

**CONSULTING SCIENTISTS,
PLANNERS & ENGINEERS**

**REAL ESTATE
PERMITTING**



Epsilon
ASSOCIATES INC.

SERVICES PROVIDED

PROJECT MANAGEMENT SERVICES PROVIDED

Article 80

Chapter 91

Massachusetts Environmental Policy Act (MEPA)

National Environmental Policy Act (NEPA)

TECHNICAL SERVICES PROVIDED

Air Quality impact analyses

Article 37

Carbon neutral building assessments

Environmental Justice analyses, outreach

GHG emissions, compliance, reduction strategies

Local historic resource regulatory review

Noise impact analyses

State historic resource regulatory review

Epsilon's Planning experts make permits happen. We work closely with our private and public clients to guide them through the environmental planning regulatory requirements. Our Planning professionals are supported by in-house technical subject matter experts. Together, our team supplies the resources required to successfully permit projects large and small.

Our experts offer sound, independent advice. Through our long-standing working relationships with key regulatory agency staff and our extensive permitting experience, Epsilon's planners, scientists, and engineers develop and carry out cost-effective environmental analyses and permitting strategies to make permits happen.

We have managed the City of Boston's Article 80 review for more than 250 Article 80 projects. We have also managed the environmental documentation required for MEPA review for projects across the Commonwealth, including many of the largest developments over the past 25 years.

We have deep expertise in Chapter 91, the Commonwealth's primary tool for the protection and promotion of public use of its tidelands and other waterways. We leverage Epsilon's experts in Chapter 91 compliance, in ecology, air quality, greenhouse gas, and environmental justice; in historic preservation, noise evaluations, and all manner of environmental compliance and permitting requirements.

CONSULTING SCIENTISTS,
PLANNERS & ENGINEERS

MASSACHUSETTS ENVIRONMENTAL POLICY ACT (MEPA)



SERVICES PROVIDED

- Environmental Notification Forms
- Environmental Impact Reports
- Special Review Procedures
- Phase 1 Waiver / EIR Waivers
- Full Range of Technical Studies including Environmental Justice

Epsilon Associates is known for its expertise in bringing projects through the Massachusetts Environmental Policy Act (MEPA) process.

Epsilon has worked extensively throughout Massachusetts and have guided projects of all types through the MEPA process successfully. We have a deep understanding of the MEPA regulations, including staying up to date on the Environmental Justice Policy. Our reputation as the go-to firm for MEPA work is based on a long track record of careful and diligent work, understanding of the process and its nuances, and an honest assessment of impacts and workable solutions for mitigation.

Epsilon is an expert in finding ways to meet client needs to expedite project elements through the waiver process where applicable and seeing that the overall MEPA process is moved expeditiously by providing studies that meet requirements and are successfully approved.



Lighthouse Beach Shore Protection and Bank Stabilization
Chatham, Mass.

Lakeshore Center, Claremont Companies
Claremont, Mass.

155 North Beacon Street, IQHQ
Allston, Mass.

Modera Revere Beach, Mill Creek Residential
Revere, Mass.

Tyngsborough Warehouse Development, Tyngsboro Owner, LLC
Tyngsborough, Mass.

Oxford Logistics Center, Charles River Realty
Oxford, Mass.

251 Broadway Crossing, Advanced Development Inc.
Raynham, Mass.

Fall River Executive Park, V.M.D. Companies, LLC
Fall River, Mass.

124 Westboro Road, GFI Partners, LLC
Grafton, Mass.

Worcester Biomanufacturing Campus, WuXi Biologics
Worcester, Mass.

Volpe Exchange Parcel Redevelopment Project, Massachusetts Institute of Technology
Cambridge, Mass.

Union Square Redevelopment, Union Square RELP Master Developer LLC and Somerville Redevelopment Authority
Somerville, Mass.

244-284 A Street-Channelside, Related Beal
Boston, Mass.

88 Black Falcon, The Davis Companies
Boston, Mass.

25-29 Research Drive, Samuels & Associates
Westborough, Mass.

Watertown Mall Transformation, Alexandria Real Estate Equities, Inc.
Watertown, Mass.

New Cancer Hospital, Dana-Farber Cancer Institute and Beth Israel Deaconess Medical Center
Boston, Mass.

Faneuil Gardens, The Community Builders, Inc.
Boston, Mass.

1400 Boylston Street, Samuels & Associates
Boston, Mass.

ISQ3 - 22 Drydock Avenue, Related Beal
Boston, Mass.

Dorchester Bay City, Accordia Properties, LLC, Mt. Vernon Street Property Owner and B.T.U.H.W.F. Building Corporation
Boston, Mass.

1234-1240 Soldiers Field Road, The Davis Companies
Boston, Mass.

830 Lynnway, Samuels & Associates
Lynn, Mass.

88 Water Street, The Davis Companies and Boston Development Group
Watertown, Mass.

Vineyard Wind
Cape Cod, Mass.

Worcester Red Sox
Worcester, Mass.



CHAPTER 91



SERVICES PROVIDED

Chapter 91 Waterways license research

GIS, mapping, and historic tidelands research

Chapter 91 jurisdictional analyses

Licensing and permitting

For projects subject to Massachusetts General Law c. 91 and the Waterways Regulations, clients know to retain Epsilon to lead them through this complex licensing and permitting regulatory process.

Our experts are your trusted partners for navigating the intricate licensing and permitting landscape of Massachusetts General Law c. 91 (Chapter 91) and the accompanying Waterways Regulations. Given the complexity of securing approvals for coastal projects, clients turn to Epsilon for expert guidance through this multifaceted regulatory process. Chapter 91 serves as the Commonwealth's primary mechanism to safeguard and encourage public access to its tidelands and waterways. Efficiently and effectively navigating the Chapter 91 process is critical for project success.

The licensing and permitting of coastal projects involve multiple permits and approvals, making it essential to have a knowledgeable team on your side. Epsilon boasts a talented roster of coastal and wetland scientists, planners, and GIS specialists, all of whom possess extensive experience with coastal regulatory permitting for both water-dependent and non-water-dependent projects.

Our expertise includes comprehensive Chapter 91 Waterways license research, advanced GIS and mapping capabilities, in-depth historic tidelands research, and thorough Chapter 91 jurisdictional analyses. By retaining Epsilon, clients gain access to a wealth of knowledge and resources that streamline the licensing and permitting process, ensuring that their projects meet all regulatory requirements efficiently and effectively.

Seaport Square - Envoy Hotel, Parcels F&G
Boston, MA

**Innovation Square II/III - Vertex
Pharmaceuticals - The Jeffery Leiden Center**
Boston, MA

Marine Wharf/RLFMP Parcel A
Boston, MA

88 Black Falcon
Boston, MA

Massport Marine Terminal
Boston, MA

1 Au Bon Pain Way/RLFMP Parcels O&P
Boston, MA

135 Morrissey Boulevard - Southline
Boston, MA

Massport Parcel K / 899 Congress Street
Boston, MA

Channelside
Boston, MA

Hook Wharf
Boston, MA

Boston Harbor Garage
Boston, MA

**North End Community Center / Boston Centers
for Youth & Families**
Boston, MA

225 Northern Avenue
Boston, MA

253 Summer Street
Boston, MA

Boston Children's Museum
Boston, MA

Pier 4
Boston, MA

Reserved Channel Development
Boston, MA

Dorchester Bay City
Boston, MA

Lower Basin Barracks
Boston, MA

Lovejoy Wharf
Boston, MA

1 Main Street
Cambridge, MA

101 Main Street
Cambridge, MA

Spaulding Rehabilitation Hospital
Boston, MA

1005 Broadway
Chelsea, MA

295 Eastern Avenue
Chelsea, MA

Boston Market Terminal
Everett & Revere, MA

830 Lynnway
Lynn, MA

254 Lynnway
Lynn, MA

Harbor Park
Lynn, MA

Shetland Park
Salem, MA

Forest River Park & Pool
Salem, MA

65 Essex Avenue
Gloucester, MA

**CONSULTING SCIENTISTS,
PLANNERS & ENGINEERS**

ARTICLE 80 LARGE PROJECT REVIEW



SERVICES PROVIDED

Permitting strategy development

Air quality impact analyses

Environmental impact analysis

Ecological Services

Carbon neutral building assessments

**Historic resources inventory review
and research**

Noise impact analyses

Having managed the Article 80 process for more than 250 projects within the City of Boston, Epsilon is highly experienced at navigating the permitting process for development projects.

Our team of planners have extensive experience guiding projects through the Boston Planning & Development Agency's (BPDA) Article 80 review process. We are adept at developing permitting strategies, conducting environmental analyses, and preparing the documents needed for Article 80 review.

Our team of planners work closely with BPDA staff and have an excellent working relationship with the appropriate staff. We are knowledgeable about the Agency's implicit and explicit rules and regulations, enabling us to guide clients through the permitting process as efficiently as possible.

Dorchester Bay City,
Accordia Partners, LLC, Mt.
Vernon Street Property
Owner and B.T.U.H.W.F.

Reserved Channel
Development, Oxford
Properties Group and
Pappas Enterprises, Inc

88 Black Falcon Avenue, The
Davis Companies

1400 Boylston Street,
Samuels & Associates

1234-1240 Soldiers Field
Road, The Davis Companies

500 Huntington Avenue, The
Owens Companies, Waldin
Development Group and The
Fallon Company

66 Cambridge Street, The
Fallon Company LLC

1515 Commonwealth
Avenue, The Davis
Companies

Stanhope Hotel, H.N. Gorin,
Inc and Masterworks
Development Co. LLC

244-284 A Street
Channelside, Related Beal

40 Trinity Place, The
Noannet Group

Seaport Square, BGI, WS
Development

350 Boylston Street, The
Druker Companies

South Station Air Rights,
Hines

Allston Labworks, King
Street Properties

Boston Garden
Redevelopment, Boston
Properties Limited
Partnership and Boston
Garden Development
Corporation

Winthrop Square,
Millennium Partners

Filene's/Millennium Tower
and Burnham Building,
Millennium Partners

Dalton Street Residences,
Carpenter Company

11-21 Bromfield Street,
Midwood Investment and
Development

Faneuil Gardens, The
Community Builders, Inc.

ISQ3-22 Drydock Avenue,
Related Beal

155 North Beacon Street,
IQHQ

Kenmore Square
Redevelopment, Related
Beal

1270 Commonwealth
Avenue, Hines

22 Pratt Street, Hines

80 East Berkeley, The Druker
Company

1033-1055 Washington
Street, The Druker Company

St. Mary's Redevelopment,
Planning Office of Urban
Affairs

Mildred C. Hailey Phase
One Development, The
Community Builders,
Jamaica Plain Neighborhood
Development Corporation,
Urban Edge

Old Colony Master Plan,
Beacon Communities

125 Amory Street, The
Community Builders,
Jamaica Plain

Neighborhood Development
Corporation, Urban Edge



CONSULTING SCIENTISTS,
PLANNERS & ENGINEERS

INSTITUTIONAL DEVELOPMENT



SERVICES PROVIDED

Article 80 Institutional Master Plans

Article 80 Large Project Review

MEPA Review

Historic preservation

Air quality

Acoustics

Ecological sciences

Chapter 91

Epsilon's Planners are adept in developing permitting strategies that meet the needs of our institutional clients, including hospitals, colleges and universities, and museums, whether the goal is the approval of a long-term master plan, or a single, fast-tracked project.

For more than 20 years, Epsilon has guided clients through Boston's Article 80 Institutional Master Plan and Large Project Review processes, as well as the Massachusetts Environmental Policy Act (MEPA). In addition to working closely with Boston Planning & Development Agency (BPDA) and MEPA representatives to ensure projects align with evolving agency rules and regulations, we regularly collaborate with proponents, attorneys, architects, and engineers to develop expeditious, efficient permitting strategies while remaining on-budget. Through expansions, renovations and additions, we provide counsel and leadership through the permitting process so institutions can focus on their important community functions, whether that means educating the public or providing critical healthcare services.

HOSPITALS

Brigham and Women's Faulkner Hospital
Boston, Mass.

Brigham Health Medical Office Building
Braintree, Mass.

Beth Israel Deaconess Medical Center
Boston, Mass.

Boston Medical Center
Boston, Mass.

Brigham and Women's Hospital
Boston, Mass.

Children's Hospital Boston
Boston, Mass.

Massachusetts Eye and Ear Infirmary
Boston, Mass.

Massachusetts General Hospital
Boston, Mass.

New England Deaconess Hospital
Boston, Mass.

Spaulding Rehabilitation Hospital
Boston, Mass.

New England Baptist Hospital
Boston, Mass.

Dana-Farber Cancer Institute
Boston, Mass.

COLLEGES AND UNIVERSITIES

Northeastern University
Boston, Mass.

Simmons University
Boston, Mass.

Emmanuel College
Boston, Mass.

Harvard University North Allston
Boston, Mass.

Tufts Dental School
Boston, Mass.

Berklee College of Music
Boston, Mass.

Harvard Medical School
Boston, Mass.

Harvard University Longwood Campus
Boston, Mass.

Harvard University Allston Campus
Boston, Mass.

Harvard Business School
Boston, Mass.

Suffolk University
Boston, Mass.

MUSEUMS

The Institute of Contemporary Art
Boston, Mass.

Isabella Stewart Gardner Museum
Boston, Mass.

JFK Library and Museum
Boston, Mass.

Museum of Fine Arts
Boston, Mass.