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Sent: 04/23/2024 - 04:04 PM
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CC:
Subject: Site Plan Review Letter

SITE PLAN REVIEW REPORT

City of Revere Site Plan Review Site Plan Review

From: Frank Stringi
Date: April 23, 2024
Application #: SPR21-000094
Address: 22 WHITIN AVE EXT
Description: Construction of a new six-story luxury residential development consisting of 291 residential units, associated amenities and parking spaces and a retail / commercial space..

Please be advised that the Site Plan Review Committee has reviewed the above referenced site plan. The following amended findings and conditions have been made with respect to this site plan:

COMMUNITY DEVELOPMENT: Frank Stringi

- A 21E Environmental Assessment must be filed with the Office of Inspectional Services and Board of Health with respect to all cleanup and remediation measures to be performed on the site.
- A demolition permit shall be approved by the Board of Health, DPW and Fire Dept. including the filing of a complete pest and rodent control plan for the site and adjacent area as well as a dust control plan. In accordance with this plan, baiting or trapping shall be started at least 18 days prior to demolition and continue throughout the duration of the project construction.
- A final landscaping plan shall be approved by the SPRC including extensive tree plantings along the borders of the site and within the parking lot islands and all vegetative slopes along the waterfront and within the area between the site and Gibson Park. Detail profiles shall be submitted of the boardwalk and water edge including pavers, railings and seating areas as well as all shoreline vegetative and restoration measures
- A MassDOT curb cut and street opening permit must be obtained for the Project prior to the issuance of a building permit.
- A public art feature shall be included as a focal point to the gateway of the site within the center of the proposed roundabout.
- A Site Utilization Plan shall be submitted to and approved by the Office of Inspectional Services, Engineering, DPW, Fire and Police. The plan must include a demolition and construction schedule, stormwater mitigation measures, erosion control measures, rodent control, construction materials layout, equipment layout, contractor parking, police detail requirements, fire detail requirements, delivery queuing locations, location of job site entrances, contact information, street sweeping schedule, wheel wash station methods and quarterly project updates.
- A structural analysis of the existing pier shall be undertaken by the developer. The developer shall coordinate in good faith with the City to develop a conceptual restoration or reconstruction plan for such pier.
- During construction, the Applicant will be responsible to take appropriate measures to maintain abutting ways from the accumulation of sediment and soil erosion from the Project site.

- In lieu of the requirement for completion of final design, specifications and construction upgrades of the Lynnway Sanitary Sewer Pump Station as approved by the City Engineer and Chief of infrastructure and Engineering prior to the issuance of a certificate of occupancy for the 291 residential units at 22 Whiten Ave. Extension, a payment in the amount of \$470,000 shall be made to the City of Revere to undertake final design plans for a new Sanitary Sewer pump station at the present site on the Lynnway.
- It is noted that a MEPA certificate has been issued for this project and all findings and conditions associated with the MEPA certificate shall be incorporated into the design and site plan.
- No City of Revere on-street parking permits shall be granted to residents of the Project and no resident access shall be allowed to the Point of Pines Beach unless agreed to by the Point of Pines Beach Association. This condition shall be included in all lease agreements.
- The Applicant shall take video documentation of existing conditions of adjacent neighboring structures and interior/exterior foundation walls, subject to receipt of necessary consents and permissions. Said documentation shall be provided to the Building Inspector.
- The developer shall work in coordination with the City in pursuing funding sources for the proposed construction of the roundabout and ramp reconfigurations leading to the site, Gibson Park and Route 1A. An interim access plan to the site shall be initiated until these improvements are completed. The interim access plan shall include appropriate emergency apparatus access to the site to be approved by the Fire Dept.
- The name of Whiten Ave. Extension shall be changed to Gibson Way.
- The owner shall provide 15 metered public parking spaces adjacent to the proposed public pier.
- This project is subject to the issuance of a Chapter 91 License water quality certificate from DEP, and a permit from the Army Corps of Engineers. The latter permit shall include the cutting or removing of all exposed pilings within the water sheet subject to Army Corps approval.
- A sewer connection and water connection permit must be obtained from the DPW for all new construction including the submission of a water and sewer demand discharge report. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan and provide a full technical review prior to the issuance of a building permit. The proposed water service improvement plan shall include the looping of the 10" water line through the site and connection to the 10" water line on the Lynnway and investigation of the existing sewer lines within the property including smoke testing for any inflow and infiltration sources and removal of all inflow and infiltration sources shall be made on the existing sewer to be connected to the 12" sewer on the Lynnway prior to the issuance of a sewer connection permit.. The sanitary pump station to be provided on site shall include a mechanical provision for processing solids (including wipes, paper towels, and dental floss). All utility easements shall be shown on the utility plans.
- This site plan review is subject to a final construction plan review by the Building Department Code Consultant.
- The plans must be reviewed and stamped by the Fire Dept.
- Hydrant flow tests shall be conducted to determine the adequacy of both domestic and fire flow and for the proper sizing of domestic and fire flow service lines to the proposed project. Plans for the location of additional hydrants shall be approved by the Revere Fire Dept.
- This development is subject to an order of conditions by the Conservation Commission. The recorded copy of the order of conditions shall be filed with the Building Inspector prior to the issuance of a building permit.
- The project proponent must pay a sewer mitigation fee, which is based on 10 times 110 gallons/bedroom times \$1.30/gallon. Based on the proposed 406 bedrooms, the sewer mitigation fee shall be \$580,580. The sewer mitigation fee shall be utilized to remove inflow and infiltration from entering the sewer system and shall be paid to the City of Revere in two installments, 50% prior to issuance of building permit and 50% prior to issuance of occupancy permit.
- All walkways within the site shall be constructed with concrete, pavers, stonedust or similar materials and shall meet ADA and MAAB standards and all curbing within the site shall be either granite or precast concrete.
- All existing drains and sewer lines within the site shall be abandoned and shall be capped at the main and removed.
- An exterior grease trap shall be installed for any proposed restaurant use to be approved by the Plumbing Inspector. A cafe use where cooking is not part of the retail operations shall not require a grease trap subject to the approval of the Plumbing Inspector.
- If a food operator is secured, it shall include accommodations for outdoor seating.
- The site lighting scheme shall be subject to the approval of the Site Plan Review Committee and all lights within the parking areas that may impact abutting residential properties shall provide screens/deflectors and or soft or directional lighting to minimize light being reflected on abutting residential properties.
- A traffic impact analysis shall be prepared for the proposed development and the developer shall be responsible for undertaking all pedestrian and traffic safety measures recommended in the traffic study.
- All rooftop mechanical units shall be set back from building's perimeter in a manner that limits visibility from the street level and include acoustical mitigation and/or noise baffle devices.
- All landscaped and open space areas are to be maintained by the owner of the property and the owner must submit a yearly property landscape maintenance agreement/program to the Department of Inspectional Services for execution. The annual landscape maintenance program shall include the replacement of all trees and shrubs which may be damaged within the project site, weed control, mulching, grass cutting, watering, and fertilizing. The owner of the property shall also be responsible for the removal of all litter and debris within the project site.
- A surveillance camera shall be installed on the building subject to the approval of the Police Chief.

- The developer shall establish a Transportation Demand Management (TDM) Program for the proposed project to be approved by the Site Plan Review Committee. The elements of the TDM program shall include: (a) use commercially reasonable efforts to limit leases to the amount of off-street parking spaces approved with the project; (b) Prior to leasing, building management will commit to exploring available T-pass programs for residents without vehicles; (c) the leasehold agreements with tenants shall state that the parking charge will be included in the apartment lease; (d) the project shall provide for bicycle parking in the garage at no additional charge to the tenants; (e) the project will provide at least 2 parking spaces for short term car rental programs (ZipCar) for use by tenants who do not have vehicles or would not otherwise need personal vehicles; and (f) a shuttle shall be provided for the residents of the building to the Wonderland T Station
- In accordance with Section 17.27.080 of the Revere Riverfront Overlay District, a contribution shall be made to the Community Improvement Trust Fund in an amount equal to \$750,000, which is 1% of the total hard construction costs of the project. The hard construction cost shall be determined by the Site Plan Review Committee in accordance with the median square foot hard construction costs of an appropriate building category as noted in the Means Construction Cost Guide. All monies contributed to the CIT fund shall be expended only for the purposes related to the development and implementation of the Revere Riverfront Master Plan. The CIT fee shall be paid in two equal installments, 50% prior to the issuance of a building permit and 50% prior to the issuance of a temporary or permanent occupancy permit.
- An elevation certificate shall be filed with the Conservation Commission and Building Inspector prior to the issuance of an occupancy permit.
- A certificate of compliance from the Conservation Commission shall be filed with the Building Inspector prior to the issuance of an occupancy permit.
- The grading of the lot shall be such that no runoff is diverted to abutting properties.
- An as-built foundation plan shall be filed with the Building Inspector prior to the issuance of a full building permit. The as-built plan shall include the location of all retaining walls and water and sewer services into the building as well as drainage structures and drain lines.
- A final as-built plan including the location of all parking spaces, decks and landings and landscaping plan must be filed with the Building Inspector prior to the issuance of an occupancy permit. The final as-built plan shall show the location of all utilities within the site including water, sewer and drainage.
- Since construction activities involve disturbance of more than one acre, the project is subject to regulations under the NPDES storm water program. Therefore, the NPDES general permit must be filed with EPA/DEP for storm water management. The storm water drainage system within the site shall conform to the requirements of the City of Revere storm water management ordinance and be in compliance with DEP storm water regulations. The storm water management measures outlined in the permit must be incorporated into the final site plan.
- Irrigation systems shall be installed for all landscaped areas within the project site.
- These site plan review conditions shall be valid for six months from the date of the conditions. After the expiration date of the conditions, a new site plan review filing is required.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.

