

## Environmental Justice Screening Form

Project Name	605 Chelsea Street
Anticipated Date of MEPA Filing	Notice of Project Change anticipated April 29, 2022
Proponent Name	605 Chelsea LLC
Contact Information (e.g., consultant)	<p><b>Proponent:</b>          605 Chelsea LLC          1441 Brickell Avenue, Suite 1012          Miami, FL 33131</p> <p><b>Community Outreach Contact:</b>          Pat Capogreco          Cargo Ventures LLC          Pcapogreco@cargoventures.com          857-348-9339</p> <p><b>Regulatory Process Consultant:</b>          Katie Moore          Fort Point Associates, Inc.          31 State Street, 3rd Floor          Boston, MA 02109          kmoore@fpa-inc.com          617-279-4387</p>
Public website for project or other physical location where project materials can be obtained (if available)	<p>Website:          ebindustrial.com</p> <p>Physical project materials can be obtained at:          370 McClellan Highway          East Boston, MA 02128</p>
Municipality and Zip Code for Project (if known)	<p>Municipality: Boston          Zip Code: 02128</p>
Project Type* (list all that apply)	Industrial and Commercial - Office
Is the project site within a mapped 100-year FEMA flood plain? Y/N/unknown	Yes
Estimated GHG emissions of conditioned spaces ( <a href="#">click here for GHG Estimation tool</a> )	67 tons/year

Project Description

1. Provide a brief project description, including overall size of the project site and square footage of proposed buildings and structures if known.

605 Chelsea Street LLC (the “Proponent”) is submitting a Notice of Project Change (NPC) for EEA No. 15729 to address the proposed changes from the previously-approved project. The project is an adaptive reuse of a historic building that has been vacant for 20 years (the “Project”). The Project would restore the 28,499 sf East Boston Steam Sewage Pump Station building to support light industrial uses and office space. Changes to the Project include repairs to the seawall, the installation of walkways, and an approximately 6,800 sf pier to support public access along the waterfront. The Project is located at 605 Chelsea Street, East Boston between the Chelsea Street Bridge and McClellan Highway (the “Project Site”).

2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known)

- Nonwater-dependent use requiring a M.G.L. Chapter 91 license
- Demolition of exterior part of historic structure
- Construction of an existing solid fill structure of 1,000 sf-base area or of a pile supported structure of 2,000 or more sf base area
- Alteration of coastal bank

3. List all anticipated state, local and federal permits needed for the project (if known)

Agency	Approval
<b>Local</b>	
City of Boston Conservation Commission	<ul style="list-style-type: none"> <li>• Wetlands Protection Act Order of Conditions</li> </ul>
Boston Zoning Commission	<ul style="list-style-type: none"> <li>• IPOD Conditional Use Permit</li> </ul>
Boston Water and Sewer Commission	<ul style="list-style-type: none"> <li>• Site Plan Review</li> </ul>
Boston Inspectional Services Department	<ul style="list-style-type: none"> <li>• ISD Building Permit</li> <li>• Certificate of Occupancy</li> </ul>
<b>State</b>	
Massachusetts Department of Environmental Protection	<ul style="list-style-type: none"> <li>• M.G.L. Chapter 91 Waterways License</li> <li>• Water Quality Certificate</li> </ul>
Massachusetts Environmental Policy Act	<ul style="list-style-type: none"> <li>• Notice of Project Change</li> </ul>
Massachusetts Historical Commission	<ul style="list-style-type: none"> <li>• Historic-Archaeological Review/Section 106 Compliance</li> <li>• Massachusetts Historic Rehabilitation Tax Credit Program</li> </ul>
Massachusetts Water Resource Authority	<ul style="list-style-type: none"> <li>• Section 8m Permit</li> </ul>
<b>Federal</b>	
U.S. Army Corps of Engineers	<ul style="list-style-type: none"> <li>• Pre-Construction Notification</li> <li>• Section 408 Approval</li> </ul>
National Park Service	<ul style="list-style-type: none"> <li>• National Register Nomination</li> </ul>

4. Identify EJ populations and characteristics (Minority, Income, English Isolation) within 5 miles of project site (can attach map identifying 5-mile radius from [EJ Maps Viewer](#) in lieu of narrative)

Please see the attached maps showing the area within 1-mile and 5-miles of the Project Site.

5. Identify any municipality or census tract meeting the definition of “vulnerable health EJ criteria” in the [DPH EJ Tool](#) located in whole or in part within a 1 mile radius of the project site

Municipality (Heart Attack):

- Chelsea
- Revere

Municipality (Childhood Asthma):

- Boston
- Chelsea
- Revere

Census tracts (Childhood Blood Lead):

- 25025050101
- 25025050901
- 25025050200
- 25025050700
- 25025160400
- 25025170601
- 25025160502
- 25025160501
- 25025160101

Census Tract (Low Birth Weight)

- 25025051000
- 25025050901
- 25025050101
- 25025160400
- 25025160200
- 25025160502
- 25025051000
- 25025160501
- 25025160300
- 25025160601

6. Identify potential short-term and long-term environmental and public health impacts that may affect EJ Populations and any anticipated mitigation

The Project is not expected to result in potential permanent environmental or public health impacts that may affect EJ populations.

Temporary construction-period air quality impacts are a potential source of negative health impacts for the local community. To avoid or minimize the effects of fugitive dust and exhaust emissions from construction vehicles, appropriate mitigation measures will be employed, such as the use of diesel retrofitted equipment and wetting down areas during construction. To avoid, mitigate, or minimize temporary construction-period noise pollution impacts, the Project will comply with the City of Boston Noise and Work Ordinance. Efforts will be made to minimize the noise impact of construction activities, including appropriate mufflers on all equipment such as air compressors and welding equipment, maintenance of intake and exhaust mufflers, turning off idling equipment, replacing specific operations and techniques with less noisy ones, and other appropriate noise reduction measures. The Project Site is located more than 450 feet from the nearest residential structure.

7. Identify project benefits, including “Environmental Benefits” as defined in 301 CMR 11.02, that may improve environmental conditions or public health of the EJ population

The Project will preserve a historic building that is currently vacant and dilapidated, enhancing the architectural and visual character of the community. In addition to construction jobs, the active use proposed will bring additional permanent jobs for residents of nearby communities, including EJ populations. Construction of the pier and walkways along the waterfront will create public access to the waterfront in an area currently without public access. The Project’s preservation of the existing building and reuse of building material reduces construction waste and retains captured carbon embedded in the existing structure.

8. Describe how the community can request a meeting to discuss the project, and how the community can request oral language interpretation services at the meeting. Specify how to request other accommodations, including meetings after business hours and at locations near public transportation.

Members of the community can request a meeting or obtain information, including translated materials, by contacting Pat Capogreco, listed in the contact information section of this form. Requests for accommodations, including meetings after business hours and at locations near public transportation can also be sent to Pat Capogreco.

Project information in English and Spanish will be maintained on the website:  
ebindustrial.com