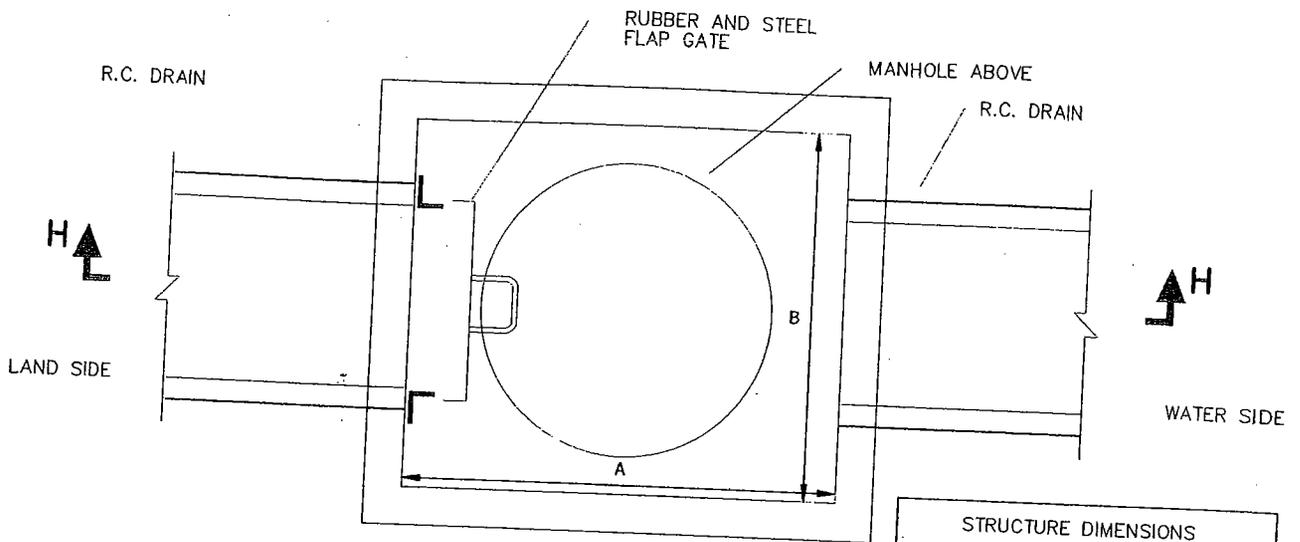
DATUM:	MLW = 0.0
	MHW = 9.5
	HTL = 12.2

**PIER 5  
36" OUTFALL  
WALL PENETRATION  
AND RIPRAP APRON**

AT: BOSTON HARBOR  
COUNTY: SUFFOLK

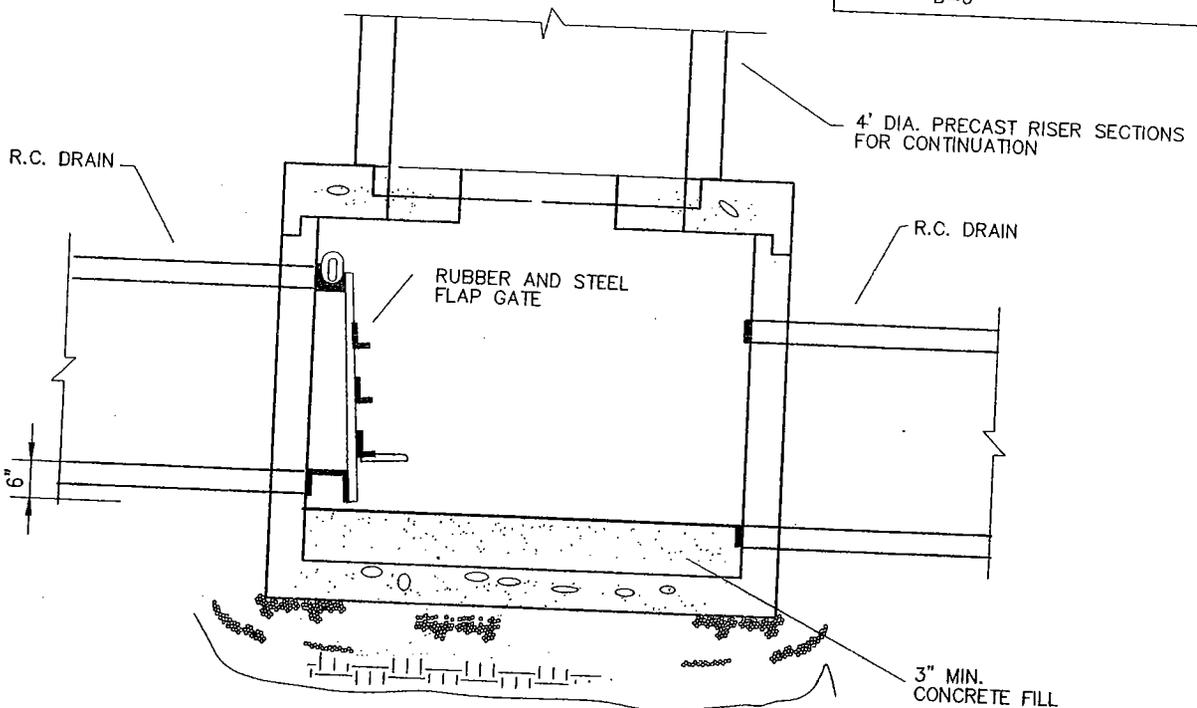
APPLICATION BY:  
ROSELAND PROPERTY CO.  
ONE SOUTH MARKET BLDG.  
BOSTON, MA. 02109

DATE: NOV 2003 SHEET 13 OF 15



PLAN  
NTS

STRUCTURE DIMENSIONS	
PIER 1 - CLYDE ST.	(SHEET 5)
A=6'	B=7'
PIER 5 - (SHEET 9)	
A=5'	B=6'



SECTION H-H  
NTS

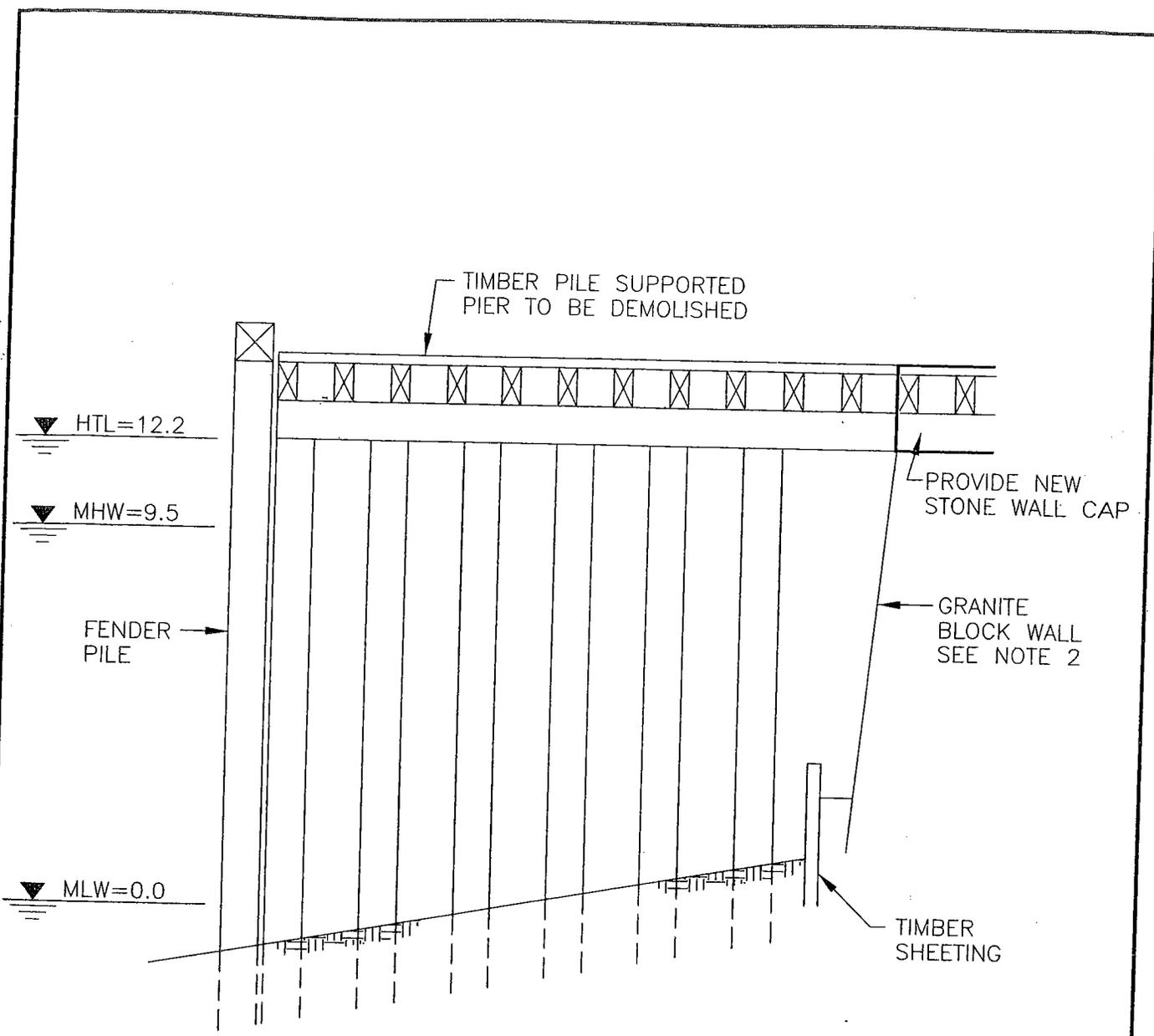
200102671

DATUM: MLW = 0.0  
MHW = 9.5  
HTL = 12.2

PIERS 1 & 5  
TIDE GATE  
STRUCTURE

AT: BOSTON HARBOR  
COUNTY: SUFFOLK  
APPLICATION BY:  
ROSELAND PROPERTY CO.  
ONE SOUTH MARKET BLDG.  
BOSTON, MA. 02109

DATE: NOV 2003 SHEET 14 OF 15



- NOTES:
1. SEE SHEET 11 FOR SECTION LOCATION.
  2. EXISTING GRANITE BLOCK WALL TO REMAIN.  
EXCEPT 20± FOOT SECTION TO BE RECONSTRUCTED FOR OUTFALL INSTALLATION.

200102671

<p>DATUM: MLW = 0.0 MHW = 9.5 HTL = 12.2</p>	<p>PIER 5 TYPICAL PIER SECTION F-F</p>	<p>AT: BOSTON HARBOR COUNTY: SUFFOLK APPLICATION BY: ROSELAND PROPERTY CO. ONE SOUTH MARKET BLDG. BOSTON, MA. 02109 DATE: NOV 2003 SHEET 15 OF 15</p>
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