

A nighttime photograph of the Boston waterfront, featuring the historic Boston Tea Party Ships & Museum on the left, modern skyscrapers in the background, and a harbor with boats and a bridge on the right. The water reflects the city lights.

WELCOME TO THE CONVERSATION!

PARKER AND TERRACE STREETS

PROJECT UPDATE

NOVEMBER 4, 2021

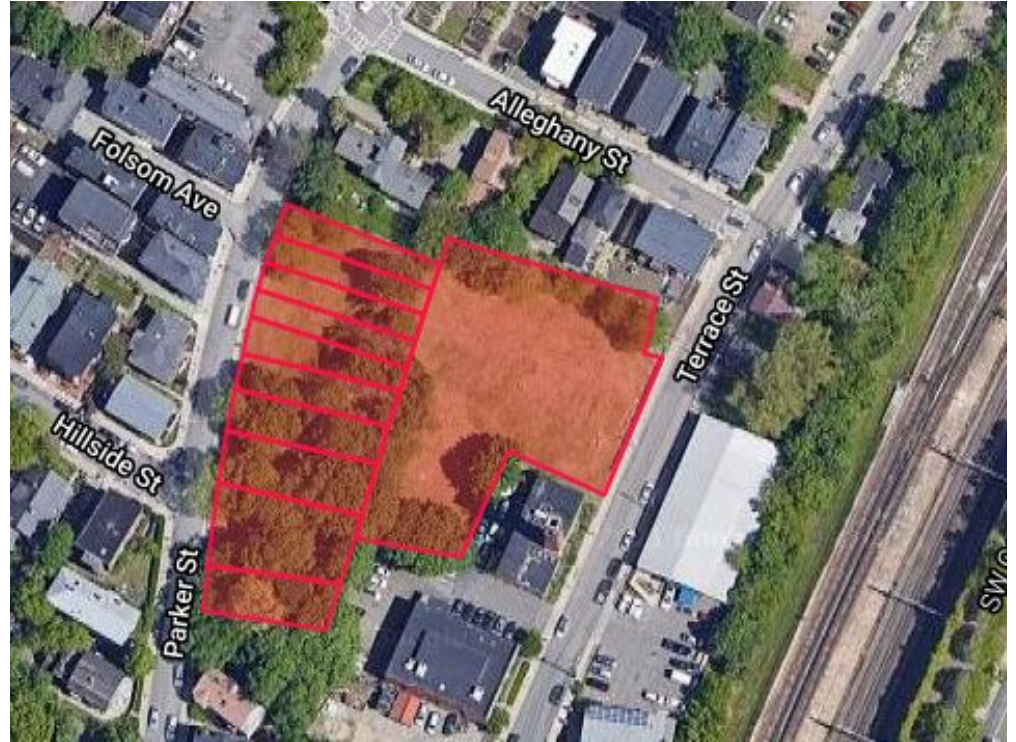
AGENDA

- I. INTRODUCTIONS
- II. SITE BACKGROUND
- III. HISTORICAL SUMMARY
- IV. ENVIRONMENTAL REMEDIATION
- V. SEPTEMBER 2021 MEETING DEBRIEF- “What We Heard”
- VI. DEVELOPMENT OPTIONS- “Options to Match What We Heard”
- VII. Q&A/DISCUSSION
- VIII. NEXT STEPS



SITE SUMMARY

- **Num. of Parcels:** 11
- **Square Footage:** Approx. 58,000
- **Zoning:** 3F-3000 (Parker St) Light Industrial (Terrace St)
- **Council District:** 8 (Councilor Bok)
- **Neighborhood:** Mission Hill



Site Map

SITE VIEW



View from 77 Terrace Street

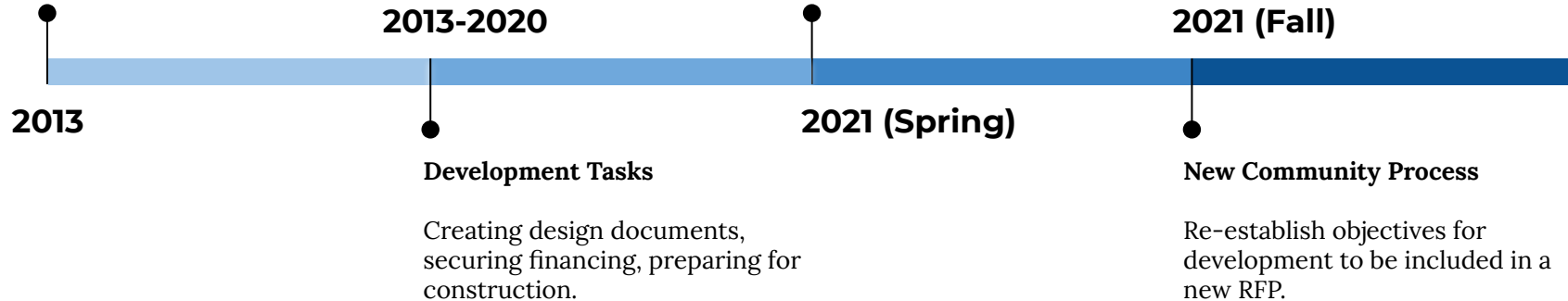
HISTORICAL SUMMARY

Original Community Process and Request for Proposals

Goals: multifamily housing, community gardens, art installations, Energy-Positive design.

Decision to End Development

Based on several factors, the proposed project for the site was determined to be not feasible.



ENVIRONMENTAL REMEDIATION



Meet the Weston & Sampson Team



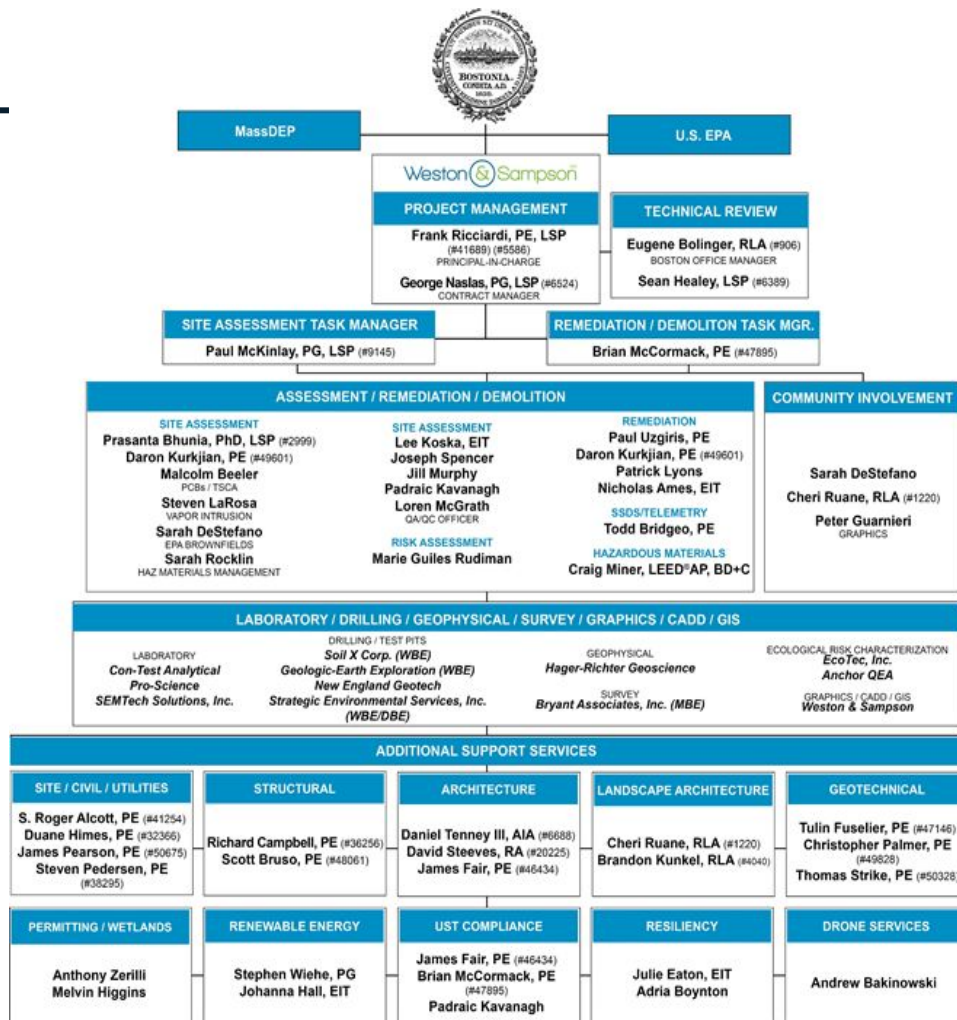
Sarah R. DeStefano
Brownfields Lead



Joseph R. Spencer, CHMM
Site Assessment Lead



George D. Naslas, PG, LSP
Licensed Site Professional /
Technical Review



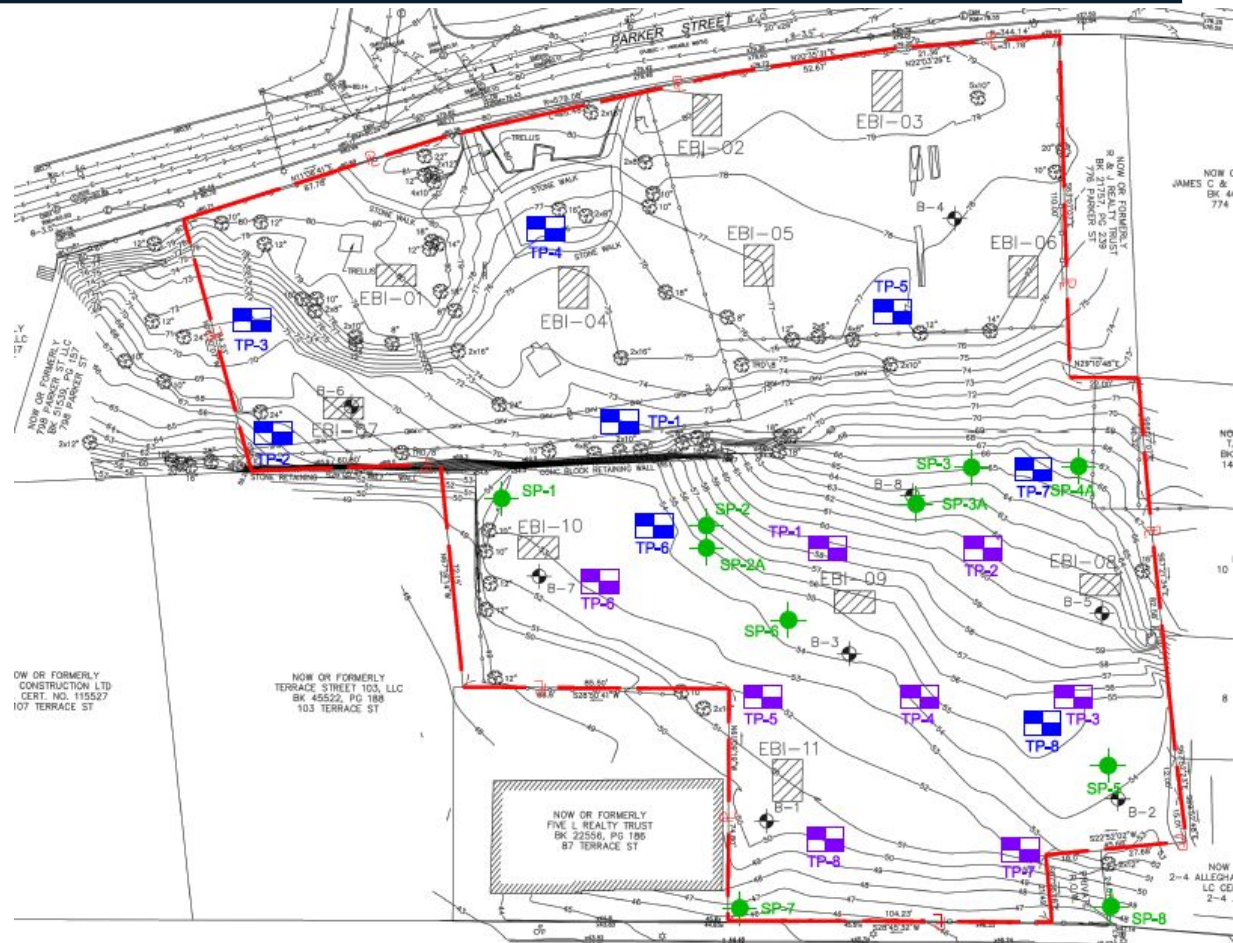
ENVIRONMENTAL HISTORY

- Union Brewing Co. & Residential
- Standard Plumbing Supply Co. & Residential
- Vacant / Public Use
- Regulated by MassDEP since Dec. 2000
- Multiple assessments since that time



ENVIRONMENTAL ASSESSMENT FINDINGS

- Historic urban fill material observed throughout the Site
- Lead and polycyclic aromatic hydrocarbons (PAHs) in soil above standards site-wide primarily at depths of 0-6 feet
- Lead is primary risk driver



Cleanup Goals & Draft Analysis of Brownfields Cleanup Alternatives (ABCA)

Cleanup Goals

- Remove lead-impacted soil
- Reduce site risk for future residential (Terrace St.) and open space (Parker St.) use
- Achieve regulatory closure with little or no restrictions on future use
- Reduce cost and uncertainty associated with redevelopment

Draft ABCA - 3 Cleanup Options

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

WHAT'S NEXT

- Draft ABCA and other site documents are available for review at <https://www.boston.gov/buildinghousing/parker-and-terrace>
- Public comments on the grant application and/or ABCA may be submitted to James Smith at james.smith@boston.gov or by telephone at 617-635-0103 by 10:00 AM on November 19, 2021
- Grant Application timeline:
 - Due December 1, 2021
 - Award Announcement by EPA - Late Spring 2022
 - Funds Awarded - October 1, 2022

**QUESTIONS &
ANSWERS WITH
ENVIRONMENTAL TEAM**



WHAT WE HEARD- 9.23.21 COMMUNITY MEETING

- Community support for affordable family-style homeownership, affordable artist homeownership, light industrial commercial space, affordable housing with moderate density.
- Support for open, green space on Parker Street, low density housing, reduced car use/parking, and additional forms of transit options.
- DND should consider rezoning the sites.
- DND should work with the City's Arts Commission to determine current needs for Boston's artist.
- Neighborhood concerns around density given the number of projects in the pipeline for the area.
- Future development should consider traffic along Terrace Street. Safety concerns with congestion, and speeding (small children and animals).
- Future proposals must demonstrate financial feasibility given the previous development hurdles.

DEVELOPMENT OPTIONS

- Environmental remediation will be a key component in any future development.
- Lower density along Parker Street. Include green space, garden improvement. Protect view corridor.
- Low rise building and density along Terrace Street. No “canyon” feel along street edge.
- Preference for affordable homeownership, affordable artist housing, and open space.
- Include energy positive and Net Zero Carbon requirement.

OPEN DISCUSSION



Next Steps

Visit the *Building Housing* project page for information including, a copy of this presentation, and development timeline. bit.ly/parkerandterrace

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DND Thanks you for your interest!