



COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONE WINTER STREET, BOSTON, MA 02108 617-292-5500

DEVAL L. PATRICK
Governor

TIMOTHY P. MURRAY
Lieutenant Governor

IAN A. BOWLES
Secretary

LAURIE BURT
Commissioner

SEP 17 2008

Boston Redevelopment Authority
C/o Mark Donahue
22 Drydock Avenue
Boston MA 02210

RE: **Written Determination pursuant to M.G.L. c.91**
Waterways Application #W07-2172-N, Doc's Restaurant @ the Long Wharf Pavilion
80 Long Wharf, Filled Tidelands of Boston Inner Harbor, Boston, Suffolk County

Dear Mr. Donahue:

The Massachusetts Department of Environmental Protection Waterways Program (the "Department") hereby issues this Written Determination, pursuant to MGL Chapter 91, the Public Waterfront Act, and 310 CMR 9.00, the Waterways Regulations, of its intent to approve the referenced application, subject to the attached conditions.

The Applicant, the Boston Redevelopment Authority (the "BRA"), owns a shade structure at the seaward end of Long Wharf. The primary purpose of this aesthetic enclosure is to provide fresh air, ventilation and emergency egress for the MBTA subway tunnel running below the wharf. In this proposal, the BRA requests authorization to enclose and construct a small addition to the shade structure, which will then be leased for restaurant use. An active presence along the Harborwalk will be established while safe operations will be maintained for the public transit line below. A commensurate area of public seating in the shade will be provided. The remaining area at the seaward end of Long Wharf will continue to be used as a public plaza with a full perimeter Harborwalk. Long Wharf has been designated as a National Historic Landmark. The proposed design of the restaurant will complement the surrounding public open space and the other buildings on Long Wharf; the use is intended to complement the existing public and commercial uses including the hotel, restaurants, offices, berthing facilities for public water transportation, commercial and recreational vessels. The proposal does not include any expansion of the limited area presently available for vehicular parking.

FINDINGS:

- 1) The Department determines that the use of authorized filled Commonwealth Tidelands for restaurant purposes is a nonwater-dependent use pursuant to 310 CMR 9.12(2)(e)(1). The Department has processed the application as a nonwater-dependent use project in accordance with 310 CMR 9.12(1).

This information is available in alternate format. Call Donald M. Gomes, ADA Coordinator at 617-556-1057. TDD Service - 1-800-298-2207.

MassDEP on the World Wide Web: <http://www.mass.gov/dep>

Printed on Recycled Paper

- 2) The Department determines that the approximately 33,155 square foot lease area is located entirely on previously authorized filled Commonwealth tidelands. The existing structure occupies approximately 3,430 square feet, the proposed additions occupy approximately 1,225 square feet, and seasonal outdoor dining occupies approximately 2,586 square feet. This leaves the remaining 25,915 square feet of the lease area reserved for public open space.
- 3) The Applicant has published the required public notice on January 23, 2008 in the Boston Herald and the associated public hearing was held at the Department's Boston Office on January 31st and continued to February 25, 2008. The Department had the same notice published in the Environmental Monitor on February 6, 2008. Twenty two persons or groups submitted written comments during the public comment period. The following 9 stated their support for the project or raised issues while remaining neutral: City Councilor Sal LaMattina; Boston Environment Department; The Boston Harbor Association (TBHA); New England Aquarium, Michael Vaughn, Board of Managers for the Residences at Rowes Wharf; ELV Associates; Conservation Law Foundation; and the Boston Waterboat Marina. The following neighborhood group and 12 residents raised issues in opposition to the proposal: North End Waterfront Resident's Association, Anne Pistorio, Victor Brogna, David Kubiak, Patricia Thiboutot, Bob Skole, Pasqua Scibelli, Shirley Knessel, Stephanie Hogue, Thomas Schiavoni and Mary McGee, Mark & Naomi Paul, Sonjoy Mahajan and Ted Schwartzberg. All of the public comments were reviewed, responded to by the Applicant, and addressed in the Department's findings or special conditions of this determination. The issues contained in the public comment that were within the MGL c. 91 jurisdiction can be grouped in the following manner: using public parkland for a private restaurant use; the proper public purpose of the proposed project; the reconfiguration of the Water-Dependent Use Zone; maintenance of the view corridor; maintenance of safe operations within the MBTA subway alignment; trash management, adequate signage, and other public pedestrian amenities; need to include a water-based activity; and hours of operation. The Department cannot comment on the adequacy of the BRA's public review process outside of the license application review. The determination of whether this proposal triggers an Article 97 legislative review process falls outside of the regulatory authority of MGL c. 91 jurisdiction.
- 4) The Applicant has submitted relevant documentation regarding compliance with other regulatory requirements including the Massachusetts Environmental Policy Act (EOEA #14119), the Wetlands Protection Act (File #NE06-1134), the Mass. Historic Commission Act (letter dated November 15, 2007), and local zoning (variance decision dated March 7, 2008). The Department is not required to make a section 61 finding pursuant to MGL Chapter 30 section 61, the Massachusetts Environmental Policy Act, since the Secretary did not require filing of an Environmental Impact Report.
- 5) The Department determines that the project, as conditioned, complies with all applicable standards of the Waterways Regulations, including the special standards for nonwater-dependent use projects at 310 CMR 9.51-9.53. In addition, the Department determines that the project complies with all of the requirements, modifications, limitations, qualifications, and conditions set forth in the Decision on the City of Boston Municipal Harbor Plan approved by the Secretary of Environmental Affairs on May 22, 1991. Specifically, the Applicant may reconfigure the building setback distances along the ends and sides of the wharf since the Department finds such reconfiguration "will promote public use or other water-dependent activity in a clearly superior manner" and there is no reduction in the total amount of setback area¹. The Department finds that by enclosing the shade structure for restaurant use more people will be attracted to the end of Long Wharf over a longer period of time thereby providing a more secure and attractive year-

¹ See Requirement 5 on page 32 of the Secretary's Decision on the Boston MHP dated May 22, 1991.

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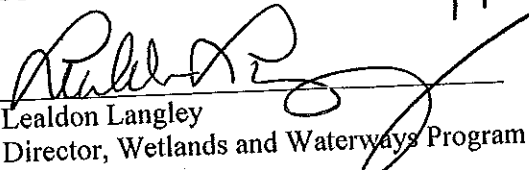
round destination without interfering with the important functions performed for the subway system that runs underground. Given that there is no parking associated with the project, the restaurant will service only the pedestrian public and other persons utilizing the existing water-dependent uses. Shaded seating with excellent views of the Harbor will continue to be available to the general public, in a location reflective of the public comment received, along with the welcome addition of accessible restrooms. Also, the restaurant operator is expected to be an active steward of the surrounding open space, performing routine maintenance of the pedestrian amenities, including keeping the binoculars in good working order and picking up trash on a daily basis. Regarding the total amount of open space located within the reconfigured Water Dependent Use Zone, the current proposal includes approximately 3,135 square feet more area than required by 310 CMR 9.51(3)(c) and the additions are no closer to the water than the existing structure (over 28 feet).

- 6) The Department determines that the project as conditioned serves a proper public purpose that provides greater benefit than detriment to the rights of the public in tidelands in accordance with 310 CMR 9.31(2)(b). The outdoor dining areas have been designed to retain the existing sight line emanating from State Street, the nearest public way. There will be no change to the expansive Harborwalk or to the existing water-based activities that line the edge of Long Wharf – two water transportation facilities with destinations in the inner and outer harbor, berthing for a variety of excursion vessels, a marina, and a mooring field.
- 7) The Department determines that the proposed project is consistent with all applicable CZM policies, in accordance with M.G.L. c.91 § 18.
- 8) The License to be issued pursuant hereto shall be valid for thirty (30) years from the date of the License issuance. By written request of the Licensee for an amendment, the Department may grant a renewal for the term of years not to exceed that authorized in the original License.

On the basis of the foregoing analysis, the Department will approve the proposed structures and uses described herein, as shown on the draft license plan and as shall be modified and delineated on the final license plans in accordance with the terms of this Determination. This Determination is subject to the attached special conditions to be carried out by the referenced Applicant (hereinafter the "Licensee"). These special conditions will be included, in substantially the same form, along with the standard conditions, with the final Chapter 91 Waterways license to be issued pursuant hereto. This Determination, including the attached Special Conditions, is subject to appeal as described in more detail in the Notice of Appeal Rights section. The Department will grant the Waterways license if no appeals are filed within 21 days of the issuance of this Written Determination and upon receipt of the final mylar plans.

No construction or alteration in or to any portion of the site within jurisdiction pursuant to M.G.L. Chapter 91 is authorized until a Waterways License has been issued. If you have any further questions, please contact Andrea Langhauser at (617) 348-4084 of the Waterways Regulation Program.

THIS DETERMINATION IS ISSUED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION ON THE 17th **DAY OF** September **2008**


Lealdon Langley
Director, Wetlands and Waterways Program

cc: Mayor and City Council of Boston
Boston Redevelopment Authority, J. Palmieri
Boston Redevelopment Authority, R. McGuinness
Boston Conservation Commission (DEP File #NE06-1134)
Coastal Zone Management, R. Boeri
Mass. Historical Commission, B. Simon

ABUTTERS

Long Wharf LLC, 70 Long Wharf, Boston MA 02110
Edwards H. Linda Trusts, 296 State Street, Boston MA 02109
Two Fifty Five State Street LLC, 82 Devonshire St, V6A, Boston, MA 02109
MBTA, ATTN: Andrew Brennen

OTHERS THAT SUBMITTED PUBLIC COMMENTS

TBHA
Conservation Law Foundation
Board of Managers for the Residences at Rowes Wharf – 10 Rowes Wharf, Boston 02110
ELV Associates on behalf of the Custom Block House & Gardiner Building ownership
- 923 15th St, NW, Suite 300, Washington DC, 2005
City Councilor Sal LaMattina
North End Waterfront Resident's Association - PO Box 130319, Boston 02113
Lawrence Cannon, Boston Waterboat Marina – Long Wharf Boston, 02110
Anne Pistorio – 72 North Margin St, Boston, 02113
Victor Brogna – Suite 5-3, 120 Commercial St, Boston 02109
David Kubiak - 5 Cleveland Place #3, Boston MA
Thomas Schiavoni and Mary McGee 46 Snow Hill Street, Boston MA 02133

ELECTRONIC COPIES TO

MassDEP/Regional Office Wetlands Program (Wetlands File # NE06-1134)
Michael Vaughn [mvaughan@nausetstrategies.com]
Patricia Thiboutot [takefive1030@aol.com]
Bob Skole [BobSkole@aol.com]
Pasqua Scibelli [pasquamari@yahoo.com]
Shirley Knessel
Stephanie Hogue [shogue@typewriter.com]
New England Aquarium via email to Bud Ris [bris@neaq.org]
Mark & Naomi Paul [Mark.Paul@jacobs.com]
Sonjoy Mahajan [sanjoy@MIT.edu]
Ted Schwartzberg [teds@MIT.edu]
Michael Brock [MBrock@mbta.com]
Boston Redevelopment Authority, Peter Gori

(2) WRP Files

Notice of Appeal Rights

Appeal Rights and Time Limits

The following persons shall have the right to an adjudicatory hearing concerning this decision by the Department to grant or deny a license or permit: (a) an applicant who has demonstrated property rights in the lands in question, or which is a public agency; (b) any person aggrieved by the decision of the Department to grant a license or permit who has submitted written comments within the public comment period; (c) ten (10) residents of the Commonwealth, pursuant to M.G.L. c.30A, §10A, who have submitted written comments within the public comment period; (d) the municipal official in the affected municipality who has submitted written comments within the public comment period; (e) CZM, for any project in the coastal zone, if it has filed a notice of participation within the public comment period; and (f) DEM, for any project in an Ocean Sanctuary, if it has filed a notice of participation within the public comment period. To request an adjudicatory hearing, a Notice of Claim must be made in writing and sent by certified mail or hand delivery to the Department with the appropriate filing fee specified

Written Determination
Doc's Restaurant at Long Wharf
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within 310 CMR 4.10 along with a DEP Fee Transmittal Form, within twenty-one (21) days of the date of issuance of this decision and addressed to:

Case Administrator
Mass. Department of Environmental Protection
One Winter Street, 2nd Floor
Boston, MA 02108

A copy of the Notice of Claim must be sent at the same time by certified mail or hand delivery to the applicant, the municipal official of the city or town where the project is located, and the issuing office of the DEP at:

MassDEP Waterways Regulation Program
One Winter Street, 5th Floor
Boston, MA 02108

Contents of Hearing Request

Under 310 CMR 1.01(6)(b), the Notice of Claim must state clearly and concisely the facts that are the grounds for the request and the relief sought. Additionally, the request must state why the decision is not consistent with applicable laws and regulations.

Pursuant to 310 CMR 9.17(3), any Notice of Claim for an adjudicatory hearing must include the following information:

- (a) the DEP Waterways Application File Number;
- (b) the complete name, address, fax number and telephone number of the applicant;
- (c) the address of the project;
- (d) the complete name, address, fax number, and telephone number of the party filing the request and, if represented by counsel, the name, address, fax number, and phone number of the attorney;
- (e) if claiming to be a person aggrieved, the specific facts that demonstrate that the party satisfies the definition of "person aggrieved" found in 310 CMR 9.02;
- (f) a clear statement that a formal adjudicatory hearing is being requested;
- (g) a clear statement of the facts which are the grounds for the proceedings, the specific objections to the MassDEP's written decision, and the relief sought through the adjudicatory hearing, including specifically the changes desired in the final written decision; and
- (h) a statement that a copy of the request has been sent to: the applicant and the municipal official of the city or town where the project is located.

Filing Fee and Address

A copy of the Notice of Claim along with a DEP Fee Transmittal Form and a valid check payable to the Commonwealth of Massachusetts in the amount of one hundred dollars (\$100) must be mailed to:

Commonwealth of Massachusetts
Department of Environmental Protection
Commonwealth Master Lockbox
P.O. Box 4062
Boston, Massachusetts 02211

The request will be dismissed if the filing fee is not paid, unless the appellant is exempt or is granted a waiver. The filing fee is not required if the appellant is a city or town (or municipal agency), county, or district of the Commonwealth of Massachusetts, or a municipal housing authority. The Department may waive the adjudicatory hearing filing fee pursuant to 310 CMR 4.06(2) for a person who shows that paying the fee will create an undue financial hardship. A person seeking a waiver must file an affidavit setting forth the facts believed to support the claim of undue financial hardship together with the hearing request as provided above.

WRITTEN DETERMINATION AND CONDITIONS

Boston Redevelopment Authority

of -- Boston - has applied to the Department of Environmental Protection to --- enclose the existing one-story structure, which occupies approximately 3,430 square feet, and to construct and maintain four structural alterations, which occupy a total area of approximately 1,225 square feet -----

and has submitted plans of the same; and whereas due notice of said application, and of the time and place fixed for a hearing thereon, has been given, as required by law, to the -- Mayor and City Council -- of the -- City -- of -- Boston. -----

NOW, said Department, having heard all parties desiring to be heard, and having fully considered said application, hereby, subject to the approval of the Governor, authorizes and licenses the said -----

Boston Redevelopment Authority --, subject to the provisions of the ninety-first chapter of the General Laws, and of all laws which are or may be in force applicable thereto, to --- enclose the existing one-story structure, which occupies approximately 3,430 square feet, and to construct and maintain four structural alterations, which occupy a total area of approximately 1,225 square feet -----

in and over filled tidelands of -- Boston Harbor -- in the -- City -- of -- Boston -- and in accordance with the locations shown and details indicated on the accompanying *DRAFT* DEP License Plan No. W07-2172N received June 18, 2008 (6 sheets).

Specific legislative authorizations and licenses issued previously at the project site include: DEP 977 (1983), DEP 988 (1983).

The structure authorized hereby shall be limited to restaurant use while maintaining the previously authorized uses of public transportation ventilation and emergency egress.

This License is valid for a term of thirty (30) years from the date of issuance. By written request of the Licensee for an amendment, the Department may grant a renewal for the term of years not to exceed that authorized in this license.

This License is subject to the following Special Conditions and Standard Conditions.

Special Condition #1: The Licensee shall ensure that the restaurant operations do not block access to the MBTA ventilation shaft and emergency egress authorized under License 977 and do accommodate all maintenance operations of the MBTA. Suitable documentation shall be provided to ensure the final design adequately addresses the issues raised in the MBTA Safety Department review dated July 21, 2008 on file with the Department.

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Special Condition #2: The Licensee shall install, on an as needed basis, removable threshold inserts (door stops) as detailed on *Draft License Plan Sheet 6 of 6* to block flood waters from entering the building in accordance with 310 CMR 9.37(2)(b).

Special Condition #3: The Licensee shall provide restrooms for use by the general public, regardless of patronage, during the regular business hours of the restaurant.

Special Condition #4: The Licensee shall maintain the seaward end of Long Wharf, outside of any building footprints, as public open space with no obstacles for safe, free and universally accessible public passage. All open space shall be accessible 24 hours a day with no gates or other barriers installed to impede pedestrian circulation. The public open space shall include the following components as located and described on the *Draft License Plans sheet 3 of 6*.

- a) The Licensee shall maintain, for use free of charge, the existing Harborwalk, benches, informal seating on the granite steps, binoculars and trash receptacles.
- b) The Licensee shall install at least one interpretative sign or display, planters, and a minimum of 18 shaded tables with accompanying chairs for use by the general public that are arranged to not obstruct the view corridor from State Street and to not crowd the existing bench seating.
- c) The seasonal outdoor restaurant dining shall occupy an area no greater than 2,586 square feet.
- d) At least two (2) clearly visible signs shall be posted identifying the free, public use of the restrooms and seating described in item b) above.
- e) All public amenities shall be installed and available for use when the first Certificate of Occupancy is issued for the restaurant.

Special Condition #5: The Licensee may transfer to the restaurant operator maintenance responsibility of the public open space measuring approximately 25,915 square feet in size and located in an area delineated by an imaginary line drawn from the last Custom House Block building to either side of Long Wharf and to the seaward end of the wharf. In addition to routine maintenance and operational activities, the following conditions apply.

- a) Ensure that all deliveries occur prior to 10:00 AM and trash is picked up daily and removed before 7:00 AM. The Licensee shall use good faith efforts to ensure trash is picked up as frequently as needed and stored securely to minimize the potential of becoming a source of floating debris in Boston Harbor.
- b) Ensure all tables and chairs are stored seasonally off site or inside the building and can be arranged to not obstruct large public gatherings and scheduled public events such as fireworks displays and tall ship events.
- c) The Harborwalk shall remain clear of snow and ice. The Licensee shall not dump snow into the harbor, shall use non-toxic de-icing materials, and shall otherwise follow the Department's snow disposal guidance, which can be found on the Internet at:
<http://www.mass.gov/dep/water/laws/snowdisp.htm>.

Special Condition #6, Minor Modifications: Pursuant to 310 CMR 9.22, Licensees may undertake minor project modifications upon written notice to, and approval by, the Department.

Special Condition #7, Construction Term: All work authorized herein shall be completed within five (5) years of the date of License issuance. Said construction period may be extended by the Department for one or more one year periods without public notice, provided that the Applicant submits to the Department no later than thirty (30) days prior to the expiration of said construction period a written request to extend the period and provides an adequate justification for said extension.

Special Condition #8, Certificate of Occupancy: The Licensee shall provide to the Department, within thirty (30) days of receipt, a copy of the first Certificate of Occupancy issued at the site.

Special Condition #9, Department Compliance Access: The Licensee shall allow agents of the Department to enter the project site to verify compliance with the conditions of this License prior to and after completion of the project.

Special Condition #10, Certificate of Compliance: The Licensee shall request in writing that the Department issue a Certificate of Compliance in accordance with 310 CMR 9.19. The request shall be accompanied by a certification by a registered professional engineer licensed to do business in the Commonwealth that the project was completed in accordance with the License.

Special Condition #11, Written Determination Term: The Written Determination shall remain valid for up to one year after issuance. Said term may be extended for one or more one year periods, provided that the Applicant submit to the Department, thirty (30) days prior to the expiration of said term a written request to extend the term and provides adequate justification for said extension. This condition shall expire upon issuance of the License to be issued pursuant hereto.

Please see the following Standard Waterways License Conditions. -----

Duplicate of said plan, number W07-2172-N is on file in the office of said Department, and original of said plan accompanies this License to be issued pursuant hereto, and is to be referred to as a part hereof.

Written Determination
Doc's Restaurant at Long Wharf
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STANDARD WATERWAYS LICENSE CONDITIONS

1. Acceptance of this Waterways License shall constitute an agreement by the Licensee to conform with all terms and conditions stated herein.
2. This License is granted upon the express condition that any and all other applicable authorizations necessitated due to the provisions hereof shall be secured by the Licensee prior to the commencement of any activity or use authorized pursuant to this License.
3. Any change in use or any substantial structural alteration of any structure or fill authorized herein shall require the issuance by the Department of a new Waterways License in accordance with the provisions and procedures established in Chapter 91 of the Massachusetts General Laws. Any unauthorized substantial change in use or unauthorized substantial structural alteration of any structure or fill authorized herein shall render this Waterways License void.
4. This Waterways License shall be revocable by the Department for noncompliance with the terms and conditions set forth herein. This License may be revoked after the Department has given written notice of the alleged noncompliance to the Licensee and those persons who have filed a written request for such notice with the Department and afforded them a reasonable opportunity to correct said noncompliance. Failure to correct said noncompliance after the issuance of a written notice by the Department shall render this Waterways License void and the Commonwealth may proceed to remove or cause removal of any structure or fill authorized herein at the expense of the Licensee, its successors and assigns as an unauthorized and unlawful structure and/or fill.
5. The structures and/or fill authorized herein shall be maintained in good repair and in accordance with the terms and conditions stated herein and the details indicated on the accompanying license plans.
6. Nothing in this Waterways License shall be construed as authorizing encroachment in, on or over property not owned or controlled by the Licensee, except with the written consent of the owner or owners thereof.
7. This Waterways License is granted subject to all applicable Federal, State, County, and Municipal laws, ordinances and regulations including but not limited to a valid final Order of Conditions issued pursuant to the Wetlands Protection Act, G.L. Chapter 131, s.40.
8. This Waterways License is granted upon the express condition that the use of the structures and/or fill authorized hereby shall be in strict conformance with all applicable requirements and authorizations of the DEP.

This License authorizes structure(s) and/or fill on:

Private Tidelands. In accordance with the public easement that exists by law on private tidelands, the Licensee shall allow the public to use and to pass freely upon the area of the subject property lying between the high and low water marks, for the purposes of fishing, fowling, navigation, and the natural derivatives thereof.

Commonwealth Tidelands. The Licensee shall not restrict the public's right to use and to pass freely, for any lawful purpose, upon lands lying seaward of the low water mark. Said lands are held in trust by the Commonwealth for the benefit of the public.

a Great Pond of the Commonwealth. The Licensee shall not restrict the public's right to use and to pass freely upon lands lying seaward of the high water mark for any lawful purpose

No restriction on the exercise of these public rights shall be imposed unless otherwise expressly provided in this License.

Unless otherwise expressly provided by this License, the Licensee shall not limit the hours of availability of any areas of the subject property designated for public passage, nor place any gates, fences, or other structures on such areas in a manner that would impede or discourage the free flow of pedestrian movement thereon.

The amount of tidewater displaced by the work hereby authorized has been ascertained by said Department, and compensation thereof has been made by the said -- Boston Redevelopment Authority -- by paying into the treasury of the Commonwealth -- two dollars and zero cents (\$2.00) -- for each cubic yard so displaced, being the amount hereby assessed by said Department. (0 c.y. = \$0.00)

Nothing in this License shall be so construed as to impair the legal rights of any person.

This License shall be void unless the same and the accompanying plan are recorded within sixty (60) days from the date hereof, in the Suffolk County Registry of Deeds.

IN WITNESS WHEREAS, said Department of Environmental Protection have hereunto set their hands this _____ day of _____ in the year two thousand eight

Program Chief _____
Program Director _____
Commissioner _____

**Department of
Environmental
Protection**

THE COMMONWEALTH OF MASSACHUSETTS

This license is approved in consideration of the payment into the treasury of the Commonwealth by the said -- Boston Redevelopment Authority -----

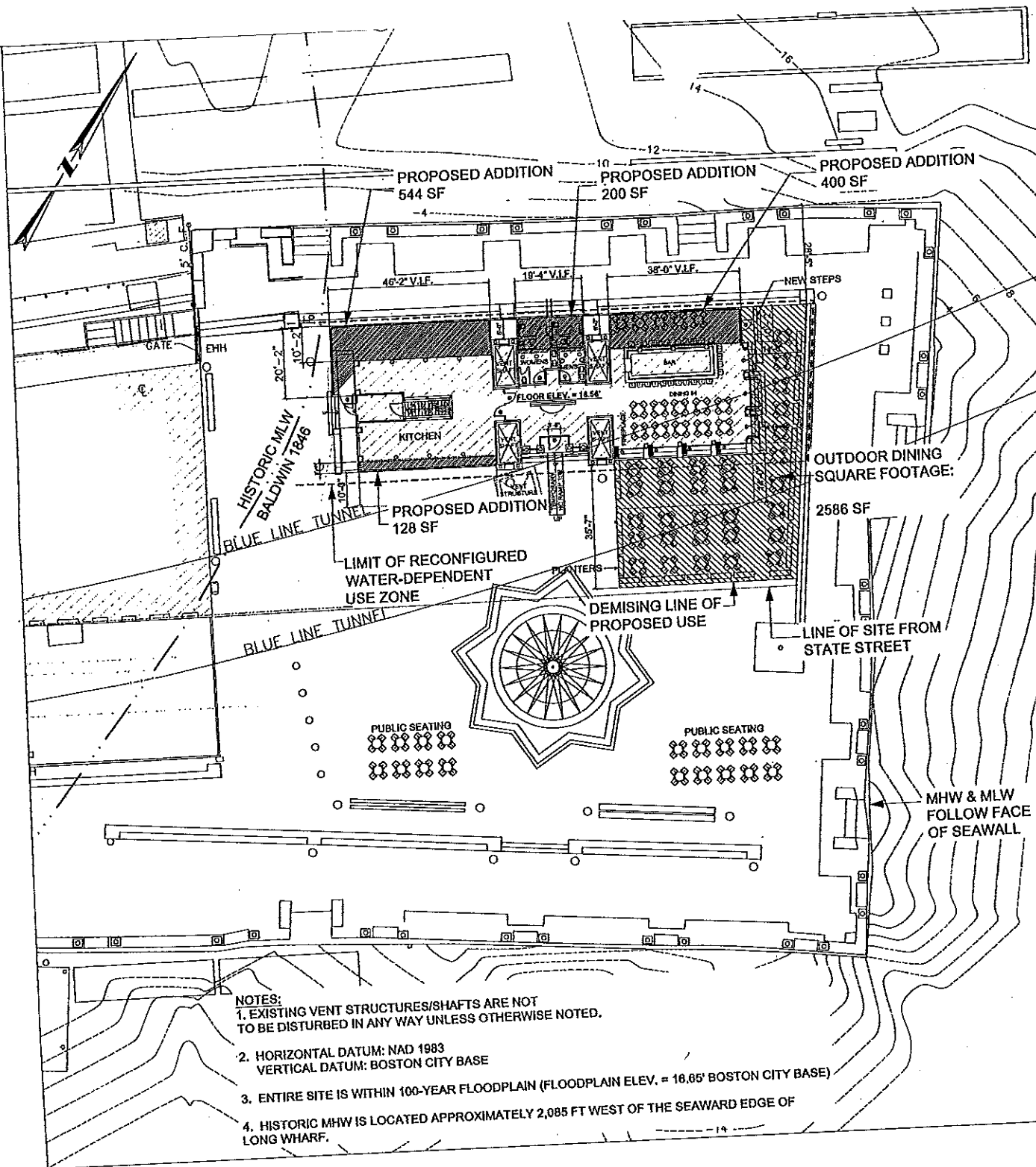
of the further sum of -- ZERO dollars and zero cents -----

the amount determined by the Governor as a just and equitable charge for rights and privileges hereby granted in the land of the Commonwealth.

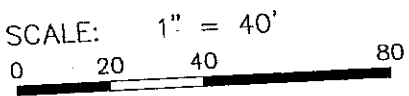
BOSTON

Approved by the Governor.

Governor



- NOTES:
1. EXISTING VENT STRUCTURES/SHAFTS ARE NOT TO BE DISTURBED IN ANY WAY UNLESS OTHERWISE NOTED.
 2. HORIZONTAL DATUM: NAD 1983
VERTICAL DATUM: BOSTON CITY BASE
 3. ENTIRE SITE IS WITHIN 100-YEAR FLOODPLAIN (FLOODPLAIN ELEV. = 16.65' BOSTON CITY BASE)
 4. HISTORIC MHW IS LOCATED APPROXIMATELY 2,085 FT WEST OF THE SEAWARD EDGE OF LONG WHARF.

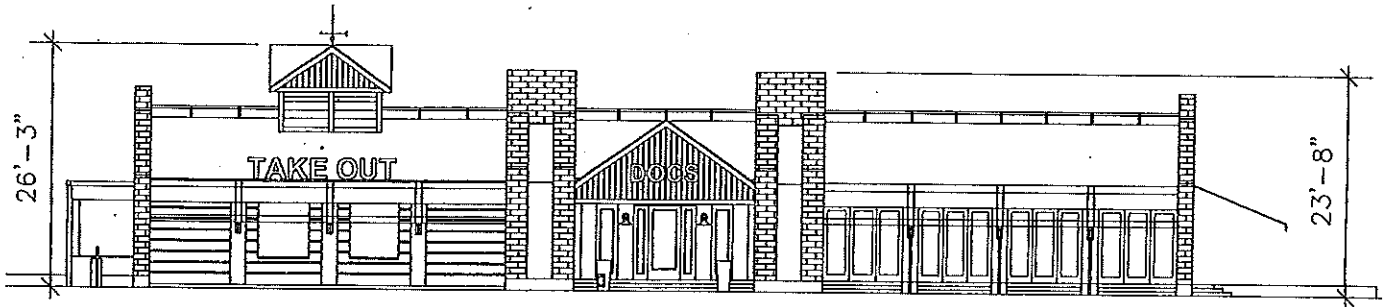


SITE PLAN

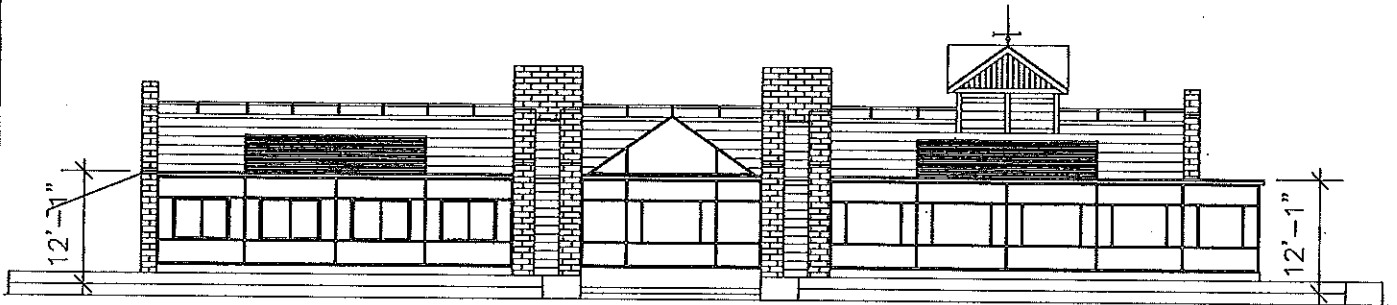
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JOB NO. 40799.00

SHEET 3 OF 6

PLAN ACCOMPANYING
PETITION OF
BOSTON REDEVELOPMENT AUTHORITY
TO CONSTRUCT AND MAINTAIN A
RESTAURANT AT 80 LONG WHARF,
BOSTON HARBOR
BOSTON, MA (SUFFOLK COUNTY)
OCTOBER, 2007



FRONT ELEVATION



REAR ELEVATION

SCALE: NONE

ELEVATIONS

PLAN ACCOMPANYING
 PETITION OF
 EAT DRINK LAUGH RESTAURANT GROUP

TO CONSTRUCT AND MAINTAIN A
 RESTAURANT AT 80 LONG WHARF,
 BOSTON HARBOR

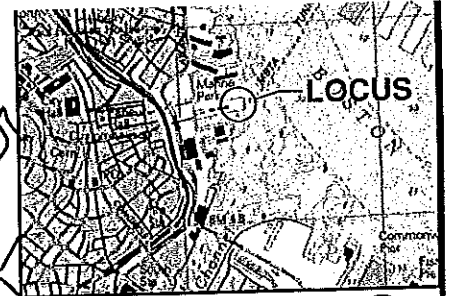
BOSTON, MA (SUFFOLK COUNTY)
 OCTOBER, 2007

FILE:
 JOB NO. 40799.00

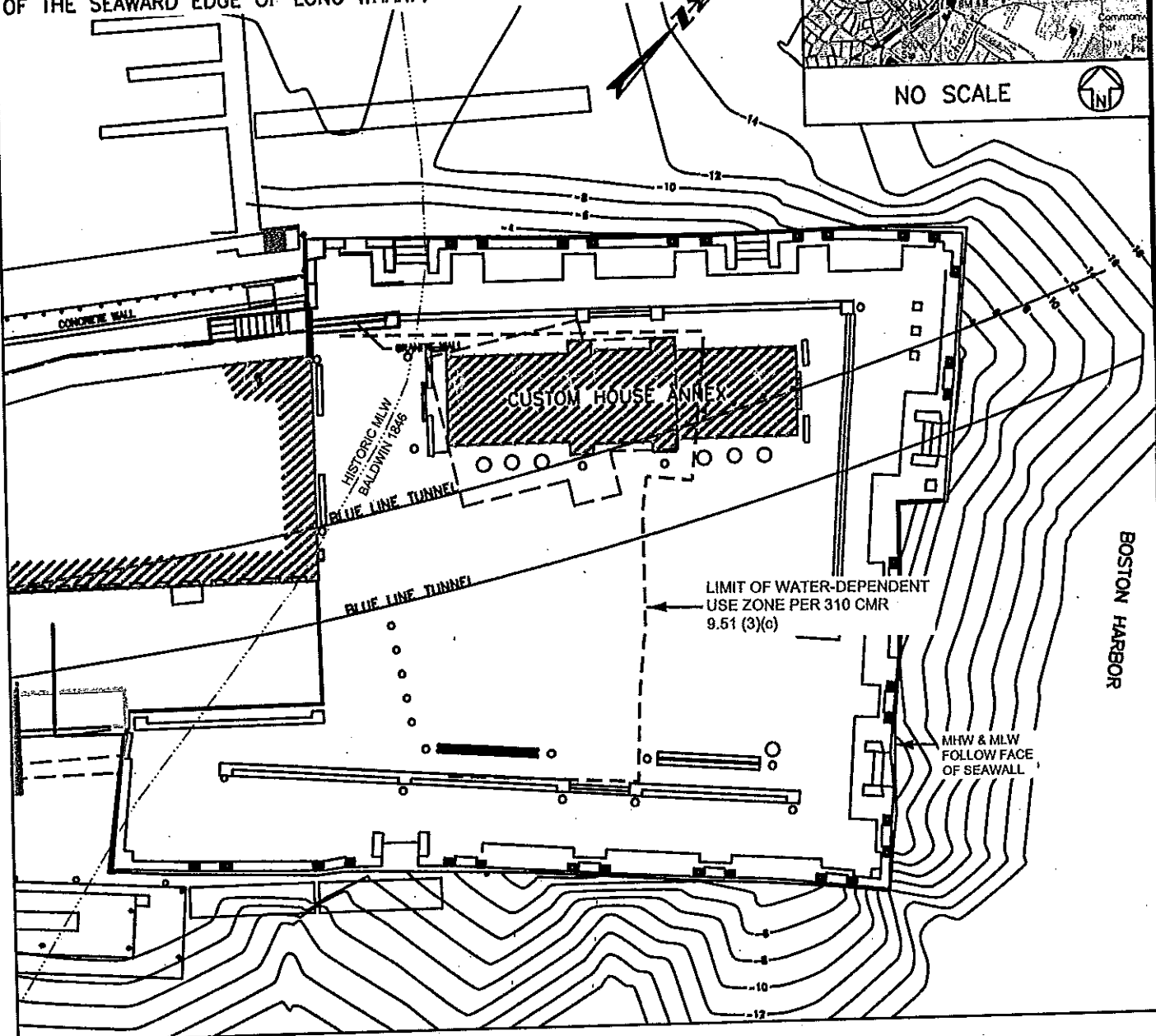
SHEET 4 OF 6

VERTICAL DATUM: BOSTON CITY BASE

- ENTIRE SITE IS WITHIN 1-YEAR FLOODPLAIN (FLOODPLAIN ELEV. = 16.65' BOSTON CITY BASE)
- HISTORIC MHW IS LOCATED APPROXIMATELY 2,085 FT WEST OF THE SEAWARD EDGE OF LONG WHARF.



NO SCALE



SCALE: 1" = 50'
0 25 50 100

EXISTING CONDITIONS

PLAN ACCOMPANYING
PETITION OF
BOSTON REDEVELOPMENT AUTHORITY

TO CONSTRUCT AND MAINTAIN A
RESTAURANT AT 80 LONG WHARF,
BOSTON HARBOR

BOSTON, MA (SUFFOLK COUNTY)
OCTOBER, 2007

FILE:
JOB NO. 40799.00

SHEET 1 OF 6

Kee'd Jan 18, 2008