

# Brownfields Program

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## Key Contacts

- Rachel Simpson, RIDEM, [Rachel.Simpson@dem.ri.gov](mailto:Rachel.Simpson@dem.ri.gov), 860-608-4880
- Pat Dowling, Fuss & O'Neill, [PDowling@fando.com](mailto:PDowling@fando.com), 401-464-1846
- Erik Beloff, GZA, [Erik.Beloff@gza.com](mailto:Erik.Beloff@gza.com), 401-230-8747

## Current Funding

- USEPA Community Wide Assessment Grant (2021) – \$500K
- USEPA Cleanup Grant: 719 River Street (2021) – \$650K
- RIDEM Cleanup Grant: Seville Dye – Pat Dowling, F&O
- RIDEM Assessment & Cleanup Grant: Sunnyside Ave – Erik Beloff, GZA
- RIDEM Targeted Brownfields Assessment Grants: Allen St – Rachel Simpson, RIDEM
- Brownfields Checking Account (~\$150,000) – Cindy Russell, Finance Department
  - Unallocated, non-renewing funding for misc. items – ideally local match to grants.

## Pending Funding

- RIDEM Misc.: Seville Dye LUST Assessment, 719 River Street and 20 Privilege Street RAWP, Sunnyside Ave UST removal and AST asbestos abatement and removal
  - Rachel Simpson verbally committed funding. Agreements need to be formalized.

# 719 River Street

(a.k.a Dorado Mill)

*Overall Strategy: Demolish building, cleanup contamination, foreclose on property, RFP for mixed-use redevelopment based on the findings of the River Street Corridor Recommendations Report.*

## Soil & Groundwater Contamination

### Complete:

Phase I - Environmental Site Assessment (ESA) | Phase II – Site Investigation Report (SIR)

- Findings
  - 5 Underground Storage Tanks (USTs), at least one leaked
  - Large #6 oil plume
  - Entire site contaminated with urban fill

Remedial Action Work Plan (RAWP) (i.e., cleanup strategy for urban fill)

- Funded via RIDEM, Contact: Rachel Simpson, RIDEM, [Rachel.Simpson@dem.ri.gov](mailto:Rachel.Simpson@dem.ri.gov), 860-608-4880

### Ongoing:

Corrective Action Plan (i.e., cleanup strategy for USTs and petroleum contamination)

- Funded via U.S. EPA Community Wide Assessment Grant
- Consultant: Fuss & O'Neill, Pat Dowling, [PDowling@fando.com](mailto:PDowling@fando.com), 401-464-1846

### Petroleum Cleanup

- Unfunded (Opinion of Cost: \$700,000 - \$1,500,000)
- City received 2021 U.S. EPA Cleanup Grant (\$650,000 U.S. EPA, \$130,000 Local)

### Urban Fill Cleanup

- The urban fill is very deep and sitewide, so not easily removed. Entire site needs to be capped.
- Can be completed by developer at the time of redevelopment.

### Files:

#### Electronic

- Grant Related: Planning, Planning Division, Grants, EPA Brownfields Assessment Grant 2019
- Property Related: Planning, Planning Division, Brownfields, 719 River Street

#### Paper

- Grant Related: Brownfields EPA Assessment Grant 2019 Binder
- Property Related: Brownfields Sites Binder

# Building Demolition

## Complete:

Hazardous Building Materials Assessment

Asbestos Abatement & RIDEM RIPDES Permit

Demo Design and Bid Documentation

Allocation of ARPA Funds and approval of contract by City Council

Agreement regarding mitigation of adverse historic impacts between City and State Historic Preservation Officer (SHPO)

## Bid and Procurement

- Bidding process happened in summer 2021 | AA Asbestos Abatement was low bidder
- AA was awarded bid. Contract was executed on April 27, 2022. Notice to Proceed was executed on April 29, 2022. Contact: Val Tirrochi, AA, c: 401-639-1114

## Ongoing:

Rhode Island Historic Resource Archive Report (RIHRA Report)

- The City is required by SHPO agreement to complete this report
- Exterior photos have been approved by SHPO, enabling demo to go forward. Interior photos of brick structure required upon building demolition
- Consultant: Heritage Consultants, David George, ([dgeorge@heritage-consultants.com](mailto:dgeorge@heritage-consultants.com), (860) 299-6328)

## Incomplete:

Interior RIHRA photos to be taken of brick structure following demolition.

Interim Preservation of Brick Structure

- Following demo, City must implement and follow the Interim Preservation Plan for the Brick Structure per the SHPO agreement.
- If need be, implementation can be funded using Brownfields Checking Account (talk to Cindy Russell in Finance Dept. about this [x2265]). Ideally, City Council should allocate some other funding for this purpose instead to preserve the Brownfields Checking Account for uses like the local match portion of RIDEM grants.

## Files:

Electronic: Planning, Planning Division, Brownfields, 719 River Street, Demo

Paper: 719 River Street Demo Binder & 719 River St Demo Contract AA Asbestos Abatement Binder

# 815 River Street

*Overall Strategy: City purchasing property, will conduct a Phase I - Environmental Site Assessment (ESA) as part of its due-diligence process. If awarded, conduct a Phase II – Site Investigation Report (SIR) to determine remediation actions for any contamination. Adjacent to 719 River Street Redevelopment Project.*

## Ongoing:

### Phase I - Environmental Site Assessment (ESA)

- Being conducted as part of City's purchasing due-diligence period, (closing October 2023)

## Funding:

### Phase II – Site Investigation Report (SIR)

- Potentially funded via RIDEM Brownfields Remediation Program, (\$100,000)
- Applied on August 3, 2023

## Files:

### Electronic

- Grant Related: Planning, Planning Division, Grants, RIDEM Brownfields Bond Fund Grant 2023
- Property Related: None.

### Paper

- Grant Related: 2023 RIDEM Brownfields – 815 River
- Property Related: None. Will be in Brownfields Sites Binder

# Seville Dye

## (a.k.a First Ave & Fairmount Street)

*Overall Strategy: cleanup contamination, foreclose on property, lease land for ground-mounted solar.*

### Complete:

Phase I – Environmental Site Assessment (ESA) | Phase II – Site Investigation Report (SIR)

- Findings
  - (1) UST in “bunker”, (2) petroleum contamination, (3) urban fill

Remedial Action Work Plan (RAWP)

- Remove UST, biovent petroleum contamination, cap urban fill

UST Removal

- A major #6 oil leak was found upon removal. There was not funding to remediate, so the hole was backfilled with petroleum in place.

### Ongoing:

Leaking Underground Storage Tank (LUST) Closure Assessment Report

- Funded and managed by RIDEM. VHB is RIDEM’s chosen contractor.
- Contact: Rachel Simpson ([Rachel.Simpson@dem.ri.gov](mailto:Rachel.Simpson@dem.ri.gov), 401-222-2797 x7105, c:860-608-4880)
- Report will offer more info on extent of leak, but additional assessment will be needed.

Petroleum Bioventing

- Funded via RIDEM 2020 Brownfields Grant
- Consultant: Pat Dowling, Fuss & O’Neill, [PDowling@fando.com](mailto:PDowling@fando.com), 401-464-1846

Fence (new post-driven fence along Fairmount Street, temporary fence repair along First Ave)

- Funded via RIDEM 2020 Brownfields Grant | Consultant: Pat Dowling, Fuss & O’Neill

### Incomplete:

Supplemental LUST Assessment (Unfunded)

- Work with Rachel Simpson, RIDEM, on funding

Leaking Underground Storage Tank Cleanup & UST Closure Report (unfunded)

Urban Fill Cleanup (Unfunded)

- Can be completed by developer at the time of redevelopment)

### Files:

Electronic

- Grant Related: Planning, Planning Division, Grants, DEM Brownfields Grant – Seville Dye 2020
- Property Related: Planning, Planning Division, Brownfields, 117 & 229 First Ave (Seville Dye)

Paper

- Grant Related: DEM Assessment Grant – Seville Dye Binder
- Property Related: Brownfields Sites Binder

# Sunnyside Ave

*Overall Strategy: Demolish buildings, cleanup contamination, foreclose on property, lease land for development as ground-mounted solar array.*

## Soil & Groundwater Contamination

### Complete:

Phase I ESA | Phase II SIR | SIR Addendum

- Assessment Findings
  - 6 Underground Storage Tanks (USTs), at least one leaked
  - Large #6 oil plume
  - 1 Above Ground Storage Tank (AST) with asbestos and associated soil contamination
  - Entire site contaminated with urban fill

### Ongoing:

SIR Addendum – Report complete, awaiting RIDEM approval

- Consultant: Erik Beloff, GZA, [erik.beloff@gza.com](mailto:erik.beloff@gza.com), 401-230-8747

Remedial Action Work Plan (funded via RIDEM Grant)

- To be drafted by GZA following RIDEM Approval of SIR Addendum

USTs Removal (funded via RIDEM Grant)

- To be sequenced after building demolitions (see next page)
- Funding may not removal all tanks. Rachel Simpson ([Rachel.Simpson@dem.ri.gov](mailto:Rachel.Simpson@dem.ri.gov), 222-2797 x7105, c:860-608-4880) at RIDEM may have funding available to complete task.

Petroleum Plume Remediation (unfunded)

AST removal/Asbestos remediation (unfunded)

- This can potentially be funded by Rachel Simpson at RIDEM

### Files:

Electronic

- Grant Related: Planning, Planning Division, Grants, DEM Brownfields Grant - Sunnyside Ave
- Property Related: Planning, Planning Division, Brownfields, 92 & 176 Sunnyside Ave

Paper

- Grant Related: Sunnyside DEM Brownfields Binder
- Property Related: Brownfields Sites Binder

# Building Demolition

## Complete:

### Hazardous Building Materials Assessment

- Collapsing Structure:
  - Roof, siding, and walls not asbestos-containing
  - Asbestos-containing pipe insulation in basement ceiling.
  - Conclusion: Building too unstable to abate prior to demo. Dispose of roof & first-floor walls as non-hazardous. Dispose of everything from floorboards down as hazardous.
- Shed:
  - Roof contains asbestos. Remainder of building is non-hazardous.
  - Conclusion: Dispose of roof as hazardous, and remainder of shed as non-hazardous.
- Brick Building:
  - Non-hazardous except for window glazing, which is asbestos containing.
  - Conclusion: Abate windows prior to demo. Demo remainder as non-hazardous.

## Ongoing:

### Opinion of Cost for Hazardous Building Materials Abatement (funded via RIDEM Grant)

- Consultant: Erik, Beloff, GZA, [erik.beloff@gza.com](mailto:erik.beloff@gza.com), 401-230-8747

### Asbestos Abatement Plan (funded via RIDEM Grant)

- Drafted. To be submitted by GZA to RIDOH for approval upon publication of demo bid.

### Demo Design and Bid Documentation (funded via DEM Grant)

- Consultant: Erik, Beloff, GZA, [erik.beloff@gza.com](mailto:erik.beloff@gza.com), 401-230-8747

## Incomplete:

### Issuance of Demo Bid | Funded via CDBG | CDBG Administrator: Alyssa McDermott

- Upon receipt of Bid Documentation from GZA, City to issue bid and manage demo portion of project under a separate contract. This is the City's local match to the RIDEM Sunnyside Ave Grant  
RIPDES Permitting – Needed this for demo at 719 River Street. Ask Erik if we need it for Sunnyside demo.

## Files:

### Electronic

- Grant Related: Planning, Planning Division, Grants, DEM Brownfields Grant - Sunnyside Ave
- Property Related: Planning, Planning Division, Brownfields, 92 & 176 Sunnyside Ave

### Paper

- Grant Related: Sunnyside DEM Brownfields Grant
- Property Related: Brownfields Sites Binder

# Allen Street Parking Lots

*Overall Strategy: Conduct Phase I & Phase II to reduce uncertainty relating to redevelopment of site.*

## Complete:

Phase I ESA | Phase II SIR | RAWP

- Project is managed by RIDEM, not City. RIDEM selected GZA as consultant.
- Contact: Rachel Simpson ([Rachel.Simpson@dem.ri.gov](mailto:Rachel.Simpson@dem.ri.gov), 401-222-2797 x7105, c:860-608-4880)

## Cleanup

- Unfunded – if required.

## Redevelopment

- The City has tax liens on these properties, so can foreclose, issue RFP for redevelopment project, then sell or lease land at time of redevelopment.
- Property is within the 100-year flood zone, so parking could remain on ground level and act as site cap with commercial and/or residential units on upper stories.

## Files:

### Electronic

- Grant Related: Planning, Planning Division, Grants, DEM Targeted Brownfields Assessments, Allen Street
- Property Related: Planning, Planning Division, Brownfields, Allen Street (parking)

### Paper

- Grant Related: DEM TBA Apps Binder
- Property Related: Brownfields Sites Binder



# 20 Privilege Street

*Overall Strategy: Assist property owner to extent possible with assessment, cleanup, and redevelopment of site.*

## Complete:

Phase I (ESA) & II (SIR) and Hazardous Building Materials Assessment, (HBMA)

- Summary of Findings:
  - Site-wide soil contamination up to 16 feet below grade
  - Petroleum Contaminated Soil (2x locations)
  - Hazardous Building Materials (asbestos, lead, mercury, fluorescent lightbulbs)

## Ongoing:

No current activity

## Incomplete:

Remedial Action Work Plan

- Funded via RIDEM, but agreement needs to be finalized
- Contact: Rachel Simpson ([Rachel.Simpson@dem.ri.gov](mailto:Rachel.Simpson@dem.ri.gov), 401-222-2797 x7105, c:860-608-4880)

Cleanup (unfunded)

Redevelopment

- City needs to have an in-person meeting with Planning Director, City Planner, Pat Dowling (Fuss & O'Neill), Rachel Simpson (RIDEM), and Brian Thibeault (Property Owner) to clearly identify his preferred redevelopment strategy and the obstacles to implementing the strategy. Lot is zoned for industrial use, but the owner has expressed interest in a mixed commercial/residential project.
- Owner: Brian Thibeault, ([josephpropertiesllc@yahoo.com](mailto:josephpropertiesllc@yahoo.com), (603) 641-8608 (office), (603) 540-8380)

## Files:

Electronic

- Property Related: Planning, Planning Division, Brownfields, 20 Privilege Street

Paper

- Property Related: Brownfields Sites Binder

# 357 Park Place

## (a.k.a. Old Middle/High School)

*Overall Strategy: City-owned former school building within residential neighborhood that the City is interested in seeing redeveloped. Significant brownfields investigation has been conducted at the site, but there is no current activity.*

### Complete:

- Phase I (ESA)
- Phase II (SIR)
- Hazardous Building Materials Assessment
- Opinion of HazMat abatement cost (2013)

### Files:

#### Electronic

- Property Related: Planning, Planning Division, Brownfields, 357 Park Place

# 162 Main Street

## (a.k.a Hospital Trust Bank Building)

*Overall Strategy: Building is badly deteriorated and is not likely to be redeveloped without significant City investment. The City holds tax liens against the property and can foreclose at any time. According to Red Brick Co., the last developer who seriously considered taking on the project, the only way the building can be redeveloped is:*

- *City forecloses on the property*
- *City contracts a structural engineer to conduct a full structural assessment using lasers to determine the structural makeup and the structural integrity of the building. (\$50-100K)*
- *City conducts a "4-wall demo" where everything is removed except the building's four sides.*
  - *Red Brick Co. solicited and received a quote of \$1.2 million for this type of demo, but this quote was developed without the benefit of a structural assessment, so it has limited reliability.*
- *City RFPs the project for redevelopment.*

*Red Brick Co stated that a 4-wall demo (\$1.2M + cost of structure analysis) would make the site more valuable from a redevelopment standpoint compared to a complete demo. The City received quotes between \$750K and \$2M for a complete demo. In other words, it might be cheaper to do a complete demo, but the site may end up sitting vacant in that scenario. The 4-wall demo is more likely to attract a developer post demo.*

### Complete:

- Phase I (ESA)
- Hazardous Building Materials Assessment
- Ground Penetrating Radar (UST search) – nothing found
- Opinion of HazMat Abatement Cost (2021)
- Limited Structural Conditions Assessment (2021)

### Files:

#### Electronic

- Property Related: Planning, Planning Division, Brownfields, 162 Main Street

#### Paper

- Property Related: Brownfields Sites Binder