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Public Involvement
Plan Meeting
July 24, 2019

Parcel P-3
Tremont and Whittier Streets
Roxbury, Massachusetts

RTN 3-15009

Introduction

P-3 Partners, LLC:

Jeff Feldman

Boston Planning & Development Agency:

Dana Whiteside

Devin Quirk

Francis Collins

GEI Consultants:

Ileen Gladstone, P.E., LSP



Overview

Property and Release History

Release History

MCP and Public Involvement Plan (PIP) Process

Additional Investigations

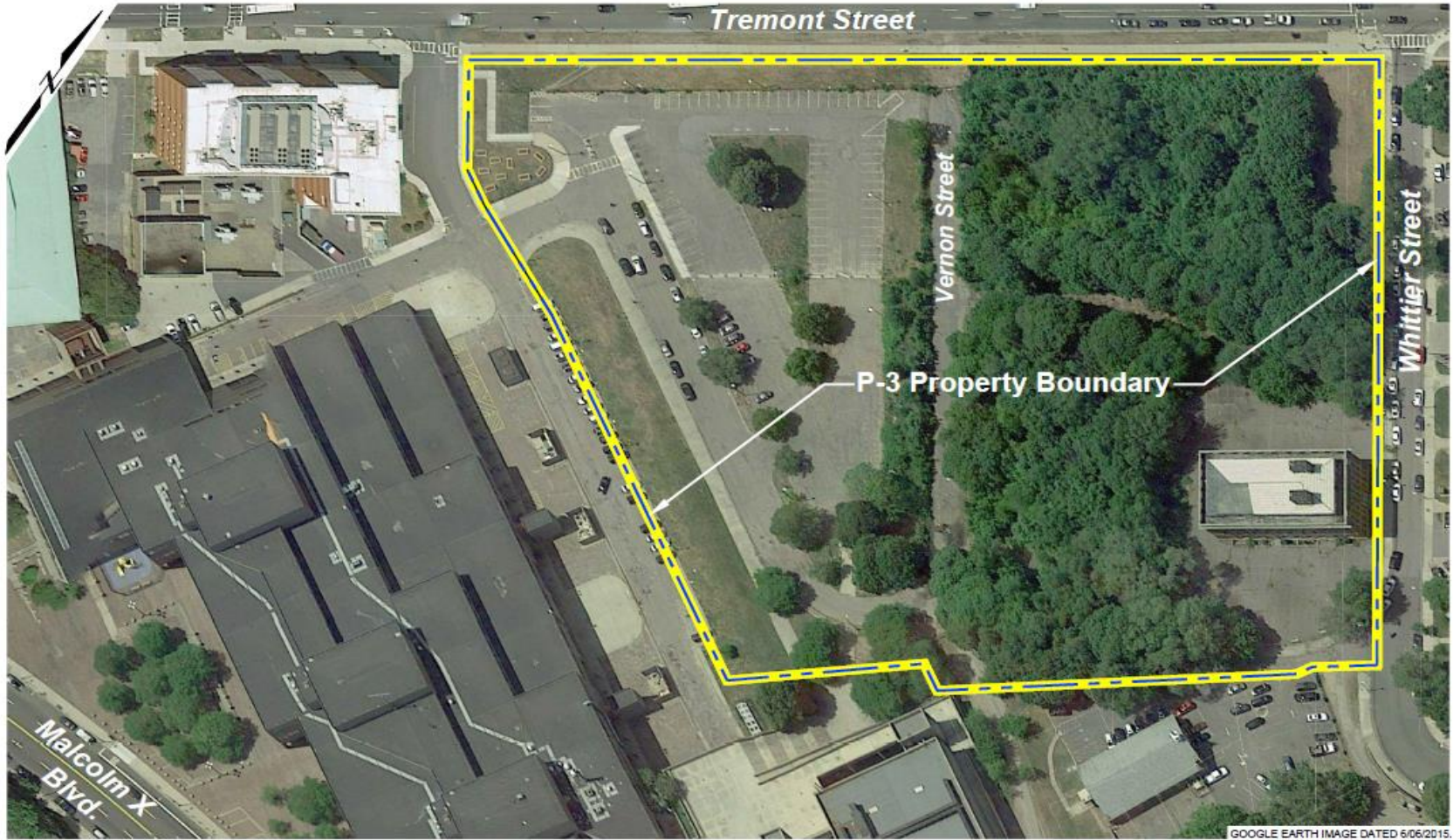
Development Plan

Cleanup Plan

Community Questions



Parcel P-3



Contaminated Site

Site History, 1880s to present:

Various industries, former Whittier Street Health Center, Connolly's Tavern, currently vacant

First reported to MassDEP in 1997 by the BRA

Contaminated soil on eastern portion of parcel

Metals (lead) and polycyclic aromatic hydrocarbons (PAHs)



Massachusetts Contingency Plan

MCP Disposal Site RTN 3-15009

BPDA (BRA) completed:

Phase II Comprehensive Site Assessment

Phase III Remedial Action Plan

Proposed Cleanup:

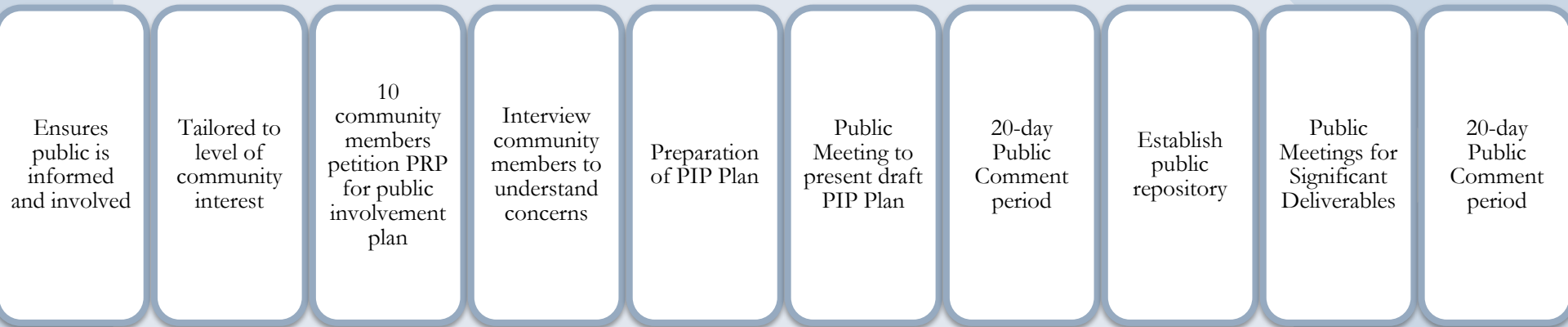
Excavation of hot spots contaminated with lead

Deed restriction on property (Activity and Use Limitation)

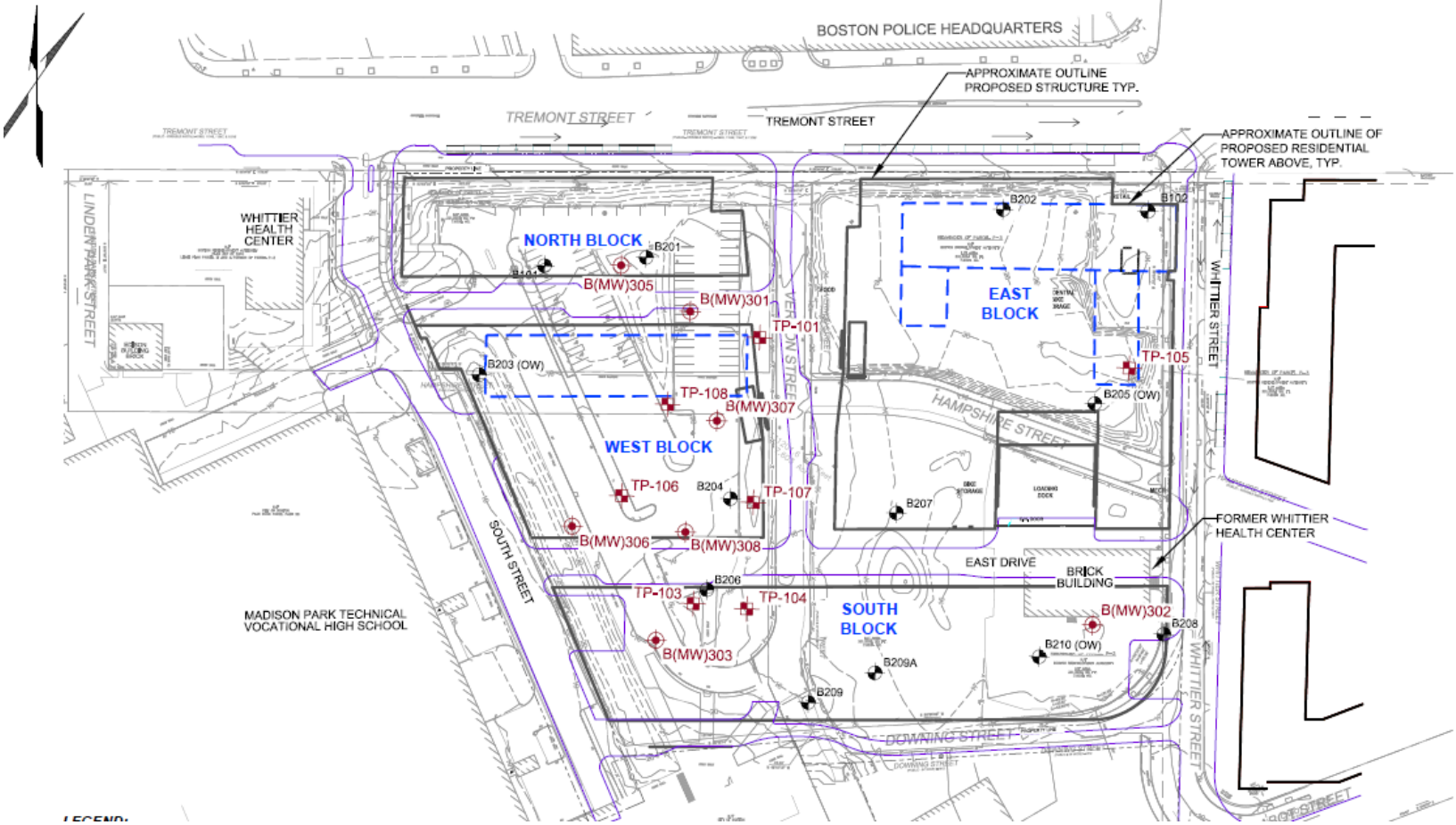
2008: Designated Public Involvement Plan Site



Public Involvement Plan Process



Additional Investigations: 2016-2017 by GEI



Additional Investigations

2016-2017: GEI soil and groundwater study
Contaminants on western portion of Parcel 3

Chlorinated solvents (TCE, vinyl chloride, DCE) in
groundwater

Lead and PAHs in soil

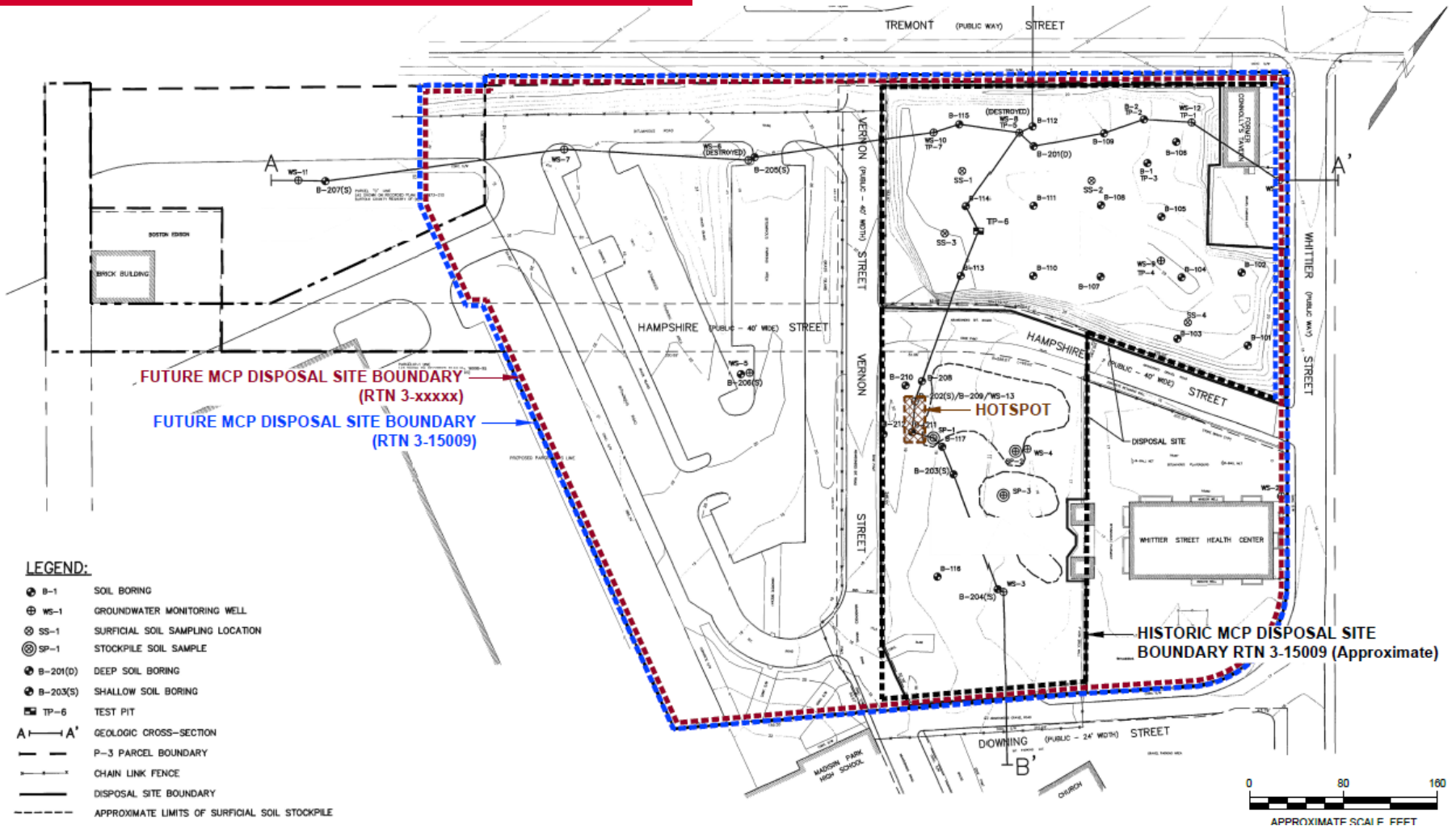
New MCP reporting requirements to MassDEP

P-3 Partners will report after lease signed

Expands disposal site



Disposal Site Boundaries



MCP Compliance

P-3 Partners will return Site to compliance

“White Knight”

File Phase I Report and Eligible Person Certification

Phase I Initial Site Investigation Report

Combines the two releases into one Site

Site history

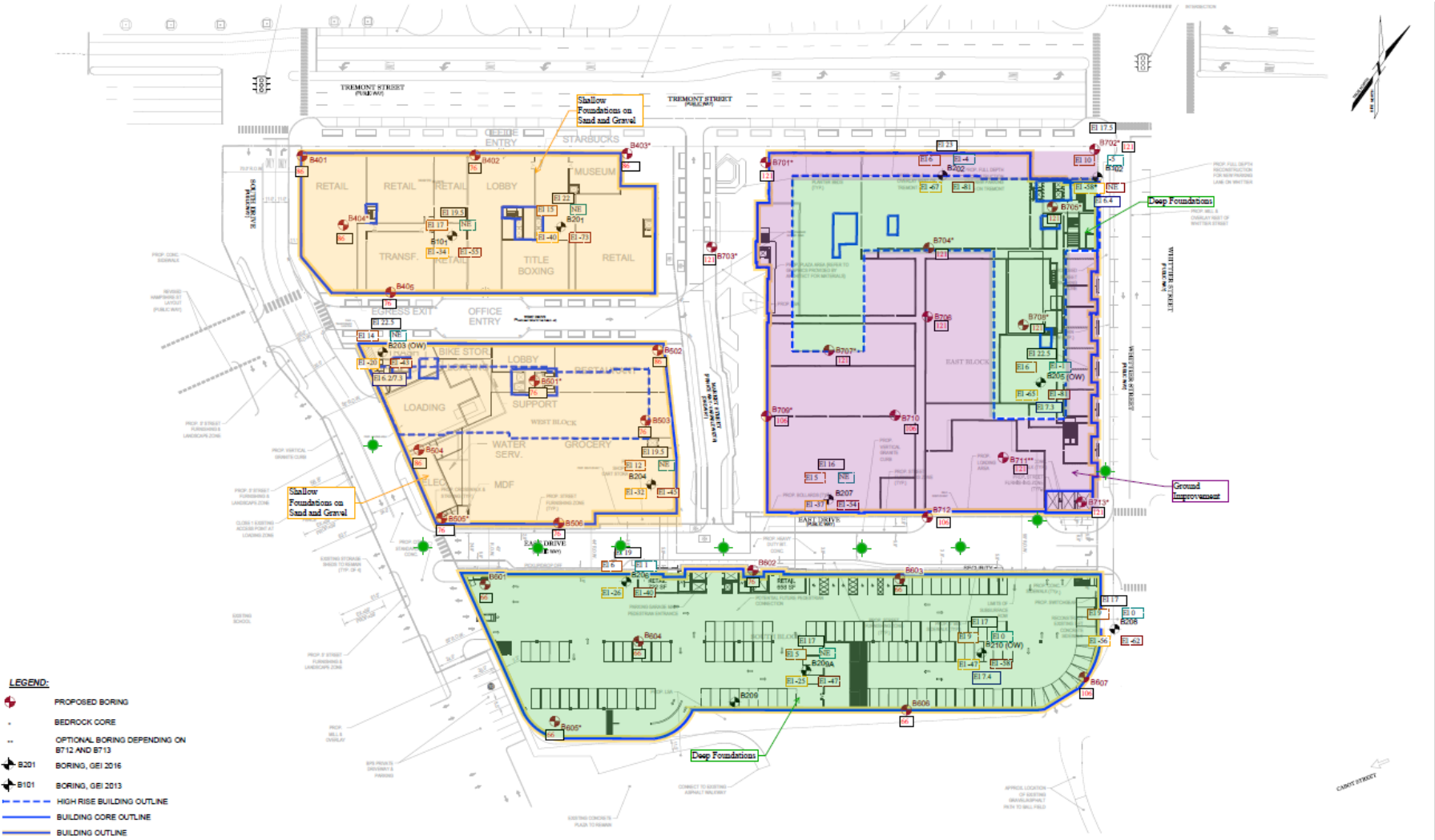
Investigations conducted

Types of contaminants

Extent of contamination



Development Plan: Tremont Crossing



Cleanup Plan

MCP Cleanup: Release Abatement Measure (RAM) Plan

Part of the development construction

Demolish the former Whittier Street Health Center

Relocate the Stoneybrook Interceptor

Excavate and Manage up to 40,000 cubic yards of soil

- Move existing large soil/debris mounds

- Relocate and regrade on-site soils

- Off-site soil disposal

Excavation dewatering and discharge under EPA permit

- Groundwater treated before discharge



Dust Mitigation

Dust Monitoring

Live-loading soils rather than temporarily stockpiling soils

Covering containers

Covering stockpiles with plastic

Spraying misted water

Sequencing work to minimize open excavation areas

Temporarily suspending excavation activities

Reducing construction equipment traffic and/or speed



Summary

Copies of Draft Phase I and RAM Plans available:

Whittier Street Housing Office & Dudley Branch Library

August 3, 2019: Meeting minutes in 10 days

August 13, 2019: 20-day comment period

Plans will be finalized following comment period

Reports will be submitted to MassDEP after P-3

Partners takes control of the Site



Questions

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