

For Community Meeting Discussion:

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**Narrative (Not to exceed 10 Pages)**

**1A.** This remediation project for the former Boat Works site at 29 Thayer Ave in Revere, MA is a primary contingency to a larger municipal redevelopment project initiated immediately following the City Council Adoption of the Revere RiverFront Master Plan. Overall, the project proposes a massive reduction in the impervious area coverage, increased stormwater controls, and more public access opportunities. Resiliency is at the forefront of the project that 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.

The present site comprises approximately 1.6 acres including a two-story garage style structure comprising approximately 4,000 sf which was built in 1930. The prior usage of the site was a private marina with boat repair shop and outside storage of watercraft. 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 2002 up until the city's taking of the property. The history of 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 had taken the property by eminent domain on October 4, 2021, for recreational purposes. The present building is in disrepair and the city invested in the planning and permitting phases of renovation with grant support and fully intends to renovate the facility and convert it into a community boating center including a storage area for rowing skulls and other amenities.

The city acquired the property via eminent domain with access to review 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 Boatworks 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

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see the

<https://www.dropbox.com/scl/fo/ci5esbrs0z53e4f11ykb/h?rlkey=rvvs86qf9tslnn42ky3accygn&dl=0> Slides to provide the larger redevelopment scope of work.

This property is 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 characterization. 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*.

To advance the Gibson Park Project the city has sought out several grant opportunities at the local, state and federal level. Revere has set aside ARPA funding as the match to leverage grant funds, (see results below) The city needs the funding to clean up the site to accomplish the vision to improve the environmental conditions, provide social and wellness benefits and meet the economic needs to bring this vision to fruition.

<b><u>Resiliency and Recreation- Gibson Park, Mills Ave, Community Boating Center</u></b>		
<b><u>Funding Sources Secured</u></b>	<b><u>Scope of Work</u></b>	<b><u>Amount</u></b>
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
Earmark	Resiliency Planning RiverFront (Project Permitting, Engineering, Environmental Consulting, Testing, and reporting for resource areas and remediation	350,000
Congressional Directed Spending	Construction of Mills Ave Berm, Boatyard Shoreline protection, Design of Riverside drainage system	2,000,000
One Stop Grant 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 grant applications to support the projects listed.	2,500,000
		<b><u>6,354,000</u></b>

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**1B. Uses of Grant Funds:** Please see the worksheet below with tasks description and estimated costs.

<b>Revere, MA -29 Thayer Ave -Brownfield Clean Up</b>						
<b>Estimated Costs</b>						
<u>Estimated Cost</u>	<u>Pre Construction</u>	<u>Environmental Remediation</u>	<u>Construction</u>	<u>Construction Administration</u>	<u>Other</u>	<u>Total</u>
Task 1- Preparation of a Release Abatement Measure (RAM) Plan	\$7,200					
Task 2 – Preparation of a Self Implementing On-Site Disposal Plan for Submittal to the EPA	\$10,000					
Task 3 – Project Coordination and Permitting with City of Revere Conservation Commission	\$2,900					
Task 4 – Remediation Oversight and Post Remediation		\$218,935				

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Sample Collection						
Task 5 – Remediation Subcontractor Services (Excavation, Laboratory, Disposal)		\$1,383,565				
Task 6 – Release Abatement Measure (RAM) Completion Report					\$15,200	
Task 7 – Self Implementing On-Site Disposal Completion Report				\$16,600		
Task 8- project management of the grant					\$50,000	
Estimated Sub Total	\$20,100	\$1,602,500	\$0	\$16,600	\$65,200	\$1,704,400
15% Contingency (Disposal cost could vary with limited sited accepting PCBs)						\$255,660.00

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Estimated Total Cost							\$1,960,060.00
<b>Pre Construction includes:</b>							
Task 1- Preparation of a Release Abatement Measure (RAM) Plan, Task 2 – Preparation of a Self Implementing On-Site Disposal Plan for Submittal to the EPA, Task 3 – Project Coordination and Permitting with City of Revere Conservation Commission							
Environmental Remediation includes:							
Task 4 – Remediation Oversight and Post Remediation Sample Collection, Task 5 – Remediation Subcontractor Services (Excavation, Laboratory, Disposal)							
Construction Admin includes: Task 7 – Self Implementing On-Site Disposal Completion Report							
Other Includes:							
Task 6 – Release Abatement Measure (RAM) Completion Report Task 8- Consultant coordination and project management over 4 years							

The use of the grant funds, if awarded, would support the following activities:

**1C. Link to EPA- Strategic Plan**

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 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.

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 trash incinerator, although it is located in the adjacent town, the oldest facility in the country that was permitted to purchase credits to operate the facility while exceeding the MA NoX standard regulations, the area is beneath the Logan airport flight path and adjacent to the Rout 1A corridor, the connections for North Shore commuters to access Boston. including the extent to which cumulative or concurrent exposures to chemical and social stressors can modify exposure or hazard considerations.

## 1D Measuring Outputs and Outcomes

The desired outcome of this EPA funding investment is the cleanup of a contaminated site located adjacent to a residential neighborhood and a community park is primarily to remove the risk of human exposure to PCB and other contaminants that present a risk to human health and the ecosystem. The cleanup will allow the city to improve the environment and continue with construction plans to repurpose the site as a community boating center. 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 to ultimately change the dynamic of the small residential RiverFront area. These attempts were unsuccessful, and as years passed the facility remained as a boat junkyard for years. The city also bore the brunt of unpaid taxes (see attachment XX) and inability to clean up the eyesore. This site is subject to severe flooding and without a combined resiliency effort with Mills Ave and Gibson Park the residents will continue to be inundated with flood waters from the Pines River. Community Meetings 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 (ADD LINK) and another on 10.27.23 to discuss the brownfield Grant application (add link). The ABCA list of alternatives is limited since testing of the soil yields, at some test pits, results that exceed 50PPM. That level of PCB requires 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 contaminants. No underground storage tanks are present on the site.

The outcome of this remediation project is the opportunity to advance the construction and transformation of the site to a community boating center, provide flood risk reduction for the riverside neighborhood and enhance the recreational benefits for the community 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 reimaged space with ample community, resiliency, and recreational wellness benefits that promote a renewed space that provides access to the outdoors, supports an active lifestyle in the confines of such a densely populated community with 58,000 people, 10per square mile a desperately needed amenity.

1E/IV Supporting Environmental Justice:

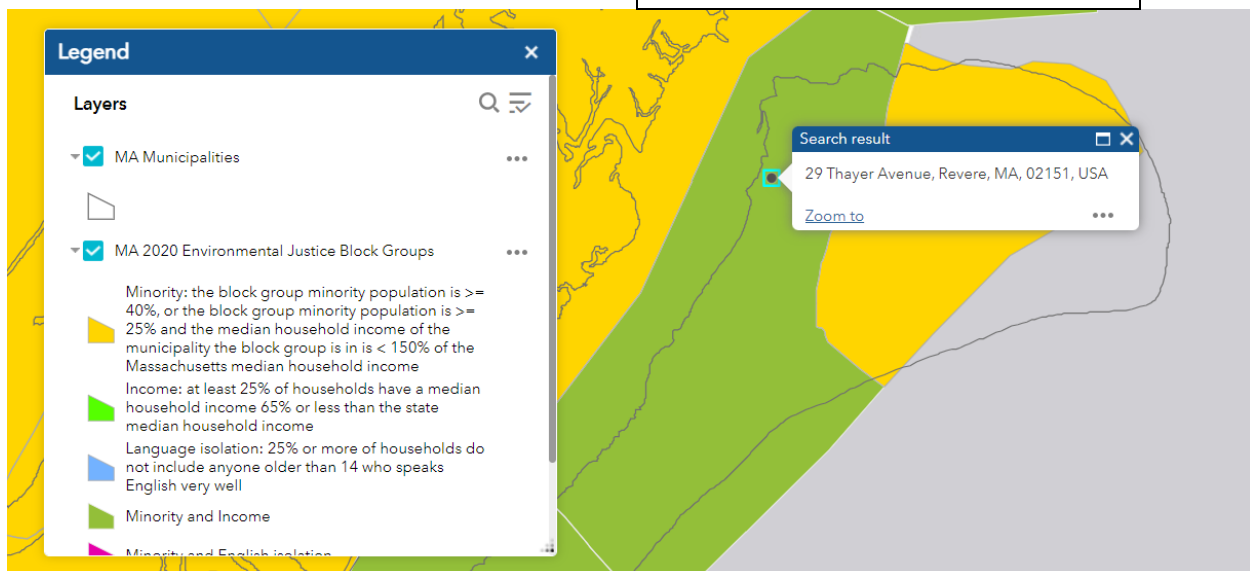
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<b>EJ Screen Data</b>	
29 Thayer Ave	Block group: <a href="#">250251705023</a>
<b>Pollution Sources</b>	
Traffic Proximity	95-100%
Toxic Release by Air	80-90%
RMP Facility Proximity	80-90%
Hazardous Waste Proximity	80-90%
<b>Socio Economic</b>	
Low Income	80-90%
<b>Health Disparities</b>	
Heart Disease	80-90%
Cancer	95-100%
<b>Climate Change Data</b>	
Flood Risk	95-100%

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<https://ejscreen.epa.gov/mapper/>

EJ characteristics of this block group: Riverside Neighborhood
• Minority population: <b>40%</b>
• Median household income: <b>\$35,515</b> This is <b>41%</b> of the MA MHHI
• Households with language isolation: <b>0%</b>
This municipality has a median household income of <b>\$68,331</b> which is <b>81%</b> of the MA MHHI.
In 2020 this block group had a population of <b>861</b> in <b>267</b> households.
<b>"This data were obtained from <a href="https://www.mass.gov/info-details/massgis-data-2020-environmental-justice-populations">https://www.mass.gov/info-details/massgis-data-2020-environmental-justice-populations</a>."</b>



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 of 95-100% in the chart above. 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



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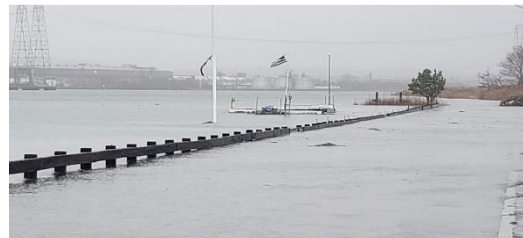
awarded. The future outcome of this property has the potential to at a minimum provide some relief to the increasing risks presented by climate change.

1F. 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.



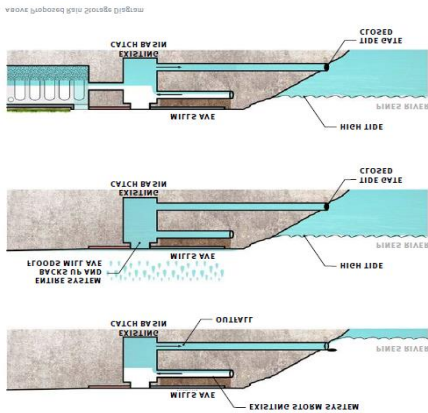
<-29 Thayer Ave



Mills Ave ->

December 23,2022

- Offline Stormwater Storage Allows the water to be contained underneath the field during the higher end of the tidal cycle when the outfalls are submerged.



space.

### **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 the Thayer Ave. Boatyard located at 29 Thayer Ave., Revere, Ma 02151.

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

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). The presence of the PCBs in excess of the applicable thresholds was 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.

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 hazard condition. Flooding could redistribute the PCB impacted soils into the Pines River system, the adjacent neighborhood and public park thereby creating human and environmental exposures to PCBs.

The site was a former Marina and Boat Works facility where boats were painted, repaired and stored from 1935 – 2012 when it was abandoned. The PCB contamination at the property is present primarily 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 that existed at the site prior to the City of Revere's eminent domain acquisition of the property in October 2021. The current site is completely fenced on all sides and is vacant, including a vacant 4,200 s.f. boat storage building.

### **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.

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

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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**

### **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:

### **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

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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**  
**Review of ABCA**

**WHAT IS ABCA?**

**Analysis of Brownfield Cleanup Alternatives (ABCA)**

Prepare an analysis of brownfield cleanup alternatives,

1. considering site characteristics,
2. surrounding environment,
3. land use restrictions,
4. potential future uses, and
5. cleanup goals for each site cleaned up with EPA funding.

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.

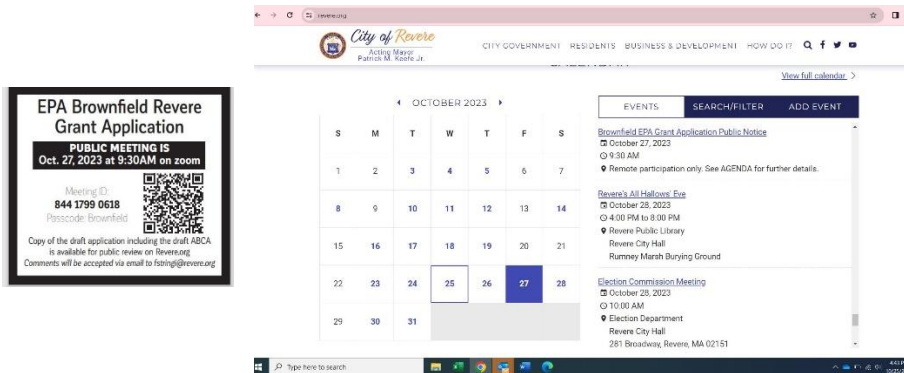
Because the remediation of PCBs in Massachusetts is regulated by both MassDEP and EPA, coordination with both agencies will be required prior to the initiation of the remedy. Furthermore, because the nature of the contamination of at the Community Boatyard Project is PCBs in surface and shallow soils, 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

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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).

**IIIB 14b Community Notification Ad:**

The community was notified that the city would apply for a Brownfield grant at a public meeting on October 18, 2023. The draft application was posted on the [revere.org](http://revere.org) website on 10.25.23. A 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](mailto:fstringi@revere.org) . The meeting was also posted on the city calendar on 10.23.23.



**IIIB 14c Public Meeting**

Topic: Brownfields EPA Grant Application -Public Notice

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

Join Zoom Meeting:

<https://us02web.zoom.us/j/84417990618?pwd=anILN0ZRZTFOL2ErUDhOVndjY2hOZz09>

Meeting ID: 844 1799 0618 Passcode: Brownfield

Link to recording:

Link to community comments and city responses:

Link to sign in sheet: (Attendance list as conducted via zoom.)

Link to meeting notes:

**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 exercise 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 testing and ultimately to make the required reports to EPA.

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Request for letter of support from MDEP:

Hi David:

The city of Revere plans to submit an application for the EPA Brownfields Grant. The city of Revere acquired the former Boatworks site at 29 Thayer Ave to advance the RiverFront Master Plan adopted by the Revere City Council in January of 2020. The [Revere RiverFront Master Plan](#) highlights the city's intention to repurpose the abandoned facility for recreational purposes, more specifically a Community Boating Center for non-motorized boating activities for people of all ages and abilities in the heart of the EJ community.

In summary the city acquired the property via eminent domain with access to review 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 soil in both Gibson Park and the former Boatworks properties is necessary to install sub-surface storm water chambers beneath the proposed multipurpose field (at Gibson), the new tennis courts and bioswales at the Boatworks 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 Slides to provide the larger redevelopment scope of work.

Additional information:

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Hi David:

As a follow up to our conversation, please see the responses to the 10 categories you requested along with the draft template and the Test Pit Analysis.

The city of Revere plans to submit an application for the EPA Brownfields Grant on November 10, 2023. The city of Revere acquired the former Boatworks site at 29 Thayer Ave to advance the RiverFront Master Plan adopted by the Revere City Council in January of 2020. The [Revere RiverFront Master Plan](#) highlights the city's intention to repurpose the abandoned facility for recreational purposes, more specifically a Community Boating Center for non-motorized boating activities for people of all ages and abilities in the heart of the EJ community.

1. Name of Grant Applicant;  
(city, town, non-profit)  
City of Revere

2. Mailing address of Applicant.

Office of Planning and Community Development -Revere City Hall

3. Contact Person for Applicant (to whom letter will be addressed).

Tom Skwierawski, Chief of Planning and Community Development

4. To what email address the letter should be sent to including CC's;  
[fstringi@revere.org](mailto:fstringi@revere.org), [Ebaker@revere.org](mailto:Ebaker@revere.org), [tskwierawski@revere.org](mailto:tskwierawski@revere.org)

5. Type of grant funding being requested;  
(*Multipurpose, Assessment, Revolving Loan Fund, Cleanup*)

Clean Up

6. Funding amount:

29 Thayer Ave, Revere, MA 02151

MassDEP Release Tracking Number (if applicable);  
release tracking number 3-37877

7. Brief description of project, including redevelopment information.



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In summary, the city acquired the property via eminent domain with access to review 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 Boatworks 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/ci5esbrs0z53e4f11ykzb/h?rlkey=rvvs86qf9tslnn42ky3accygn&dl=0> Slides to provide the larger redevelopment scope of work.

We recognize that there is a period greater than the 180 days between the Phase 1 site assessment and the purchase of the property. At the time the property was acquired as described above, the city was not aware, after reviewing 2 phase one site assessments that it was a brownfield site.

8. If a Cleanup Grant, please affirm that there is a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin on the site.

Please see the attached Site Characterization (Test Pit Analysis)

If you need any additional information, please let us know.

Thank you,

Elle Baker

Open Space and Environmental Planner

Revere Office of Planning and Community Development

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