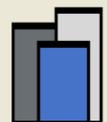




Mission Hill Pathway

Community Meeting

JGE



OXBOW URBAN
REAL ESTATE DEVELOPMENT



DVM HOUSING PARTNERS



October 15, 2024

AGENDA

JGE



OXBOW URBAN
REAL ESTATE DEVELOPMENT



1. Welcome / Introductions
2. Community Garden Remediation
3. Community Garden Design
4. Housing Update
5. Next Steps



affordable ownership | climate | open space

Public-Private Partnership:

Boston-based team built to meet the unique challenges of the site

Lead Developers



Dariela Villón-Maga



Jonathan Garland



Kevin Maguire

Key Partners



Mayor's Office of Housing



Parks and Recreations



The Trustees



BROTHERHOOD OF HOPE

FENWAY HIGH SCHOOL

103 TERRACE ST

87 TERRACE ST

BOSTON BUILDING RESOURCES

80 TERRACE ST

Program



44 affordable condos for first-time homebuyers and families



30,000+ SF of community gardens and open space



3,000 SF of ground-floor commercial space

Weston & SampsonSM

transform your environment

Meet the Team



Sarah R. DeStefano, ENV SP
Brownfields Lead / Contract Manager



Joseph R. Spencer, CHMM, LSP
Licensed Site Professional / Site Assessment Lead



George D. Naslas, PG, LSP
Licensed Site Professional / Principal in Charge

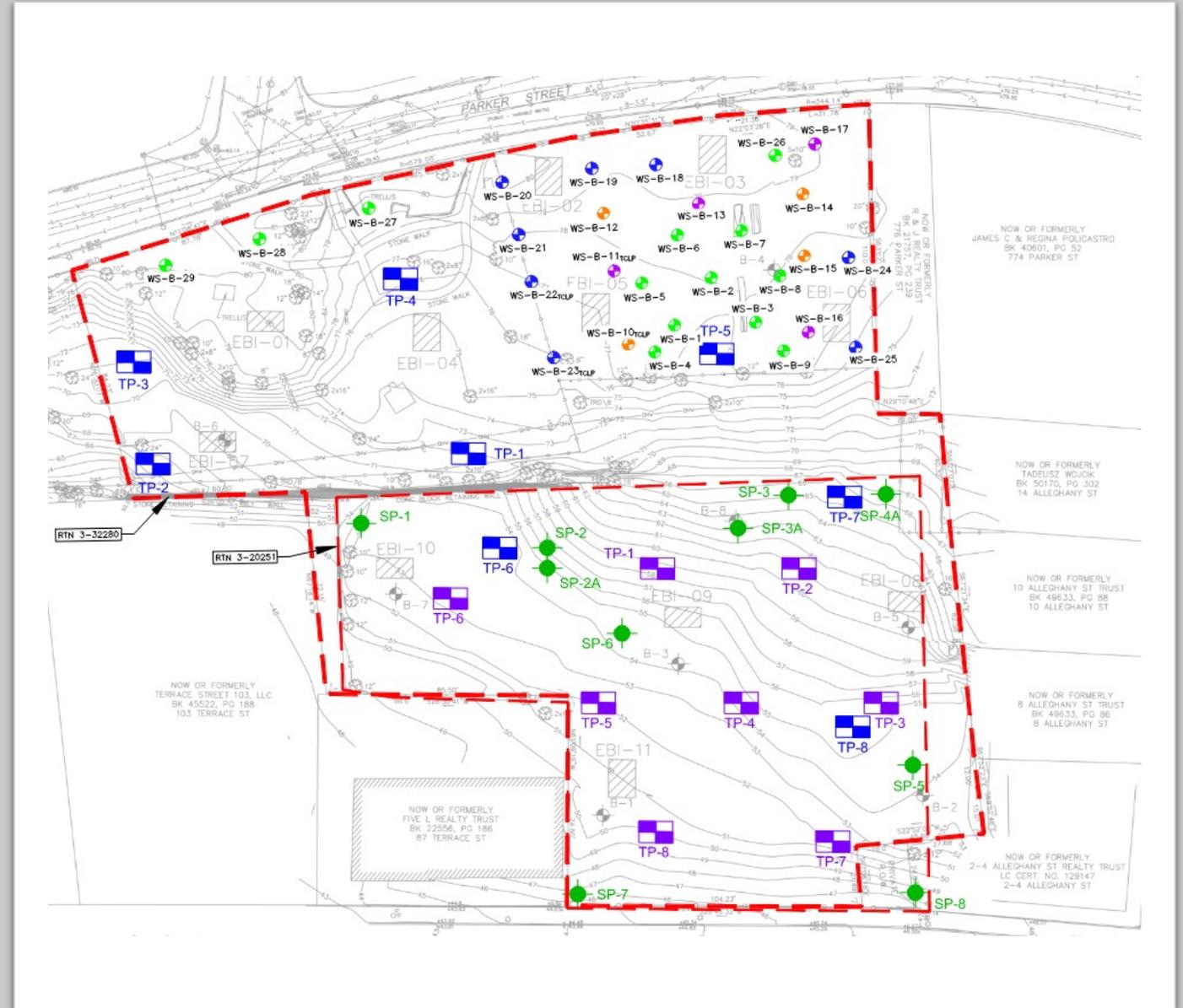


Nicholas W. Ames, PE
Civil Engineer / Remediation Task Manager



ENVIRONMENTAL ASSESSMENT FINDINGS

- Multiple environmental assessments since 2000
- Typical urban fill material observed throughout the Site
- Metals (lead, arsenic, cadmium, chromium) and polycyclic aromatic hydrocarbons (PAHs) in soil above standards site-wide primarily at depths of 0-6 feet
- Lead is primary risk driver
- PAHs, although elevated, less of a concern



CLEANUP GOALS & DRAFT ABCA

Cleanup Goals

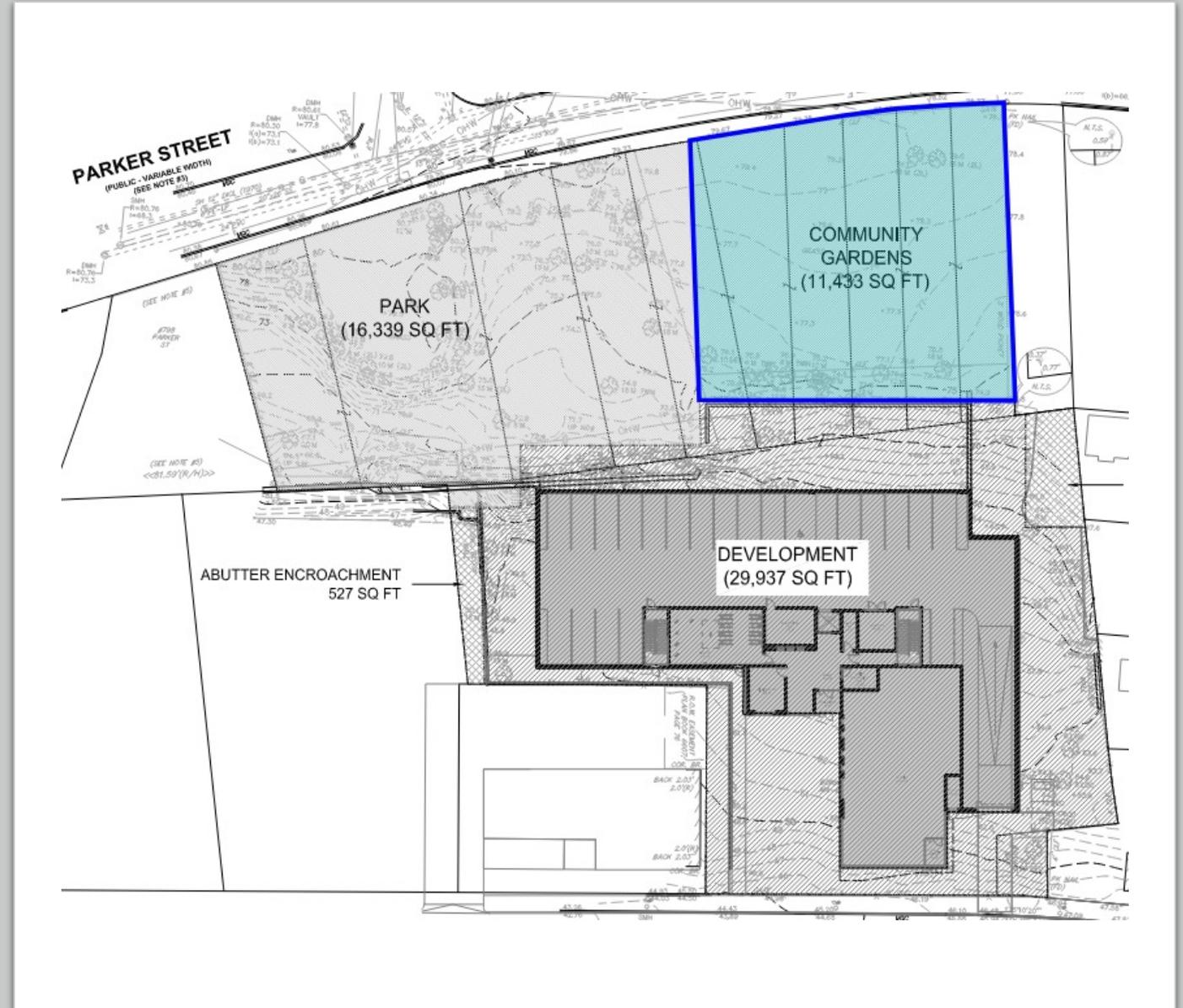
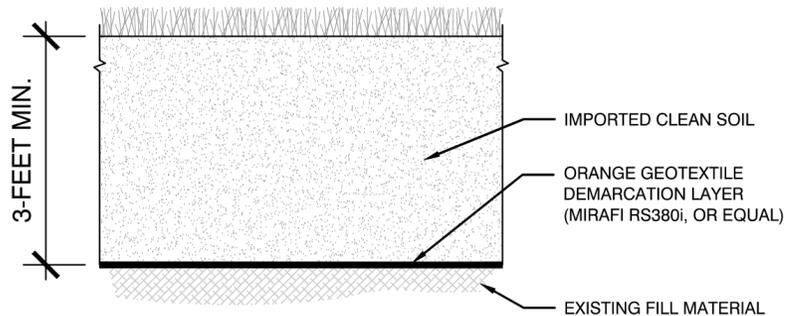
- Removal of lead-impacted soil
- Reduce site risk to account for future use as residential (Terrace St.), open space and community gardening (Parker St.)
- Achieve regulatory closure with little or no restrictions on future use
- Reduce cost and uncertainty associated with redevelopment

Draft ABCA - 3 cleanup options

1. No Excavation
 - Does not meet cleanup goals
2. Targeted Excavation
 - Meets cleanup goals
 - Keeps cost down by focusing on locations and analytes driving risk
3. Extensive Excavation
 - Meets all cleanup goals
 - Very high-cost relative to risk reduction

ABCA ALTERNATIVE #2: TARGETED EXCAVATION WITHIN COMMUNITY GARDEN AREA

- Excavation and off-Site disposal of lead-impacted soil to minimum of 3 feet below finished grade
- Placement of a geotextile demarcation layer to separate impacted soil to remain from imported clean fill
- Placement of minimum 3 feet clean imported fill over demarcation layer



Required MCP Submittals

Submittal	Submission Date	Purpose
Phase I Initial Site Investigation and Tier Classification Report	Prior to Remedial Construction	Tier classify the site prior to undertaking response actions
Release Abatement Measure (RAM) Plan	Prior to Remedial Construction	Provide plans and procedures for remedial activities
RAM Status Report(s)	120 Days Following RAM submission & every 6 months thereafter	Provide status of RAM activities
RAM Completion Report	No later than 60 days following completion of RAM activities	Document RAM activities completed.
Permanent Solution Statement (PSS)	Following completion of RAM activities	Regulatory closure of Site
Activity and Use Limitation (AUL), <i>if required</i>	Concurrent with PSS	Deed restriction to prevent exposure to remaining contaminated soil

CONSTRUCTION PHASE ENGINEERING CONTROLS TO PROTECT HUMAN HEALTH & ENVIRONMENT

Dust Control

- Spraying/Misting of Water
- Polyethylene sheeting barriers
- Construction fencing with dust screen
- Dust Monitoring
 - Calculate a Risk-Based Site Specific Dust Action Level
 - Deploy Dust Monitors with Real-Time Alarms and Data Telemetry



CONSTRUCTION PHASE ENGINEERING CONTROLS TO PROTECT HUMAN HEALTH & ENVIRONMENT

Environmental Protection

- Stormwater Erosion Controls
 - Straw Wattles
 - Silt Fencing
 - Erosion Control Blankets
 - Catch Basin “Silt Sacks”
- Truck Decontamination Pad
- Hauling Trucks to be covered and leak-proof

Other Controls

- Construction Fence
- Support of Excavation



SCHEDULE OF CLEANUP ACTIVITIES

Task	Estimated Start Date	Estimated End Date
Community Involvement and Finalization of ABCA	October 1, 2024	December 6, 2024
Remedial Design Documents and Preparation of MCP Submittals (RAM Plan)	Fall 2024	Winter 2025
Bidding of Construction Contract	Winter 2025	Winter 2025
Remedial Construction and Periodic Status Reports submitted to MassDEP & EPA	Spring 2025	Summer 2025
MCP Closeout Documentation: RAM Completion, Permanent Solution Statement, AUL (if required)	Summer 2025	Fall 2025

COMMUNITY INVOLVEMENT

ACCESS TO DOCUMENTS:

- Draft ABCA and other site documents are available for review at <https://www.boston.gov/buildinghousing/mission-hill-pathway-aka-parker-and-terrace-street-development>
- Documents can also be viewed at the City's Information Repository at Mayor's Office of Housing, 12 Channel Street, 9th Floor, Boston Massachusetts 02210. To conduct a review, please contact the administrator at:
Mayor's Office of Housing, 9th Floor
Boston, MA
Monday to Friday: 9AM to 5PM
617-635-3880
- MCP submittals for the Site can be found on MassDEP's data portal for Waste Site & Reportable Releases: <https://eeaonline.eea.state.ma.us/portal/dep/wastesite/> under Release Tracking Numbers **3-0032280** and **3-0020251**.

PUBLIC COMMENT

- Public comments on the draft ABCA can be submitted to James Smith at james.smith@boston.gov or 617-635-0103 by Tuesday October 30, 2024, at 4:30PM.
- Comment responses will be prepared between November 1 and 22, 2024. The Final ABCA will be posted to the City's website and Information Repository by December 6, 2024.

QUESTIONS /
OPEN DISCUSSION

Weston & SampsonSM

transform your environment

A photograph of a community garden with various plants, including large green leafy vegetables and purple flowers. A dark blue semi-transparent box is overlaid on the center of the image, containing white text.

PARKER STREET COMMUNITY GARDEN

COMMUNITY MEETING

October 15, 2024

AGENDA

- The Team
- Project Overview
- Concept
- Precedents
- Timeline
- Q&A



The Team

City of Boston

ODJ DEV LLC

Trustees

Ground – Park Landscape Architect

RDLA – Community Garden Landscape Architect



Project Overview



Rendering provided by
Ground, Inc.

Project Overview

PARKER ST PARK AND COMMUNITY GARDEN



ground

Rendering provided by
Ground, Inc

Garden Concept

Metal Picket Fence with Double Leaf Gate

Street Trees

Residence

Raised Beds

Evergreen Buffer

New Fence

(51) 10' x 15' In-ground Plots

Accessible paths

Tool Shed

Retaining Wall



Parker Street

Park

Metal Picket Fence

Precedents



Community Garden Timeline

2024



Community Garden Neighborhood Meeting

2025



Community Garden Neighborhood Meeting #2 [tentative]

Design Documents

Construction Commences

2026



Garden Opening



Q & A

Mission Hill Pathway: **Housing**

What did we hear at last meeting

- **Terrace Street Traffic**
- **Bring Green onto Terrace**
- **Separation between Housing and Open Space**
- **Safety / Well Maintained**

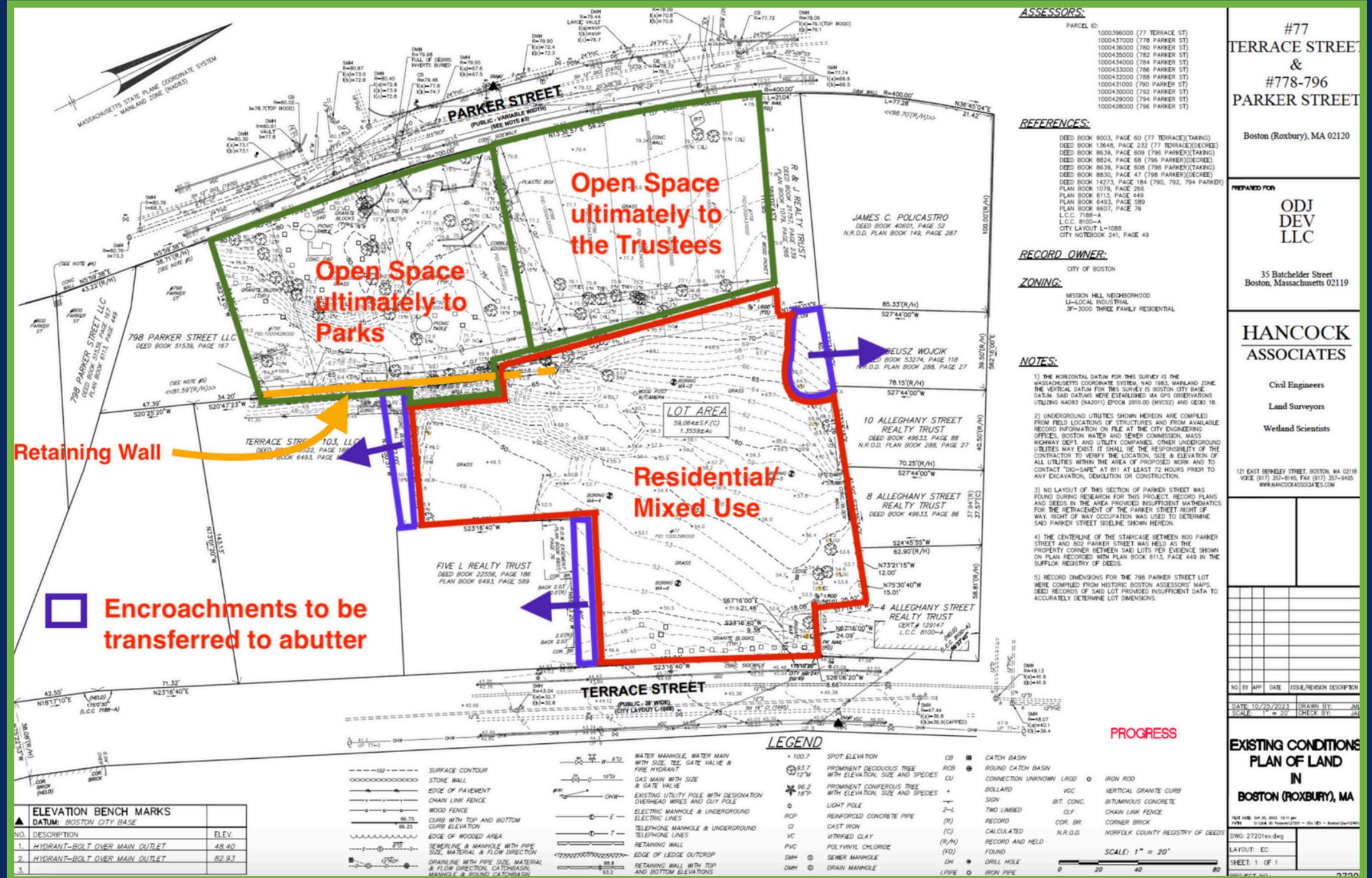
Mission Hill Pathway: Terrace Street



Mission Hill Pathway: Terrace Street



Mission Hill Pathway: Separation of Uses



ASSESSORS:
 PARCEL ID:
 1000396000 (77 TERRACE ST)
 1000437000 (778 PARKER ST)
 1000438000 (780 PARKER ST)
 1000435000 (782 PARKER ST)
 1000434000 (784 PARKER ST)
 1000433000 (786 PARKER ST)
 1000432000 (788 PARKER ST)
 1000431000 (790 PARKER ST)
 1000430000 (792 PARKER ST)
 1000429000 (794 PARKER ST)
 1000428000 (796 PARKER ST)

REFERENCES:
 DEED BOOK 9003, PAGE 60 (77 TERRACE)(TAKING)
 DEED BOOK 13648, PAGE 232 (77 TERRACE)(DECREE)
 DEED BOOK 8639, PAGE 609 (798 PARKER)(TAKING)
 DEED BOOK 8824, PAGE 68 (796 PARKER)(DECREE)
 DEED BOOK 8639, PAGE 608 (798 PARKER)(TAKING)
 DEED BOOK 8830, PAGE 47 (798 PARKER)(DECREE)
 DEED BOOK 14273, PAGE 184 (790, 792, 794 PARKER)
 PLAN BOOK 1079, PAGE 286
 PLAN BOOK 6113, PAGE 449
 PLAN BOOK 6493, PAGE 589
 PLAN BOOK 6607, PAGE 78
 L.C.C. 7188-A
 L.C.C. 8100-A
 CITY LAYOUT L-1088
 CITY NOTEBOOK 241, PAGE 49

RECORD OWNER:
 CITY OF BOSTON

ZONING:
 MISSION HILL NEIGHBORHOOD
 LI-LOCAL INDUSTRIAL
 JF-3000 THREE FAMILY RESIDENTIAL

NOTES:
 1) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS BOSTON CITY BASE DATUM. SAID DATUMS WERE ESTABLISHED BY GPS OBSERVATIONS UTILIZING NAD83 (NAD2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.
 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, BOSTON WATER AND SEWER COMMISSION, MASS HIGHWAY DEPT., AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
 3) NO LAYOUT OF THIS SECTION OF PARKER STREET WAS FOUND DURING RESEARCH FOR THIS PROJECT. RECORD PLANS AND DEEDS IN THE AREA PROVIDED INSUFFICIENT MATHEMATICS FOR THE RETRACEMENT OF THE PARKER STREET RIGHT OF WAY. RIGHT OF WAY OCCUPATION WAS USED TO DETERMINE SAID PARKER STREET SIDELINE SHOWN HEREON.
 4) THE CENTERLINE OF THE STAIRCASE BETWEEN 800 PARKER STREET AND 802 PARKER STREET WAS HELD AS THE PROPERTY CORNER BETWEEN SAID LOTS PER EVIDENCE SHOWN ON PLAN RECORDED WITH PLAN BOOK 6113, PAGE 449 IN THE SUFFOLK REGISTRY OF DEEDS.
 5) RECORD DIMENSIONS FOR THE 798 PARKER STREET LOT WERE COMPILED FROM HISTORIC BOSTON ASSESSORS' MAPS. DEED RECORDS OF SAID LOT PROVIDED INSUFFICIENT DATA TO ACCURATELY DETERMINE LOT DIMENSIONS.

#77
 TERRACE STREET
 &
 #778-796
 PARKER STREET
 Boston (Roxbury), MA 02120

PREPARED FOR
ODJ DEV LLC
 35 Batchelder Street
 Boston, Massachusetts 02119

HANCOCK ASSOCIATES
 Civil Engineers
 Land Surveyors
 Wetland Scientists
 121 EAST BENEVELLY STREET, BOSTON, MA 02118
 VOICE (617) 357-8145, FAX (617) 357-9455
 WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP.	DATE	ISSUE/REVISION	DESCRIPTION
DATE	10/25/2023	DRAWN BY	JM		
SCALE	1" = 20'	CHECK BY	JM		

EXISTING CONDITIONS
PLAN OF LAND
IN
BOSTON (ROXBURY), MA
 DATE: 10/25/2023
 SCALE: 1" = 20'
 DRAWN BY: JM
 CHECK BY: JM
 DWG: 27201rv.dwg
 LAYOUT: EC
 SHEET: 1 OF 1

ELEVATION BENCH MARKS
 DATUM: BOSTON CITY BASE

NO.	DESCRIPTION	ELEV.
1.	HYDRANT-BOLT OVER MAIN OUTLET	48.40
2.	HYDRANT-BOLT OVER MAIN OUTLET	82.93

LEGEND

--- 102 ---	SURFACE CONTOUR	--- 12" ---	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	100.7	SPOT ELEVATION	CB	CATCH BASIN
-----	STONE WALL	12" M	GAS MAIN WITH SIZE & GATE VALVE	93.7	PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES	RCB	ROUND CATCH BASIN
-----	EDGE OF PAVEMENT	10"	EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	96.2	PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES	CU	COLLATION UNKNOWN LRCD
-----	CHAIN LINK FENCE	CHW	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES	18"	LIGHT POLE	+	BOLLARD
-----	WOOD FENCE	E	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES	ROP	REINFORCED CONCRETE PIPE	2-L	SIGN
-----	CURB WITH TOP AND BOTTOM CURB ELEVATION	OT	RETAINING WALL	CI	CAST IRON	(R)	RECORD
-----	EDGE OF WOODED AREA	VC	EDGE OF LEDGE OUTCROP	WC	WTRIFIED CLAY	(C)	CALCULATED
-----	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	PVC	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS	SMH	POLYVINYL CHLORIDE	(R/H)	RECORD AND HELD
-----	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & BOLLARD CATCHBASIN	DMH		DMH	DRILL HOLE	(FD)	FOUND
				DMH	DRAIN MANHOLE	LPPE	IRON PIPE

PROGRESS

SCALE: 1" = 20'

0 20 40 80

Mission Hill Pathway: Separation of Uses



Mission Hill Pathway: **Safe & Well Maintained**



Mission Hill Pathway: **Next Steps**

- **Environmental**
 - Bid Package
 - Remediation Contractor on Board
 - Sitework Summer 2025
- **Community Garden Design**
 - Follow Up Design Meeting
 - Funding Application to Community Preservation Committee
 - Construction Start late 2025
- **Housing**
 - Refine Open Space w Planning/Parks
 - Refine Terrace Street
 - Article 80 Community Meeting - November/December

Mission Hill Pathway

affordable ownership | climate | open space



Thank You

For questions, contact
sam@randelco.com