

**DRAFT COMMUNITY RELATIONS PLAN
PARKER AND TERRACE STREET DEVELOPMENT
SITE CLEANUP PROJECT**

778-796 Parker Street and 77 Terrace Street
Jamacia Plain (Boston), Massachusetts
With Funding from US EPA Brownfields Cleanup Grant

OVERVIEW OF COMMUNITY RELATIONS PLAN

Purpose: The purpose of the Community Relations Plan (CRP) is to describe the outreach strategy that will be employed by the City of Boston (the City), the current owner of this property known as the Parker and Terrace Street Development (the Site). The City has selected a development team to redevelop the parcel into a multi-family housing development as well as community open space.

As part of redevelopment the City will undertake cleanup in accordance with the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000), prior to transferring the property. The cleanup of the Site performed by the City, is being funded, in part, by a Brownfields Cleanup Grant, which was awarded by the United States Environmental Protection Agency (USEPA) and is administered by the City of Boston.

The Site has a documented release history and is regulated under the MCP, identified as Release Tracking Numbers (RTN) 3-20251 and 3-32280. Multiple assessment activities completed since the early 2000s have identified lead and polycyclic aromatic hydrocarbons (PAHs) in soil at concentrations exceeding the MCP Reportable Concentrations for Category S-1 (RCS-1). Contaminants of concern at the Site appear to be associated with an urban fill layer present throughout the Site to depths of up to 21 feet below ground surface (bgs).

The Site will be managed under the MCP and cleanup activities will meet the performance standards of the MCP. Response actions will be tied to and documented under that RTN 3-32280. The cleanup will be overseen by a Commonwealth of Massachusetts Licensed Site Professional (LSP) under the guidelines of the MCP.

This CRP outlines how the City will involve the public, particularly potentially affected residents, nearby business owners, and local community-based organizations in the decision-making process regarding the environmental cleanup at the Site. This is a requirement of the Brownfields Cleanup Grant. This CRP is prepared to fulfill a requirement of the Cleanup Grant. The success of the redevelopment project will be improved by addressing stakeholder concerns through this CRP process.

The proposed plan for redevelopment of the Site includes the construction of a 100% affordable housing complex, business incubation centers, community garden, community pathway, and public open space. As part of construction, soil regulated under the MCP will be managed and remediated as appropriate to achieve a condition of No Significant Risk (NSR) and to achieve a Permanent Solution as defined under the MCP.

SPOKESPERSON AND INFORMATION REPOSITORY

The spokesperson for this project is Mr. James Smith, Senior Environmental Compliance Manager, Mayor's Office of Housing, City of Boston, who may be contacted at:

12 Channel Street, 9th Floor
Boston, MA
james.smith@boston.gov

The Information Repository is located at Mayor's Office of Housing, 12 Channel Street, 9th Floor. Boston, Massachusetts 02210. To conduct a review of the Information Repository, please contact the administrator during business hours at:

Mayor's Office of Housing, 9th Floor
Boston, MA
Monday to Friday: 9am to 5 pm
617-635-3880

All project related documents are also available for public review on the City of Boston's project website, <https://www.boston.gov/buildinghousing/parker-and-terrace>.

SITE DESCRIPTION AND HISTORY

This section summarizes the site, its location, history and previous environmental investigations.

Site Location

The Site is approximately 1.3 acres and consists of eleven (11) contiguous parcels in a mixed residential/commercial area of the Roxbury neighborhood. The largest parcel, 77 Parker Street, is approximately 0.65 acres and makes up the eastern half of the Site. This parcel was formerly developed for commercial/industrial uses. The remaining 10 parcels are located on the western edge of the Site and were formerly developed for residential uses. No buildings or permanent structures are currently present at the Site. The Site was formerly used by the local community for gardening and passive open space.

Site History

Operations and Ownership

The 77 Terrace Street parcel was developed with a brewery (Union Brewing Company and later the J.W. Kenney Park Brewery) from the late 1800's through the early 1900's. This parcel was later owned by a distillery (Highland Distillery) in the 1940s and was later repurposed as a plumbing supplier (Standard Plumbing Supply Company) by the early 1960s.

The ten contiguous parcels along Parker Street (778-796 Parker Street) were developed for residential use sometime prior to the late 1800s. All of the Site buildings were demolished between 1964 and 1988 and the Site has remained vacant since that time. Several assessment activities have been completed to date, but no cleanup/remediation has occurred at the Site.

Site Investigations

Phase I Environmental Site Assessment, Coler & Colantonio, Inc. - December 2000

In December 2000, a Phase I ESA was completed for the 77 Terrace Street parcel. This assessment also included the completion of eight (8) test pits and the collection of soil samples from the test pits. Samples were analyzed for volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), RCRA 8 metals, and extractable petroleum hydrocarbons (EPH). Petroleum hydrocarbons (C19-C-36 aliphatic hydrocarbons and C11-C22 aromatic hydrocarbons), several PAHs, and lead were identified above the reportable concentration (RCS-1) standards at the time. No other recognized environmental conditions (RECs) were identified.

Class B-1 Response Action Outcome (RAO) Statement, Woodard & Curran - December 2001

This assessment was conducted to assess the conditions identified by the December 2000 Coler & Colantonio assessment. This included the completion of a geophysical survey to assess for the potential for unidentified underground storage tanks (USTs) and the advancement of ten (10) soil borings. Soil samples from each boring were analyzed for EPH and total lead.

The geophysical survey found no evidence of remaining USTs. Analytical results were consistent with previous work, including elevated PAHs and lead. Woodard & Curran noted that there was significant evidence that the identified exceedances were attributable to the presence of wood and coal ash in fill material. They concluded that the concentrations were consistent with background levels typically found in anthropogenic urban fill material containing wood and coal ash.

Phase I Environmental Site Assessment, Woodard & Curran - October 2012

This Phase I ESA was conducted for the entire Site, including the 77 Terrace Street parcel for which assessment was conducted in 2000 and 2001, and the contiguous ten residential parcels along Parker Street (778-796 Parker Street). No RECs were identified. The presence of petroleum hydrocarbons, PAHs, and lead in soil at 77 Terrace Street was identified as a historical recognized environmental condition (HREC), a condition that has been addressed to the satisfaction of the applicable regulatory authority and does not require institutional or engineering controls.

Limited Subsurface Environmental and Geotechnical Investigation, EBI Consulting - February 2014

In 2014, in advance of the potential development of the Site, EBI Consulting (EBI) completed a limited subsurface investigation to determine the distribution of lead and EPH, establish if elevated lead concentrations would lead to the characterization of some soil as hazardous waste, and determine if groundwater had been impacted by historical Site uses. EBI advanced eight (8) borings up to 35 feet below ground surface (ft. bgs) and excavated eleven (11) test pits to depths up to 14 ft. bgs. Groundwater was not encountered (apart from a perched layer in a void space/former basement area) to a maximum boring depth of 35 ft. bgs, and no monitoring wells were installed. Selected soil samples were analyzed for Toxicity Characteristic Leaching Procedure (TCLP) lead and EPH.

The results of soil analysis were generally consistent with earlier investigations. TCLP analysis of the samples with the highest concentrations of lead identified only one (1) location where soil TCLP concentrations exceeded the RCRA Hazardous Waste criterion for lead (5 mg/l). EBI concluded that an urban fill layer ranging between 3.5 and 21 feet thick is present at the Site and estimated its total volume as approximately 21,300 cubic yards.

Phase II Environmental Site Assessment, Weston & Sampson - October 2021

Due to the impacts identified in imported fill at the Site, a Phase II ESA was completed in October 2021 to further evaluate the nature and extent of impacted soil. This assessment included the

excavation of eight (8) test pits to depths of between 8 and 10 ft. bgs. Samples were collected and analyzed for VOCs, SVOCs, PCBs, RCRA 8 metals, and EPH.

Results were generally consistent with previous assessments, and identified metals (arsenic, chromium, and lead) and PAHs above the respective RCS-1. No PCB concentrations were identified above the RCS-1 (1 mg/kg).

MCP Obligations

RTN 3-32280 is currently in Tier 1D status; however, having taken the property via tax title, the City is considered an Exempt Municipality in accordance with Massachusetts General Laws (MGL) c. 21E § 2(d)(1). As noted in the MGL and in the September 4, 2014, letter issued by MassDEP to the City, if the City chooses to perform response actions at the Site, such response actions must be conducted in compliance with the MCP.

Therefore, before conducting voluntary response actions, and because the original Notification Date for the Site was greater than one year ago, the City must Tier Classify the Site. Subsequent to Tier Classification, and prior to the start of cleanup activities, the City will submit a Release Abatement Measure (RAM) Plan to MassDEP to document the cleanup and risk mitigation procedures to be undertaken at the Site. RAM Status Reports will be submitted at a frequency of 120 days from the submittal of the RAM Plan and every six months thereafter. Upon completion of all cleanup activities by the City, a RAM Completion Report will be submitted to MassDEP. If cleanup activities do not support unrestricted future use, an Activity and Use Limitation (AUL) will also be filed for the Site.

Nature of Threat to Public Health and Environment

As previously stated, metals and PAH compounds have been detected in Site soil above the MCP RCS-1 thresholds, which are presumably related to former industrial operations and filling. Metals and PAH impacts are located throughout the Site at varying depths up to 21 feet bgs.

Although access to the Site is currently restricted and controlled by a perimeter fence, based on the data collected Site soils would pose significant risks to future Site users if cleanup does not occur; therefore, remediation at the Site is required. The current remediation plan is to excavate and remove targeted areas of contaminated soil and if required, implement an AUL for portions of the Site.

To address short term risks during cleanup activities, implementation of engineering controls during cleanup and redevelopment may include dust controls, air monitoring, control of storm water runoff, and/or the dewatering and treatment of contaminated groundwater, if necessary.

EPA Grant funds will be used to reduce threats to human health and the environment by facilitating the removal and reuse/capping of impacted soils. A portion of the funding will also be used to prepare reports required under the MCP.

COMMUNITY BACKGROUND

Community Profile

The City of Boston is the largest city in New England, with a population of 675,647 as of the 2020 Census. Boston has a long industrial history, serving as a hub of manufacturing from the 19th century through the 1950s when a period of economic decline led to the closure of thousands of mills and factories, leaving many abandoned, often contaminated properties behind. There are over 5,575

known contaminated properties in the City of Boston identified by the MassDEP. Social issues and poor urban renewal policies of the 1960s and 1970s further contributed to the decline of lower income, minority neighborhoods.

The neighborhood of Mission Hill in Roxbury, where the Site is located, is home to many lower-income residents. Roxbury is in the center of the Boston and is the heart of a diverse vibrant community, including predominantly African American, Hispanic/Latino, Caribbean and Asian families. Roxbury is home to Environmental Justice populations as defined by the Commonwealth of Massachusetts Executive Office of Environmental Affairs <https://www.mass.gov/info-details/environmental-justice-populations-in-massachusetts>, including all 3 indicators tracked by the state: income, minority population, and English isolation.

Chronology of Community Involvement

Community involvement regarding the current redevelopment effort for the Site began in 2021. The City hosted several community meetings from 2021-2023 to discuss redevelopment objectives and cleanup of the Site, including presentation of the draft cleanup grant application and draft Analysis of Brownfields Cleanup Alternatives (ABCA) in November 2021. The community and the multiple groups and organizations representing community interests will remain engaged as the Cleanup and redevelopment progresses.

In accordance with the EPA's requirements for obtaining Brownfields Cleanup Funding, the draft ABCA was made available for public viewing on the City's website at <https://www.boston.gov/buildinghousing/parker-and-terrace>, for an initial comment period beginning November 1, 2021, and ending November 19, 2022. The Draft ABCA was initially presented to the public at a community meeting on November 4, 2021, as part of the Cleanup Grant application. A second meeting to present the final draft ABCA will be held on Tuesday, October 15, 2024. The public meeting and availability of the ABCA for public review and comment will be advertised in the Boston Globe and on-line at the City's webpage for the project (<https://www.boston.gov/buildinghousing/mission-hill-pathway-aka-parker-and-terrace-street-development>).

Community concerns, as we currently understand them, are discussed in the following section. General comments from the community to date have been positive and supportive of the project. Key community groups are active at the community meetings and support the overall goal of cleanup and redevelopment the Site as affordable housing and open space.

Key Community Concerns

Concerns from the community received in comment or discussed to date have been primarily associated with protecting the community from public health risks posed by remediation and redevelopment. At the November 2021 community meeting, representatives from the City and its environmental consulting firm, Weston & Sampson Engineers, Inc. (Weston & Sampson), discussed the procedures that may be implemented at the Site during remediation to control potential exposures. The City and Weston & Sampson described the performance standards for a RAM under the MCP, and the engineering controls required for the protection of the environment and human health during such a project.

It was discussed that best management practices, such as the use of wind/dust screening, dust monitoring, dust suppression, and/or stormwater controls will be employed during the cleanup.

Another community concern was whether the Site would pose a risk post-redevelopment. It was explained by the City and Weston & Sampson that the overall goal of the cleanup is to achieve a condition of NSR to human health and the environment, which is required for regulatory closure under the MCP.

CONTINUED COMMUNITY INVOLVEMENT

A draft ABCA for the project was made available to the public for review and comment in November 2021. The final draft ABCA will again be made available for review for a thirty (30) day period in October 2024, as described below. The Community Relations Plan and ABCA will be presented to the community on October 15, 2024. The meeting will be held at The Tobin Community Center, 1481 Tremont Street, Boston. The following provides an estimated schedule for the project.

Task	Estimated Start Date	Estimated Completion Date
Publish Public Notice in the Boston Globe (print and web) and City website, which will announce public meeting, timing of 30-day public comment period, and availability of information repository.	October 1, 2024	October 1, 2024
30-day Public Comment Period for Draft ABCA	October 1, 2024	October 1, 2024
Public Meeting to discuss ABCA	October 15, 2024	October 15, 2024
End of Public Comment Period	October 30, 2024	October 30, 2024
Respond to Comments	November 1, 2024	November 22, 2024
Finalization of ABCA	November 22, 2024	December 6, 2024
Implementation of Remedial Alternative	Spring / Summer 2025	Spring / Summer 2025

Public Comments and Questions

The project will be presented at the public meeting by representatives from the City and Weston & Sampson on October 15, 2024. The City and Weston & Sampson will answer questions related to the Site history, cleanup, and regulatory closure process. Meeting attendance, feedback, and questions will be recorded and made part of the updated CRP and ABCA, as appropriate.