

**FACT SHEET – Chapter 91 License Application**  
**Accordia Partners LLP**  
**“Dorchester Bay City” – Mixed-Use Development Project**  
**Filled Commonwealth Tidelands of the Dorchester Bay, Boston**

Accordia Partners LLP has filed a Chapter 91 License Application with the Massachusetts Department of Environmental Protection (MassDEP) for a proposed mixed-use development at 180 & 200 Mount Vernon Street in Boston, Massachusetts. The proposed project is subject to M.G.L. Chapter 91 and the regulations at 310 CMR 9.00 and must apply for and receive a Chapter 91 license.

MassDEP is initiating the public process for this application in order to receive public input on the project relative to Chapter 91 and the applicable regulations, which will include a 60-day public comment period and a public hearing. A copy of the Public Notice with information on how to review the license application, attend the public hearing, and how to submit comments can be found at the end of this Fact Sheet.

After the public process is complete and after completing the technical review of the application, including a review of written public comments received, MassDEP will issue a decision to approve or deny the license application.

**Location Information**

180 & 200 Mount Vernon Street in Boston, Suffolk County, Massachusetts.

**Project Information**

The Applicant proposes to redevelop the existing properties (approximately 15 acres within Chapter 91 jurisdiction) into a mixed-use development consisting of eleven (11) buildings with residential and commercial uses and Facilities of Public Accommodation, roadways, open space and public amenities, flood barriers, site grading, utility systems, and improvements to the existing streets and creation of a new street circulation system in and on filled Commonwealth and Private Tidelands of the Dorchester Bay.

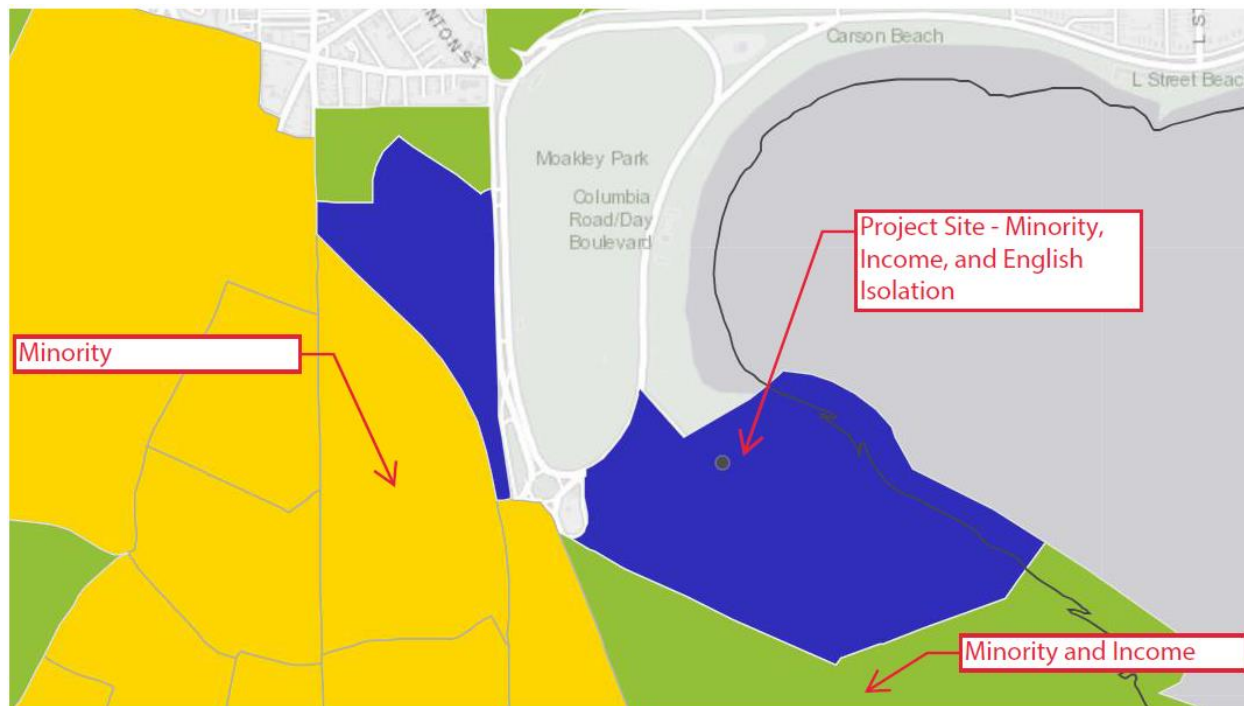
The project required review pursuant to the Massachusetts Environmental Protection Act (MEPA - EEA # 16277), and received a certificate issued by the Secretary on January 16, 2024 ([MEPA Environmental Monitor \(state.ma.us\)](#)) documenting that the project adequately and properly complies with MEPA. The project requires review pursuant to the Wetlands Protection Act and has submitted a Notice of Intent to the City of Boston Conservation Commission.

**Environmental Justice Populations**

The project site is located within a community defined as an EJ Population based on the Minority, Income, and English Isolation criteria as established in the [2021 EEA EJ Policy](#). The language map identifies Spanish or Spanish Creole 5.1% and Chinese 14.4% for languages spoken. See mapping tool at [Environmental Justice Populations in Massachusetts](#). Enter the address “180 Mount Vernon Street, Boston” in the search bar labeled “find address or place” and also see the map below.

EJ Populations at and adjacent to 180 & 200 Mount Vernon Street – source EEA EJ Mapper ([Environmental Justice Populations in Massachusetts](#)).

MassDEP provides language access interpreter/translation services to limited English proficient individuals free of charge. If you need an interpreter for any documents and/or to participate in the public hearing, translation services can be found at the following link: <https://www.mass.gov/info-details/massdep-language-translation-assistance>.



The Applicant conducted outreach to State, Regional, and Local Agencies, and to Environmental Justice community-based organizations intended to assist in reaching designated EJ populations as part of the MEPA process; a copy of the MEPA “Circulation List” is included as an attachment to this fact sheet.

In addition to availability of the application, Public Notice, and Fact Sheet through the links and contacts listed herein, this Chapter 91 Public Notice and Fact Sheet will be translated into Spanish, Chinese, and other languages upon request, and will be available at the Uphams Corner Branch of the Boston Public Library at 500 Columbia Road, Boston, MA 02125, at Harbor Point on the Bay Apartments Community Building at 270 Mount Vernon Street, Boston, MA 02125 and on the Project website at: <https://www.baysideupdate.com/>

### Public Participation and Comment

Project plans and documents for this Waterways Application are on file for public viewing electronically at the EEA ePLACE Public Access Portal: <https://eeaonline.eea.state.ma.us/EEA/PublicApp/> (enter application number **23-WW14-0008-APP** in the Search Page in the “Record ID” field).

If you need assistance, please contact [susan.you@mass.gov](mailto:susan.you@mass.gov) or if you do not have access to email, please leave a message at (617) 292-5929 and you will be contacted with alternative options.

This information is also included in the Public Notice, a copy of which is included herein, which will be published in a local newspaper and in the Environmental Monitor on **February 23, 2024** (<https://eeaonline.eea.state.ma.us/EEA/MEPA-eMonitor/home>) and the public comment period will be open through **April 23, 2024**

This Fact Sheet and Public Notice will be posted to MassDEP's website at: [MassDEP Public Hearings & Comment Opportunities | Mass.gov](#). Comments are to be submitted to [Susan.You@mass.gov](mailto:Susan.You@mass.gov) or mailed to MassDEP Waterways Regulation Program c/o Susan You, 100 Cambridge Street, 9th Floor, Boston, MA 02114.

After the application is administratively complete, including the public hearing and comment period, MassDEP will conduct its technical review of the application and will issue a decision, which will be subject to a 21-day appeal period.

**DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATERWAYS REGULATION PROGRAM**

**Notice of License Application pursuant to M.G.L. Chapter 91  
Waterways License Application Number 23-WW14-0008-APP**

**Applicant:** Accordia Partners LLC

**Project Location:** 180 & 200 Mount Vernon Street, Boston, Suffolk County

**Notification Date: February 23, 2024**

**Remote Public Hearing: March 21, 2024 at 2:00 pm**

<https://us06web.zoom.us/meeting/register/tZYrfuurpjsvEtVx-DpHgU7hil1XMAfyKpH7>

**Remote Public Hearing: March 21, 2024 at 6:00 pm**

<https://us06web.zoom.us/meeting/register/tZYpcOCtqzgvGtw18oGad5Ajzr17Qszm6MZG>

**Public Comments Deadline:** April 23, 2024

Public Notice is hereby given of the Waterways Application by Accordia Partners LLC for a Consolidated Written Determination (CWD) to authorize “Dorchester Bay City” an approximately 15-acre mixed-use development including eleven (11) buildings with residential and commercial uses and Facilities of Public Accommodation, roadways, open space and public amenities, flood barriers, site grading, utility systems, and improvements to the existing streets and creation of a new street circulation system in and on filled Commonwealth and Private Tidelands of the Dorchester Bay. The Applicant is requesting extended license terms pursuant to 310 CMR 9.15(b). The proposed project has been determined to be Nonwater-Dependent. The Department has identified that the proposed project is located in a community with an Environmental Justice Population. This notice is intended to reach the potentially affected Environmental Justice Population.

**The Public Hearings will be held remotely on March 21, 2024 at 2:00pm and 6:00pm via Zoom.** Prior to the meeting you can download and sign up for an account for this free software at <https://zoom.us> on your phone, tablet, desktop or laptop computer. It is recommended that you test connectivity/ functionality in advance of the meeting.

**Advance registration is required to participate in the Public Hearings. Please register using the following links above for the public hearings.** After registering, you will receive a confirmation email with the information needed to join the meeting from your device. MassDEP Waterways Regulation Program will conduct this public hearing in order to receive information to be used in its decision on whether to grant a CWD and Waterways Licenses pursuant to M.G.L. Chapter 91.

**The Department will consider all written comments on this Waterways Application received by April 23, 2024 (Public Comments Deadline).** Failure of any aggrieved person or group of ten (10) citizens or more to submit written comments to the Waterways Regulation Program by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c). The group of citizens must include at least five (5) citizens who are residents of the municipality in which the proposed project is located. A public hearing may be held upon request by the Municipal Official.

Project plans and documents for the Waterways application are on file for public viewing electronically at: <https://eeaonline.eea.state.ma.us/EEA/PublicApp/> (enter **23-WW14-0008-APP** in the Search Page in the field for Record ID). If you need assistance, please contact [susan.you@mass.gov](mailto:susan.you@mass.gov) or if you do not have access to email, please leave a message at (617) 292-5929 and you will be contacted with alternative options.

It is recommended that documents and correspondence be filed electronically with the email address above, when possible. Alternatively, comments may be mailed to MassDEP Waterways Regulation Program c/o Susan You, 100 Cambridge Street, 9th Floor, Boston, MA 02114.

MassDEP provides language access interpreter/translation services to limited English proficient individuals free of charge. If you need an interpreter for any documents and/or to participate in the public hearing, translation services can be found at the following link: <https://www.mass.gov/info-details/massdep-language-translation-assistance>.

## MEPA CIRCULATION LIST [ENF THROUGH FEIR]

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Rebecca Tepper, Secretary  
Executive Office of Energy and  
Environmental Affairs  
Attn: MEPA Office  
100 Cambridge Street, Suite 900  
Boston, MA 02114  
MEPA@mass.gov

Department of Environmental Protection  
Commissioner's Office  
Attn: MEPA Coordinator  
One Winter Street  
Boston, MA 02108  
helena.boccardo@mass.gov

Department of Environmental Protection  
Northeast Regional Office  
Attn: MEPA Coordinator  
150 Presidential Way  
Woburn, MA 01801  
john.d.viola@mass.gov

Massachusetts Department of Environmental  
Protection  
Attn: Waterways Regulation Program  
100 Cambridge Street, 9<sup>th</sup> Floor  
Boston, MA 02108  
daniel.padien@state.ma.us  
frank.taormina@mass.gov

Massachusetts Department of Transportation  
Public/Private Development Unit  
Attn: Environmental Reviewer  
10 Park Plaza  
Boston, MA 02116  
MassDOTPPDU@dot.state.ma.us

Massachusetts Department of Transportation  
District #6  
Attn: MEPA Coordinator  
185 Kneeland Street  
Boston, MA 02111  
Michael.garrity@dot.state.ma.us

Massachusetts Bay Transit Authority  
Attn: Jennifer Mecca  
10 Park Plaza  
Boston, MA 02116  
jmecca@mbta.com

Massachusetts Historical Commission  
The MA Archives Building  
220 Morrissey Boulevard  
Boston, MA 02125

Massachusetts Department of Conservation and  
Recreation  
Attn: MEPA Coordinator  
251 Causeway Street, 9<sup>th</sup> Floor  
Boston, MA 02114  
andy.backman@mass.gov

Massachusetts Department of Energy  
Resources  
Attn: MEPA Coordinator  
100 Cambridge Street, Suite 1020  
Boston, MA 02114  
paul.ormond@mass.gov

Massachusetts Office of Coastal Zone  
Management  
Attn: MEPA/Project Review Coordinator  
251 Causeway Street, Suite 800  
Boston, MA 02114  
robert.boeri@mass.gov  
patrice.bordonaro@mass.gov  
lisa.engler@mass.gov

Massachusetts Division of Marine Fisheries  
Attn: MEPA Coordinator  
251 Causeway Street, Suite 400  
Boston, MA 02114  
DMF.EnvReview-North@mass.gov

Massachusetts Water Resource Authority  
Attn: MEPA Coordinator  
100 First Avenue  
Charlestown Navy Yard  
Boston, MA 02129  
katherine.ronan@mwra.com

Massachusetts Port Authority  
1 Harborside Drive, Suite 200S  
East Boston, MA 02128  
jbarrera@massport.com

Metropolitan Area Planning Council  
60 Temple Place, 6<sup>th</sup> Floor  
Boston, MA 02111  
mpillsbury@mapc.org  
afelix@mapc.org

Boston City Council  
Attn: Ed Flynn, President  
1 City Hall Square, Suite 550  
Boston, MA 02201  
city.council@boston.gov

Boston Water and Sewer Commission  
Attn: John P. Sullivan  
980 Harrison Avenue  
Boston, MA 02119  
horstaf@bwsc.org

Boston Planning & Development Agency  
Attn: Kathleen Pedersen  
One City Hall Plaza, 9th Floor  
Boston, MA 02201  
kathleen.pedersen@boston.gov

Boston Parks and Recreation Department  
1010 Massachusetts Avenue  
Boston, MA 02118  
Carrie.Marsh@boston.gov

Boston Conservation Commission  
Boston Environment Department  
One City Hall Plaza, Room 805  
Boston, MA 02201  
cc@boston.gov

Boston Public Health Commission  
1010 Massachusetts Avenue, 2nd Floor  
Boston, MA 02118  
info@bphc.org

South Boston Public Library  
646 East Broadway  
South Boston, MA 02127

Uphams Corner Branch of the Boston Public  
Library  
500 Columbia Road  
Dorchester, MA 02125

Boston Harbor Now  
15 State Street, Suite 1100  
Boston, MA 02109  
atoffler@bostonharbornow.org

Harbor Point Community Task Force  
1 North Point Drive  
Boston, MA 02125  
eperill@comcast.net

Save the Harbor/Save the Bay  
Attn: Chris Mancini  
212 Northern Avenue, Suite 304 West  
Boston, MA 02210  
mancini@savetheharbor.org

Walk Boston  
45 School Street  
Boston, MA 02108  
sbeuttell@walkboston.org  
wlandman@walkboston.org

Conservation Law Foundation  
62 Summer Street  
Boston, MA 02110  
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Citizens MA  
Citizensma3@gmail.com

Maria Lyons  
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The Livable Streets Alliance  
The Emerald Network  
70 Pacific Street  
Cambridge, MA 02139  
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The American City Coalition  
2136 Washington Street  
Roxbury, MA 02119  
[Willie\\_bodrick@tamcc.org](mailto:Willie_bodrick@tamcc.org)

Massachusetts Affordable Housing Alliance  
1803 Dorchester Avenue  
Dorchester, MA 02124  
[info@mahahome.org](mailto:info@mahahome.org)