

**Revere, MA Community Boating Center-Remediation, Resiliency, & Recreation -29 Thayer Ave
Narrative Information Sheet**

ROI-24-C-007

1. Applicant Identification: City of Revere
2. Funding Requested:
 - a. Grant Type: The City of Revere is requesting a single site cleanup Brownfields Cleanup Grant
 - b. Federal Funds Requested: \$ 1,960,060.00
3. Location: 29 Thayer Ave, Revere, MA
4. Property Information: The name of the site is “Revere Thayer Ave Boatyard”, and the address is:29 Thayer Avenue, Revere, Ma 02151. Revere GIS Parcel# 13-192T12-2A
5. Contacts:
 - a. The Project Director is Elle Baker, Open Space and Environmental Planner, Office of Planning and Community Development, 281 Broadway, Revere, MA 02151 781-286-8188
 - b. Chief Executive/Highest Ranking Elected Official-Acting Mayor, Mayor Elect- Patrick Keefe, 281 Broadway, Revere, MA 02151, 781-286-8100
6. Population- 62,186 Source: https://www.census.gov/search-results.html?q=Revere%2CMA+&page=1&stateGeo=none&searchtype=web&cssp=SERP&_charset=UTF-8
7. Other Factors
 - The prior usage of the site was a private marina with boat repair shop and outside storage of watercraft.
 - The city has completed feasibility studies and conceptual design to convert the existing structure into a community boating center for non-motorized vessels and the facility will have a community room, office, storage for rowing sculls and PFDs, as well as restrooms that will also accommodate Gibson Park replacing the current portable toilets.
 - The building will be designed with electric HVAC without a carbon footprint and the parking lot is designed with solar lighting.
 - The overall Gibson Park Resiliency and Recreational project results in a massive reduction in the impervious area coverage, increased stormwater controls, and more public waterfront access opportunities. Resiliency is at the forefront of the project and introduces a combination of nature-based solutions with traditional resiliency measures as well as enhanced recreational amenities in the RiverFront region of the City of Revere.

Sample Format for Providing Information on the Other Factors Page #

. The City of Revere is seeking an EPA Brownfields clean-up grant in the range of \$500k- \$2M to remediate a 1.6- acre parcel of land including a two-story garage style structure comprising approximately 4,000sf which was built in 1930 and that directly abuts the Pines River. PCBs have been discovered (not petroleum) on the site.

Community population is 10,000 or less	No, population is 52,000
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	No

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<p>The proposed brownfield site(s) is impacted by mine-scarred land.</p>	<p>No</p>
<p>Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.</p>	<p>The city has secured \$6,345,000 towards the ruse of this property and the 2 adjacent properties as a larger redevelopment project. The project will deliver resiliency, access to the waterfront, and recreation. The city has additional applications submitted and pending for an additional \$3,960,110 and another to be submitted in the spring for 1M. Further detail in in the narrative.</p>
<p>The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</p>	<p>Yes, the property has 260 feet on the shoreline of the Pines River</p>
<p>The proposed site(s) is in a federally designated flood plain</p>	<p>The property is in the FEMA AE flood plain with elevations ranging from 6.9'-7.5' and is subjected to chronic and sunny day flooding along with the adjacent neighborhood.</p>
<p>The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</p>	<p>The renovated building will be built with electrical heat, full insulation, Elevated mechanical units, the building will be sustainable elevated to 14.2', Solar lighting will be installed around the exterior, the walkways and the parking lots.</p>
<p>The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.</p>	<p>The new facility will have sustainable infrastructure and programable lighting, electric heat pumps, and full insulation.</p>
<p>The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.</p>	<p>The driving force of the larger redevelopment project is to address sea-level rise in a community that is experiencing regular sunny day flooding. To “do no harm” 3 adjacent properties are cojoined under one project as the resiliency measures are tied together for greater success. P.1</p>
<p>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.</p>	<p>No Coal plant, however, neighborhood is also surrounded by industrial zoning from neighboring cities Lynn and Saugus that also contribute to environmental pollution Including an unlined ash landfill and the oldest waste incinerator in the country that pays a fee to exceed the MA regulated NOx levels permitted in the state.P.5.</p>

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8. Releasing Copies of Applications The city authorizes the release of the EPA Brownfields Grant Application and materials therein.

The Narrative (including citations) shall not exceed 10 single-spaced pages. Any pages submitted over the page limit will not be evaluated. The Narrative must include clear, concise, and factual responses to all ranking criteria and sub-criteria below. The Narrative must provide sufficient detail to allow for an evaluation of the merits of the application. A response to a criterion/sub-criterion that is included in a different section of the Narrative may not be scored as favorably. If a criterion does not apply, clearly state this. Any criterion left unanswered may result in zero points given for that criterion. Responses to the criteria should include the criteria number and title but need not restate the entire text of the criteria. If the application is selected for funding, the information in your Narrative will be incorporated into the workplan and will become the scope of your grant, subject to any adjustments to clarify issues with carrying out the project's scope of work made during the post-selection negotiation process. The work plan is a legally binding document. Therefore, applicants should carefully consider and accurately respond to the criteria below, including the discussion on the use of grant funds and leveraged resources committed to the project that will materialize during the period of performance. EPA may not permit material changes to the workplan. The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments. The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.

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I.PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. **Overview of Challenges and Description of the Target Area:** The City of Revere seeks to advance the RiverFront Master Plan adopted by the Revere City Council in 2021. The 3 major goals of the plan are to increase resiliency via flood risk reduction strategies, increase recreational opportunities for the neighborhood and the city at large, and provide public access to the waterfront. The city acquired 29 Thayer Ave to repurpose the vacant, abandoned, blighted site as a community boating center. The project team, through the design process, considered the reuse of some soil since we plan on installing subsurface stormwater chambers as part of the stormwater management plan. To complete due diligence, the city began to further test the soil at 29 Thayer Ave (the Boatyard) and at Gibson Park (abuts the boatyard to the north) to confirm the ability to reuse the materials for the proposed vegetated berm for flood risk reduction along Mills Ave (abuts the boatyard to the south) adjacent to the boatyard that currently is subjected to sunny day flooding. The 3 city owned properties, (Mills Ave, the Boatyard, and Gibson Park) are linked into the overall **Gibson Park Resiliency and Recreational Project**. The testing initially revealed PCBs below the EPA reportable threshold, we continued to complete due diligence by adding test sites on the property. Additional testing at 29 Thayer Ave revealed PCBs that exceeded the reporting threshold and in August 2022, the site was locked to secure the site within 2 hours and the EPA was notified in December 2022. This contaminated site prevents the advancement of the overall Gibson Park project creating a challenge for the community project as well as a new burden and liability for Revere. The City of Revere is seeking an EPA Brownfields clean-up grant in the range of \$500k- \$2M to remediate the 1.6- acre parcel of land that includes a two-story garage style structure comprising approximately 4,000sf which was built in 1930 and that directly abuts the Pines River. PCBs have been discovered (not petroleum) on the site. The remediation of the property located at 29 Thayer Ave in Revere; MA is the primary contingency to the larger municipal redevelopment project that was initiated immediately following the City Council Adoption of the Revere RiverFront Master Plan in 2020. Taking ownership of the blighted parcel at 29 Thayer Ave was one of the first steps to bring the plan to fruition and repurposing this site as a Community Boating Center specifically to introduce access to rowing, access to the water, other non-motorized water-based recreation, and implementing flood risk reduction is a key element of the plan. This characterization of the property stops the redevelopment progress and



could potentially jeopardize the funding secured for construction of resiliency and recreational benefits for the community. If funding is awarded, we are ready to work with EPA and DEP to take immediate steps towards remediation to remove the potential threat to human health and advance this vital redevelopment project for the community.

ii. **Description of the Proposed Brownfield Site:** The 1.6 -acre site was purchased in 2021 by the city of Revere via an eminent domain taking for 1.7M. (See deed in the additional Attachments). The property is nestled in the heart of a low to moderate income, environmental justice neighborhood. The Brownfield Federal grant, if awarded, is a direct investment to benefit Revere, MA, specifically the Riverside Neighborhood, a disadvantaged community that is marginalized, underserved, and already overburdened by pollution. This application satisfies the *Justice 40 Initiative*. The use of the site has not changed from the original use as a marina and boatyard, however, abandoned with boats stored on the property from 2012 until the city's taking of the property. The historic ownership is as follows: 1930 – Point of Pines Trust; 1940- Fred Kitterege; 1948 – Alan Kitterage; 1966 – Joseph Regis; 1989 – North Shore Boatworks; 2005 – Marina Realty Trust; 2012 – 29 Thayer Ave, LLC. The City of Revere acquired the property by eminent domain on October 4, 2021, for public recreational purposes. The present 4K SF 2 level building is in total disrepair and an eyesore to the neighbors and all commuters along the Route 1A corridor traveling southbound. Investigative data has been collected from the Former Boatworks Site, identified by Massachusetts Release Tracking Number (RTN) 3-37877 (disposal site), to support the design of a site remediation plan. To date a total of 167 soil samples have been collected from the Former Boatworks Site. The results of the chemical analyses performed on these samples indicate that remedial measures will be necessary to address the concentrations of polychlorinated biphenyls (PCBs) in soils located at the disposal site. Based upon the data collected, we currently anticipate that the site remediation will be performed in accordance with either: the Release Abatement Measure (RAM) or Comprehensive Remedial Response provisions of the Massachusetts Contingency Plan (MCP) and the Self-Implementing On-site Cleanup and Disposal provisions of the federal Toxic Substance Control Act (TSCA). Without funding for the immediate remediation of the site the property will remain a dormant eyesore and health risk to the community especially the closest neighbors.

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1.b Revitalization of the Target Area

i. **Reuse Strategy and Alignment with Revitalization Plans:** The city invested in the planning and permitting phases of renovation with grant support and fully intends to renovate the site by 2026. The Community Boatyard Remediation Project will take place on an approximately 1.6-acre parcel of land that is a portion of an approximately 19.5-acre riverfront redevelopment project known as the Gibson Park Climate Resiliency and Recreation Project. The project is located adjacent to the Riverside and Point of Pines neighborhoods and abuts the Pines River. Consistent with the City of Revere's January 2021 Riverfront Master Plan, the Gibson Park Climate Resiliency Project will increase public access to the Pines River; create additional recreational opportunities for the residents of Revere, provide additional flood protection for the Riverside neighborhood. The reuse of this property in the AE Floodplain is only possible by implementing flood risk reductions measures that must tie into Mills Ave and Gibson Park to be successful. This site will be re-graded and a sheet pile barrier with a cobble tow will be added to the shoreline that ties to a vegetated berm and is supported by subsurface stormwater retention chambers with a pump system complimented by bioswales for additional runoff. This property is directly impacted by climate change/sea-level rise.

Community Forums (10) have been held since the Master Planning Project began in 2019 during the pandemic. The most recent project meeting was held on 10.18.23 to discuss the Gibson Park Project that includes the vision for this property and another on 10.27.23 to discuss the brownfield Grant application. (<https://www.revere.org/ongoing-initiatives>) Residents are enthusiastic and supportive of this project and many have provided letters of support for a variety of funding requests. They are eager to be relieved of the sunny day flood risk and stressfully watching the tide charts to know when they need to relocate their vehicles, fill and stack sandbags, and pack waterproof boots to get back into their homes. When the city acquired the property via eminent domain the city completed due diligence by reviewing 2 previously completed phase-one site assessments, dated 2019 and 2012, neither report revealed soil contaminants requiring remediation. Upon the acquisition of the property the city sought additional testing of the soil as the project team considered the reuse of this material and additional material from the adjacent Gibson Park Property to assist with the installation of a vegetated berm along Mills Avenue to provide flood risk reduction in this low-lying neighborhood. The plan to excavate the soil in both Gibson Park and the former Boatworks site is necessary to install sub surface storm water chambers beneath the proposed multipurpose field (at



Gibson) and the new tennis courts and bioswales at the Boatyard property. The stormwater retention system is designed to hold stormwater during high tide events when the high tide blocks the outfalls to alleviate neighborhood flooding in combination with the new steel sheeting along the shoreline of the Boatworks site that ties into the Mills Avenue vegetated berm. All three strategies are combined in three properties as one solution to achieve flood risk reduction for the neighborhood and the proposed Community Boating Center. Please see the <https://www.dropbox.com/scl/fo/ci5esbrs0z53e4f11ykbz/h?rlkey=rvvs86qf9tslnn42ky3accygn&dl=0> Slides to provide the larger redevelopment/reuse scope of work.

This property was deemed a Brownfield, in August 2022 therefore, the goal of repurposing and renovation of this blighted, previously abandoned, neglected, and contaminated site is complicated by this soil characterization.

The conceptual design for the new boathouse is completed and as we move on, we focus on sustainable mechanical systems including electric heat, low flow toilets, programable interior lighting, and solar lighting for the exterior of the building walkways and parking lot as well as sustainable an increase in plantings that serve to filter the water in bioswales and provide improved air quality through a larger footprint of greenspace.

1b.ii. **Outcomes and Benefits of the Reuse Strategy & Measuring**

Environmental Results: The construction work for the revitalization project is estimated at approximately 10M and that construction will lead to quality local jobs for the span of 3-5 years. The projected outputs include the submission of the pre cleanup RAM and SIP and the post cleanup RAM and SIP which will provide qualitative results of the cleanup effort. The desired outcome of this EPA funding investment is the cleanup of a municipal owned contaminated site located adjacent to a residential EJ neighborhood and a community park to primarily to remove the risk of human exposure to PCBs that were banned in 1977 and other contaminants that present a risk to human health and the ecosystem. The cleanup will allow the city to improve the environment and advance construction plans to repurpose the site for the benefit of the public as a community boating center for non-motorized activities. The discovery of the actual contamination only adds to the burden the environmental justice neighborhood residents have endured in recent decades. Over the years developers have attempted to build multi-unit large scale facilities that would change the dynamic of the small residential RiverFront area. These attempts were unsuccessful due to residential protest, as years passed the facility became abandoned as a boat junkyard. The city also bore the financial implication of

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unpaid taxes and neighborhood blight (see REUSE and UNPAID TAX) in attachments and strives to convert this to an open space asset removing this eyesore. This site is subject to severe flooding and without a combined resiliency adaptation effort with Mills Ave and Gibson Park the residents and this contaminated site will continue to be inundated with flood waters from the Pines River.

The ABCA list of alternatives for remediation is limited since the testing of the soil yields, at some test pits, results that exceed local reporting levels. The level of PCB warrants only one solution, to excavate the contaminated materials, recharacterized the material in the sealed containers, and transport safely to a facility that accepts materials with PCBs at the appropriate level combined with other potential characteristics. There are no underground storage tanks present on the site. The strategic outcome of this remediation project is the opportunity to advance the construction and transformation to a community boating center, provide flood risk reduction for the riverside neighborhood and enhance the recreational benefits for the public with a multipurpose sport field, a new community boating center and a neighborhood that gains greater protection from inherent flood risk exacerbated by climate change and documented it he MC-FRM modeling to worsen significantly in 2030. The community boating center will create jobs and introduce and make accessible the elite sport of rowing to Revere and neighboring communities. The 1.9-acre site will offer rowing, kayaking and paddleboarding launch on the floating dock, a new tennis court, a community room and a 5,000sf deck for public enjoyment of the waterfront. The space had previously been inaccessible as an open space. The EPA funding will pave the way to support the realization of the reimagined space with ample community, resiliency, and recreational wellness benefits that promote a renewed space in a densely populated community with 52,000 people, 10K living in only one square mile, open space is a desperately needed amenity.

1.C Strategy for the Leveraging Resources:

I.C. Link to EPA- Strategic Plan:

We state the objective and then the narrative describes how it is supported by this project. Objective 1.2: Accelerate Resilience and Adaptation to Climate Change Impacts: The project “Gibson Park Resiliency and Recreation Project” is a RiverFront strategy to reduce flood risk for residents living in the Riverside neighborhood. Mills Ave is a low-lying area that experiences even sunny day flooding. The project would bring protection to elevation 10.2 along Mills Ave

and to do this additional adaptation is needed at the boatyard site and Gibson Park as the shoreline is contiguous among the three properties. Objective 6.1: Clean Up and Restore Land for Productive Uses and Healthy Communities: The parcel has been an abandoned blight since 2002, a burden to the residential neighborhood. The city will repurpose this space as a Community Boating Center to offer rowing, canoeing, and kayaking as an extension of the recreational amenities offered at Gibson Park which will also be enhanced to include a multipurpose field and subsurface stormwater storage, more details are in the Attachment REUSE. Cross-Agency Strategy 2: Consider the Health of Children at All Life Stages and Other Vulnerable Populations: The city strives to eliminate exposure to PCBs discovered on the 29 Thayer Ave parcel adjacent to the Gibson Park Field to protect children and vulnerable populations. This known contaminant recently discovered only exacerbated the current negative environmental burdens this residential neighborhood is exposed to. The Riverside Neighborhood is in clear sight of the Win-Waste trash incinerator, and landfill/monofil, although it is located in the adjacent town it’s the oldest facility in the country and was permitted to purchase credits to operate the facility while exceeding the MA NOx standard regulations, the area is also directly beneath the Logan Airport flight pathway and adjacent to the Route 1A corridor, the connection for North Shore commuters to access Boston. These are examples of cumulative and concurrent exposures to chemical and social stressors and hazards.

1.c.i. Resources Needed for Site Characterization: The city was awarded an Earmark for RiverFront Resiliency Work in 2021. It is during this design work that the testing began and the site, 29 Thayer Ave AKA the Boatyard was deemed a Brownfield in 2022. A total of 167 soil samples were characterized from that time to date so we are confident that additional contaminants are unlikely to be revealed at this point. This unfortunate surprise led the planning department to submit a One Stop Grant application in the spring of 2023, the earliest available funding opportunity to support the reporting and clean up of a brownfield site. The city was awarded 250K and we await the contract to advance the next phase of EPA reporting and any additional recharacterization that may be deemed necessary in that process.

1.c.ii. Resources needed for Site Remediation: The Remediation of 29 Thayer Ave is required for the city to execute the community vision for the reuse of the property of 29 Thayer Ave, this parcel is only one of three city owned parcels slated for resiliency and recreational transformation. The award of 250K form the one stop Grant will allow the City to stay on course with the reuse



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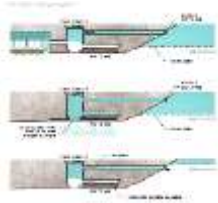
project while awaiting and aggressively seeking additional financial resources through grants to support the estimated 1.9M cleanup effort required for any portion of the revitalization project to advance.

1.c.iii. Resources needed for Site Reuse: Other funding in the amount of \$6,345,000 has been secured via a variety of funding sources to support the Gibson Park Resiliency and Recreation Project with applications for an additional \$550K of applications pending (PARC Grant -for Gibson Park recreational Features and MAPC ACR Grant- for interpretive signage regarding the Area of Critical Environmental Concern) and the city will also apply for a Seaport Economic Council grant for 1M for the construction of the boathouse and dock at 29 Thayer Ave. These expenditures support work for both pre and post remediation. Tasks include feasibility studies, design plans, and the city is actively seeking permits for the overall Gibson Project for the construction phase. The funds secured specifically for the construction will materialize after the Brownfield grant has ended. (Please see the LEVERAGE chart in the additional document attachment for greater detail of secured funding). Without the funding specifically for remediation the reuse objectives may not be met and/or will be significantly delayed and may result in a loss of this additional secured funding due to the time limitations on the funding.

1.c.iv. Use of Existing Infrastructure: The site infrastructure includes a 4Ksf building. The project will restore and reuse the majority of the building and the attached rectangle flat roof portion of the facility will be demolished and rebuilt as cold storage with the same square footage, however, it will be extended by a few feet to accommodate storage of an 8 person scull rowing vessel, the current area is a couple feet short and would not fit a rowing apparatus of that size that will be used by competitive and recreational rowing teams.

I.F. Supporting Climate Adaptation and Resilience

Three neighboring properties have been wrapped into one project to focus on a more resilient RiverFront Neighborhood. The 29 Thayer Ave site is the lowest lying of the 3 sites and adaptations are needed in all 3 locations for one successful strategy. See the proposed offline Stormwater Storage-water to be contained underneath the field/tennis courts during the higher end of the tidal cycle when the outfalls are submerged.



I.G. Supporting High Quality Jobs, Strong Labor Practices, and Equitable Workforce Pathways:

The city supports all federal procurement laws and jobs safety and the right to union participation.

I.H. Additional Provisions for Applicants Incorporated into the Solicitation

The city has reviewed, acknowledges and will abide by the EPA Solicitation Clauses dated November 1, 2023.

2.COMMUNITY NEED and COMMUNITY ENGAGEMENT

2.a.i. Community Need for Funding:

The EPA grant is essential for the city to clean up the site to accomplish the vision to improve the environmental conditions that could be harmful to the health of our neighbors and visitors, provide social and wellness benefits, and meet the economic needs to bring this vision to fruition. Once the community boating center is completed this will provide an economic and social benefit to the residents and visitors and an economic benefit to local businesses including restaurants and stores. Gibson Point is also currently under construction to the north of Gibson Park and will provide 281 new housing opportunities adjacent to these new resilient recreational amenities will offer an environment for a healthy lifestyle for current and new residents to the RiverFront area for the long term. The operations of the Community Boating Center also provide long term sustainable local job opportunities as the vision includes a year-round operation and educational facility. The census tract is noted as low to moderate income both locally and statewide.

2.a.ii Threats to Sensitive Population

1. Health and Welfare of Sensitive Populations

EJ Screen Data (source: https://ejscreen.epa.gov/mapper)	29 Thayer Ave	Block group: 250251705023
Pollution Sources	Traffic Proximity	95-100%
Pollution Sources	Toxic Release by Air	80-90%
	RMP Facility Proximity	80-90%

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Pollution Sources	Hazardous Waste Proximity	80-90%
Socio Economic	Low Income	80-90%
Health Disparities	Heart Disease	80-90%
Health Disparities	Cancer	95-100%
Climate Change Data	Flood Risk	95-100%

2. Greater than Normal Incidents of Disease and Adverse Health Conditions: The Riverside area of Revere is an **Environmental Justice Neighborhood**. Is inherently at greater environmental health risks due to exposure to pollutants. The area is split by Route 1A that is traveled by dense traffic throughout the day, the last MassDOT traffic count a few years back captured 44K cars daily providing support to the EJ screen exposure of 95-100%. The space is also surrounded by industrial zoning from neighboring cities Lynn and Saugus that also contribute to environmental pollution Including an unlined ash landfill and the oldest waste incinerator in the country. The residential lot sizes are predominantly under 4000 SF leaving little space for active outdoor recreation. Considering these factors this community clearly bears the burden disproportionately in comparison to other locations in the county. The remediation can only transpire to enhance the quality of life for this community if this grant is awarded. The future outcome of this property has the potential to at a minimum provide some relief to the increasing risks presented by climate change, specifically sea-level rise as well as social economic benefits providing a respite from the daily environmental burdens. The city has installed an air quality sensor and is tracking the quality over time to determine the real exposure and the source of the ppm that this neighborhood is forced to endure.

3. Environmental Justice: The Riverside area of Revere is an Environmental Justice neighborhood. The Gibson Park overarching project provides countless benefits for the Riverside and Point of Pines communities that comprise close to 1000 residential homes. The area is split by Route 1A that is traveled by dense traffic throughout the day, the last MassDOT traffic count a few years back captured 44K cars daily providing support to the EJ screen exposure range of 95-100% in the chart (2.a.ii). The space is also surrounded by industrial zoning from neighboring

cities Lynn and Saugus that also contribute to environmental pollution Including an unlined landfill/monofill and the oldest waste incinerator in the country. The residential lot sizes are predominantly under 4000 SF leaving little space for active outdoor recreation. Considering these factors this community clearly bears the burden disproportionately in comparison to other locations in the Revere and the county. The remediation can only transpire to enhance the quality of life for this community if this grant is awarded. The future outcome of this property has the potential to at a minimum provide some relief to the increasing risks presented by climate change.

(a) Identification of Environmental Justice Issues

source: ejscreen.epa.gov/mapper/
 EJ characteristics of this block group: Riverside Neighborhood- In 2020 this block group had a population of **861** in **267 households**. This municipality has a median household income of **\$68,331** which is **81%** of the MA MHHI., Median household income: **\$35,515**. This is **41%** of the MA MHHI, Minority population: **40%**

(b) Advancing Environmental Justice: The first step towards resolving an issue is recognizing that it exists. The Riverside community is chronically subjected to a disproportionate amount of substandard air quality in the heart of a host of industrial contaminants. The proximity to the river exacerbates the impact of climate change -specifically flooding with a risk of 95-100% (see 2.a.ii). This cleanup project is the catalyst for change, if we are able to clean up the site the city can move forward to reduce quality of life stressors and negative health risk, flood risk, and improve the aesthetics of the daily visual experience by removing this neglected stain on the neighborhood and replacing it with a vibrant energetic alfresco space.

2.B Community Engagement

2.b.i. Project Involvement Outreach has been completed in the community in English and Spanish via door-to-door flyers inviting people to participate in 10 community forums since 2020 via zoom and in person. Meetings announcements are posted a variety of ways, via the city website, on Revere TV, and in the Revere Journal as well. We have sustained a solid turnout for the majority of meetings with residents also sharing information about meetings by word of mouth and on their Neighborhood Association page and personal Facebook Pages.

2.b.ii Project Roles: The neighborhood sustains the Riverside Association that brings residents together to meet and discuss issues and opportunities for

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improvements. The association is open for everyone to participate, and they are a great asset to the city providing regular advocacy for positive change. They work closely with the Alliance for Health and the Environment to curb the negative impacts they experience from the incinerator facility and the landfill and with the CHiP air quality regional working group, and SPRARR-Saugus Pines River Advocates for Regional Resiliency. This project provides co-benefits for all of the neighborhood and advances tasks from the Municipal Vulnerability Plan (Riverside Neighborhood participated in the MVP Planning Workshops) Years of studies and planning have gone into the reuse of this parcel and the two adjacent parcels that make up the Gibson Park Project involving the aforementioned neighborhood residents and advocates for the inherent improvement of the RiverFront Area.

2.b.iii Incorporating Community Input

The planning department has found that it is important to offer a myriad of ways for the community to participate in the project process. The tot lot at Gibson Park was community planned and installed/assembled via a volunteer community build that invited all residents to join the installation team to build the park. The neighborhood selected the equipment and even the colors. This is an example of the social capital, dedication, and personal investment the residents bring to this RiverFront area. We strive to continue to engage as many people as we can. If people are not comfortable attending in person, we will offer a survey online, we hand deliver project information materials in English and Spanish so residents will be informed, in person meetings are generally held at the Point of Pines Yacht Club within walking distance of the Riverside neighborhood and with parking for those who drive, also offer community forums via zoom. The last session on 10.18.23 regarding the reuse of the parcel was a hybrid of both. We will continue to outreach and strive to engage and hear the community concerns and we move through this remediation and construction process. One example of mitigating concerns: The construction workers for the adjacent project were parking in the Gibson Lot, we added signage and contacted the site supervisor and helped to locate alternative parking solutions to resolve the issue. We have started to consider how we will alleviate the travel speed of construction vehicles up on Mills Ave, also discussing how can we provide both protection and access with the new berm are community discussion we invite so we can resolve them together for the best outcome. We need community input to deliver a successful public project.

3. TASK DESCRIPTION, COST ESTIMATES, & MEASURING PROGRESS

3.a. Proposed Cleanup Plan The brownfield clean- up alternative that best suits this waterfront site includes, however, may not be limited to the following, because the nature of the contamination of the boatyard site of PCBs in the surface and shallow soils, the only feasible remedy is excavation of the contaminated soils and disposing of the soils at a facility permitted to accept them.

3.b. Description of Tasks

The parcel where the Community Boatyard is to be developed is a former marine vessel storage and repair facility. Professional investigations have revealed that the soils at the parcel are contaminated with polychlorinated biphenyls (PCBs) at concentrations that require response actions under both the Massachusetts Contingency Plan (MCP) 310 CMR 40.0000 and the federal Toxic Substance Control Act (TSCA) regulations included in 40 CFR 761. Notification of the presence of PCBs in excess of the Massachusetts Reportable Concentrations was provided to the Massachusetts Department of Environmental Protection (MassDEP) on 20 December 2023. Notification of the presence of PCB contamination requiring remediation was provided to the Environmental Protection Agency (EPA) on 10 March 2023. In response to the release notification, MassDEP assigned release tracking number (RTN) 3-37877 to the release. Because the remediation of PCBs in Massachusetts is regulated by both MassDEP and EPA, coordination with both agencies will be required prior to the initiation of the remedy. Furthermore, because the nature of the contamination of at the Community Boatyard Project is PCBs in surface and shallow soils, the only feasible remedy is excavation of the contaminated soils and disposing of the soils at a facility permitted to accept them. The specific remediation work that will be funded by the grant will include: the preparation and completion of a Release Abatement Measure (RAM) Plan in accordance 310 CMR 40.0444 for submittal to MassDEP; the preparation and submittal of a Self-Implementing Plan (SIP) to EPA; preparation of a Request for Determination of Applicability (RDA) with the City of Revere Conservation Commission to allow for the remediation to occur in close proximity to the Pines River. Once the preceding filings have been made, and where necessary, approved, the remediation will consist of the excavation of the contaminated soil and the transportation of the soil to a facility permitted in accordance with the requirements 40 CFR 761 for disposal. The success of the remediation will be documented via the collection and chemical analysis of post-excavation soil samples from across the remediation area. Once it has been determined that

EPA Brownfield Clean Up Grant -Revere, MA- Community Boating Center Remediation, Resiliency, Recreation- 29 Thayer Ave



the remediation objectives have been achieved, a RAM Completion Report and Permanent Solution Statement (if applicable) will be filed with MassDEP and a SIP Completion Report will be filed with EPA. Because the work is regulated by the MCP, all investigative work will be completed under the supervision of a Massachusetts Licensed Site Professional (LSP).

3.b.i , 3.b.ii, 3.b.iii -Project Implementation, Task Activity Lead, & Timeline:

PM-Project Management, LSP-Licensed Site Professional

The high-level tasks and assigned lead to each, include but are not limited to the following:

Assigned	Task	Start	End
PM	Prep Grant Contacts	Jun-24	Jun-24
PM	Prep RFP Solicit and Award	Jul-24	Aug-24
PM	Prep Project Kick-off	Aug-24	Aug-24
LSP	Prep - Preparation of a Release Abatement Measure (RAM) Plan	Aug-24	Oct-24
LSP	Task 2 – Preparation of a Self-Implementing On-Site Disposal Plan for Submittal to the EPA	Sep-24	Oct-24
LSP	Task 3 – Project Coordination and Permitting with City of Revere Conservation Commission	Sep-24	Oct-24
LSP	Task 4 – Remediation Oversight and Post Remediation Sample Collection	Oct-24	24-Dec
LSP	Task 5 – Remediation Subcontractor Services (Excavation, Laboratory, Disposal)	Nov-24	Jun-25
LSP	Task 6 – Release Abatement Measure (RAM) Completion Report	Jun-25	Jul-25
LSP	Task 7 – Self Implementing On-Site Disposal Completion Report	Jun-25	Jul-25
PM	Task 8- Outreach/ Translation/Materials/Meetings/Events (duration of project)	Jun-24	Jul-25
PM	Task 9- Project Management (PM)	May-24	Jul-25

3.b.iv. Outputs:

Each task will generate an output towards the remediation of the site, 3 community meetings will be held per year for the duration of project timeline

and materials. Updates on milestones will be posted to the city website as the project progresses.

- Preparation of a Release Abatement Measure (RAM) Plan- The report will be used to satisfy the EPA reporting Requirements and guide the process for the removal, storage and transport to disposal of the contaminated soil at 29 Thayer Ave and ensure that the city is in compliance with all regulations.
- Preparation of a Self-Implementing On-Site Disposal Plan for Submittal to the EPA will produce a report that includes spill prevention and response procedures that identify hazardous material storage areas, specify material handling procedures, describe spill response procedures, and provide locations of spill clean-up equipment and materials appropriate for the specific site.
- Project Coordination and Permitting with City of Revere Conservation Commission will result in a series of meetings and communications and attendance at the Conservation Commission open meeting for discussion and approval of the remediation plans.
- Environmental Remediation includes:
 - a. Remediation Oversight and Post Remediation Sample Collection bringing on site supervision to ensure that all RAM and Self Implementing plans are being met by the contractors performing the remediation.
 - b. Disposal) The output of this work will result in a clean site ready for construction to support the reuse of the property for recreation.
- Environmental Remediation Administration includes:
 - a. Updates status reports regarding the tasks in the Self Implementing On-Site Disposal Completion Report
 - b. Release Abatement Measure (RAM) Completion Report – When the remediation is completed the LSP will provide a final report that specifies the work completed and the test results post remediation to confirm that the site is clean and free of contaminants.
- Project Management will provide the facilitation of the project with consistent communication with the consultant team and the contractors performing the remediation of the site as well as the community. Planning and holding community meetings to hear feedback and provide updates, Consultant coordination through regular check in sessions, complete Outreach via social media and flyers, Translation of materials as needed for

EPA Brownfield Clean Up Grant -Revere, MA- Community Boating Center Remediation, Resiliency, Recreation- 29 Thayer Ave



outreach, secure meetings venues, create meeting materials, support project events, oversee the executing the EPA contract with the solicitor's office, facilitating RFP to award the bid for the remediation and reporting, Coordinate and Review RFPs with the team, recommend award of contract, Status Reporting, Project Risk Assessment, Mitigation Plan, Communication and Outreach, Oversight of Remediation tasks both administrative and in the field.

4. PROGRAMATIC CAPABILITY AND PAST PERFORMANCE

4.a Programmatic Capability-Combined 4ai-4aiii: The City's Planning department has significant experience overseeing grant funds with stringent and diverse requirements and the Chief of Planning with 10 years of professional municipal leadership experience has specifically managed Brownfield Grants in Fitchburg. The Chief will be in a support role for all aspects of the project. Project Management and oversight will be carried out by the Open Space and Environmental Planner having 14 years of project management experience, 9 years of municipal infrastructure projects in Revere along with the City Planner with 40+ years of municipal project experience. Our team will contract a Licensed Site Professional (LSP) with a reputable firm with valued references to continue the technical work to assess, document, and execute the brownfields cleanup plan overseeing the contracted company performing the remediation site work. The city's Purchasing Department will guide all of the procurement of services to ensure all required federal requirements are met with attention to detail including Davis Bacon wage rates guidelines.

4.a.iii Acquiring Additional Resources: Revere's purchasing department upholds a rigid policy for contracting external resources acquiring to state and federal policies and grant guidelines. The project manager will need to facilitate the completion of a *procurement checklist* that must be signed by the City Solicitor, The CFO, the Director of Purchasing, and the mayor-prior to advertising the bid for services on Com Buys. Once the bids are received the door is locked at the date and time of the deadline to accept bids and the bid opening is performed by the Director of Purchasing, each bid is read aloud to anyone present. The bids are sent in writing to the Chief of Planning and reviewed for an award recommendation. Purchasing will award the bid to the lowest qualified bidder. At which time the Solicitors' office will prepare the contract and required bonds etc. and send the signature page to the awarded bidder and then to the City Solicitor, The CFO, the Director of Purchasing, and the

mayor for final signatures. Then the Planning department creates a requisition, purchasing approves it and creates a PO to be signed by Purchasing and the Planning Director. Then the work begins.

4. b. Past Performance and Accomplishments 15 points

4.b.ii Currently Has Not Previously received an EPA Brownfield Grant

1. Purpose and Accomplishments:

Revere has not applied for or been awarded any EPA brownfield grants; this is fortunately the first demonstrated need for this resource. However, the Chief of the Revere Planning department has relevant experience managing a Brownfields Clean Up grant for the City of Fitchburg, MA in his previous planning department employment for the Central Steam Plant and the Central Fire Station in Fitchburg.

<https://archive.epa.gov/region1/brownfields/web/pdf/fitchburg.pdf>

Revere was responsible for managing the federally funded Markey Bridge Project with a budget of 20M.

2. Compliance with Grant Requirements

Though the City of Revere has not received prior EPA Brownfields grants, it has been recipient of many varied federal grants dating back to the 1970's. Revere has successfully managed multiple CDBG Entitlement grants, Interior Department UPARR grants, a \$3.5M UDAG leading to development of a major job creating facility, and many others including EPA sewer system rehabilitation grants. The City of Revere applied for a TIGER grant (Transportation Investment Generating Economic Recovery) under ARRA and was awarded \$20M in the first round of the program, one of only 40 such awards nationally. This grant was jointly managed by the City and the Massachusetts Bay Transportation Authority (a "cognizant agency" as required under FTA rules). The grant was used to connect a newly constructed multi-modal transit facility and historic Revere Beach (the first public beach in the USA and a National Historic Landmark) via a pedestrian bridge and a platform for a \$1B+ mixed use development now nearing completion. This grant in particular has truly proven transformative in enabling the development of 1000 units of housing, a hotel, several restaurants and more, all creating jobs and economic opportunity.

EPA Brownfield Clean Up Grant -**Revere, MA- Community Boating Center Remediation, Resiliency, Recreation- 29 Thayer Ave**



IV. F. Leveraging: Please see the specific funding resources that have been secured to advance the majority of reus both in advance of the Brownfield cleanup and following the clean up to complete construction. The chart displays pending grants both applied for and grants that will be applied for at the next available grant round as well as secured funds for the reuse of the site. The city has been fortunate to use ARPA funds to leverage a series of grant opportunities stretching the dollars through a variety of sources that are needed to bring these important projects to fruition to improve the quality of life for residents and visitors.

The use of the grant funds: If awarded, would support the remediation of the property at 29 Thayer Ave allowing for the repurposing of this city acquired parcel into a resilient recreational community boating center for public use. As mentioned in the leverage section, the EPA funds are needed to advance the reuse of the property. The funding would support required activities for the proposed cleanup plan such as preparation of a Release Abatement Measure Plan (RAM), preparation of a self-implementing on site disposal plan (SIP) for submittal to the EPA as well as coordination with the local Conservation Commission. Other important tasks include remediation and oversight of the post remediation sample collections. The largest expenditure will pay for the actual remediation that includes safe excavation of the contaminated soils, secure storage of soils, and laboratory testing for recharacterization of the excavated material in preparation of the disposal. There are limited sites that accept this material, therefore the need to transport the material safely increases the overall cost of disposal. The estimates listed in form 424A are based on the onsite testing and the known characterizations at this time and additional contingency of 10% has been added to the estimate acknowledging that the disposal sites are limited, not beyond local requiring extensive miles of transport, also the receiving facility must have the capacity to accept the combined characterization of the remediated soils, therefore, this task has the potential to vary from the initial good faith estimate based on disposal site availability.

IV.G. Confidential Business Information

I affirm there is not confidential information listed in this application.

Project Funding Sources

Pending Funding \$4,950,000		
Seaport Economic Council	Boathouse Construction	1M
EPA Brownfield Submitted	Remediation	1.9M
PARC Submitted	Recreational Elements at Gibson	500K
Accelerating Climate Resilience Submitted	Educational Signage	50K
State Earmark	RiverFront Resiliency	1.5M

Resiliency and Recreation- Gibson Park, Mills Ave, Community Boating Center \$6,354,000		
Funding Sources Secured	Scope of Work	Amount
Seaport Economic Council	RiverFront Master Plan	\$100,000
Seaport Economic Council	Gibson Point Shoreline Improvements	\$1,000,000
Municipal Vulnerability Preparedness, Action Grant	Design of Gibson Park Resiliency and Recreation Concept and Design.	\$154,000
Federal Earmark	Gibson Planning	\$350,000
Congressional Directed Spending	Construction of Mills Ave Berm, Boatyard Shoreline protection, Design of Riverside drainage system.	\$2,000,000
One Stop Brownfield Grant	Boatyard property-Install ground water monitor system, Geotech work, Phase one reporting required by EPA.	\$250,000
ARPA	Utilized to leverage matching funds required for the grant application to support the projects listed.	\$2,500,000



REUSE- Gibson Park Resiliency and Recreational Project



See 29 Thayer Ave Property line outlined

Flooding

- December 23, 2022 storm event example
- Portions of Mills Ave and the Boatworks flood several times a year
- With climate change and global warming, it is only going to get worse with time



REUSE-
COMMUNITY
BOATING
CENTER
29 THAYER
AVE

REUSE-29 THAYER AVI

Provide public access to the watershed via the ramp/gangway and floating dock. Connect resiliency measures from Gibson Park, through 29 Thayer Ave (steel sheeting and cobble tow, grading and sub surface stormwater retention chambers beneath the tennis court, and bioswales for parking lot runoff) along the shoreline that meets and ties into the 2100' vegetated berm along Mills Ave.





City of Revere, Massachusetts

Elle Baker
Open Space and Environmental Planner
Revere office of Planning and Community Development
281 Broadway
Revere, MA 02151

RE: EPA Grant Section IV.D Narrative Information Sheet

Dear EPA Brownfield Reviewer:

Please this letter responding the EPA Brownfield threshold requirements to verify eligibility to advance the EPA Brownfield Cleanup Grant application for review. The format below is according to the guidance document for the application is used below.

III.A. Who Can Apply:

- a. The City of Revere, Massachusetts is eligible to apply for the EPA Brownfields Clean up Grant, a qualifying Municipality.
- b. Federal taxation under section 501(c)(4) of the Internal Revenue Code- 046-011-412

III.B. Threshold Criteria for Cleanup Grants:

III.B1. Applicant Eligibility: The city does NOT engage in Lobbying activity.

III.B2. Previously Awarded Cleanup Grants: I affirm that the city of Revere has not received any funding from a previously awarded EPA Brownfields Cleanup Grant.

III.B3. Expenditure of Existing Multipurpose Grant Funds I affirm that the city of Revere has not received any funding from a previously awarded EPA Brownfields Multipurpose grant.

III.B4. Site Ownership

The City of Revere, MA is the sole owner of the site. The City of Revere acquired the site by an order of eminent domain taking for public open space and recreational purposes which was recorded in the Suffolk County Registry of Deeds on October 12, 2021

III.B 5. Basic Site Information

The name of the site is "Revere Thayer Ave Boatyard", and the address is: 29 Thayer Avenue, Revere, Ma 02151. Revere GIS Parcel# 13-192T12-2A

III.B 6. Status and History of Contamination at the Site

a. Site assessment activities completed to date have revealed that the site is contaminated with polychlorinated biphenyls (PCBs) that are present within site soils at concentrations up to 100 milligrams per kilogram (mg/kg). The concentrations detected in the soil exceed the applicable reportable concentration listed in the Massachusetts Contingency Plan (MCP) and are above federal thresholds included in the Toxic Substance Control Act (TSCA). Upon notice of the detection the site was locked on all sides from the public, within 2 hours. The presence of the PCBs in excess of the applicable thresholds was

1

EPA Brownfield Clean Up Grant – Remediate 29 Thayer Ave

Revere Resilient Recreational Community Boating Center



City of Revere, Massachusetts

reported to the Massachusetts Department of Environmental Protection (MassDEP) on December 20, 2022. Notification of the presence of PCB contamination requiring remediation was provided to the Environmental Protection Agency (EPA) on March 10, 2023.

b. The site was a former Marina and Boat Works facility where boats were painted, repaired, and stored from 1935 – 2012 when it was abandoned. It is known that PCB were contained in paint and typically used as plasticizers but were also used in corrosion resistant paints for boats until 1977-1979 when PCBs were banned. Since 2012, no business operational activity has been present, aside from the storage of boats, all boats were removed in 2021 prior to the eminent domain taking of the site. The current site is completely fenced on all sides and is vacant, including a vacant 4,200 sf boat storage building.

c. Investigation work performed to date has indicated that the PCB contamination is present in shallow soils ranging from surface grades to depths of approximately 2-feet below grade and due to the high concentration of PCB levels in the soil, it is a serious environmental concern to the adjacent residential neighborhood and users of the adjacent park facility. Although the area of soil contamination is currently confined within the fenced area of the property which prohibits public access, this area is subject to flooding from storm surges and ongoing sea level rise. These events could result in the destruction of the fence which would create an imminent hazardous condition. Flooding could redistribute the PCB impacted soils into the adjacent Pines River system, the adjacent neighborhood and public park thereby creating human and environmental exposures to PCBs.

d. The PCB contamination at the property is present within the fenced portion of the boatyard and is attributed to the chemical use and operation of the privately owned boat repair and storage facility during that time. Prior to 1977, when PCBs were banned in the US, it was common practice to use materials such as boat paint containing polychlorinated Biphenyls, so it is expected that this soil was contaminated decades ago as a result of conducting boat repairs and such activities on the site. It is assumed that this contamination went undetected until more rigorous testing was completed by the city upon its taking of the property when investigating the potential for reuse of soil from the site. As a result of the City's further testing of the soils on the site, it was found that the PCB concentration over the TSCA level of 50 mg/kg is present within an area of approximately 90 sf where levels of 55 mg/kg and 100 mg/kg were found and concentration of areas over the MCP RCS-1 criteria of 1 mg/kg is present in 28,400 sf of the site.

III.B 7. Brownfield Site Definition

- This facility **is not** listed (or proposed for listing) on the National Priorities List.
- This facility **is not** subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued or entered into by parties under CERCLA; and
- This facility **is not** subject to the jurisdiction, custody, or control of the U.S. government.
- EPA makes a "Property-Specific Determination" and determines they are eligible for funding. See letter below from the MA DEP verifying that the site is eligible for EPA Brownfields Grant Funding and has made great strides in the planning and permitting phases for the reuse of the site once it is remediated. This is the catalyst for change needed to make the larger redevelopment vision and plan advance to construction providing flood risk reduction, public access to the RiverFront and increasing outdoor recreational amenities.



City of Revere, Massachusetts



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

100 Cambridge Street Suite 900 Boston, MA 02114 • 617-292-5500

Mauro T. Healey
Governor
Kimberley Driscoll
Lieutenant Governor

Rebecca L. Tepper
Secretary
Bonnie Heiple
Commissioner

November 3, 2023

Via Email

Tom Skwierawski
Chief of Planning and Community Development
City of Revere
281 Broadway
Revere, MA 02151

RE: STATE LETTER OF ACKNOWLEDGMENT
City of Revere – Brownfields Cleanup Grant
29 Thayer Avenue, Revere [RTN 3-37877]

Dear Mr. Stringi:

I am writing to support the application submitted by the City of Revere under the Fiscal Year 2024 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. We understand that the City of Revere is proposing to undertake cleanup activities, including soil remediation to facilitate construction of stormwater infrastructure improvements, develop community recreation and open space, and redesign the property to alleviate neighborhood flooding and achieve flood risk reduction.

The City took ownership of the property through eminent domain and the property is enrolled in the Massachusetts voluntary cleanup program. According to information provided by the City and their consultant, the level of assessment conducted to date is sufficient to design and initiate the proposed cleanup activities.

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available resources and 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 of Revere to help make this project a success.

We greatly appreciate EPA's continued support of Brownfield efforts in Massachusetts.

Sincerely,

David Foss, CPG, LSP
Statewide Brownfields Coordinator, Bureau of Waste Site Cleanup

cc: Dorrie Paar, US EPA
Frank Stringi, City Planner
Elle Baker, Revere Open Space and Environmental Planner
Joanne Fagan, MassDEP Northeast Regional Office

This information is available in alternate format. Please contact Melizza Esenyle at 617-626-1282.
TTY: MassRelay Service 1-800-439-2370
MassDEP Website: www.mass.gov/dep
Printed on Recycled Paper

29 Thayer Ave-Revere, MA





City of Revere, Massachusetts

III.B 8. Environmental Assessment Required for Cleanup Grant Applicants

On December 19, 2022, the City of Revere completed a Release Reporting and Preliminary Site Investigation Report which was performed while undertaking soil characterization for the redevelopment of the boatyard into a community recreational and boating facility. The results of the preliminary investigation indicated that PCBs were present in site soils in concentrations that exceed the Massachusetts RCS-1 reportable criteria listed in the Massachusetts Contingency Plan (MCP) at 310 CMR 40.1600. In this soil investigation report the collected soil samples from a total of five soil borings were advanced for water quality certification testing and for environmental screening purposes. The collected soil samples were submitted to a Massachusetts certified laboratory for the following analyses per MassDEP protocols:

- Volatile Petroleum Hydrocarbons (VPH) via the Massachusetts Method.
- Total Metals.
- Volatile Organic Compounds (VOCs) via EPA Method 8260;
- Extractable Petroleum Hydrocarbons (EPH) via the Massachusetts Method; and
- Polychlorinated Biphenyls (PCBs) according to EPA Method 8082.

Laboratory analytical results revealed that all detected concentrations from all analyses were below applicable MCP RCS-1 criteria. However, the analytical results revealed the presence of PCBs that were sufficiently elevated enough to warrant additional investigation and testing to ensure that a MCP reportable condition did not exist prior to redevelopment and incorporation of the Site into a public park.

To further evaluate the concentration and distribution of PCBs in the environment at the Site, subsurface investigations were conducted on August 17, 2022. The investigations consisted of the collection of 27 shallow soil samples (sample intervals 0" – 6" below grade) and 13 deeper samples (sample interval 6" -12" below grade) using a hand auger. The sample locations were excavated on a nominal 45' x 45' grid system with certain grid noted locations being adjusted to accommodate site features. Prior to the initiation of the sampling and between each sample, the hand auger was decontaminated by washing it with distilled water, rinsing the auger with isopropyl alcohol, and rinsing the auger a second time with distilled water. Each of the collected samples was submitted to a Massachusetts certified laboratory in accordance with EPA Method 3540C. Laboratory analytical results of the August 2022 site investigation revealed the following:

- PCBs were detected in 39 of the 40 samples submitted for analysis.
- Concentration of PCBs in the collected soil samples ranged from BRL of 0.072 mg/kg to a maximum concentration of 24 mg/kg; and
- Concentrations of PCBs detected in 16 of the 40 collected samples exceeded the RCS-1 reportable concentration.

III.B 9. Site Characterization: The letter below serves to verify the site characterization as a brownfield with PCB contamination.



City of Revere, Massachusetts



164 Race Street, Suite 105
Holyoke, MA 01040
(413) 219-5086
ekiconsult.com

3 November 2023

Ms. Elle Baker
Open Space and Environmental Planner
City Hall
281 Broadway
Revere, MA 02151

Subject: Site Investigation Results
Community Boat Launch Facility (Former Boatworks Site)
29 Thayer Avenue
Revere, Massachusetts
RTN -37877

Dear Ms. Baker:

The purpose of this letter is to confirm that sufficient investigative data has been collected from the Former Boatworks Site, identified by Massachusetts Release Tracking Number (RTN) 3-37877 (disposal site), to support the design of a site remediation plan. To date a total of 167 soil samples have been collected from the Former Boatworks Site. The results of the chemical analyses performed on these samples indicate that remedial measures will be necessary to address the concentrations of polychlorinated biphenyls (PCBs) in soils located at the disposal site. Based upon the data collected, we currently anticipate that the site remediation will be performed in accordance with either: the Release Abatement Measure (RAM) or Comprehensive Remedial Response provisions of the Massachusetts Contingency Plan (MCP) and the Self-Implementing On-site Cleanup and Disposal provisions of the federal Toxic Substance Control Act (TSCA).

Please contact me with any questions or if you require additional information. We look forward to participating in the continued success of this project.

Very truly yours,

EKI ENVIRONMENT & WATER, INC.

David A. Melycher, LSP, LEP
Principal

Daly City, CA • Davis, CA • Irvine, CA • Marin, CA • Oakland, CA •
Centennial, CO • Glastonbury, CT • Dedham, MA • Holyoke, MA

III.B 11. Sites Requiring a Property-Specific Determination

Since the cleanup of this property is being performed voluntarily by the City of Revere and will be cleaned up in accordance with the requirements of the Toxic Substances Control Act (TSCA) but is not subject to an order under TSCA, the site does not require a Property Specific Determination.

III.B 12. Threshold Criteria Related to CERCLA/Petroleum Liability

The City of Revere is asserting that it meets the **Bona Fide Prospective Purchaser Liability Protection (BFPP)** by meeting the following requirements:

- a. Information on the Property Acquisition: The City of Revere acquired the former Boatyard property through eminent domain taking for public recreational purposes on October 4, 2021, and is the fee simple sole owner of the site. The property was taken from 29 Thayer Ave, LLC who purchased the property in 2012. The City of Revere affirms that it has no familial, contractual, corporate, or financial relationships with the prior owners or operators of the site.
- b. Pre-Purchase Inquiry: Prior to taking the property by eminent domain the City of Revere requested all copies of environmental site assessment reports performed at the former Boatworks site at 29 Thayer Ave. The city was provided with a Phase 1 Environmental Assessment ASTM E1527-13 Report prepared for the North Shore Boatworks site for the prior owner identified as 29 Thayer Ave. LLC, dated April 2, 2019, and prepared by Lake Shore Environmental, LLC. That report found no recognized environmental conditions. The report also included analytical data from the 2012 soil investigation from Boston Environmental which also reported no recognized environmental conditions. The city proceeded with initiating the eminent domain taking after receiving these reports and had the property appraised on March 10, 2021. The first city vote to take the



City of Revere, Massachusetts

property at 29 Thayer Ave. transpired August 23, 2021, where the City Council authorized the taking. The loan order was approved September 27, 2021, and the order was officially executed October 4, 2021.

c. Timing and/or Contribution Toward Hazardous Substances Disposal

There are no reports that any disposal or removal of hazardous substances at the site occurred before the City of Revere acquired the property by eminent domain taking on October 4, 2021, and the City of Revere did not cause or contribute to any release of hazardous substances at the site. The City of Revere affirms that it has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances at the site.

d. Post-Acquisition Uses

The site has remained vacant, and no other use has occupied the site since the time of the city's taking of the site on October 4, 2021.

e. Continuing Obligations

The City of Revere has taken the following actions with respect to hazardous substances found at the site:

i. Since the taking of the site by the city of Revere any continuing releases of contaminants have been deterred due to the cease in all functions of the property as a boat storage and repair facility. As a result of further soil investigations performed by the city after the taking of the property, notification of the presence of PCBs was provided by the city to MassDEP on December 20, 2022, and the EPA on March 10, 2022. In response to the release notification, MassDEP assigned release tracking number (RTN) 3-37877 to the release.

j. As the City of Revere has complete control of the site and is planning to redevelop the site for public recreation including a public nonmotorized boating and recreational facility for kayaking and rowing programs, there will be no hydraulic fluids or hazardous substances or materials used at the site.

iii. Upon the taking of the site by the City of Revere in October 2021, the city has taken steps to totally secure the site with 8' chain link fencing with all gated entrances secured with chains and locks and has boarded up all windows and doors to the former boathouse structure preventing all public access to the site.

In addition, the city confirms that it is committed to the following:

- i. comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;
- ii. assist and cooperate with those performing the cleanup and provide access to the property;
- iii. comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- iv. provide all legally required notices.

III.B 13. Cleanup Authority and Oversight Structure

Because the remediation of PCBs in Massachusetts is regulated by both MassDEP and EPA, coordination with both agencies will be required prior to the initiation of any cleanup activity. Further, because the nature of the contamination at this former boatyard facility is PCBs in surface and shallow soils, the only feasible remedy is the excavation of the contaminated soils and disposal of the soils at a facility permitted to accept them. The specific remediation work that will be funded under this Brownfields grant will include: the preparation and completion of a Release Abatement Measure (RAM) Plan in accordance with 310 CMR 40.0444 for submittal to MassDEP; the preparation and submittal of a Self-Implementing Plan (SIP) to EPA; and preparation of a Request for Determination of Applicability (RDA) with the City of Revere Conservation Commission to allow for the remediation to occur in close proximity to the Pines River. Once the preceding filings have been made and approved, the remediation will consist of the excavation of the contaminated soil and the transportation of the soil to a facility permitted in accordance with the requirements of 40 CFR 761 for disposal. The success of the remediation will be documented via the collection of chemical analysis of post excavation soil samples from across the remediation area. Once it has been determined that the remediation objectives have been achieved, a RAM Completion Report and Permanent Solution Statement (if applicable) will be filed with MassDEP, and a SIP Completion Report will be filed with EPA. Because the work is regulated by the MCP, all investigative and remediation work will be completed under the supervision of a Massachusetts Licensed Site Professional (LSP).

All property adjacent to the contaminated site is owned by the City of Revere and therefore is accessible by virtue of public ownership including the need for any cleanup, sampling, or monitoring of wells. If for some reason there becomes a need to



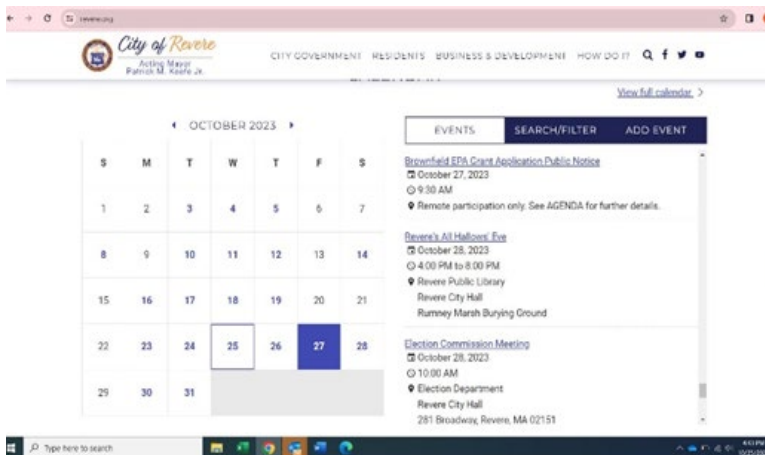
access private property for these purposes, a temporary construction access agreement will be sought through the property owner.

IIIB 14a Draft ABCA

The brownfield clean- up alternative that best suits this waterfront site includes, however, may not be limited to the following: The parcel where the Community Boatyard is to be developed is a former marine vessel storage and repair facility. Recent investigations have revealed that the soils at the parcel are contaminated with polychlorinated biphenyls (PCBs) at concentrations that require response actions under both the Massachusetts Contingency Plan (MCP) 310 CMR 40.0000 and the federal Toxic Substance Control Act (TSCA) regulations included in 40 CFR 761. Notification of the presence of PCBs in excess of the Massachusetts Reportable Concentrations was provided to the Massachusetts Department of Environmental Protection (MassDEP) on 20 December 2023. Notification of the presence of PCB contamination requiring remediation was provided to the Environmental Protection Agency (EPA) on 10 March 2023. In response to the release notification, MassDEP assigned release tracking number (RTN) 3-37877 to the release. Because the remediation of PCBs in Massachusetts is regulated by both MassDEP and EPA, coordination with both agencies will be required prior to the initiation of the remedy. Furthermore, because the nature of the contamination of at the Community Boatyard Project is PCBs in surface and shallow soils, the only feasible remedy is excavation of the contaminated soils and disposing of the soils at a facility permitted to accept them. The specific remediation work that will be funded by the grant will include: the preparation and completion of a Release Abatement Measure (RAM) Plan in accordance 310 CMR 40.0444 for submittal to MassDEP; the preparation and submittal of a Self-Implementing Plan (SIP) to EPA; preparation of a Request for Determination of Applicability (RDA) with the City of Revere Conservation Commission to allow for the remediation to occur in close proximity to the Pines River. Once the preceding filings have been made, and where necessary, approved, the remediation will consist of the excavation of the contaminated soil and the transportation of the soil to a facility permitted in accordance with the requirements 40 CFR 761 for disposal. The success of the remediation will be documented via the collection and chemical analysis of post-excavation soil samples from across the remediation area. Once it has been determined that the remediation objectives have been achieved, a RAM Completion Report and Permanent Solution Statement (if applicable) will be filed with MassDEP and a SIP Completion Report will be filed with EPA. Because the work is regulated by the MCP, all investigative work will be completed under the supervision of a Massachusetts Licensed Site Professional (LSP).

III.B 14b Community Notification Ad:

The community was notified of the city EPA Brownfield grant application at a public meeting on October 18, 2023. The draft application was posted on the revere.org website on 10.25.23. A meeting notice was posted in the Revere Journal on 10.25.23 inviting the public to attend a grant review session on 10.27.23 with email instructions to provide feedback to fstringi@revere.org. The meeting was also posted on the city calendar on 10.23.23.





City of Revere, Massachusetts

III.B 14c Public Meeting

The meeting recording can be reviewed at <https://www.revere.org/ongoing-initiatives>. Topic: Brownfields EPA Grant Application -Public Notice

Time: Oct 27, 2023, 09:30 AM Eastern Time (US and Canada)

<https://us02web.zoom.us/j/84417990618?pwd=anLN0ZRZTFOL2ErUDhOVndJY2hOZz09> Meeting ID: 844 1799 0618

Passcode: Brownfield

- No community comments were received in the meeting or via email, no community members attended the live meeting on Zoom therefore there is no sign in sheet.
- Link to agenda and recorded meeting posted to the city website: <https://www.revere.org/ongoing-initiatives>.

III.B 14d. Submission of Community Notification Documents

This ad was prepared by and printed in the Revere Journal prior to the meeting.



EPA Brownfield Revere Grant Application

PUBLIC MEETING IS
Oct. 27, 2023 at 9:30AM on zoom

Meeting ID:
844 1799 0618
Passcode: Brownfield



Copy of the draft application including the draft ABCA is available for public review on [Revere.org](https://www.revere.org)
Comments will be accepted via email to fsttringi@revere.org

III 15 Contractors and Subrecipients

Work was completed with an LSP prior to the grant application under a subcontract to characterize the soils as a due diligence planning to determine if the site soil could be repurposed to support the resiliency strategy of constructing a vegetated berm along Mills Ave. Upon receipt of the results, we continued to work with this LSP to continue immediate and necessary testing and to make the required reports to EPA. No additional services have been procured at this time. The city must secure brownfield cleanup funding prior to advancing any procurement. Thank you for the opportunity to submit this EPA Brownfields Grant application.

Warm regards, *Elle Baker*