Narrative Information Sheet

1. **Applicant Information**
   City of Boston Department of Neighborhood Development
   12 Channel Street, 9th Floor
   Boston, MA 02210

2. **Funding Requested**
   a. **Grant Type** - Single Site Cleanup
   b. **Federal Funds Requested**
      i. $650,000 request
      ii. Not requesting waiver of cost share requirement
      iii. Requesting waiver of $500,000 limit

3. **Location** - Boston, Suffolk County, Massachusetts

4. **Property Information**
   Parker & Terrace
   778-796 Parker Street and 77 Terrace Street
   Boston, MA 02120

5. **Contacts**
   a. **Project Director**
      James Smith, Senior Environmental Compliance Manager
      12 Channel Street, Boston, MA 02210
      617-635-0103
      James.smith@boston.gov

   b. **Chief Executive/Highest Ranking Elected Official**
      Mayor Michelle Wu
      1 City Hall Square, Suite 500, Boston, MA 02201
      617-635-4500
      mayor@boston.gov

6. **Population** - City of Boston – 675,647
7. **Other Factors**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Narrative Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>The reuse of the proposed cleanup site will incorporate energy efficiency measures</td>
<td>2</td>
</tr>
</tbody>
</table>

8. **Letter from the State or Tribal Environmental Authority** – Letter from MassDEP attached

9. **Releasing Copies of Applications** – Not Applicable
Letter from State Environmental Authority
September 30, 2021

U.S. EPA New England
Attn: Frank Gardner
Via email

RE: STATE LETTER OF ACKNOWLEDGMENT
City of Boston – Department of Neighborhood Development – 778-796 Parker Street and 777 Terrace Street

Dear Mr. Gardner:

I am writing to support the proposal submitted by the City of Boston (City) under the Fiscal Year 2022 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. Funding from EPA will assist the City in the cleanup of soil that is contaminated with metals and polyaromatic hydrocarbons (PAHs). The property is currently vacant, and the City plans to redevelop the property into affordable housing, community gardens, and passive green space, with a focus on energy efficiency and net-zero carbon emissions building principles.

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available incentives. The Massachusetts Department of Environmental Protection (MassDEP), through our regional offices, provides technical support to Brownfield project proponents when regulatory issues arise. If this proposal is selected, MassDEP will work with our state and federal partners to support the City and help make this project a success.

We greatly appreciate EPA’s continued support of Brownfield efforts here in Massachusetts!

Sincerely,

Paul Locke
Assistant Commissioner, Bureau of Waste Site Cleanup

c: James Smith, City of Boston
Joanne Fagan, DEP-NERO
Grant Narrative
1. **Project Area Description and Plans for Revitalization**

**a. Target Area and Brownfields**

i. **Background and Description of Target Area** - 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 1950’s when a period of economic decline led to the closure of thousands of mills and factories, leaving many abandoned, contaminated properties behind. There are over 5,575 known contaminated properties in the City of Boston identified by the Massachusetts Department of Environmental Protection (MassDEP). Social issues and poor urban renewal policies of the 1960’s and 1970’s further contributed to the decline of lower income, minority neighborhoods. Years of economic blight that overshadowed the areas fueled rampant arson, business abandonment, blight and violent crime and contributed to the creation of a burnt out, abandoned, and desolate inner-city landscape.

*The disadvantaged neighborhood of Roxbury, where the site is located, is the Target Area, and is home to many lower-income residents.* Roxbury is in the center of Boston and is the heart of a diverse 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](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.

The Target Area also has a long history of industrial use, with **over 400 known contaminated properties** including current /former gas stations and automotive service stations / repair facilities, dry cleaners, machine shops, electroplating factories and other chemical manufacturing / processing facilities. These properties are often contaminated with volatile organic compounds (VOCs), heavy metals (chromium, lead, arsenic), petroleum compounds as well as hazardous building materials (HBM), including asbestos, lead-based paint (LBP) and polychlorinated biphenyls (PCBs). Additionally, much of Roxbury was previously marshland that has been historically filled. According to the book *Gaining Ground: A History of Landmaking in Boston*, by Nancy S. Seasholes, “**Fully one-sixth of Boston is built on made land. Although other waterfront cities also have substantial areas that are built on fill, Boston probably has more than any city in North America.**” The historic fill is impacted with polycyclic aromatic hydrocarbons (PAHs) and other contaminants. Vulnerable populations that live, play, and/or work in the Target Area are exposed to these hazardous substances every day.

ii. **Description of Proposed Brownfields Site** - The 1.3-acre Site, known as Parker & Terrace, is comprised of eleven (11) contiguous parcels of land; 10 smaller parcels known as 778-796 Parker Street that historically contained multifamily residential dwellings, and a large former industrial parcel at 77 Terrace Street that was home to a brewery from the late 1800’s through the early 1900’s. The Mission Hill area of Roxbury was home to most of Boston’s breweries at the turn of the century. After prohibition decimated the industry, 77 Terrace Street was converted to other commercial/industrial uses. All structures on the Site were demolished in the mid-1900’s and the Site has lain vacant and underutilized for decades. The portion of the site along Parker Street was used for community gardening and as a park to display local art; however, following the discovery of soil contamination, the City was forced to secure the site and restrict public access. The vacant property also attracts crime and illicit uses, including those associated with the ongoing opioid epidemic. The City has responded to numerous security concerns and has conducted needle cleanups at the site.

Environmental investigations have revealed that the site is underlain by a massive layer of historic fill, 3.5 to 21 feet thick, which is interspersed with debris, including wood and coal ash. The fill is impacted by elevated concentrations of lead ubiquitously present across the Site and toxic metals such as cadmium, arsenic, chromium, plus PAHs have also been detected at concentrations exceeding state environmental soil standards.
b. Revitalization of the Target Area
   i. Reuse Strategy and Alignment with Revitalization Plans - The reuse strategy for the Parker & Terrace Site is designed to align with the City of Boston’s overall goals, as well as the community’s vision for affordable housing. Boston is currently facing enormous housing pressure with a rapidly growing population that is anticipated to reach 759,000 residents by 2030. Residents, particularly the most vulnerable, feel the pressure on housing prices every day, pressure only exacerbated by the COVID-19 pandemic. In the Target Area, 56% of renter households are cost burdened, paying more than 30% of their income on housing. This burden is exacerbated for low-income renters, who are at higher risk of displacement. Over 34,000 renter households are low-income and severely cost burdened in Boston. Two thirds of these are households of color.

   To meet these challenges, Boston has created Housing a Changing City: Boston 2030, a comprehensive plan to support the creation of new housing in Boston, including the creation of 15,820 units of affordable, income-restricted housing. The community’s vision for the Site aligns with this plan. Boston’s Department of Neighborhood Development (DND) is the primary agency in the City of Boston responsible for implementation of the plan. DND’s mission is making Boston the most livable city in the nation by working with communities to build strong neighborhoods through the strategic investment of public resources. DND has met with residents of the neighborhood, including direct abutters, numerous times since 2014 to plan the revitalization of the Site. The community supports the creation of affordable housing with an emphasis on supporting the thriving, but vulnerable, artist community in the Target Area. In addition, there is strong support to return open space to the community along Parker Street, which was historically used for gardening and an art park before the discovery of soil contaminants. Finally, there is strong support for new construction that maximizes energy efficiency and implements zero net carbon building emissions principles that compliments the city’s 2019 Climate Action Plan and resiliency strategies. DND is committed to continuing to work with the community in the revitalization process that presents a vision that aligns with these guidelines.

   ii. Outcomes and Benefits of Reuse Strategy - The proposed project has great potential to revitalize the neighborhood in multiple ways. The grant will facilitate the removal hazardous substances which will allow for the future redevelopment to return a healthy and safe greenspace to the neighborhood for community gardening, artist displays and other uses. The proposed project will also provide critical affordable housing. Redevelopment of these underutilized properties will return them to productive use, reduce crime and illicit activities in the area, generate local tax revenue and help to spur economic activity and growth in the Target Area. Affordable housing will in turn enhance environmental justice in a community dominated by lower income people of color who are disproportionately affected by hazardous substances (particularly lead) in the environment and are severely cost burdened by housing, as well as local artists, at risk of displacement.

   The project will also create jobs in the disadvantaged community. DND places a heavy emphasis on encouraging developers to work with and employ local and minority partners on development teams and in the construction trades. Finally, the project will incorporate energy efficiency and sustainability measures. DND guidelines require any new construction to be designed to achieve a minimum of LEED silver designation. In addition, DND has incorporated design standards and requirements for new buildings to achieve a Zero Emissions Building to further the City of Boston’s goal to be a carbon neutral city by 2050.

c. Strategy for Leveraging Resources
   i. Resources Needed for Site Reuse - Throughout the last two decades, the City of Boston with the help of our local, federal, and state partners has been very successful in leveraging funding from a variety of sources to complete Brownfields assessment, cleanup and redevelopment and bring about linked environmental concepts, such as enhanced use of mass transit and other sustainable development practices.
DND is currently working with the community to refine development objectives for the site and the City is confident a development partner will be officially selected by spring/summer 2022. The inclusion of affordable housing and public open space is among the redevelopment objectives; as such DND anticipates and is committed to working with the selected developer to pursue numerous leveraged resources to support the project which may include: Community Preservation Act – funding to support the creation of public open spaces and affordable housing; MassDevelopment – state Brownfields funding; Housing Innovation Fund, Housing Stabilization Fund, MassHousing, Commercial Area Transit Node Housing Program – state affordable housing programs; CDBG, HOME – federal affordable housing resources; Inclusionary Development Program, Neighborhood Housing Trust – city affordable housing programs; and State tax credit programs. DND has deep experience applying each of these programs to Brownfields sites to achieve transformative outcomes for the community. To date, DND has invested over $50,000 in general operating funds for site assessment and community outreach to prepare the site for redevelopment.

ii. Use of Existing Infrastructure - The site is located in a dense urban setting. Key existing infrastructure including utilities (water, sewer, electricity, natural gas and internet) and public transit are readily available, have the capacity to handle expansion associated with the proposed redevelopment, and will be incorporated into the design of the project. DND will work closely with other public agencies to ensure appropriate enhancements to existing infrastructure (stormwater retention, pedestrian and vehicular circulation, flood mitigation, and other environmental factors) are thoughtfully designed.

2. Community Need and Community Engagement
   a. Community Need
      i. The Community’s Need for Funding - There is significant and urgent need for funding this project in the Target Area, which is disadvantaged in terms of income, poverty, unemployment, and educational attainment. COVID 19 has also put a strain on municipal finances. The community has a disproportionate share of low-income residents: 49% of the population is low-income (at or below 200% of the federal poverty line), 61% of the population has an income under $50,000, and 75% of the population has an income under $75,000. The poverty rate in the target area (32%) is nearly double the citywide rate (18%), as is the unemployment rate (11.6%). The population also has a high rate (16%) of residents who have less than a high school education, contributing to disparities in income (American Community Survey, 2019 5-year estimates). Low household incomes, paired with high housing costs driven in part by the proximity of the target area to downtown Boston, make housing affordability a major challenge in the target area. 56% of renter households in the Target Area are housing cost burdened (paying 30% or more of their income on rent), compared to 48% citywide (ACS 2019 5-year estimates). Between 2014-2017, Roxbury was among the neighborhoods with the highest growth in median residential property values (most recent “Health of Boston” 2017 report). According to a DND analysis of residential displacement-risk, Roxbury was a neighborhood with most severe risk on every metric.

The Target Area community struggles with housing costs and displacement risks, and also grapples with contaminated soil and groundwater resulting from its long history of manufacturing and other commercial/industrial operations. The effects of these brownfield sites combined with other environmental stressors such as air pollution, lead and HBM, further deepen the negative health impacts to area residents. There are over 1,100 involuntarily acquired Brownfields sites owned by DND, 332 (29%) of which are in the Target Area, most located in lower income areas and have a direct impact on the vitality of those communities and the City as a whole. The community has long advocated for a thoughtful, green development at the Parker & Terrace site that brings much needed affordable housing and safe public open space. Previous attempts to develop the Site have failed in large part due to the escalating costs of remediation. The City does not have the financial ability to support the cleanup and redevelopment of this Site without assistance from the EPA Brownfields Cleanup Grant, which is why funding is critical to ensuring a financially feasible redevelopment.
ii. Threats to Sensitive Populations – The Target Area is home to populations with heightened health risks and environmental sensitivities: 13% of the population are children under the age of 18 and 12% are seniors aged 65 or over. In 2019, approximately 260 women in the study area (2% of all women between the ages of 15-50) had given birth within the past year; of those women, 9% received some form of public assistance income (ACS 2019 5-year estimates). The Target Area is disproportionately burdened by hazardous waste sites (95-100 percentile) and lead (90-95 percentile), further corroborated by the widespread lead contamination detected at the Site, putting these sensitive populations at significant risk. Additionally, the target community is overwhelmingly renters (85%), who are more likely to have unstable housing and be at risk of displacement. Approximately 3% of renters in the study area live in crowded conditions (more than one occupant per room) (ACS 2019 5-year estimates). The proposed project will provide safe, affordable housing, green space, and environmental justice to low-income residents of color who are disproportionately affected by both hazardous substances and housing instability and cost burden.

1) Health or Welfare of Sensitive Populations - The Target Area features a high concentration of minority, linguistically isolated, and low-income communities. These communities are disproportionately affected by numerous health and welfare issues ranging from substandard housing, job access, poor nutrition, chronic disease, substance abuse, and more. This grant will directly address many of these issues by removing exposure to hazardous contaminants from the environment and providing jobs, enhancing food access, and providing quality, affordable housing. Metrics from EJSCREEN demonstrate that environmental factors negatively impact the Target Area at higher rates than the state (MA), EPA region, and country. For example, traffic proximity and volume in the Target Area is 5,400, compared to averages of 1,400 statewide, 930 in EPA Region 1, and 750 in US. The NATA Respiratory Hazard Index in the study area is 0.45, while it is 0.33 statewide. The NATA Air Toxics Cancer Risk (risk per MM) reports 34 in the study area, compared to 26 statewide. NATA Diesel PM (ug/m3) is also significantly higher in the study area: 0.755, compared to only 0.413 statewide.

Hazardous Waste Proximity (facility count/km distance) is 30 in the Target Area, which is significantly higher than the state average (6.1) (EJSCREEN). According to the MA Energy and Environmental Affairs Data Portal, there were 19 waste sites in the Roxbury neighborhood between 2020-2021. Additionally, there were a total of 5,652 asbestos projects in Boston between 2020-2021. Roxbury was among the neighborhoods in Boston with the highest number of mold hazards and violations between 2021-2016 (2017 “Health of Boston” report). The community is also disadvantaged in terms of the high number of distressed and abandoned properties which contribute to blight, crime, and health and safety concerns. The Roxbury/Mission Hill area had the second highest percentage (20%, or 65 properties) of distressed properties of all Boston neighborhoods in 2020. The target community alone contains nearly half (32, or 49%) of the distressed properties in that neighborhood in 2020 (DND data). Roxbury also has one of the lowest percentages of open space in the city, with only 9% compared with 21% citywide (BPCH “Health of Boston” 2017 report).

Community violence and crime is also a contributing factor in both the physical and mental health and well-being of residents in the study area. In Boston, emergency department visits for intentional injuries (e.g., assault-related injuries or homicides) in 2015 were highest among Black residents 1,459 per 100,000 residents compared to 687 for all races. Roxbury is among the neighborhoods with the highest rates citywide (1,087). Roxbury Target Area residents struggle disproportionately with mental health, with 26.4% of adults reporting persistent anxiety—more than any other neighborhood in the city (BPHC “Health of Boston” 2017 report).

The effects of climate change have especially impacted communities of color, which make up 68% of the study area. The rate of emergency department visits during the warm weather months for heat-related illness was highest among Black residents (12.5 visits per 100,000 residents) compared to any other racial/ethnic group. The Target Area of Roxbury had among the highest rates of cold-related illness emergency department visits
City of Boston – FY22 Brownfields Cleanup Grant Application – NARRATIVE PROPOSAL

during cold weather months across Boston (BPHC “Health of Boston” 2017 report).

2) Greater than Normal Incidence of Disease and Adverse Health Conditions – According to the 2017 Boston Public Health Commission’s (BPHC) Health of Boston report, these sensitive populations are adversely impacted by numerous adverse health conditions associated with their environment. **Boston’s Black and Latinx children have by far the highest rate of asthma-related hospitalizations, with children from Roxbury requiring hospitalization at one of the highest rates in the city.** 13% of adults in the Target Area also have asthma, over the citywide rate (MA Center for Disease Control and Prevention). Another indicator of the poor housing conditions in low-income, minority neighborhoods is instances of carbon monoxide poisoning. Black residents are hospitalized for carbon monoxide poisoning over 4X the rate of their white peers.

The effects of one of the primary contaminants of concern at the Site, lead, are blatant. The MA Department of Public Health defines Boston as a “high risk community” in terms of elevated blood lead levels. Even so, lead exposure and lead poisoning rates are inequitably distributed across Boston. Between 2009 and 2013, **62% of cases of children with a blood lead level of 5 μg/dL or greater** came from just 3 neighborhoods, one of which is the Target Area, despite a relatively even distribution of older housing stock across all 17 Boston neighborhoods. This grant will directly facilitate the removal of contaminants that adversely impact the health of our most vulnerable populations while improving access to safe and affordable housing. In addition, evidence shows that **infant mortality and low birthweight births** are impacted by external socioeconomic and environmental factors, such as living in low-resourced neighborhoods and housing instability. Infant mortality rates for Black and Latinx children is quadruple that of white children. Low birth weights are also more prevalent among people of color, with 12% of Black, 10% of Asian, and 9% of Latinx females giving birth to low birth weight babies, compared to 6% of White (“Health of Boston” 2017).

Incidence of diseases and health conditions in the Target Area are well above citywide rates for the following conditions: diabetes and diabetes mortality (nearly double the citywide rate), chronic kidney disease, coronary heart disease, high blood pressure, high cholesterol, stroke, obesity, and cancer. Obesity rates in the Target Area (average 25%) are higher than citywide (MA Center for Disease and Prevention). **Average adult cancer rates in the Target Area are above the citywide average, and cancer mortality is highest among Black residents at 188.7 deaths per 100,000 residents.** Roxbury has one of the lowest life expectancies citywide--77.8 years compared to 80.3 years citywide. Premature mortality occurs at higher rates in Roxbury as well (296.4 deaths per 100,000 residents compared to 201.8 citywide) (“Health of Boston”). Disease incidence and low life expectancy are compounded by the fact that many residents in the target community (14% average) lack health insurance (MA Center for Disease and Prevention).

3) **Promoting Environmental Justice** - This grant is a crucial component of the project strategy to promote environmental justice and support the vulnerable populations of the Target Area neighborhood of Roxbury. Not only will the grant result in the direct removal of lead, PAHs and other environmental hazards that plague the neighborhood, it will also be critical in leveraging additional resources for redevelopment and affordable housing, while also increasing job opportunities during construction, decreasing crime/violence, and eliminating disinvestment. Cost-burdened residents at risk of displacement will be provided new opportunities within their neighborhood for clean, modern, and safe housing. The project will generate local tax revenue, help spur economic activity in the Target Area and return green space thus reducing heat island effects and providing opportunities for art, recreation, community gardening and access to fresh produce.

a. **Community Engagement**

i. **Project Involvement** / ii. **Project Roles** - Community engagement regarding the vision for the Site is active
iii. DND hosted several meetings in 2021 to discuss redevelopment objectives and cleanup of the site, including a +presentation of the draft cleanup plan and ABCA. The community will remain engaged in the formal selection of a development partner by summer 2022. DND will also engage the stakeholders listed below to ensure equitable engagement and overall project success:

<table>
<thead>
<tr>
<th>Name of Organization/Entity Group</th>
<th>Point of Contact (name / email/ phone)</th>
<th>Specific Involvement in program / assistance provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mission Hill Neighborhood Housing Services</td>
<td>Patricia Flaherty 617-566-6565 missionhillnhs.org</td>
<td>Community based nonprofit housing and economic development organization (housing advocacy, reuse planning, community liaison)</td>
</tr>
<tr>
<td>Boston Planning and Development Agency</td>
<td>John Dalzell 617-918-4334 <a href="mailto:john.dalzell@boston.gov">john.dalzell@boston.gov</a></td>
<td>Reuse Planning advice, design review, zoning, environmental impact review, sustainable development lead &amp; other technical assistance</td>
</tr>
<tr>
<td>Mayor’s Office of Neighborhood Services</td>
<td>Molly Griffin 617-635-2679 <a href="mailto:Molly.griffin2@boston.gov">Molly.griffin2@boston.gov</a></td>
<td>City liason between community and Mayor’s Office and city departments</td>
</tr>
<tr>
<td>Abutters/Neighbors</td>
<td>Richard Giordano 617-739-9751 <a href="mailto:richardgiordano@verizon.net">richardgiordano@verizon.net</a></td>
<td>Educate &amp; engage local residents and be involved in the cleanup and/or reuse planning and other decision-making processes</td>
</tr>
</tbody>
</table>

iii. Incorporating Community Input - DND uses many methods to ensure the community is frequently updated on project progress and has multiple opportunities to provide input. **DND has created a project-specific webpage, [https://www.boston.gov/buildinghousing/parker-and-terrace](https://www.boston.gov/buildinghousing/parker-and-terrace).** The webpage provides notice of community meetings, updates on project milestones, site details, and contact information. It also serves as a document and **information repository** for recordings of meetings for members of the public who were unable to attend, presentations, the draft ABCA and grant application, all program-related documents and more.

DND directly engages the public through **community meetings.** In addition to notification on the website, DND issues a **postcard mailing to residents, within 300 feet of the site to ensure direct abutters and nearby residents are notified.** DND also issues **social media blasts,** notifies relevant elected officials, neighborhood groups, and an email list of interested parties. Due to the COVID-19 pandemic, DND has pivoted to virtual community meetings hosted via the Zoom platform. **Translation services are provided at the meeting for Spanish, Cantonese, and Mandarin based on the neighborhood demographics.** Meetings are held on multiple occasions at various project stages beginning with the collection of initial feedback regarding the community’s vision for the site, crafting detailed design and development guidelines, discussion and feedback regarding the grant application and ABCA, presentations from prospective developers, and other project milestones or as requested by the community. **Feedback received at all stages is carefully considered and incorporated into the decision-making process for both cleanup and site redevelopment.**

3. **Task Descriptions, Cost Estimates, and Measuring Progress**

a. **Proposed Cleanup Plan** - The goals of the project are to protect human health and the environment and to redevelop an underutilized property for affordable residential use, with additional areas for open space that can be used for community gardens and the display of art, etc. The Site is not suitable for such reuse without the removal of lead-impacted soils. Therefore, the proposed cleanup plan is to remove targeted lead-impacted soils that pose the greatest potential exposure risk to future residential users of the Site. Impacted soils will be
disposed of at licensed facilities in accordance with local, state, and federal laws. Confirmatory sampling will be required to evaluate remaining conditions and associated risk. A Risk Characterization will be conducted using post-remediation data. This is an effective way to remove highly impacted soils which are contributing to Site-wide contamination and reduce the overall exposure concentrations across the Site. If Site-wide lead concentrations are not removed to below the threshold for unrestricted use; institutional controls in the form of a deed restriction may be required to mitigate exposure to remaining impacted soils and maintain a condition of “No Significant Risk” under the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000 – the state of Massachusetts’ voluntary cleanup program (VCP). This cleanup plan effectively removes the contaminant exposure pathways from soil at the Site.

b. Description of Tasks/Activities and Outputs

i. Project Implementation / ii Anticipated Project Schedule / iii. Task Activity Lead / iv. Outputs

<table>
<thead>
<tr>
<th>Task #1 – Cooperative Agreement Oversight</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Discussion of EPA funded tasks/activities:</strong> Management and execution of cooperative agreement oversight activities which include: Review and ensure compliance with all Brownfields Programmatic Requirements; EPA Reporting (ACRES, MBE/WBE, FFR and Quarterly Reports, Close Out); procurement and management of a qualified environmental professional (QEP); financial reporting and drawdowns; maintain project files and share documents to information repository / public website; project coordination with stakeholders; ensure program remains on schedule and budget. Travel and attendance at National Brownfields Conference.</td>
</tr>
<tr>
<td><strong>Non- EPA grant resources needed:</strong> DND will provide in-kind services (staff time, travel, and materials) for any additional cooperative agreement oversight activities not budgeted as part of this task.</td>
</tr>
<tr>
<td><strong>Anticipated Project Schedule:</strong> These tasks will be completed throughout the grant performance period. DND anticipates completing the procurement of a QEP by November 2022. Quarterly reports will be submitted within 30 days of the end of each quarter, MBE/WBE and FRR annually as required. ACRES will be updated initially upon grant award and at regular intervals as project cleanup and development milestones are achieved.</td>
</tr>
<tr>
<td><strong>Task/Activity Lead(s):</strong> The DND Project Manager will be the lead for all cooperative agreement oversight tasks with support as needed from DND Finance staff for financial reports and drawdowns. The QEP will support DND with data for regular ACRES updates, annual reports, and general programmatic assistance related tasks.</td>
</tr>
<tr>
<td><strong>Output(s):</strong> EPA Reporting (ACRES, MBW/WBE, FRR reports, 12 Quarterly Reports, Closeout Report), QEP procurement, drawdown requests, cooperative agreement oversight and attendance at Brownfields Conference.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task #2 - Community Outreach &amp; Engagement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Discussion of EPA funded tasks/activities:</strong> DND will lead efforts to inform the community throughout project implementation. Presentation materials and technical reports will be posted on the project website <a href="https://www.boston.gov/buildinghousing/parker-and-terrace">https://www.boston.gov/buildinghousing/parker-and-terrace</a>. The QEP will prepare a community relations plan (CRP) in collaboration with DND which will detail the steps ensuring adequate public notice and opportunity to comment on key plans and documents. An administrative record will be prepared and posted to the website that includes an updated ABCA, reports for submittal to MassDEP (required by the MCP, the state's VCP), site assessment reports, maps, and data summaries. Notice of the updated ABCA and CRP will be presented at a public meeting published with a 30-day comment period for community stakeholders to respond. Written responses to public comment will be incorporated into the administrative record.</td>
</tr>
<tr>
<td><strong>Non- EPA grant resources needed:</strong> DND will provide in-kind services (staff time, travel, and materials) through DND’s organizational budget for any additional community outreach activities not budgeted as part of this task.</td>
</tr>
<tr>
<td><strong>Anticipated Project Schedule:</strong> Community outreach activities have already commenced in conjunction with development planning. Initial meetings were held in October and November 2021. Additional outreach will continue throughout the grant period including the presentation of the CRP and updated ABCA in Spring 2023, a pre-cleanup/reuse planning update in Winter 2023, and post cleanup Fall/Winter 2024.</td>
</tr>
</tbody>
</table>
City of Boston – FY22 Brownfields Cleanup Grant Application – NARRATIVE PROPOSAL

Task/Activity Lead(s): DND environmental and development staff will lead community outreach activities. The QEP will provide support in the production and presentation of technical materials.

Output(s): Outreach materials, mailings, website updates, public notices, exhibits, meeting presentation materials, email notices, social media posts. Three (3) public meetings held at key project stages.

Task #3 – Site Specific Cleanup Activities

Discussion of EPA funded tasks/activities: QEP will prepare key documents in preparation for cleanup implementation, including the final ABCA, Health and Safety Plan (HASP), QAPP, and MCP/VCP required Release Abatement Measure (RAM) Plan. DND will prepare plans and specifications with support from QEP for procurement of cleanup contractor. QEP will provide bid support during the competitive procurement process. Cleanup contractor will implement specified cleanup tasks with oversight from QEP. QEP will prepare disposal documentation (bills of lading, manifests, waste characterization data reports) to support cleanup implementation.

Non- EPA grant resources needed: DND will provide in-kind services (staff time and materials) through its organizational budget for any additional activities not budgeted as part of this task. DND has committed the full cost share to this task to ensure the maximum benefit of the cleanup.

Anticipated Project Schedule: Fall 2022 – Fall 2023: complete QAPP, site pre-characterization, ABCA. Coordination with site developer to ensure final cleanup plan supports site reuse and design features. Winter 2023: complete cleanup plans and specifications, issue invitation for bids for cleanup contractor. Spring 2024: award cleanup contractor, permitting. Summer 2024 – begin site remediation. Fall 2024: complete site remediation tasks.

Task/Activity Lead(s): DND will lead procurement of the cleanup contractor with QEP support. The QEP will prepare ABCA, QAPP, VCP reports, technical specifications, and disposal documentation. The procured cleanup contractor will implement the specified cleanup tasks with QEP support and oversight.

Output(s): ABCA, HASP, QAPP, VCP reports, bid specifications, site remediation, restoration and ready for reuse.

Task #4 - Site Cleanup Oversight and Cleanup / Completion Reports

Discussion of EPA funded tasks/activities: During site remediation, the QEP will perform oversight activities to ensure cleanup is performed in compliance with the EPA approved ABCA and the Massachusetts Contingency Plan (state VCP). The QEP will document all activities in the field, prepare disposal documentation, and prepare and submit Release Abatement Measure (RAM) Plan, Status, and Cleanup Completion reports to the MassDEP / EPA. The QEP will conduct confirmatory sampling to document post-remedial conditions.

Non- EPA grant resources needed: DND will provide in-kind services (staff time, travel, and materials) through DND’s organizational budget for any additional activities not budgeted as part of this task.

Anticipated Project Schedule: Cleanup activities and oversight are expected to occur Summer/Fall 2024. Final documentation and Cleanup Completion report is anticipated in Winter 2024.

Task/Activity Lead(s): The QEP will provide oversight and monitoring of all site cleanup activities to document compliance with applicable MassDEP standards and EPA requirements.

Output(s): Bills of Lading/Manifest, RAM Status and Cleanup Completion & Closure Reports. AUL, if applicable.

c. Cost Estimates

3.c.i. Development of Cost Estimate/c.ii Application of Cost Estimates/c.iii Cost Share - The budget was developed in consultation with the EPA Interim General Budget Development Guidance for Applicants and Recipients of EPA Financial Assistance guidelines, input from environmental professionals, and experience with EPA Cleanup grants. Please note, no fringe, indirect, equipment or supply costs are requested.

Task 1: Personnel = $12,000 (200hrs x $60/hr); Brownfield Conference – 1 attendee (travel, lodging, per diem) = $2,500; Contractual - General Oversight Assistance, Quarterly Reports (12) and ACRES updates =
City of Boston – FY22 Brownfields Cleanup Grant Application – NARRATIVE PROPOSAL

$6,500 (65hrs @ $100/hr average). Task 2: Personnel = $6,000 (100hrs x $60/hr); Contractual = $7,500 [(~$1,500/mtg x 3 public meetings) + $3,000 for CRP and production of technical and/or outreach materials (30 hrs @ $100/hr average)]. Task 3: Contractual: $655,000 [QEP = $76,100 (700 hrs @ $100/hr average for: ABCA; QAPP; remediation plans and specifications; and disposal characterization and confirmation sampling) plus $6,100 for associated laboratory analyses] + Remediation Contractor $578,900 ($133,250 in remediation contractor costs - plus lead soil stabilization ($19,650 for 262 cy soil @ $75/cy); soil transportation and disposal costs ($255,000 for 2,100 tons of soil at an average of ~$121.43/ton); anti-tracking pad and decontamination equipment / materials ($13,000); clean backfill ($36,000); dust/erosion controls and air monitoring ($42,000); temporary site fencing ($80,000)] Task 4: Contractual = Cleanup/Completion Reports = $90,500. [QEP = $90,500 (905hrs @ $100/hr average) for remediation oversight services, soil management/bills of lading/manifest, and regulatory cleanup and completion reporting related activities]. Cost Share: The City will provide $130,000 in cash contributions from DND’s annual operating budget to support cleanup activities. DND has allocated 100% of the cost share to Contractual costs under Task 3.

<table>
<thead>
<tr>
<th>Task 1 Cooperative Agreement Oversight</th>
<th>Task 2 Community Outreach &amp; Engagement</th>
<th>Task 3 Site Specific Cleanup Activities</th>
<th>Task 4 Site Cleanup Oversight and Completion</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel</td>
<td>$12,000</td>
<td>$6,000</td>
<td>$ -</td>
<td>$18,000</td>
</tr>
<tr>
<td>Travel</td>
<td>$2,500</td>
<td>$ -</td>
<td>$ -</td>
<td>$2,500</td>
</tr>
<tr>
<td>Contractual</td>
<td>$6,500</td>
<td>$7,500</td>
<td>$525,000</td>
<td>$629,500</td>
</tr>
<tr>
<td>Total Direct Costs</td>
<td>$21,000</td>
<td>$13,500</td>
<td>$525,000</td>
<td>$650,000</td>
</tr>
<tr>
<td>Total Federal Fund</td>
<td>$21,000</td>
<td>$13,500</td>
<td>$525,000</td>
<td>$650,000</td>
</tr>
<tr>
<td>Cost Share</td>
<td>$ -</td>
<td>$ -</td>
<td>$130,000</td>
<td>$130,000</td>
</tr>
<tr>
<td>Total Budget</td>
<td>$21,000</td>
<td>$13,500</td>
<td>$655,000</td>
<td>$780,000</td>
</tr>
</tbody>
</table>

d. Measuring Environmental Results - DND will track and measure progress with support from the QEP. The DND Project Manager will utilize project management software in conjunction with quarterly reporting to track timelines, expenditures, and project progress. The collected data will be entered into ACRES at appropriate milestones as well as long-term outcomes such as the number of jobs created, funding leveraged; the number of acres made ready for reuse; the number of affordable housing units created, and volume of soil remediated. A work plan will be prepared that details those project milestones, and DND will track and measure progress against the work plan and goals to ensure grant funds are expended as planned within the three-year grant period. This process has been followed in the past and has been both successful and effective. If a project is not on schedule or track with Work Plan, the issue will be documented in the quarterly report and a corrective action plan will be implemented immediately. Reports prepared to satisfy state VCP requirements will further document cleanup activities and the effectiveness of the selected remedial action.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Structure / ii. Description of Key Staff - Boston DND is well positioned to successfully implement a cleanup grant. The city has a full time Senior Environmental Compliance Manager, Jamie Smith, who will be the Project Manager for all aspects and phases of the cleanup project, including QEP and remedial contractor procurement, remedial oversight, community engagement. Jamie (20+ years of experience) collaborates regularly with key staff listed below. This team represents the experience and programmatic
City of Boston – FY22 Brownfields Cleanup Grant Application – NARRATIVE PROPOSAL

capability of DND to carry out the programmatic, administrative, and financial requirements of the project and manage EPA funds in a timely and responsible manner. Jamie will be supported by: Julio Pilier, Housing Development Officer, manages the site development process including community engagement, development guidelines, development funding, oversight of design, permitting, and construction (8 years of experience); Karen Wong, Finance Manager, 25+ year accounting and finance professional, who will be responsible for financial reporting, recordkeeping, drawdown requests; and Sheila Dillon, Director, liaison to Mayor and other public agencies, responsible for replacement of any staff turnover.

iii. Acquiring Additional Resources - DND has deep experience in public procurement and acquiring the resources necessary to successfully complete a Brownfields Cleanup project. Upon award, DND will initiate a Request for Qualifications (RFQ) process to competitively procure a QEP that will be MassDEP-approved Licensed Site Professional (LSP) to generate required cleanup plans and oversee the remedial action at the Site. In Massachusetts, LSPs are required to oversee MCP regulated response actions and ensure the work performed on brownfields sites are completed in accordance with state regulations. In addition, a qualified remedial contractor will also be competitively procured to conduct cleanup activities at the Site. DND’s in-house staff, the QEP, and cleanup contractor are anticipated to have all the necessary resources to execute the project and administer the grant. However, DND has policies and procedures in place for the competitive and equitable procurement of any additional scientific, engineering, legal or construction support that may be needed.

b. Past Performance and Accomplishments

i. Currently has or Previously Received and EPA Brownfields Grant

1. Accomplishments: Over the last two decades, Boston DND has demonstrated an understanding of the EPA reporting requirements, programmatic conditions and financial administration needed to successfully manage previous grants. All previous Brownfield grant awards, 3 of which are detailed below, have been successfully completed and closed with EPA. 1) FY14: 37 sites totaling over 80 parcels of land in the target areas were assessed using both petroleum and hazardous funds. Most of the sites assessed were either under agreement for sale, in construction, or fully developed and occupied at the time of grant closeout. Dozens of new affordable homes and mixed-use developments were constructed, many for first time homebuyers. New parkland and an urban farm were also created. 2) FY12: Over 3,000 tons of soil was excavated, treated, and recycled or disposed. The resulting development included 38 mixed-income rental apartments, a Neighborhood Learning Center, and retail/office space which was a key catalyst in the larger Jackson Square Redevelopment Initiative, which transformed 11 acres of public and private land near the intersection of Columbus Avenue and Centre Street in historic Jackson Square, into a mixed-income, mixed-use, and sustainable transit-oriented development. 3) FY08: Former Modern Electroplating site was significantly impacted by a release of metals and chlorinated solvents. The grant was utilized for source-area soil excavation and treatment. Over $1.7M in additional cleanup funding was leveraged, and the site is now occupied by a state-of-the-art police station in the heart of Nubian Square. This transformative project was the recipient of a Phoenix Award in 2012.

2. Compliance with Grant Requirements: 1) Only $19,000 of the $400,000 FY14 grant was unspent. Funds were allocated to several sites but were unneeded to successfully complete the assessment activities. Sites were assessed in accordance with EPA approved workplans. QAPPs were approved, all quarterly and MBE/WBE reports were prepared and submitted. All sites were entered into ACRES and updated regularly. 2) All FY12 grant activities were completed by the second year of the grant period and the $399,000 of the $400,000 grant was fully spent. QAPP, CRP, ABCA were prepared, submitted and approved, all quarterly and MBE/WBE reports were prepared and submitted. Accomplishments, including leveraging funding, was entered into ACRES and updated regularly. 3) FY08 grant was fully expended. Grant requirements were met, and accomplishments reported. Cleanup activities were complete and closure documents were submitted under the MA VCP.

Site: Parker & Terrace
Waiver Request Justification
Waiver of $500,000 Limit Justification

The City of Boston Department of Neighborhood Development (DND) is addressing a single brownfield site in its application. *The Parker and Terrace Site is one of the largest brownfield sites in DND’s brownfields inventory at 57,757 square feet of land.*

However, there are over an additional 1,100 involuntarily acquired Brownfields sites owned by the City of Boston DND that also require cleanup, 332 (29%) of which are located in the Target Area of Roxbury, most located in lower income neighborhoods and have a direct impact on the vitality of those communities and the City as a whole. Therefore, there is significant and urgent need for funding for this project in the target community, which is disadvantaged in terms of income, poverty, unemployment, and educational attainment. The community has a disproportionate share of low-income residents: 49% of the population is low-income (incomes at or below 200% of the federal poverty line), 61% of the population has an income under $50,000, and 75% of the population has an income under $75,000. The poverty rate in the target area (32%) is nearly double the citywide rate (18%), as is the unemployment rate (11.6%). The population also has a high rate (16%) of residents who have less than a high school education, contributing to disparities in income (American Community Survey, 2019 5-year estimates).

In 2014, DND issued a request for proposals to develop the site. A development partner was selected, and DND worked closely with the selected developer for over five years to prepare the site for construction and secure permits and financing. *However, environmental investigations conducted during the course of this period revealed widespread contamination of metals (primarily lead) and polycyclic aromatic hydrocarbons (PAHs) in site soils across the Site at depths ranging from surface grade to greater than 15 feet. The Site was subsequently enrolled in the Commonwealth of Massachusetts state voluntary cleanup program, the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000, overseen by the Department of Environmental Protection (Release Tracking Number 3-32280).*

The assessment data collected resulted in a significant increase in cleanup costs. This was the primary factor leading the developer to ultimately determine the project was financially infeasible and withdrawing from the project in 2021. *Cleanup costs to excavate and dispose of targeted, highly impacted soils are estimated to exceed $600,000 which is why EPA Brownfields funding is desperately needed to cleanup up this site to protect human health and the environment and ensure the community’s vision for the reuse of this property is realized.*

The City of Boston has created *Housing a Changing City: Boston 2030, a comprehensive plan* to support the creation of new housing in Boston, including the creation of 15,820 units of affordable, income-restricted housing. *The community vision for the site aligns with this plan.*

*DND has regularly met with, sought feedback, and updated the community about the Parker and Terrace Site since 2013,* including two recent meetings in fall 2021 to discuss this grant application, draft ABCA, site assessment work to date, and to solicit comments and input. DND also discussed in detail updated development objectives and preferences that community stakeholders would like to be incorporated into a new RFP for site development. *A clear consensus for the inclusion of affordable housing, including artist housing, and public open*
space for gardening and the display of art was expressed. Those objectives are clearly stated in the RFP which will be released in early 2022. The city is confident a new development partner will be selected by summer 2022 if EPA Cleanup Grants are awarded.

A developer has not yet been selected for the Parker and Terrace site, therefore no additional firm leveraging commitments are yet in place for the site redevelopment. However, DND has identified numerous additional resources for both additional cleanup (if necessary) and redevelopment, including MassDevelopment brownfields funding, Community Preservation Act, HUD CDBG, and numerous other federal, state, and city affordable housing funds and resources, as detailed in the narrative, that will be pursued at the applicable time to take this project to completion. DND has deep experience with each of these programs and will also work with the selected developer to leverage additional resources as appropriate for the development plan.

DND is confident that the requested budget and cleanup plan detailed in the ABCA will result in the reduction of risk at the site to the threshold of “no significant risk” to allow regulatory closure under the MCP and ready the Site for residential reuse and open space/gardening. There is significant interest in the site from developers, but EPA Brownfields Cleanup funding is a critical first step to ensuring a financially feasible and successful development that aligns with the community’s priorities.

DND has developed a detailed schedule that will ensure a site developer is selected prior to funding availability, cleanup planning and specification development is complete within the first year of the grant period, and contractor procurement and construction is completed in the second year. This aggressive, but feasible schedule will ensure the cleanup is completed well within the 3-year period of performance while allowing the time needed for DND and the developer to secure financing and other leveraged resources needed to meet the development objectives.
Threshold Criteria Responses
Threshold Criteria Responses

1. **Applicant Eligibility**

The City of Boston Department of Neighborhood Development (DND) is an eligible applicant as a “General Purpose Units of Local Government” as defined under 40 CFR Part 31. The Mayor of the City of Boston has designated DND to represent the city for this grant application.

2. **Information on Previously Awarded Cleanup Grants**

The proposed site has **not** received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. **Multipurpose Grant Documentation**

The City of Boston DND does **not** have an open Multipurpose Grant.

4. **Site Ownership Information**

The City of Boston DND is the current sole owner of the site. The site consists of eleven (11) contiguous parcels of land, all of which were acquired by the City of Boston through tax foreclosure. Recorded documents confirming ownership are attached for each parcel.

5. **Basic Site Information**

   a. The site name is **Parker and Terrace**.

   b. The addresses of the parcels comprising the site are:

      - 778 Parker Street, Boston, MA 02120
      - 780 Parker Street, Boston, MA 02120
      - 782 Parker Street, Boston, MA 02120
      - 784 Parker Street, Boston, MA 02120
      - 786 Parker Street, Boston, MA 02120
      - 788 Parker Street, Boston, MA 02120
      - 790 Parker Street, Boston, MA 02120
      - 792 Parker Street, Boston, MA 02120
      - 794 Parker Street, Boston, MA 02120
      - 796 Parker Street, Boston, MA 02120
      - 77 Terrace Street, Boston, MA 02120

   c. Current owner of the Site is City of Boston DND.
6. **Status and History of Contamination at the Site**

   a. **Contamination:** The site is contaminated with hazardous substances, including arsenic, cadmium, chromium, lead, and polyaromatic hydrocarbons (PAHs).

   b. **Operational History and Current Use:** The ten parcels on Parker Street were historically occupied by multifamily residential dwellings. The large 77 Terrace Street parcel was occupied by a brewery from the late 1800’s through the early 1900’s. After prohibition, the brewery closed and was later repurposed as a plumbing supplier. Between 1964 and 1988, all structures on all the parcels had been demolished and the site has been vacant since that time. The community had utilized the vacant parcels along Parker Street for gardening and passive open space; however, access was restricted following the discovery of contamination.

   c. **Environmental Concerns:** The site is underlain by a deep layer of historic fill comprised of masonry, wood, and metal debris, gravel, sand, silt, and ash. Contaminants including arsenic, cadmium, chromium, lead and PAHs were detected primarily in this fill layer.

   d. **How Site Became Contaminated/Nature & Extent of Contamination:** Site contaminants appear to be ubiquitous in the historic fill layer throughout the Site and are also likely associated with the historic industrial uses on 77 Terrace Street and the historic use of lead-based paint.

7. **Brownfields Site Definition**

   The Site is **NOT:** a) listed or proposed for listing on the National Priorities List; b) subject to unilateral administrative consent orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or c) subject to the jurisdiction, custody, or control of the United States government.

8. **Environmental Assessment Required for Cleanup Grant Applications**

   An ASTM E1903-19 Phase II environmental site assessment was completed on November 1, 2021. The report describes previous assessments conducted at the site as well as supplemental subsurface investigation activities conducted in October 2021. Assessment activities conducted to date include a geophysical survey, test pits, soil borings, and the chemical analysis of soil samples. Results of assessment activities indicates that the site is contaminated with hazardous substances, including arsenic, cadmium, chromium, lead, and polyaromatic hydrocarbons (PAHs) exceeding applicable MCP Method 1 Cleanup Standards.

9. **Enforcement or Other Actions**

   There are no known ongoing or anticipated environmental enforcement or other actions related to the site.
10. Sites Requiring a Property-Specific Determination

The Site does not meet any of the criteria of special classes that require a “Property-Specific Determination” from EPA to be eligible for grant funding.

11. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substances Site: The City of Boston DND is eligible for a Brownfields Grant to address hazardous substances at this site because the City is exempt from CERCLA liability.
   i. Exemptions to CERCLA Liability
      3) Property Acquired Under Certain Circumstances by Units of State and Local Government:
         a) Each of the parcels comprising the Site were acquired through tax delinquency;
         b) The parcels were acquired between 1944 and 1991;
         c) To the knowledge of City of Boston DND, all disposal of hazardous substances at the site occurred prior to acquisition;
         d) The City of Boston DND has not caused or contributed to any release of hazardous substances at the site; and
         e) The City of Boston DND has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

12. Cleanup Authority and Oversight Structure

a. Because the site is a MassDEP-listed Disposal Site (Release Tracking Number 3-32280), it is currently enrolled in the voluntary Massachusetts Contingency Plan (MCP) cleanup program. Therefore, the proposed cleanup activities will be communicated directly to the MassDEP before, during, and after the cleanup in the form of Release Abatement Measure (RAM) reports. The work plan will be documented in a RAM Plan, the cleanup progress will be documented at regular intervals in RAM Status reports, and the outputs and outcomes will be documented in a RAM Completion report at the conclusion of the work. The cleanup will be overseen by a Massachusetts Licensed Site Professional (LSP) / Qualified Environmental Professional (QEP) procured by DND to design, monitor, oversee and document the cleanup. These services will be solicited using competitive procurement practices and in accordance with all federal and state requirements. Professionals with previous EPA Brownfields experience will be encouraged to compete. This technical expertise will be in place prior to beginning any cleanup activities. The LSP/QEP will comply with and submit all required state and federal requirements to ensure that the cleanup project protects human health and the environment. The Site will be monitored during cleanup activities to ensure that off-site migration of impacted soils does not occur. A QEP/LSP/Professional (P.E.) will also develop review and necessary design and/or institutional control plans, as needed. All reports will be publicly available on the MassDEP and DND websites.
b. DND does not anticipate that access to off-site properties will be required. If access
becomes necessary for other properties, the City / DND will work with the property
owners to develop an acceptable access agreement for completing any necessary
activities.

13. Community Notification

DND published a notice of public meeting and notice of intent to apply for an EPA grant and
request for comments on the draft application and draft Analysis of Brownfield Cleanup
Alternatives (ABCA) in the Boston Herald on October 15, 2021. The request for comments,
draft ABCA, draft narrative, and other supporting documentation were posted on DND’s
website dedicated to this property (https://www.boston.gov/buildinghousing/parker-and-
terrace) on November 1, 2021. Additionally, notification of a virtual public meeting with
date, time, and login information for the meeting was concurrently published on the City’s
website.

In addition, a mailing was issued to property owners within a 300-foot radius of the site and
relevant elected officials providing these meeting details.

The public meeting was held on November 4, 2021 at 6pm via the Zoom platform. Details
about the site, draft application, and ABCA were presented, and residents were given the
opportunity to ask questions and comment. Feedback was also sought for future use(s) of the
site to incorporate into a Request for Proposals (RFP) for site redevelopment. Translation
services were provided for those with limited English proficiency. A recording of the
meeting and presentation were subsequently posted and remain available on the website.

Attached to the proposal are:
• A copy of the draft ABCA;
• A copy of the public notice notifying the public and soliciting comments
• A summary of the public meeting;
• Comments from the public received during the meeting and comment period and the
city’s responses; and
• A participants list.

14. Statutory Cost Share

DND will contribute a 20% cost share to the cleanup project, up to $130,000 if the requested
$650,000 is awarded. The cost share will be a direct contribution of cash funding to support
cleanup activities from DND’s annual Brownfields program budget, which is a non-federal
source. A letter from the Director of DND documenting this commitment is attached.
15. **Waiver of the $500,000 Limit**

Cleanup costs for the site are expected to exceed $780,000; therefore, DND is requesting a waiver of the $500,000 limit and is requesting $650,000. Justification for this waiver request is included as an Attachment.

16. **Named Contractors and Subrecipients**

**Contractor(s):** Not applicable. Contractor(s) will be selected in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 150 subsequent to award. DND will follow public procurement best practices including EPA’s Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements, Massachusetts public procurement law, and City of Boston guidelines and ordinances, including equitable procurement practices.

**Subrecipients:** Not applicable.