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COTE VILLAGE REDEVELOPMENT

Presented by:

Kenneth D. Boivin, CHMM
Jay L. Hodkinson, P.E.

"The right to a decent home is a moral imperative; housing is an essential human right."

William H. Grogan, President
Planning Office for Urban Affairs

Planning Office for Urban Affairs
ARCHDIOCESE OF BOSTON

Established in 1969 by the Roman Catholic Archdiocese of Boston, the Planning Office for Urban Affairs, Inc. (POUA) is a non-profit social justice ministry that strives to create vibrant communities through the development of high quality affordable and mixed income housing, where people of modest means can live with dignity and respect in homes they can afford.

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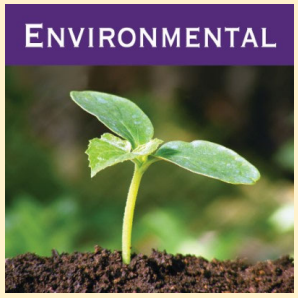
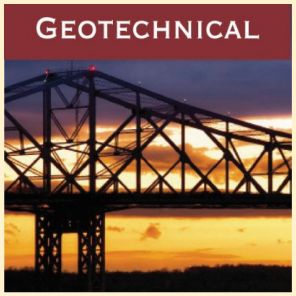
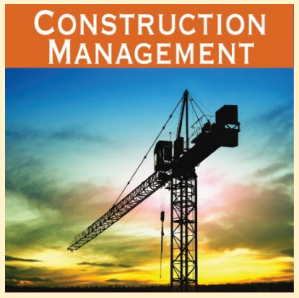
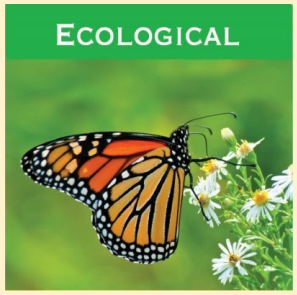




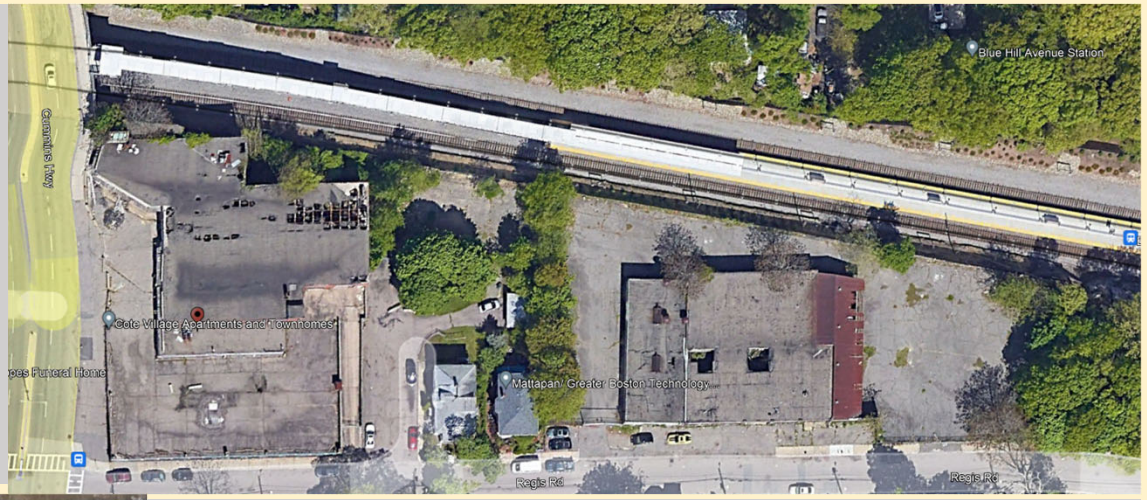




- Upcoming projects in Charlestown, Roxbury, Boston, Wayland
- 150 River Street Mattapan, 2024 - 30 Elderly, Rental
- 48 Boylston Street, Boston, 2024 – 126 Family, Individual
- Harbor Place Phase 2, Haverhill, 2024 57 Family
- Morton Station Village, Mattapan, 2023 40 Family
- Cote Village, Mattapan, 2022 76 Family
- The Union at 48 Boylston, Boston, 2018, 46 Family, Individual
- Bethany Apartments, Hanover, 2018 -37 Family, Supportive Housing
- Safehaven (Sancta Maria House), Boston, 2017 – 9 Special Needs
- Harbor Place, Haverhill, 2016 – 80 Family
- The Apartments at 165 Winter, Haverhill, 2015, 12 Family
- Uphams Crossing, Dorchester, 2015 – 80 Family
- 135 Lafayette, Salem, 2013 – 51 Family
- Upton Street, Boston, 2011 – 19 Supportive Housing
- Hayes Building, Haverhill – 2010 57 Family, Rental

FROM COTE FORD TO COTE VILLAGE

TRANSFORMING NEGLECTED AND CONTAMINATED PROPERTY…



… TO CREATE 76 NEW HOMES FOR MIXED INCOME RESIDENTS OF MATTAPAN

GZA

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PROJECT TIMELINE

REDEVELOPMENT CONSIDERATIONS AND CONSTRAINTS

SITE

- First developed in 1908
- Long history of commercial / industrial use (i.e., automotive, trucking, and buses)
- Vacant for 25+ years
- Multiple historical petroleum UST/automotive releases
- Urban fill / limited reuse soil

MCP

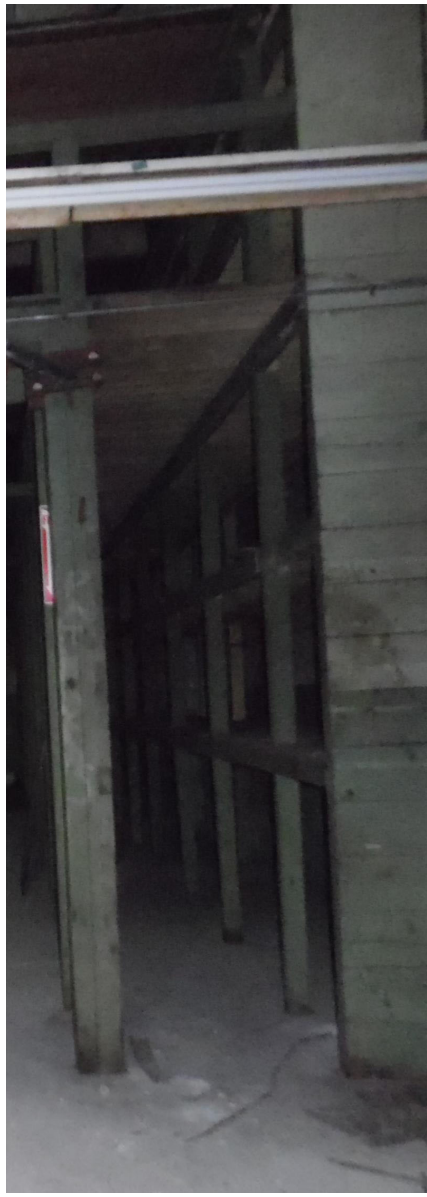
- Massachusetts Contingency Plan (MCP) release site
- Permanent Solution with Conditions – three AUL areas
- Potential for soil vapor intrusion
- Potential cVOC concerns: 2014 change to MCP GW-2 standard for TCE
- MCP regulated soil

PROJECT

- Design required reuse of existing foundation and basement
- Buildings constructed within three AUL areas
- Soil export (~4,600 tons)
- On-site stormwater infiltration

Due Diligence Assessments and Surveys:

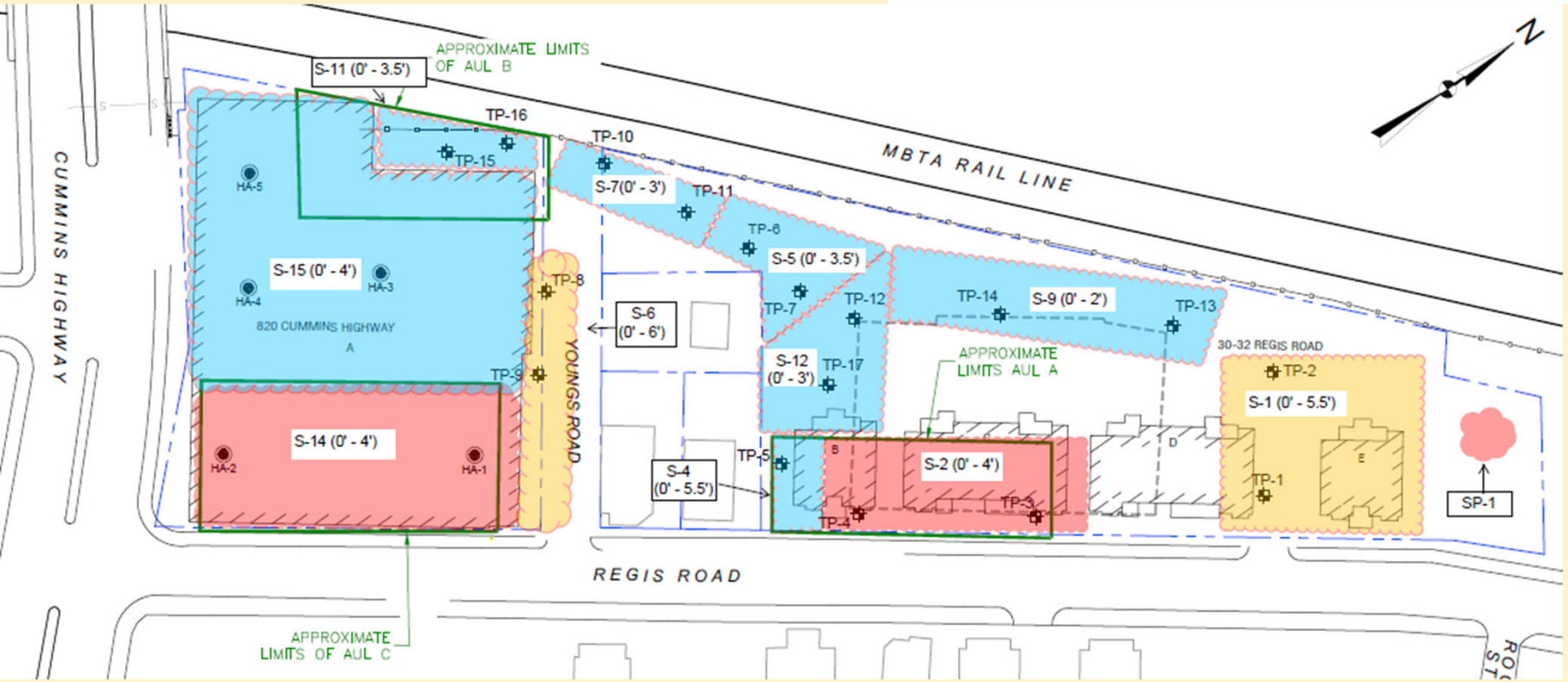
- Phase I/II ESAs – Historical REC and BERs
- Building surveys for asbestos, polychlorinated biphenyls, lead paint, and other hazardous materials.
- Geotechnical study
- Options and cost estimates for MCP compliance
  - Amend or terminate AUL – data review, risk assessment, and supplemental data.
  - Manage and comply with AUL – Resolve uncertainties, soil and groundwater management plan, health and safety plan, Release Abatement Measures (RAM) Plan



SUPPLEMENTAL INVESTIGATIONS

- Soil vapor monitoring
  - Buildings B & C planned within AUL Area A
  - AUL Areas B and C are beneath Building A
  - All monitoring results < residential screening values
  - Sub-slab depressurization for Buildings B – E
- Groundwater monitoring
  - cVOC concentrations in GW were isolated and met GW-3 standards
- Soil pre-characterization and LSP Letters for receiving facility approvals
- Supplemental geotechnical and infiltration rate assessment for SW recharge design

SOIL MANAGEMENT PLANNING



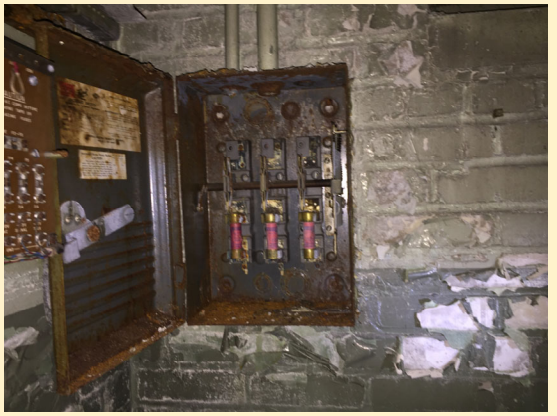
Soil Pre-Characterization and Live Loading

Cost estimating, design, and contingency planning:

- Soil export
- MCP planning and reporting
- RAM Plan, RAM status reports, RAM Completion Report
- Plans and specifications for abatement and removals
- Contingency planning for excavation dewatering
  - Remediation General Permit
  - Treatment system
- Sub-slab depressurization design
- Project monitoring and clearance testing/inspections
  - ACM / Hazardous materials abatement
  - Environmental
  - Geotechnical
  - SSDS Installation
  - Lead-based paint

Hazardous Material Abatement And Building Demolition:

- Asbestos
- Lead Paint
- Hazardous Materials
- Select Demolition and Separation of Building



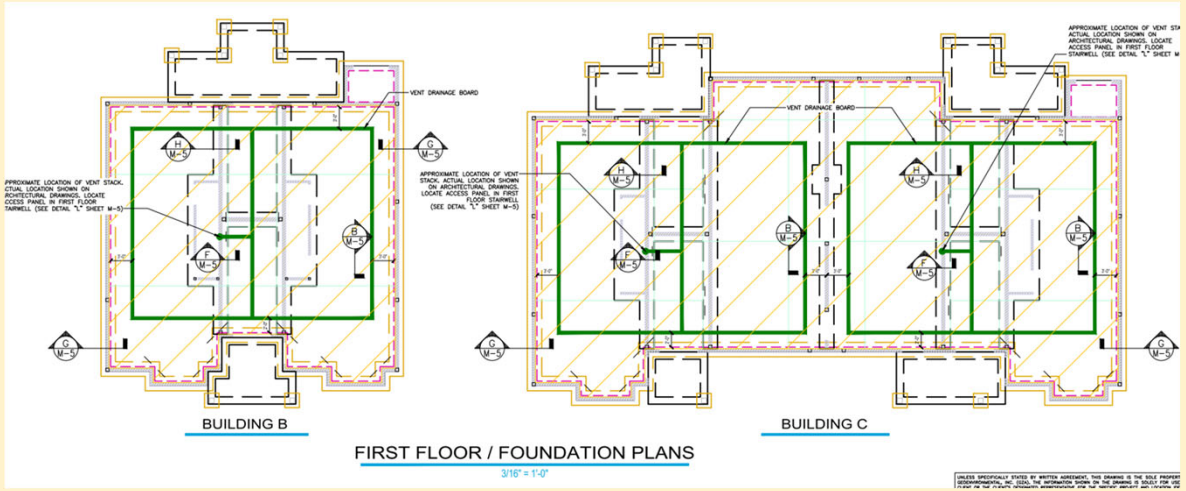

J.R. VINAGRO

A Few Surprises:

GEOTECHNICAL ASPECTS

- Loose Urban Fills
- Reuse of Urban Fills to Reduce Disposal
- Highly Variable Bedrock
- Reuse of Building A Foundations
- Stormwater Infiltration

VAPOR INTRUSION



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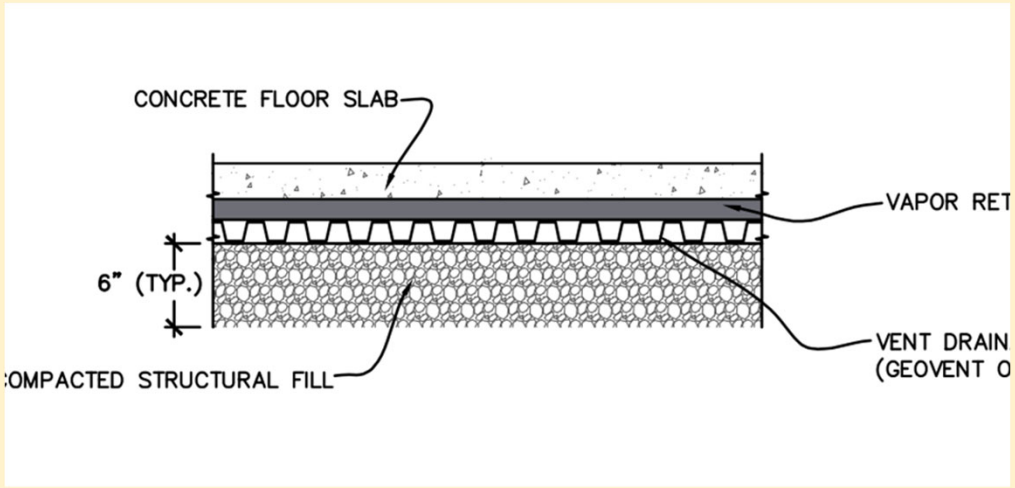
CONCRETE FLOOR SLAB
VAPOR RET
6" (TYP.)
VENT DRAIN
(GEOVENT O
COMPACTED STRUCTURAL FILL


FOAMUL
250

The Results

The Results

The Results


MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
OUTDOOR RECREATION AREA
PARKING AREA (37 SPACES)
PLAY AREA
GARDEN PLOTS
EXPANDED EXISTING BUILDING A
YOUNG ROAD
PROPOSED BUILDING B
PROPOSED BUILDING C
PROPOSED BUILDING D
PROPOSED BUILDING E
REGIS ROAD

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