

**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 19<sup>th</sup> century through the 1950's when a period of economic decline led to the closure of thousands of mills and factories, leaving abandoned, often contaminated properties behind. Social issues and poor urban renewal policies of the 1960's and 1970's further contributed to the decline of lower income, minority neighborhoods. The years of economic blight that overshadowed the areas fueled rampant arson, business abandonment, and violent crime. All contributed to the creation of a burnt out, abandoned, and desolate inner-city landscape.

The neighborhood of Roxbury, where the proposed site is located, is one such disadvantaged neighborhood Roxbury is located in the center of the city; the neighborhood is home to lower-income, diverse communities and has a long history of industrial use. Roxbury is home to Environmental Justice populations as defined by the Commonwealth of Massachusetts Executive Office of Environmental Affairs (EOEA) <https://www.mass.gov/info-details/environmental-justice-populations-in-massachusetts>, including all three indicators tracked by the state: income, minority population, and English isolation.

ii. Description of Proposed Brownfields Site - The proposed site, known as Parker and Terrace, comprises eleven contiguous parcels of land; ten smaller parcels along Parker Street that historically contained multifamily residential dwellings and a large former industrial parcel at 77 Terrace Street. The Terrace Street parcel 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 was converted to other commercial/industrial uses including a plumbing supplier. 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 by the community for gardening and as a park to display local art; unfortunately, following the discovery of soil contamination, the city was forced to secure the site and restrict public access. The property has also attracted illicit uses, including those associated with the ongoing opioid epidemic. The city has responded to numerous security concerns and conducted needle cleanups at the site.

Environmental investigations have revealed that the site is underlain by a thick layer of historic fill interspersed with debris and impacted by elevated concentrations of lead across the site. Cadmium, arsenic, chromium, and polyaromatic hydrocarbons (PAHs) have also been detected at various locations at concentrations exceeding Massachusetts Department of Environmental Protection (MassDEP) soil standards.

**b. Revitalization of the Target Area**

i. Reuse Strategy and Alignment with Revitalization Plans - The reuse strategy for the Parker and Terrace site is designed to align with the City of Boston's overall goals as well as the community vision for the site. The City of Boston is currently facing enormous housing pressure with a rapidly growing population that is anticipated to reach 759,000 residents by 2030. Boston residents, particularly the most vulnerable, feel this pressure on housing prices every day – pressure only exacerbated by the COVID-19 pandemic. In Boston, 22 percent are severely cost burdened households, paying more than 50 percent of their income on housing costs. This burden is exacerbated for low-income renters, who are at higher risk of displacement from their homes. Over 34,000 renter households are low-income and severely cost burdened in Boston. Two thirds of these are households of color.

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To meet these challenges, the City of Boston has created *Housing a Changing City: Boston 2030*, a comprehensive housing 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 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 Mission Hill neighborhood of Roxbury. 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 Climate Action Plan and resiliency strategies. DND is committed to selecting a developer through a competitive Request for Proposals 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 of lead and other hazardous substances which will allow for the future development to return a healthy and safe greenspace to the neighborhood. It will lower the cleanup burden on DND's development partner who will provide critical deed-restricted affordable housing. The 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 and at risk of displacement.

The construction of this project will create jobs in the community. DND places a heavy emphasis on encouraging prospective 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. The DND RFP guidelines will require 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 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. DND anticipates issuing a Request for Proposals for site development in early 2022, and selecting a development partner by spring/summer 2022. The inclusion of affordable housing and public open space is among the development 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
- 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
- State tax credit programs

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DND has deep experience applying each of these programs to Brownfields sites to achieve transformative outcomes for the community.

ii. Use of Existing Infrastructure - The site is located in a dense urban setting. Key infrastructure including utilities and public transit are available 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 - The community has long advocated for a thoughtful, green development at the Parker and 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. Brownfields grant funding is a critical component to ensuring a financially feasible development.

ii. Threats to Sensitive Populations - There are over 1,100 Brownfields sites owned by the City of Boston Department of Neighborhood Development (DND), 332 (29%) of which are located in the Roxbury Neighborhood, most located in lower income neighborhoods and have a direct impact on the vitality of those communities and the City as a whole.

The Mission Hill area of the target Roxbury community has long housed manufacturing and other commercial/industrial operations that have contaminated soil and groundwater. The effects of these waste sites combine with other environmental stressors such as air pollution and lead in soil further deepen the negative health impacts to area residents. Social factors in these neighborhoods include higher crime and historical disenfranchisement of poor and minority residents that continue the cycle of property abandonment, blight, and job loss.

According to EPA's EJSCREEN Tool, the area immediately surrounding the Parker and Terrace site is home to primarily people of color (70-80 percentile up to the 95-100 percentile in adjacent tracts), linguistically isolated (80-100 percentile) and primarily low-income (70-100 percentile in the four tracts closest to the site). The 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.

1) Health or Welfare of Sensitive Populations - As highlighted above, the target neighborhood 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 good quality, affordable housing.

2) Greater Than Normal Incidence of Disease and Adverse Health Conditions - According to the Boston Public Health Commission's *Health of Boston* report, these sensitive populations are adversely impacted by numerous adverse health conditions associated with their environment. The neighborhood of Roxbury has among the highest incidences of mold hazard violations in the City. Boston's black and latino 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. Another indicator of the poor housing conditions in low-income, minority neighborhoods is instances of carbon monoxide poisoning. Black residents are hospitalized

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for carbon monoxide poisoning at over *four times* the rate of their white peers. The infant mortality rate for black and latino children is also quadruple that of white children. Additionally, the effects of one of the primary contaminants of concern at the site – lead – are blatant. Lead exposure and lead poisoning rates are inequitably distributed across Boston. Between 2009 and 2013, 62% of the cases of children with a blood lead level of 5 µg/dL or greater came from just three neighborhoods, one of which is the target neighborhood of Roxbury. This is despite a relatively even distribution of older housing stock affected by lead paint 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.

**3) Promoting Environmental Justice** - This grant will be a crucial component of the project strategy to promote environmental justice and support the vulnerable populations of the Mission Hill neighborhood. Not only will the grant result in the direct removal of a hazard that plagues this neighborhood, but it will also be critical in leveraging additional resources for cleanup and affordable housing. Cost-burdened residents at risk of displacement will be provided new opportunities within their own neighborhood for clean, modern, and safe housing. The project will also return green space to the neighborhood providing new opportunities for recreation and food access.

**b. Community Engagement**

i. **Project Involvement** - Community engagement regarding the vision for the project site is active and ongoing. DND has hosted several meetings in 2021 to discuss development objectives and cleanup of the site. The development community will be engaged through a Request for Proposals process which will begin in the winter of 2021/2022. Community stakeholders will be provided the opportunity to review presentations by prospective developers and communicate preferences and concerns prior to selection of a development partner.

ii. **Project Roles**

DND will engage with the stakeholders listed below to ensure equitable engagement and project success:

<b>Name of Organization/Entity Group</b>	<b>Point of Contact</b>	<b>Involvement in project/assistance provided</b>
Mission Hill Neighborhood Housing Services	Patricia Flaherty 617-566-6565 missionhillnhs.org	Community based nonprofit housing and economic development organization (housing advocacy, planning, community liason)
DND Neighborhood Housing Development	Julio Piler 617-635-0214 <a href="mailto:Julio.piler@boston.gov">Julio.piler@boston.gov</a>	Oversight of property disposition, project funding, community engagement, project management
Boston Planning and Development Agency	John Dalzell 617-918-4334 <a href="mailto:John.dalzell@boston.gov">John.dalzell@boston.gov</a>	Planning, design review, zoning, environmental impact review
Mayor’s Office of Neighborhood Services	Molly Griffin 617-635-2679 <a href="mailto:Molly.griffin2@boston.gov">Molly.griffin2@boston.gov</a>	City liason between community and Mayor’s Office and city departments
Boston City Council	Kenzie Bok 617-635-4225 <a href="mailto:Kenzie.bok@boston.gov">Kenzie.bok@boston.gov</a>	District 8 City Councilor
Abutters/Neighbors		Creation/review of design and development guidelines, project review

iii. **Incorporating Community Input** - DND uses many methods to ensure the community is frequently

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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>. The webpage provides notice of community meetings, updates on project milestones, site details, and contact information. It also serves as a document repository for recordings of meetings for members of the public who were unable to attend, presentations, the draft ABCA and grant application, 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 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 several languages 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 proposed 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 development.*

**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. 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 from the site that pose a 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 Method 3 Risk Characterization will be conducted using post-remediation data. This is an effective way to remove the highly impacted soils which are contributing to Site-wide contamination and reduce the overall exposure point concentration 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 known as an Activity and Use Limitation (AUL) 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**

	<b>Task #1</b>
<b>i. Project Implementation</b>	<b>Cooperative Agreement Oversight</b>
Discussion of EPA funded tasks/activities	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.

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Non- EPA grant resources needed to carry out tasks/activity, if applicable	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.
ii. Anticipated Project Schedule	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.
iii. Task / Activity Lead(s)	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.
iv. Output(s)	EPA Reporting (ACRES, annual MBW/WBE and FRR reports, 12 Quarterly Reports, Closeout Report), QEP procurement, grant drawdown requests, cooperative agreement oversight and management and attendance at National Brownfields Conference.
	<b>Task #2</b>
i. Project Implementation	<b>Community Outreach &amp; Engagement</b>
Discussion of EPA- funded activities	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 Massachusetts Contingency Plan - MCP, the state 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.
Non- EPA grant resources needed to carry out task / activity, if applicable	DND will provide in-kind services (staff time, travel, and materials) for any additional community outreach activities not budgeted as part of this task.
ii. Anticipated Project Schedule	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 ABCA in Spring 2023, a pre-cleanup / reuse planning update in Winter 2023, and post cleanup Fall/Winter 2024.
iii. 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.
iv. 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.
	<b>Task #3</b>

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i. Project Implementation	<b>Site Cleanup</b>
Discussion of EPA- funded activities	The QEP will prepare key documents in preparation for cleanup implementation, including the final ABCA, Health and Safety Plan (HASP), QAPP, and VCP required Release Abatement Measure (RAM) Plan. DND will prepare plans and specifications with support from the QEP for the procurement of a cleanup contractor. The QEP will provide bid support during the competitive procurement process. When selected, the contractor will implement the specified cleanup tasks with oversight from the QEP. The QEP will prepare necessary disposal documentation (bills of lading, manifests, waste characterization data reports) to support cleanup implementation.
Non- EPA grant resources needed to carry out task / activity, if applicable	DND will provide in-kind services (staff time, travel, and materials) 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.
ii. Anticipated Project Schedule	<b>Fall 2022 – Fall 2023:</b> complete QAPP, site pre-characterization, ABCA. Coordination with site developer to ensure final cleanup plan supports site reuse and design features. <b>Winter 2023:</b> complete cleanup plans and specifications, issue invitation for bids for cleanup contractor. <b>Spring 2024:</b> award cleanup contractor, permitting. <b>Summer 2024</b> – begin site remediation. <b>Fall 2024:</b> complete site remediation tasks.
iii. 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.
iv. Output(s)	ABCA, HASP, QAPP, VCP reports, bid specifications, Invitation for Bid, site remediation and restoration and site ready for reuse.
	<b>Task #4</b>
i. Project Implementation	<b>Site Cleanup Oversight</b>
Discussion of EPA- funded 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 to carry out task / activity, if applicable	DND will provide in-kind services (staff time, travel, and materials) for any additional activities not budgeted as part of this task.
ii. 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.
iii. 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.
iv. Output(s)	Bills of Lading/Manifest, RAM Status and Cleanup Completion & Closure Reports

**c. Cost Estimates**



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The below budget estimates were 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.

**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 = \$6,500 (65hrs @ \$100/hr average)

**Task 2:** Personnel time = \$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 (761 hrs @ \$100/hr average for: ABCA; QAPP; remediation plans and specifications; and disposal characterization and confirmation sampling) - plus \$9,600 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 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 to support cleanup activities. DND has allocated 100% of the cost share to Contractual costs under Task 3

	<b>Task 1 Cooperative Agreement Oversight</b>	<b>Task 2 Community Outreach &amp; Engagement</b>	<b>Task 3 Site Specific &amp; Cleanup Activities</b>	<b>Task 4 Site Cleanup Oversight &amp; Completion Reports</b>	<b>Total</b>
<b>Personnel</b>	\$12,000	\$6,000	\$ -	\$ -	<b>\$18,000</b>
<b>Fringe</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Travel</b>	\$2,500	\$ -	\$ -	\$ -	<b>\$2,500</b>
<b>Equipment</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Supplies</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Contractual</b>	\$6,500	\$7,500	\$525,000	\$90,500	<b>\$</b>
<b>Total Direct Costs</b>	<b>\$21,000</b>	<b>\$13,500</b>	<b>\$525,000</b>	<b>\$</b>	<b>\$650,000</b>
<b>Indirect Costs</b>	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>Total Federal Funding</b>	<b>\$21,000</b>	<b>\$13,500</b>	<b>\$525,000</b>	<b>\$90,500</b>	<b>\$650,000</b>
<b>Cost Share</b>	\$ -	\$ -	\$130,000	\$ -	<b>\$130,000</b>
<b>Total Budget</b>	<b>\$21,000</b>	<b>\$13,500</b>	<b>\$ 655,000</b>	<b>\$ 90,500</b>	<b>\$780,000</b>

**d. Measuring Environmental Results**



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DND will track and measure progress with support from the QEP. The DND Senior Environmental Compliance 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. A work plan will be prepared that details those project milestones, and DND will track and measure progress against the work plan to ensure grant funds are expended as planned within the three-year grant period. 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 dedicated to the management of the grant and all phases of the cleanup project. The Senior Environmental Compliance Manager collaborates regularly to the DND property Development Officer to ensure cleanup planning and timing synergizes with the reuse vision and development objectives. The DND Finance Manager assists with required financial reporting, recordkeeping, and drawdown requests.

iii. Acquiring Additional Resources - DND has deep experience in public procurement and acquiring the resources necessary to successfully complete a Brownfields Cleanup project. 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, or construction support that may be needed.

**b. Past Performance and Accomplishments**

Over the last two decades, Boston DND has demonstrated an understanding of the reporting requirements, programmatic conditions, financial management, and EPA management structure needed to successfully manage previous grants. All previous Brownfield grant awards, three of which are detailed below, have been successfully completed and closed with EPA.

i. Currently has or Previously Received and EPA Brownfields Grant

BF-96183201 2014 Community-wide Assessment Grant	<ol style="list-style-type: none"> <li>1) <u>Accomplishments</u> – 37 sites totaling over 80 parcels of land in the target neighborhoods were assessed utilizing both petroleum and hazardous funds. The majority 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 created.</li> <li>2) <u>Compliance with Grant Requirements</u> – Sites were assessed in accordance with the EPA approved workplan. QAPPs were prepared, submitted and approved, all quarterly and MBE/WBE reports were prepared and submitted. All sites were entered into ACRES and updated regularly. Only \$19,000 of the \$400,000 grant was unspent. Those funds were allocated to several sites but were unneeded to successfully complete the assessment activities.</li> </ol>
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BF-96164301 2012 Cleanup Grant (2 Parcels)	<p>1) <u>Accomplishments</u> – The site, known as Jackson Commons, consisted of two parcels of land impacted by metals from a long history of commercial/industrial use. Over 3,000 tons of soil was excavated, treated, and recycled (where feasible) 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.</p> <p>2) <u>Compliance with Grant Requirements</u> – The QAPP, CRP, ABCA were prepared, submitted and approved, all quarterly and MBE/WBE reports were prepared and submitted. Accomplishments, including leveraged funding, was entered into ACRES and updated regularly. All grant activities were completed by the second year of the grant period and the \$399,000 of the \$400,000 grant was fully spent.</p>
BF-97198401 2008 Cleanup Grant	<p>1) <u>Accomplishments</u> – The 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.</p> <p>2) <u>Compliance with Grant Requirements</u> – Grant requirements were met, and accomplishments reported. Cleanup activities were thoroughly documented in reports submitted under the MA VCP. The grant was fully expended.</p>