



Mary Davis

Division Director, Housing &amp; Community Development Division

**AGENDA ITEM #6**

**TO:** Councilor Donoghue, Chair  
Members of the Housing and Community Development Committee

**FROM:** Mary Davis, Division Director  
Housing and Community Development Division

**DATE:** August 22, 2014

**SUBJECT:** Update Regarding the Proposed Sale and Development of 65 Munjoy Street  
(former Adam's School Parking Lot)

**SUMMARY**

Since the last update to the committee in April, City staff has engaged the services of Credere Associates, an environmental services consultant for the City, to conduct a Phase I and Phase II Environmental Site Assessment for the parking lot located at 65 Munjoy Street. Attached for your review is a copy of the Phase I Executive Summary and the Conclusions and Recommendations from the Phase II Report.

Additionally, the City contracted with Bluestone Planning Group to prepare a site analysis and massing diagram of an affordable housing development. The analysis is underway and we expect to have the completed results in the next few weeks. The analysis will include an evaluation of shadow impacts on the neighboring playground and greenspace and will show building and parking locations, access, setbacks and a site plan for the proposed development. Additionally the consultant will prepare a pro-forma indicating what financial gaps emerge as a result of the proposed design, footprint and affordability standards.

**COMMITTEE GOAL/COUNCIL GOAL ADDRESSED**

Provide increased availability in all segments of the housing market while insuring that there is a suitable balance of housing opportunities among those sectors.

**FINANCIAL IMPACT**

The expense of the environmental assessment and the site analysis/feasibility study were funded with CDBG administration funds. Funds made available in the future through an RFP process will be from either the FY 2014-2015 HUD HOME funds set aside for affordable housing or the Housing Trust Fund.

**STAFF RECOMMENDATION**

The Environmental Site Assessment completed by Credere Associates indicates three recognized environmental conditions (RECs):



Mary Davis

Division Director, Housing & Community Development Division

- (1) Documented petroleum contamination
- (2) Documented impacts to surface soil from the historical industrial use on the adjoining property
- (3) Inconclusive observation of surficial staining at the site

Credeire Associates recommends the following actions:

- (1) Update the Adams School VRAP Application to include the Site
- (2) Revise the Adams School VRAP work plan to incorporate the Site and associated data as well as outline the methods to appropriately address the identified contamination
- (3) Appropriately manage soils during future development of the Site

Next Steps:

- (1) After a discussion with Credeire Associates, staff is recommending that the proposed RFP be revised, with assistance from Credeire Associates, to require that the developer to incorporate the remediation actions into their development plan. If the future developer is a non-profit organization, they may be eligible for Brownfields funding to assist with the clean-up of the site. In addition, staff is recommending that we seek Credeire Associates assistance in contacting the DEP to begin the process of updating the VRAP application and revising the VRAP work plan.
- (2) Staff will provide the committee with the site analysis/feasibility study in September.
- (3) Staff will submit a revised draft RFP that incorporates the appropriate language for the environmental remediation along with recommendations from the site analysis/feasibility study.

Staff is seeking comments and direction. No action by the committee is requested at this time.

#### **ATTACHMENTS**

Phase I Environmental Assessment Report Executive Summary

Phase II Conclusions and Recommendations

## EXECUTIVE SUMMARY

Crede Associates, LLC (Crede) has performed a Phase I Environmental Site Assessment (ESA) of the Adams School Parking Lot parcel located at 65 Munjoy Street in the City of Portland, Cumberland County, Maine (the Site). This Phase I ESA was completed in conformance with the ASTM International (ASTM) Standard Practice E 1527-13 for Phase I ESAs, which meets the requirements of the U.S. Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI); Final Rule (40 CFR Part 312).

Crede was retained by the City of Portland to prepare this Phase I ESA for the purpose of identifying recognized environmental conditions (RECs) as defined by the ASTM E 1527-13 standard that may impact the Site's environmental condition.

The 0.15 acre Site is a paved parking lot with a perimeter chain link fence. According to signs on the fence, the lot is a designated snow ban parking lot. The Site is currently being used for construction staging associated with nearby water main replacement work. A temporary diesel aboveground storage tank (AST) within a steel storage container, new and old water pipes, stockpiles of fill material, and other debris are currently stored on the Site. The condition of the AST could not be observed due to lack of access to the container. No staining was observed near the ASTs pump nozzle or the container's door; however, tears in the steel walls of the container may provide unrestricted flow of a release within the container to the environment. In addition, minor staining was observed in two locations at the Site. One staining location is likely associated with the current staging of construction equipment, and the second is suspected to be associated with vehicle maintenance by individuals in the parking lot.

According to historical sources, Munjoy Street was present in 1851; however, the Site was undeveloped. By 1871, the southeast adjoining property was occupied by the Burgess & Forbes White Lead Manufacturing Company, and by 1885 had become the Burgess, Forbes & Company Paint Factory. The Site was originally developed with a stable prior to 1885, likely related to the adjoining factory.

By 1949, the Site had been developed with two rows of residential apartments. The apartments extended southwest to northeast through the block to Beckett Street, which at the time extended through the former location of the Adams School. Use of the Site and surrounding area between 1909 and 1949 is unknown as historical sources for the Site during this time are poor and unreliable. The apartments were removed between 1949 and 1957, and the Mirada Adams School was constructed adjoining the Site to the northeast in 1958. The Site has been used as a parking lot since that time.

In 1992, subsurface soil and groundwater petroleum contamination was encountered during and offsite removal/replacement of a fuel oil underground storage tank (UST) adjacent to the northwest corner of the Site. Impacted soil and groundwater was reportedly removed. In 2009, S.W. Cole (SWC) conducted an environmental investigation at the Site associated with the assessment and remediation of the adjoining Adams School property. SWC obtained photoionization detector (PID) readings of 828 parts per million (ppm) and analytical results for diesel range organics (DRO) as high as 5,700 ppm at the Site downgradient of the previously



removed/replaced UST. In 2010, SWC identified this contamination as a REC. No additional investigation or remediation was conducted at the Site during any of the later activities at the Adams School.

In 2011, Credere conducted a Phase II investigation of the Adams School property, but excluded the Site. Polycyclic aromatic hydrocarbons (PAHs), arsenic, and lead were detected by Credere in surface soil adjoining the Site to the northeast. Although SWC's prior data indicated arsenic and lead concentrations below the MĒDEP Remedial Action Guidelines (RAGs) in the southern portion of the Site, based on the adjoining nature of the parcels, similar contamination is likely beneath the asphalt in some portions of the Site. In 2011, Credere oversaw the removal of the replacement UST at the adjoining Adams School and no additional soil or groundwater impacts were encountered compared to what SWC had previously identified.

Based on review of historical sources, environmental databases, interviews, User provided information, Site reconnaissance, and judgment by the Environmental Professional; the following RECs were identified:

- REC #1 – Documented petroleum contamination at the Site
- REC #2 – Documented impacts to surface soil from historical industrial use on the adjoining property
- REC #3 – Observed surficial staining at the Site

The following historical REC (HREC), which is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls, was identified:

- HREC 1 – Soil and groundwater impacts from former USTs adjacent to the Site

The following other environmental findings do not meet the definition of a REC, historical REC (HREC), controlled REC (CREC), or *de minimis* condition (DMC) as defined by the ASTM E 1527-13 standard; however, warrant the opinion of the environmental professional.

- Environmental Finding #1 – Temporary onsite diesel AST

Based on the RECs, HREC, and environmental finding identified during this Phase I ESA, Credere recommends the following:

- A Phase II investigation to assess the RECs identified in this Phase I ESA
- Attempt to ascertain the use of the Site and surrounding area between 1909 and 1949. If additional information cannot be obtained, other historical uses should be considered when preparing the Phase II sampling plan
- The interior of the storage container be entered to examine the diesel AST's condition



## 8. CONCLUSIONS

The Phase II ESA activities have successfully met the objectives outlined in **Section 3**, and conclusions on the assessment of the RECs identified in Credere's July 2014 Phase I ESA are provided below:

### **Assessment of REC #1 - Documented petroleum contamination at the Site: CONFIRMED**

Petroleum contamination at the Site identified in the SWC 2009 Phase II investigation and identified as a REC in Credere's July 2014 Phase I ESA was confirmed during this Phase II ESA. The EPH petroleum fraction C11-C22 aromatics range was detected at concentrations exceeding the Maine DEP residential RAG in the two 5 to 7 foot bgs soil samples collected from boring location CA-SB-1 and CA-SB-2. Field screening results from these two borings ranged from 145 to 211 ppm<sub>v</sub> at depths consistent with the water table (approximately 5 to 7 feet), and a minor sheen and a weathered petroleum odor was also observed.

Soil boring CA-SB-4 was advanced to the south of these two locations to horizontally delineate the extent of petroleum impacts. Field screening results in CA-SB-4 ranged from 0.4 to 0.7 ppm<sub>v</sub> and no other evidence (i.e. staining or odors) was observed in this boring. Therefore, petroleum impacts were assessed to be confined to the northeastern portion of the Site.

Based on this delineation and Site observations, approximately 150 to 200 cubic yards (yd<sup>3</sup>) of petroleum impacted soil are estimated to be present at a depth of 5 to 7 feet in the northeastern portion of the Site.

### **Assessment of REC #2 - Documented impacts to surface soil from historical industrial use on the adjoining properties: CONFIRMED**

The Site vicinity has a long history of industrial use. PAH, arsenic, and lead contamination was identified on the larger Adams School property during previous investigations/assessments. Although PAHs were not detected at the Site, arsenic was detected exceeding the Maine DEP established urban background guideline at CA-SB-2 and lead was detected exceeding the Maine DEP residential lead RAG in all 0.5 to 4 foot samples as part of this Phase II ESA. Generally, the depth of arsenic and lead impacts are consistent with the depths of urban fill observed in the soil borings to a depth of approximately 4 to 5 feet.

The two 5 to 7 foot bgs samples were also analyzed for arsenic and lead to further assess the vertical extent of contamination. Arsenic and lead results for these two samples were below the Maine DEP residential lead RAGs or the urban developed background guideline for arsenic, which further indicates the arsenic and lead concentrations are limited to fill materials containing coal ash.

Based on this delineation and the observed urban fill to a depth of 4 to 5 feet, approximately 950 to 1,250 yd<sup>3</sup> of lead and arsenic impacted soil is present at the Site.

**Assessment of REC #3 - Observed surficial staining at the Site: INCONCLUSIVE**

The areas of staining identified as a REC in the Phase I ESA could not be further assessed based on the presence of numerous steel pipes associated with the construction staging in the eastern corner of the Site. Based on the nature of the observed staining and likely containment to the asphalt surface, the extent of impacts associated with this staining are likely limited to the asphalt surface or directly beneath the asphalt. Based on the extent of lead and arsenic impacts throughout the Site, any minor contamination associated with this identified REC will be addressed with the lead and arsenic remedial actions.



## 9. RECOMMENDATIONS

Based on Credere's observations and the results of the investigation conducted at the Adams School Parking Lot, Credere makes the following recommendations for the Site:

- Updating the Adams School VRAP Application to include the Site
- Revising the Adams School VRAP work plan to incorporate the Site and associated data as well as outline the methods to appropriately address the identified contamination
- Appropriately manage soils during future development of the Site







DRAWN BY: SWM	DATE: 6/25/2014
CHECKED BY: ASD	PROJECT: 14001241
<b>Creder Associates, LLC</b> 776 MAIN STREET WESTBROOK, MAINE Tel. 207.828.1272 Fax 207.887.1051 WWW.CREDERELLC.COM	

## FIGURE 1 SITE LOCATION PLAN

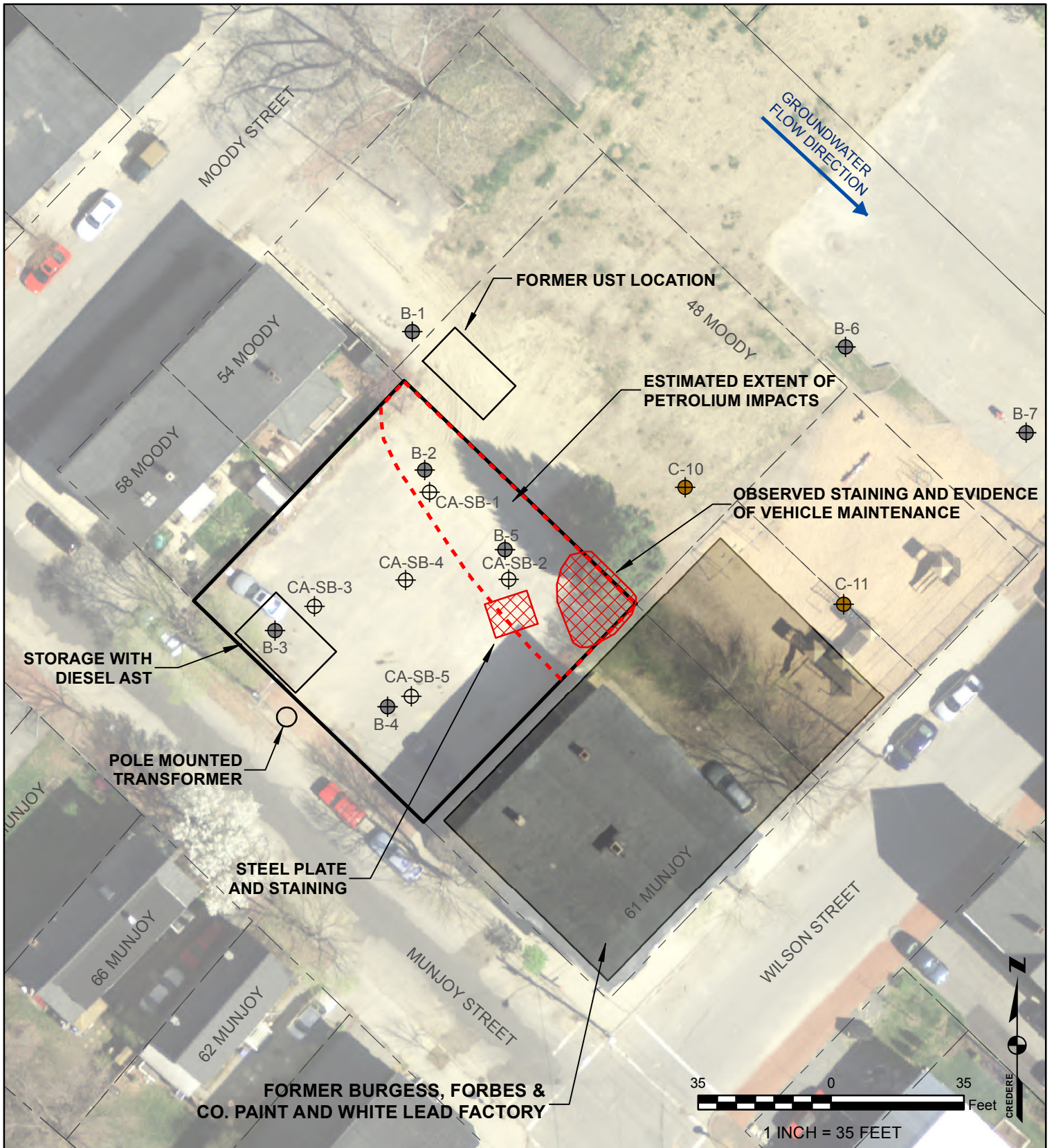
ADAMS SCHOOL PARKING LOT  
65 MUNJOY STREET  
PORTLAND, MAINE 04101

1,000    0    2,000  
Feet

1 inch = 2,000 feet.

PORTLAND

9 of 10



NOTES:  
 1. EXISTING CONDITION FEATURES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON INFORMATION OBTAINED FROM MAINE OFFICE OF GIS AND SITE RECONNAISSANCE PERFORMED ON JUNE 9, 2014.

DRAWN BY: SWM      DATE: 8/6/2014  
 CHECKED BY: ASD      PROJECT: 14001241

## FIGURE 2 DETAILED SITE PLAN

ADAMS SCHOOL PARKING LOT  
 65 MUNJOY STREET  
 PORTLAND, MAINE 04101

- S.W. COLE SOIL BORING LOCATION (2009)
- CREDERE SOIL BORING LOCATION (2011)
- CREDERE SOIL BORING LOCATION (2014)
- OBSERVED STAINING
- PETROLEUM IMPACTED AREA
- SITE BOUNDARY
- PARCEL BOUNDARY



**Credere Associates, LLC**

776 MAIN STREET  
 WESTBROOK, MAINE  
 Tel. 207.828.1272  
 Fax 207.887.1051  
 WWW.CREDERELLC.COM