



PUBLIC INVOLVEMENT PLAN (PIP)

**1144 Eddy Street
Assessor's Plat Map 57, Lot 291
Providence, Rhode Island 02905
RIDEM Case No. SR-28-2076**

Submitted to:

**Patricia Burke, Project Manager / Environmental Scientist
Rhode Island Department of Environmental Management (RIDEM)
Office of Waste Management
235 Promenade Street
Providence, Rhode Island 02908**

On Behalf Of:

**1144 Eddy Street, LLC
100 Westminster Street
Providence, Rhode Island 02903**

Prepared By:

**SAGE Environmental, Inc.
301 Friendship Street
Providence, Rhode Island 02909**

SAGE Project No. S3977

AUGUST 2023



August 9, 2023

Patricia Burke, Project Manager / Environmental Scientist
Rhode Island Department of Environmental Management
Office of Waste Management
235 Promenade Street
Providence, Rhode Island 02908
Sent Via E-Mail and U.S. Mail

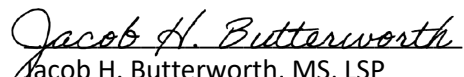
**Re: Public Involvement Plan (PIP)
1144 Eddy Street
Providence, Rhode Island
RIDEM Site Remediation File No. SR-28-2076**

Dear Ms. Burke:

On behalf of 1144 Eddy Street, LLC, SAGE Environmental, Inc. (SAGE) has attached for your review and approval a Public Involvement Plan (PIP) for the 1144 Eddy Street property in response to your *Public Involvement Plan Process Initiation* letter dated June 23, 2023.

Should you have any questions or comments regarding the information presented herein, please do not hesitate to contact the undersigned.

Very truly yours,
SAGE Environmental, Inc.


Jacob H. Butterworth, MS, LSP
Vice President

JHB/car

Attachment

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KEY THINGS TO REMEMBER

WHERE TO FIND MORE INFORMATION:

- **Publicly Accessible Site Files**

Files related to the Site are maintained at the Rhode Island Department of Environmental Management's (RIDEM's) Office of Waste Management filed under Former Federal Products Corp, RIDEM Site Remediation File No. SR-28-2076 (the "Site"). Appointments to view the files can be made by contacting Angela Spadoni of the RIDEM at (401) 222-4700, ext. 2777307, or via e-mail at Dem.filereview@dem.ri.gov.

- **RIDEM Document Listing Website:**

<https://dem.ri.gov/environmental-protection-bureau/land-revitalization-and-sustainable-materials-management/state-15>

Certain publicly available documents already filed with RIDEM on the investigation and remediation of the Site are maintained at this website, which RIDEM operates. As certain public documents are filed on the investigation and remediation activities, they will be posted on this RIDEM website. The website can also be accessed using the QR Code provided here.



- **Local Informational Repository:**

1144 Eddy Street, LLC will establish an informational repository at a Providence Community Library once permission from such library is granted. At this time, 1144 Eddy Street, LLC is seeking permission from the Washington Park Library located at 1316 Broad Street (telephone: 401-781-3136). The local information repository contains copies of submittals included on the RIDEM website listed above. Electronic copies of these submittals are sent to the repository on a monthly basis. The Washington Park Library hours are Monday, Tuesday, Wednesday (9:30 a.m. to 5:30 p.m.), Thursday (1-8 p.m.), and Friday 1-5:30 p.m.). A notification will be sent to the mailing list with the location of the final repository.

HOW TO JOIN THE MAILING LIST:

1144 Eddy Street, LLC established a mailing list for the Site. The list includes abutting property owners, tenants, easement holders, and municipalities, as well as people who have previously provided their mailing address to 1144 Eddy Street, LLC. Interested persons can be added to this list *via* an email request to Cathy Racine at cracine@sage-enviro.com with your name and address. 1144 Eddy Street, LLC will use the mailing list to distribute information about the Site on an as needed basis.

Public Involvement Plan (PIP)
1144 Eddy Street, Providence, Rhode Island
August 2023

CONTACT INFORMATION:

The following personnel should be contacted with questions or concerns pertaining to the Site:

1144 Eddy Street, LLC
Mr. Al Buco
100 Westminster Street
Providence, Rhode Island 02903
401-274-6611

Rhode Island Department of Environmental Management
Patricia Burke, Project Manager
Office of Waste Management
235 Promenade Street
Providence, RI 02908
401-222-2797 ext. 7109
patricia.burke@DEM.RI.GOV

1.0 INTRODUCTION

SAGE Environmental, Inc. (SAGE), on behalf of 1144 Eddy Street, LLC, has prepared this Public Involvement Plan (PIP) for 1144 Eddy Street (the Site) located in Providence, Rhode Island. The attached **Figure 1** presents the Site Locus Plan.

On June 23, 2023, RIDEM informed 1144 Eddy Street, LLC that the Department received a formal request for development of a PIP. A copy of the *Public Involvement Plan Process Initiation Letter* is included as **Appendix A**.

Consistent with RIDEM's *Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (Remediation Regulations)*, and specifically Rule 1.87, this PIP addresses the following primary elements: 1) Public Notice, 2) Fact Sheets and Enhanced Communication, 3) Community Meetings, and 4) Information Repositories.

The PIP is organized as follows:

- Section 1.00 contains this introduction;
- Section 2.00 includes a summary of relevant Site background information and current Site regulatory status;
- Section 3.00 summarizes historical public involvement;
- Section 4.00 describes the elements of the PIP; and
- Section 5.00 explains how the PIP may be revised in the future.

This PIP is subject to the Limitations included in **Appendix B**.

1.1 PIP Applicability

Consistent with the Department's June 23, 2023, *Public Involvement Plan Process Initiation Letter*, this PIP is designed to provide public participation in planning work under the *Remediation Regulations*.

2.0 BACKGROUND

The Site is located at 1144 Eddy Street in the City of Providence, Rhode Island and is identified as Assessor's Plat (A.P.) 56, Lots 5, 273, 316 and 317, and A.P. 101, Lot 1. The Site consists of one 0.39-acre parcel of land and is developed with an approximately 40,700-square foot, three-story, brick and concrete, industrial building with a partial basement, constructed in 1925. The western portion of the building is built slab-on-grade, and the eastern portion includes basement. The building was most recently utilized as office space and is currently vacant with the exception of some storage for a solar company on the first floor.

The Site is located within an industrial area of Providence, and surrounding land use includes, but is not limited to, manufacturing (i.e., jewelry, plastics, metals), a petroleum fuel distribution facility, and an electrical substation. The closest residential building is over 1,000 feet to the south of the Site. **Figure 2**, Overall Aerial Site Plan, presents the location and configuration of the Site, including neighboring properties.

According to the Providence, Rhode Island USGS Quadrangle topographic map, the general elevation of the Site is approximately 42 feet above the National Geodetic Vertical Datum (NGVD). The topography of the Site and surrounding area slopes downward to the east from Eddy Street.

According to the Bedrock Geologic Map of Rhode Island (Hermes, et al., 1994), the Site is in an area mapped as being underlain by the Pennsylvanian-aged Narragansett Bay Group of the Rhode Island Formation. The Narragansett Bay group consists of gray to black, fine-coarse-grained quartz arenite, litharenite, shale, and conglomerate, with minor beds of anthracite and meta-anthracite and in southern Rhode Island consists of meta-sandstone, meta-conglomerate, schist, carbonaceous schist, and graphite. Note subsurface exploration was extended to 40 feet BSG and bedrock was not encountered.

The water table elevation contours depicted on **Figure 2** illustrate the direction of groundwater flow at the Site as measured on May 2, 2023. Based on the elevation survey and groundwater elevation data, groundwater at the Site appears to flow in a easterly direction.

Subsurface soil conditions observed during soil boring advancement consisted predominantly of silty fine to medium-grained sand. SAGE's field descriptions of Site soil are consistent with information published in the Surficial Geology of the Providence Quadrangle (Smith, 1956), which depicts the Site in an area of glacial outwash plain deposits and describes the soil in the vicinity of the Site as primarily sorted sand and local deposits of coarse gravel. Literature values for the saturated hydraulic conductivity of glacial outwash range from 1×10^{-3} to 1×10^{-1} centimeters per second (Fetter, 1994).

The majority of the Site is occupied by the building footprint. The remaining area is developed with asphalt paved parking and driving areas. Stormwater is expected to infiltrate on-Site in the landscaped areas or flow to off-Site catch basins.

Based on information obtained from the online RIDEM Environmental Resource Map, the Site is not located within a 100-year flood zone. Additionally, based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Providence, Rhode Island (Map 44007C0317J), the Site is in an area mapped as Zone X. A Zone X area is defined as an area that has been determined to have a 0.2 percent annual chance of flooding, a 1 percent annual chance of flooding with average depths less than 1 foot or drainage areas less than 1 square mile or is protected by levees from the 1 percent annual chance flood. As such, the potential for flooding at the Site is low.

Historical resources reviewed to evaluate previous use of the Site (i.e., historical aerial photographs, Sanborn Fire Insurance Maps, the Rhode Island State Map Atlas of 1870, and historical City directories) indicate that in 1870, the Site was part of a park which extended from Eddy Street to the Providence River. According to the City of Providence Assessor's Card, the Site building was erected in 1925. In 1937, the existing Site building was referred to as the Farnham Building, presumably after the owner,

Frank Farnham who owned the Site from 1924 through 1943. By 1938, the Site was occupied by the Jewelers Supply Company, and the Federal Products Corporation. Between 1944 and 2017, Site occupants have included the Federal Products Corporation (numerous name variations), Auxitrol-USA, the Bayside Federal Credit Union, and most recently, Mahr Federal Inc and Mahr, Inc.

The Site is listed as a “State Site” under RIDEM’s *Remediation Regulations* (Site Remediation File No. SR-28-2076). As documented in the Site Investigation Report (SIR) prepared in May 2023, impacts to soil were detected at concentrations that represent RIDEM Method 1 exceedances as defined in the *Remediation Regulations*. In addition, impacts to sub-slab soil gas were detected at concentrations above the Massachusetts Department of Environmental Protection (MassDEP) Residential Sub-Slab Soil Gas Screening Values (R-SSSGSVs) and/or MassDEP Commercial/Industrial Sub-Slab Soil Gas Screening Values (C/I-SSSGSVs). Indoor air concentrations were detected at concentrations above MassDEP Residential Threshold Values (R-TVs). These values were used for comparison as RIDEM has not yet established soil gas or indoor air standards or guidance values, but has adopted use of MassDEP’s standards.

Specifically, the following exceedances have been identified:

Soil

- Arsenic and benzo(a)pyrene were detected at concentrations above the applicable RIDEM Method 1 Residential Direct Exposure Criteria (R-DEC) and RIDEM Method 1 Industrial/Commercial Direct Exposure Criteria (I/C-DEC); and
- Beryllium and select poly-cyclic aromatic hydrocarbons (PAHs) were detected at concentrations above the RIDEM Method 1 R-DEC but below the I/C-DEC.

Sub-slab Soil Gas

- 1,1,1-trichloroethane (1,1,1-TCA), 1,1-dichloroethane (1,1-DCA), cis-1,2-dichloroethene (cis-1,2-DCE) were detected at concentrations above the MassDEP R-SSGSVs; and
- Tetrachloroethene (PCE) and trichloroethene (TCE) were detected at concentrations exceeding both the MassDEP R-SSGSVs and C/I-SSGSVs.

Indoor Air

- Bromodichloromethane, cis-1,2-DCE, PCE, TCE, and Naphthalene were detected at concentrations above the corresponding MassDEP R-TVs.

No impacts to groundwater were detected during subsurface investigations at the Site.

Based upon the Remedial Alternatives Evaluation conducted in the SIR, the following remedial alternative has been proposed:

- Implementation of Engineering Controls (SSDS and Site-wide cap) and Institutional Controls (ELUR and SMP) was chosen as the preferred alternative, as it is a cost-effective remedial alternative that complies with the intent of the RIDEM *Remediation Regulations* (as well as other applicable federal, state, and local laws or public concerns), it is technically feasible, it is

consistent with current and future land use, and it manages actual and potential risks to human health and the environment. The Performing Party has the ability to implement the above-noted preferred remedial alternative.

3.0 PUBLIC INVOLVEMENT HISTORY

Pursuant to Rule 1.87(A)(1) of the *Remediation Regulations*, 1144 Eddy Street, LLC provided public notification prior to the completion of recent Site investigation activities at the Site. This notification included mailing public notices to all abutting property owners, tenants, easement holders, and municipalities, which detailed information regarding the nature and timing of the proposed field activities. This public notification was sent on April 27, 2023. Copies of the notices included in **Appendix C**.

4.0 PUBLIC INVOLVEMENT PLAN

This section describes the elements of the PIP for the Site based on the applicable and relevant requirements of Rule 1.87 of the *Remediation Regulations*. This PIP has been prepared to establish procedures for public and community communications relative to the planning of work under the *Remediation Regulations* at the Site.

A contact list for 1144 Eddy Street, LLC, SAGE and RIDEM personnel associated with the Site is presented in **Appendix D**, in the “Key Things to Remember” portion of this PIP and on the title page.

5.0 PUBLIC NOTICE

1144 Eddy Street, LLC has established a mailing list for the Site. The list includes, as required in Rule 1.87 of the *Remediation Regulations*, abutting property owners, tenants, easement holders, and the City of Providence. In addition, this mailing list includes the petitioners from the June 23, 2023 *Public Involvement Plan Process Initiation* Letter. 1144 Eddy Street, LLC will use the mailing list to announce any public meetings and distribute information about the Site on an as needed basis. In addition, 1144 Eddy Street, LLC may use the list to distribute information as required by the *Remediation Regulations* regarding reports and other documents added to the repository (see Section 4.4).

Rule 1.87 of the *Remediation Regulations* requires public notice at two points during the Site Investigation process:

1. Prior to conducting Site Investigation field activities at a known contaminated site; and
2. Prior to the formal RIDEM approval of the *SIR* (in the form of the *Remedial Decision Letter*).

In addition, Rule 1.87(A)(2) of the *Remediation Regulations* requires public notice upon the completion of *SIR* activities.

As described in Section 3.0, 1144 Eddy Street, LLC provided public notice in the form of letters mailed prior to performing Site investigation activities in 2023. With respect to the second notification step,

upon receipt of a *Program Letter* from the Department, 1144 Eddy Street, LLC will provide written notification to the established mailing list when this step is reached. This written notification will include a brief summary of the investigation's findings, a description of the proposed Site remedy, and information on where the public can access and review the *SIR*. As part of this post-*SIR* notification process, RIDEM will initiate a 14-day public comment period, commencing with the date of delivery of the public notice, during which the public may review RIDEM records pertaining to the Site and submit written comments to RIDEM regarding the technical feasibility of the preferred remedial alternative.

With respect to Rule 1.87(A)(2), 1144 Eddy Street, LLC will provide notice that the *SIR* activities are complete. Per request of RIDEM in the June 23, 2023 *Public Involvement Plan Comment Letter*, 1144 Eddy Street, LLC will also provide public notice to all parties on the established mailing list prior to initiating any activities associated with any newly approved *SIR*.

5.1 Fact Sheets and Enhanced Communications

Rule 1.87(B) of the *Remediation Regulations* describes requirements for fact sheets and enhanced communication for sites located in Environmental Justice (EJ) Focus Areas. As the Site is located within an EJ Focus Area, the requirements of Rule 1.87(B) apply.

5.2 Community Meetings

Consistent with Rule 1.87(A)(3), 1144 Eddy Street, LLC will schedule community meetings on an as-requested basis whenever requested by twenty-five (25) persons, or by a governmental subdivision or agency, or by an association having not less than twenty-five (25) members, who are either located near a Contaminated-Site or are potential users of the Contaminated-Site after redevelopment. At all public meetings, translation assistance will be provided for non-English speaking individuals, if requested at least 72 hours in advance of the meeting. A stenographer will be present at the overall presentation with general question and answer period of public meetings and the record will be included in the meeting summary.

1144 Eddy Street, LLC will submit a written summary of all public meetings to RIDEM in hard copy and electronic format within 10 business days of the meeting. In accordance with Section 7.07C, the meeting summaries will include:

- identification of the main issues of concern to the community;
- document requests by the public for a continued dialogue (including form and frequency); and
- proposed responses to the identified community issues through action items and schedules.

5.3 Information Repositories

1144 Eddy Street, LLC will provide Site-specific information on work under the RIDEM regulatory process to the public by developing and maintaining a mailing list to distribute such information and providing advance notification to the Site mailing list about Site activities under the *Remediation Regulations*.

Publicly Accessible Site File: Files related to the Site are maintained at the Rhode Island Department of Environmental Management's (RIDEM's) Office of Waste Management filed under Former Federal Products Corp, RIDEM Site Remediation File No. SR-28-2076 (the "Site"). Appointments to view the files can be made by contacting Angela Spadoni of the RIDEM at (401) 222-4700, ext. 2777307, or via e-mail at Dem.filereview@dem.ri.gov.

Publicly Accessible Document Listing Website: In addition, certain documents related to the investigation and remediation of the Site under the *Remediation Regulations* are maintained at the website that RIDEM operates. The website is:

<https://dem.ri.gov/environmental-protection-bureau/land-revitalization-and-sustainable-materials-management/state-15>

Certain publicly available documents already filed with RIDEM on the investigation and remediation of the Site are maintained at this website, which RIDEM operates. As certain public documents are filed on the investigation and remediation activities, they will be posted on this RIDEM website. The website can also be accessed using the QR Code provided here.



Future regulatory submittals will be sent to RIDEM for subsequent posting to the website, including:

- work plans;
- sampling and field testing plans;
- technical reports and documents summarizing results and recommendations;
- relevant correspondence;
- press releases;
- public information materials;
- updates to the PIP;
- public meeting summaries;
- summaries of responses to comments received; and
- copies of public notices about the Site.

Local Information Repository: To provide the community with easy access to information relevant to the Site cleanup process, a local repository will be established at a Providence Community Library once permission from such library is granted. At this time, 1144 Eddy Street, LLC is seeking permission from the Washington Park Library located at 1316 Broad Street (telephone: 401-781-3136). The local information repository contains copies of submittals included on the RIDEM website listed above. Electronic copies of these submittals are sent to the repository on a monthly basis. The Washington Park Library hours are Monday, Tuesday, Wednesday (9:30 a.m. to 5:30 p.m.), Thursday (1-8 p.m.), and Friday 1-5:30 p.m.). A notification will be sent to the mailing list with the location of the final repository.

Due to space limitations at the libraries, all information will be provided in electronic format and will be consistent with the information available on the website maintained by RIDEM for the 1144 Eddy Street Site (<https://dem.ri.gov/environmental-protection-bureau/land-revitalization-and-sustainable->

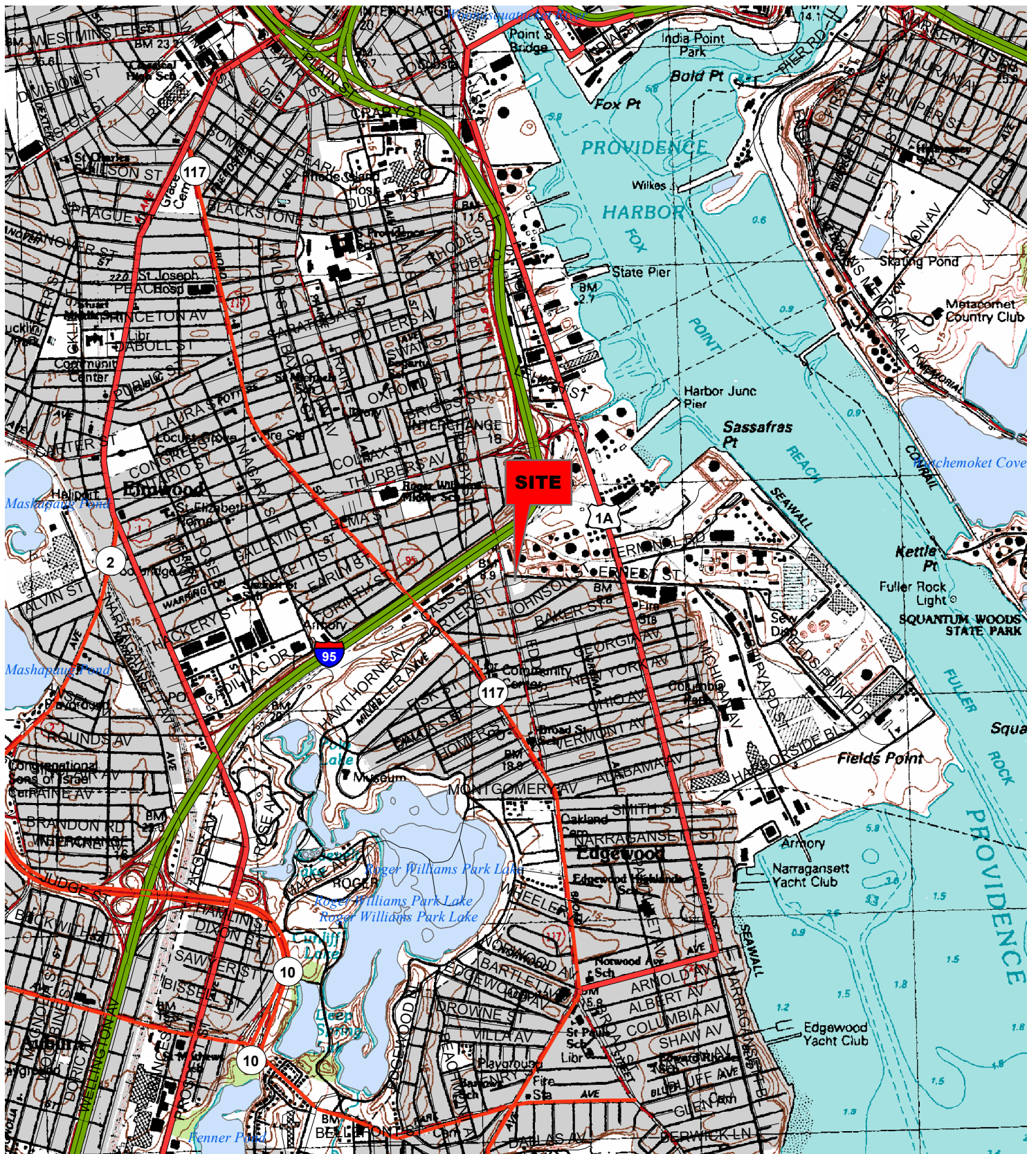
[materials-management/state-15](#)). A notification will be sent to the mailing list with the location of the final repository.

See the “Key Things to Remember” portion of this document to find out more about these communication tools.

6.0 FUTURE PLAN REVIEW AND AMENDMENTS

1144 Eddy Street, LLC may revise this PIP whenever necessary for projects subject to the *Remediation Regulations*. All revisions will be subject to review and approval by the Department. If revisions are proposed, 1144 Eddy Street, LLC will prepare a revised PIP for review and approval by the Department. When the PIP is revised, the updated version of the PIP will then be placed in the information repositories and a notice of its availability will be sent to the Site’s mailing list.

FIGURES



USGS QUADRANGLE
PROVIDENCE, RHODE ISLAND



8

USGS Quadrangle Site Location Map

144 Eddy Street
Providence, Rhode Island

DATE: 04/27/2023

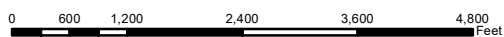
JOB #: S3977

CREATED BY: LM

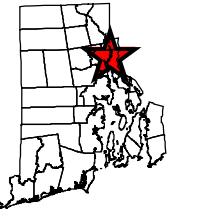
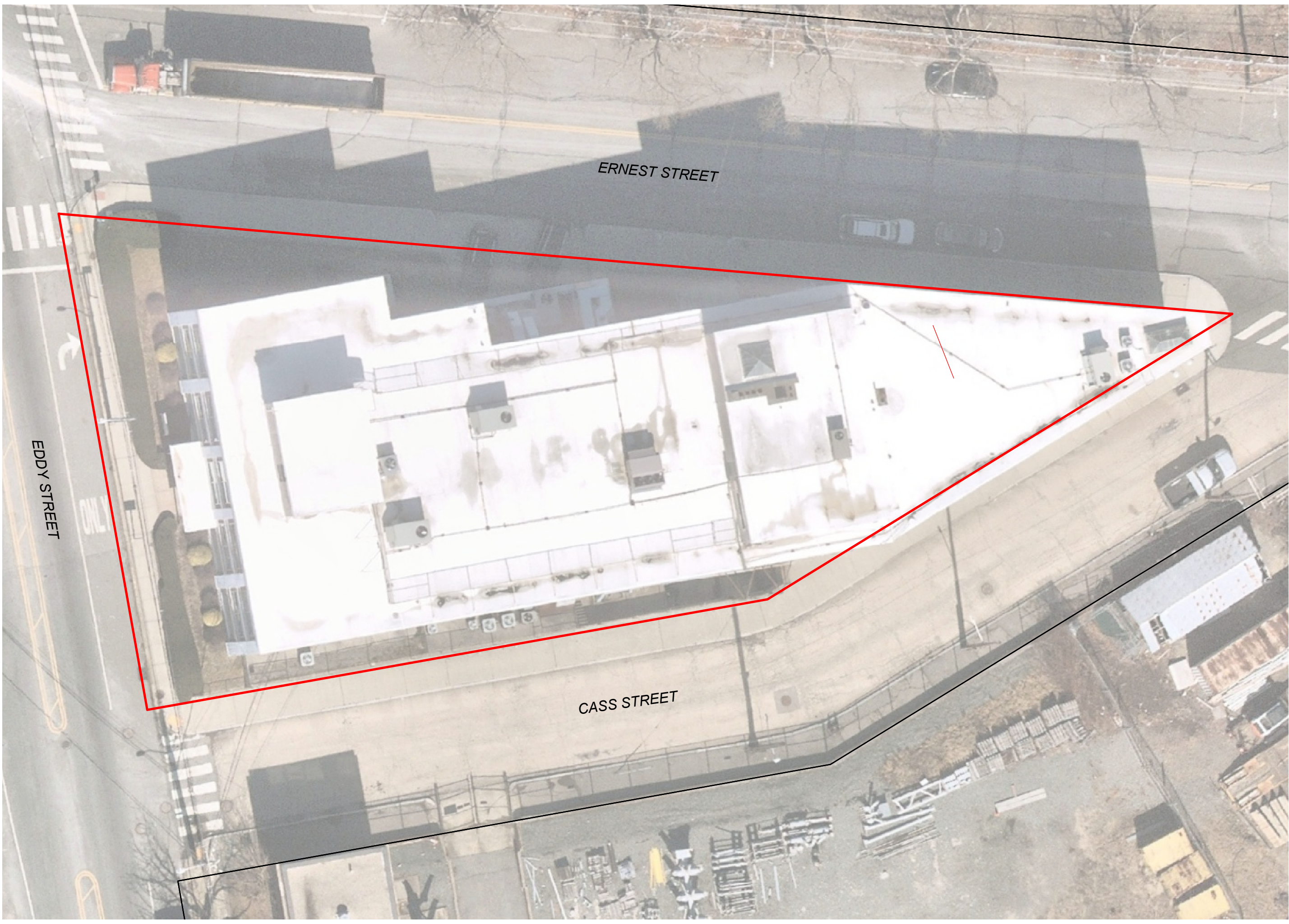
Figure 1



Data Provided by RIGIS



★ Site Location



★ Site Location

Legend

□ Approximate Site Boundary



0 3.75 7.5 15 22.5 30 Feet

Data Provided by RIGIS
Orthoimagery provided by nearmap.com

Site Plan

1144 Eddy Street
Providence, Rhode Island

Date: 08/07/2023

Job#: S3977

Created By: ALM/jpl

Figure 2



APPENDIX A



RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF LAND REVITALIZATION & SUSTAINABLE MATERIALS MANAGEMENT
235 Promenade Street, Providence, Rhode Island 02908

PUBLIC INVOLVEMENT PLAN PROCESS INITIATION LETTER **File No. SR-28-2076**

June 23, 2023

Mr. Joseph Paolino, Jr.
1144 Eddy Street, LLC
100 Westminster Street
Providence, RI 02903

RE: Former Federal Products Corp.
1144 Eddy Street
Providence, Rhode Island
Plat Map 57 / Lot 291

Dear Mr. Paolino:

On April 22, 2020, the Rhode Island Department of Environmental Management's (the Department) Office of Land Revitalization and Sustainable Materials Management (LRSMM) enacted the codified 250-RICR-140-30-1, Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations). The purpose of these regulations is to create an integrated program requiring reporting, investigation, and remediation of contaminated sites in order to eliminate and/or control threats to human health and the environment in a timely and cost-effective manner.

The above referenced property is located at 1144 Eddy Street, Providence, Rhode Island (the Site) and further identified as Plat Map 57 / Lot 291. The City of Providence Tax Assessor's Office identifies 1144 Eddy Street, LLC as the current owner of the Site and, as such, 1144 Eddy Street, LLC is a Responsible Party as defined by Section 1.4(A)(70) of the Remediation Regulations.

The Department's Office of LRSMM has received a written request in the form of a petition from the community, submitted in accordance with § 1.8.7(E) of the Remediation Regulations, requesting a Public Involvement Plan (PIP) be developed and approved for the Site. A copy of the petition submitted to the Department on June 7, 2023, is attached to this letter.

Prior to conducting any further Site activities, 1144 Eddy Street, LLC, as the Responsible and Performing Party, must initiate the process of developing an approvable PIP associated with the planned environmental cleanup of the Site at 1144 Eddy Street, as well as any other Site redevelopment activities requiring remedial actions that fall under the jurisdiction of the Remediation Regulations.

Please notify this office within seven (7) days of the receipt of this letter of your plans and proposed schedule for conducting the PIP development process.

If you have any questions regarding this letter or would like the opportunity to meet with Department personnel, please contact me by telephone at (401) 222-2797 ext. 2777142 or by E-mail at patricia.burke@dem.ri.gov.

Sincerely,

Authorized by,

Kelly J. Owens for

Patricia Burke, Project Manager
Environmental Scientist
Office of Land Revitalization &
Sustainable Materials Management



Ashley L. Blauvelt, P.E.
Environmental Engineer IV
Office of Land Revitalization &
Sustainable Materials Management

cc: Susan Forcier, Deputy Director, RIDEM
Leo Hellested, Administrator, RIDEM/OLRSMM
Matt DeStefano, Deputy Administrator, RIDEM/OLRSMM
Kelly Owens, Assoc. Supervising Engineer, RIDEM/OLRSMM
Chris Gaynor, Climate Justice Specialist, RIDEM
Michael Byrns, Env. Health Risk Assessment Toxicologist, RIDOH
Sen. Tiara T. Mack, State Senator for District 6
Sen. Joshua Miller, State Senator for District 28
Rep. Jose F. Batista, State Representative for District 12
Linda Perri, Washington Park Neighborhood Association
Monica Huertas, Washington Park Neighborhood Association
Julian Drix, Washington Park Neighborhood Association
Jacob Butterworth, SAGE Environmental, Inc.

Attachments: Petition Requesting Public Involvement Plan

Timestamp	First Name	Last Name	Email address	Phone #	Homes address
2023/05/21	Joshua	Miller		REDACTED	
2023/05/21	Julian	Drix		REDACTED	
2023/05/22	Monica	Huertas		REDACTED	
2023/05/22	Juan	Huertas		REDACTED	
2023/05/22	Angel	Ramos		REDACTED	
2023/05/22	linda	perri		REDACTED	
2023/05/22	Everett	Pope		REDACTED	
2023/05/22	April	Brown		REDACTED	
2023/05/22	Joel	Rosario		REDACTED	
2023/05/22	Jhon	Clavijo		REDACTED	
2023/05/22	Ellen	Tuzzolo		REDACTED	
2023/05/22	Christopher	Gaynor		REDACTED	
2023/05/22	Jo	Ayuso		REDACTED	
2023/05/22	Jordan	Schmolka		REDACTED	
2023/05/22	Jenny	Li		REDACTED	
2023/05/22	Norma	Smith		REDACTED	
2023/05/22	Reina	Thomas		REDACTED	
2023/05/22	Jessie	Brooks		REDACTED	
2023/05/22	Lisa	Scorpio		REDACTED	
2023/05/23	Tara	Boulais		REDACTED	
2023/05/23	Larry	Miller		REDACTED	
2023/05/23	Yanine	Castedo		REDACTED	
2023/05/23	Jennifer	Martenson		REDACTED	
2023/05/23	Jeanine	Calkin		REDACTED	
2023/05/23	Clara	Hardy		REDACTED	
2023/05/23	Yeimy	Bakemon		REDACTED	
2023/05/24	Doug	Victor		REDACTED	
2023/05/24	Joseph	Almeida		REDACTED	
2023/05/24	Zoraida	Almeida		REDACTED	
2023/05/24	Len	cabral		REDACTED	
2023/05/24	Joanne	Noonan		REDACTED	
2023/05/24	Darrell	Brown		REDACTED	
2023/05/24	Jose	Batista		REDACTED	
2023/05/24	Sally	Menzela		REDACTED	
2023/05/24	lotus	rodriguez		REDACTED	
2023/05/27	Linden	Jenkins		REDACTED	
2023/05/31	Esther	Eloge		REDACTED	
2023/06/01	Everett	Pope		REDACTED	
2023/06/02	Karen	Hlynsky		REDACTED	
2023/06/03	Yadira	Rivera		REDACTED	
2023/06/03	Rosanna	Lenus		REDACTED	

APPENDIX B

LIMITATIONS

1. This report was prepared for the exclusive use of 1144 Eddy Street, LLC. ("Client"). This report and any findings and conclusions contained therein shall not, in whole or in part, be provided to, used, or relied upon by any other person, firm, entity or governmental agency in whole or in part, without the prior written approval of SAGE. Reliance by any other person, firm, entity, or governmental agency in whole or in part, for any use, without SAGE's prior written approval, shall be at that party's sole risk and without any liability to SAGE.
2. This report, and the findings and conclusions contained therein, are based on services provided to Client under the conditions stated herein, pursuant to the agreement between SAGE and Client. Use of this report, in whole or in part, at other locations or for other purposes, without SAGE's prior written approval, will be at Client's sole risk and without any liability to SAGE.
3. This report has been prepared in accordance with generally accepted practices. SAGE's services were performed using the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services, at the same time, under similar conditions, at the same or a similar property.
4. In preparing this report, SAGE may have relied upon certain information made available by governmental agencies, Client, and/or other persons, firms, or entities. SAGE cannot verify the accuracy or completeness of that information and cannot guarantee or warrant the information provided by non-SAGE sources.
5. SAGE does not and cannot represent that a site contains no hazardous material, oil, or other condition beyond that observed by SAGE during its study. Additionally, SAGE does not assume responsibility for limited sampling and explorations, fluctuations in water levels, or the presence of chemical constituents that are not the subject of this investigation and which are not included in the of analyzed parameters for a study.
6. The findings and conclusions presented in this report are based solely on the information contained or referenced in this report. If additional environmental or other relevant information that was not made available to SAGE at the time of this report is developed at a later date, Client agrees to promptly bring such information to the attention of SAGE. Upon evaluation of such information, SAGE reserves the right to recommend modification of this report and its findings and conclusions.
7. No warranty, express or implied, is made by way of SAGE's performance of services or providing a work product, including but not limited to any warranty with the contents of a report or with any and all work product.

APPENDIX C



April 27, 2023

Patricia Burke, Environmental Scientist
Rhode Island Department of Environmental Management
Office of Land Revitalization & Sustainable Material Management
235 Promenade Street
Providence, RI 02908

**RE: 1144 Eddy Street
Plat Map 57 / Lot 291
Providence, Rhode Island**

Dear Ms. Burke:

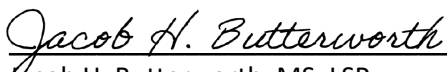
Attached is the Public Notice document notifying abutters of the Site Investigation activities at the above-referenced property. A list of recipients notified via certified mail is provided in the following table.

**Abutting Properties to
1144 Eddy Street
Providence, Rhode Island**

Plat/lot	Address	Owner
57/285	1150 Eddy Street	Narragansett Electric Company
57/294	1116 Eddy Street	Triton Terminaling LLC
57/326	1139 Eddy Street	Federal Products Corp
57/325	1147 Eddy Street	Federal Products Corp

In addition, this notice was also shared with State Representative Batista of District 12, State Senator Mack of District 6, and City Councilman Espinal of Ward 10. Should you have any questions, comments or require further information, please contact this office.

Sincerely,
SAGE Environmental, Inc.


Jacob H. Butterworth, MS, LSP
Vice President

JHB/alm

Plat/lot	Address	Owner	Owner Address
57/285	1150 Eddy Street	Narragansett Electric Company	40 Sylvan Rd, Waltham MA 02451-2286
57/294	1116 Eddy Street	Triton Terminaling LLC	PO Box 4369, Houston TX 77210-4369
57/326	1139 Eddy Street	Federal Products Corp	1144 Eddy Street, Providence, RI 02905
57/325	1147 Eddy Street	Federal Products Corp	1144 Eddy Street, Providence, RI 02905

Notification to Abutters
Former Federal Products Corp
1144 Eddy Street
Plat Map 57, Lot 291
Providence, Rhode Island

April 27, 2023

In accordance with the Rhode Island Department of Environmental Management's (RIDEM's) Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations), **1144 Eddy Street LLC** is providing notice to abutters of their intent to conduct a **Site Investigation** at the property addressed as **1144 Eddy Street in Providence, Rhode Island**. The goal of this investigation is to determine if a release of hazardous materials has occurred on the property. The investigation will involve the sampling of environmental media (specifically soil, soil gas, indoor air, and groundwater) by **SAGE Environmental, Inc.** personnel. The property is further designated as Plat Map **57**, Lot **291** of the City of **Providence** Tax Assessor's plat maps. RIDEM has determined that conducting this investigation is in the public interest.

The investigation is scheduled to be conducted in **May 2023** and is expected to take approximately **three to four weeks**. The results of the investigation should be available by **July 2023**.

For more information regarding this notice or this investigation, contact **Patricia Burke** at (401) 222-2797, extension **277-7142** or via email at Patricia.Burke@dem.ri.gov. To make arrangements to review Department records pertaining to this property location, contact **Angela Spadoni** at (401) 222-2797, extension **277-7307** or via email at Angela.Spadoni@dem.ri.gov.

Notificación to Abutters
Antigua Federal Products Corp
1144 Eddy Street
Mapa de Plat 57, Lote 291
Providence, Rhode Island

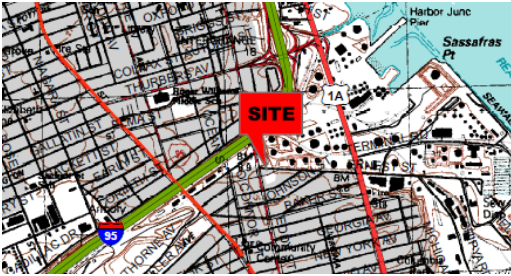
abril 27, 2023

De acuerdo con las Reglas y Regulaciones para la Investigación y Remediación de Emisiones de Materiales Peligrosos (las Regulaciones de Remediación) del Departamento de Gestión Ambiental de Rhode Island (RIDEM), 1144 Eddy Street LLC está notificando a los abutters de su intención de realizar una **Investigación del Sitio** en la propiedad dirigida como **1144 Eddy Street en Providence, Rhode Island**. El objetivo de esta investigación es determinar si se ha producido una liberación de materiales peligrosos en la propiedad. La investigación implicará el muestreo de medios ambientales (específicamente suelo, gas del suelo, aire interior y agua subterránea) por **parte de SAGE Environmental, Inc.** personal. La propiedad se designa además como Plat Map **57**, Lot **291** de los mapas de la plataforma del Asesor de Impuestos de la Ciudad de **Providence**. RIDEM ha determinado que llevar a cabo esta investigación es de interés público.

La investigación está programada para mayo de **2023** y se espera que dure aproximadamente **de tres a cuatro semanas**. Los resultados de la investigación deberían estar disponibles para **julio de 2023**.

Para obtener más información sobre este aviso o esta investigación, comuníquese con **Patricia Burke** al (401) 222-2797, extensión 277-7 **142** o por correo electrónico a Patricia.Burke@dem.ri.gov. Para hacer arreglos para revisar los registros del Departamento relacionados con la ubicación de esta propiedad, comuníquese con **Angela Spadoni** al (401) 222-2797, extensión 277-7307 o por correo electrónico a Angela.Spadoni@dem.ri.gov.

Site-Specific Fact Sheet
Former Federal Products Corp
1144 Eddy Street
Plat Map 57, Lot 291
Providence, Rhode Island



SAGE Environmental, Inc. (SAGE) has prepared the Site-Specific Fact Sheet in accordance with Rule 1.8.7(B)(i) of the Rhode Island Department of Environmental Management (RIDEM) Remediation Regulations.

As part of environmental due diligence, SAGE conducted a LSI to evaluate whether a release to Site soils and/or groundwater had occurred. Additionally, as part of the LSI, vapor intrusion was also evaluated.

Select soil samples were collected from five (5) soil borings and transported under chain-of-custody protocol to a State-certified laboratory for select analysis total petroleum hydrocarbon (TPH) via Environmental Protection Agency (EPA) Method 8015D, volatile organic compounds (VOCs) via EPA Method 8260C, priority pollutant 13 metals via EPA Methods 6010D and 7471B, polycyclic aromatic hydrocarbons (PAHs) via EPA Method 8270D and polychlorinated biphenyls (PCBs) via EPA Method 8082A. Samples were collected from varying depths throughout the Site.

On November 22, 2021, SAGE advanced five (5) soil borings. Soil results are as follows:

- Arsenic and benzo(a)pyrene were detected at concentrations above the applicable RIDEM Method 1 Residential Direct Exposure Criteria (R-DEC) and Industrial/Commercial Direct Exposure Criteria (I/C-DEC) in shallow soil samples SE-103 (0' – 2') and SE-104 (0' – 2');
- Beryllium and select PAHs were detected at concentrations above the RIDEM Method 1 R-DEC but below the I/C-DEC in soil samples SE-103 (0' – 2') and SE-104 (0' – 2'); and
- Beryllium was detected at a concentration above the RIDEM Method 1 R-DEC but below the I/C-DEC in soil sample SE-105 (0' – 2').

Three (3) soil borings were completed as groundwater monitoring wells. Impacts to groundwater were not identified.

In November 2021, four (4) soil gas sampling points were installed through the concrete slab of the Site building using a hammer drill. Laboratory analytical results were compared to the Massachusetts Department of Environmental Protection (MassDEP) Vapor Intrusion (VI) Guidance Sub-Slab Soil Gas Screening Values (SSGS) for Residential (R-SSGS) and Commercial/Industrial (C/I-SSGS) settings. The following provides a summary of the analytical detections from the November 22, 2021, sampling event:

- SE-SG-101: 1,1,1-trichloroethane and cis-1,2-dichloroethene (cis-1,2-DCE) were detected at concentrations above the MassDEP R-SSGS. PCE and TCE were detected at concentrations exceeding both the MassDEP R-SSGS and C/I-SSGS. All other analytes, where detected, were below the applicable standards;
- SE-SG-102: PCE was detected at a concentration above the MassDEP R-SSGS. TCE was detected at a concentration exceeding both the MassDEP VI R-SSGS and C/I-SSGS. All other analytes, where detected, were below the applicable standards;
- SE-SG-103: 1,1,1-trichloroethane, 1,1-dichloroethane and cis-1,2-DCE were detected at concentrations above the MassDEP VI R-SSGS. PCE was detected at a concentration exceeding both the MassDEP VI Guidance for R-SSGS and C/I-SSGS. All other analytes, where detected, were below the applicable standards;
- SE-SG-105: All analytes, where detected, were compliant with MassDEP VI Guidance for residential values for sub-slab soil gas.

SAGE returned to the Site on December 21, 2021, and January 4, 2022, to install seven additional soil borings. Detected analytes were not above applicable RIDEM Method 1 standards. Two (2) of the seven (7) borings were completed as groundwater monitoring wells. Results of sampling of the monitoring wells did not identify analytes above applicable standards.

On December 20, 2021, SAGE deployed three (3) summa canisters within the Site building and one (1) outdoor ambient air summa canister. Indoor air sample SE-IA-101 was collected from the basement located towards the eastern portion of the Site

building and indoor air sample SE-IA-102 was collected from the ground floor located towards the western portion of the Site building. Ambient air sample SE-IA-103 was placed along the western exterior of the Site building. Laboratory analytical results were compared to the MassDEP VI Guidance Threshold Values (TVs) for Residential (R-TVs) and Commercial/Industrial (C/I-TVs) settings. The following provides a summary of the analytical detections from the December 20, 2021, sampling event:

- SE-IA-101: Bromodichloromethane, cis-1,2-DCE, PCE and TCE were detected at concentrations above the MassDEP VI Guidance for R-TVs for indoor air;
- SE-IA-102: Bromodichloromethane, cis-1,2-DCE, PCE and TCE were detected at concentrations above the MassDEP VI Guidance for R-TVs for indoor air; and
- SE-IA-103: TCE was detected in the ambient air sample at a concentration above the MassDEP VI Guidance for R-TVs for indoor air.

SAGE evaluated soil, groundwater, sub-slab soil gas and indoor air for potential contaminants of concern. The results of this investigation identified select PAHs within soil in excess of RIDEM Method 1 R-DEC and/or I/C-DEC. Additionally, within soil, arsenic and beryllium were detected above RIDEM Method 1 R-DEC and/or I/C-DEC. Groundwater was evaluated for VOCs, and although detections were found, they are not in excess of applicable GB-GWOs. During the assessment of sub-slab soil gas, detections of select chlorinated VOCs were found toward the easterly end of the Site structure exceeding MassDEP R-SSGS and/or C/I-SSGS. The levels within the soil gas suggested the possibility of elevated VOCs within soil as well as the possibility of vapor intrusion. As such, additional testing of soil beneath the Site structure toward the soil gas detection was performed, and results of the testing did identify various chlorinated VOCs, however, not at levels exceeding RIDEM Method 1 R-DEC or applicable GB-LC. Indoor air testing did detect chlorinated VOCs, namely PCE, TCE, and cis-1,2-DCE exceeding MassDEP R-TVs and/or C/I-TVs.

Should you have any questions, please feel free to contact SAGE Environmental, Inc. at (401) 723-9900 or RIDEM Office of Land Revitalization and Sustainable Materials Management Project Manager Patricia Burke at (401) 222-2797 x 277-7142 or via email at Patricia.Burke@dem.ri.gov.

Hoja informativa específica del sitio
Antigua Federal Products Corp
1144 Eddy Street
Mapa de Plat 57, Lote 291
Providence, Rhode Island



SAGE Environmental, Inc. (SAGE) ha preparado la Hoja de Datos Específicos del Sitio de acuerdo con la Regla 1.8.7(B)(i) de las Regulaciones de Remediación del Departamento de Gestión Ambiental de Rhode Island (RIDEM).

Como parte de la debida diligencia ambiental, SAGE realizó un LSI para evaluar si se había producido una liberación a los suelos del sitio y / o aguas subterráneas. Además, como parte del LSI, también se evaluó la intrusión de vapor. .

Se recolectaron muestras de suelo seleccionadas de cinco (5) perforaciones del suelo y se transportaron bajo el protocolo de cadena de custodia a un laboratorio certificado por el Estado para el análisis selecto de hidrocarburos totales de petróleo (TPH) a través del Método 8015D de la Agencia de Protección Ambiental (EPA), compuestos orgánicos volátiles (COV) a través del Método 8260C de la EPA, contaminantes prioritarios 13 metales a través de los Métodos 6010D y 7471B de la EPA, hidrocarburos aromáticos policíclicos (HAP) a través del Método 8270D de la EPA y bifenilos policlorados (PCB) a través del Método 8082A de la EPA. Se recogieron muestras de diferentes profundidades en todo el sitio.

El 22 de noviembre de 2021, SAGE avanzó cinco (5) perforaciones del suelo. Los resultados del suelo son los siguientes:

- Se detectaron arsénico y benzo(a)pireno en concentraciones superiores a los criterios de exposición directa residencial (R-DEC) y los criterios de exposición directa industrial/comercial (I/C-DEC) del método 1 aplicables de RIDEM en muestras de suelo poco profundo SE-103 (0' – 2') y SE-104 (0' – 2');
- El berilio y determinados HAP se detectaron en concentraciones superiores al método RIDEM 1 R-DEC, pero por debajo del I/C-DEC en muestras de suelo SE-103 (0' – 2') y SE-104 (0' – 2'); y
- El berilio se detectó a una concentración por encima del Método RIDEM 1 R-DEC pero por debajo del I/C-DEC en la muestra de suelo SE-105 (0' – 2').

Se completaron tres (3) perforaciones del suelo como pozos de monitoreo de aguas subterráneas. No se identificaron impactos en las aguas subterráneas.

En noviembre de 2021, se instalaron cuatro (4) puntos de muestreo de gas del suelo a través de la losa de concreto del edificio del sitio utilizando un taladro de martillo. Los resultados analíticos de laboratorio se compararon con los valores de detección de gases del suelo (SSGS) de la Guía de Intrusión de Vapor (VI) del Departamento de Protección Ambiental de Massachusetts (MassDEP) para entornos residenciales (R-SSGS) y comerciales / industriales (C/I-SSGS). A continuación se proporciona un resumen de las detecciones analíticas del evento de muestreo del 22 de noviembre de 2021:

- SE-SG-101: 1,1,1-tricloroetano y cis-1,2-dicloroetano (cis-1,2-DCE) se detectaron en concentraciones superiores a MassDEP R-SSGS. El PCE y el TCE se detectaron en concentraciones superiores tanto al MassDEP R-SSGS como al C/I-SSGS. Todos los demás analitos, cuando se detectaron, estaban por debajo de las normas aplicables;
- SE-SG-102: Se detectó PCE a una concentración superior al MassDEP R-SSGS. El TCE se detectó a una concentración superior tanto al MassDEP VI R-SSGS como al C/I-SSGS. Todos los demás analitos, cuando se detectaron, estaban por debajo de las normas aplicables;
- SE-SG-103: 1,1,1-tricloroetano, 1,1-dicloroetano y cis-1,2-DCE se detectaron a concentraciones superiores a MassDEP VI R-SSGS. El PCE se detectó a una concentración superior tanto a la guía MassDEP VI para R-SSGS como a C/I-SSGS. Todos los demás analitos, cuando se detectaron, estaban por debajo de las normas aplicables;
- SE-SG-105: Todos los analitos, donde se detectaron, se quejaron con MassDEP VI Guidance for residential values for sub-slab soil gas.

SAGE regresó al sitio el 21 de diciembre de 2021 y el 4 de enero de 2022 para instalar siete perforaciones de suelo adicionales. Los analitos detectados no estaban por encima de los estándares aplicables del Método RIDEM 1. Dos (2) de las siete (7)

perforaciones se completaron como pozos de monitoreo de aguas subterráneas. Los resultados del muestreo de los pozos de monitoreo no identificaron analitos por encima de los estándares aplicables.

El 20 de diciembre de 2021, SAGE desplegó tres (3) recipientes de suma dentro del edificio del sitio y un (1) recipiente de suma de aire ambiente al aire libre. La muestra de aire interior SE-IA-101 se recogió del sótano ubicado hacia la parte oriental del edificio del sitio y la muestra de aire interior SE-IA-102 se recogió de la planta baja ubicada hacia la parte occidental del edificio del sitio. La muestra de aire ambiente SE-IA-103 se colocó a lo largo del exterior occidental del edificio del sitio. Los resultados analíticos de laboratorio se compararon con los valores umbral de orientación (TV) de MassDEP VI para entornos residenciales (R-TV) y comerciales/industriales (C/I-TV). A continuación se proporciona un resumen de las detecciones analíticas del evento de muestreo del 20 de diciembre de 2021:

- SE-IA-101: Se detectaron bromodiclorometano, cis-1,2-DCE, PCE y TCE en concentraciones superiores a la guía MassDEP VI para R-TV para aire interior;
- SE-IA-102: Se detectaron bromodiclorometano, cis-1,2-DCE, PCE y TCE en concentraciones superiores a la Guía MassDEP VI para R-TV para aire interior; y
- SE-IA-103: TCE se detectó en la muestra de aire ambiente a una concentración superior a la guía MassDEP VI para R-TV para aire interior.

SAGE evaluó el suelo, las aguas subterráneas, el gas del suelo sublosa y el aire interior en busca de posibles contaminantes preocupantes. Los resultados de esta investigación identificaron HAP seleccionados dentro del suelo que exceden el Método RIDEM 1 R-DEC y/o I/C-DEC. Además, dentro del suelo, se detectaron arsénico y berilio por encima del Método RIDEM 1 R-DEC y/o I/C-DEC. Se evaluó el agua subterránea para detectar COV y, aunque se encontraron detecciones, no exceden los GB-GWO aplicables. Durante la evaluación del gas del suelo sub-losa, se encontraron detecciones de COV clorados seleccionados hacia el extremo oriental de la estructura del sitio que excedían MassDEP R-SSGS y / o C / I-SSGS. Los niveles dentro del gas del suelo sugirieron la posibilidad de COV elevados dentro del suelo, así como la posibilidad de intrusión de vapor. Como tal, se realizaron pruebas adicionales del suelo debajo de la estructura del sitio para la detección de gases del suelo, y los resultados de las pruebas identificaron varios COV clorados, sin embargo, no a niveles superiores al Método RIDEM 1 R-DEC o GB-LC aplicable. Las pruebas de aire interior detectaron COV clorados, a saber, PCE, TCE y cis-1,2-DCE que exceden los televisores R-TV MassDEP y / o C / I-TV.

Si tiene alguna pregunta, no dude en ponerse en contacto con SAGE Environmental, Inc. al (401) 723-9900 o con la Gerente de Proyectos de la Oficina de Revitalización de Tierras y Gestión de Materiales Sostenibles de RIDEM, Patricia Burke, al (401) 222-2797 x 277-7142 o por correo electrónico a Patricia.Burke@dem.ri.gov.

ENVIRONMENTAL INVESTIGATION – REMEDIATION PROJECT
INVESTIGACIÓN AMBIENTAL – PROYECTO DE REMEDIACIÓN

**1144 Eddy Street
Providence, Rhode Island
Plat Map 57 / Lot 291**

**FOR MORE INFORMATION, CONTACT:
PARA OBTENER MÁS INFORMACIÓN, CONTACTO:**

Patricia Burke, Environmental Scientist
RI Department of Environmental Management
Office of Land Revitalization and Sustainable Materials
Management
Site Remediation & Brownfields
235 Promenade Street
Providence, RI 02908
Phone: (401) 222-2797 x 2777142
Email: Patricia.Burke@dem.ri.gov

Patricia Burke, Científica Ambiental
Departamento de Gestión Ambiental de RI
Oficina de Revitalización de Tierras y Gestión Sostenible de
Materiales
Remediación del sitio y terrenos industriales abandonados
235 Promenade Street
Providence, RI 02908
Teléfono: (401) 222-2797 x 2777142
Correo electrónico: Patricia.Burke@dem.ri.gov

OR



**SAGE Environmental, Inc.
301 Friendship Street
Providence, RI 02903
401-723-9900
www.SAGE-Enviro.com**

The Rhode Island Department of Environmental Management's Site Remediation Program & Environmental Justice

DEM's SITE REMEDIATION PROGRAM

WHO WE ARE

The Rhode Island Department of Environmental Management (DEM) is the state agency responsible for preserving the quality of Rhode Island's environment. In 1995, Rhode Island passed the Industrial Property Remediation and Reuse Act (amended in 1997) and established a voluntary program for brownfields cleanup through DEM. This Act created the Office of Land Revitalization & Sustainable Material Management's (LRSMM) Site Remediation Program. The Program encourages and supports the redevelopment and reuse of contaminated properties throughout RI. The Program was established to provide fair, comprehensive, and consistent regulation of the investigation and remediation of hazardous waste, hazardous material, and petroleum releases. The State program is designed to determine if a site poses a threat to human health and the environment and efficiently determine a remedy that is effective but not overly burdensome to the parties involved.

PROGRAM PURPOSE

The purpose of the Site Remediation Program is to regulate and provide technical oversight for the investigation and remediation of releases of hazardous waste or hazardous material to the environment; to ensure that those investigations and remedial activities are conducted in a consistent manner that adequately protects human health and the environment; and to enforce regulations regarding the proper disposal of abandoned hazardous waste.

THE PROCESS

Cleaning a contaminated site requires investigation, planning, and action. The Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (<https://rules.sos.ri.gov/regulations/part/250-140-30-1>) define the specific documents that are needed, or may be needed as part of that process:

- Notification of Release
- Site Investigation Work Plan (SIWP)
- Public Notice of Investigation
- Site Investigation Report (SIR)
- Public Notice of Completed Site Investigation & Public Comment Period on Technical Feasibility of Proposed Remedy
- Remedial Action Work Plan (RAWP)
- Remedial Action
- Closure Report
- Environmental Land Usage Restriction (ELUR), if applicable

FOR MORE INFORMATION, PLEASE CONTACT:

DEM Contact in Attached Letter
RIDEM/OLRSMM – Site Remediation
235 Promenade Street, Suite 380
Providence, RI 02908
Phone: 401-222-2797
Email: Provided in Letter

OR

Ashley L. Blauvelt, P.E.,
Environmental Engineer IV
RIDEM/OLRSMM – Site Remediation
235 Promenade Street, Suite 380
Providence, RI 02908
Phone: 401-222-2797 x 2777126
Email: Ashley.blauvelt@dem.ri.gov

BROWNFIELDS

WHAT IS A BROWNFIELD

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

DETERMING IF A SITE IS A BROWNFIELD OR IS CONTAMINATED

To determine if a site is a brownfield, a Phase I Environmental Site Assessment (ESA) should be conducted. This will determine the history of the property in which one is interested. The Phase I ESA will also determine any Recognized Environmental Concerns (RECs). If RECs are determined, a Phase II ESA, otherwise referred to as a site investigation, will be conducted. The Phase II ESA will determine whether contamination exists at a site.

TYPES OF CONTAMINANTS

- Metals
- Volatile Organic Compounds (VOCs)
- Semi-VOCs
 - Polycyclic Aromatic Hydrocarbons (PAHs)
- Polychlorinated Biphenyls (PCBs)
- Petroleum Hydrocarbons

EXAMPLES OF BROWNFIELDS

- Abandoned Mills
- Gasoline & Service Stations
- Manufacturing Companies
- Dry Cleaners
- Print Shops
- Commercial / Strip Malls
 - Hair & Nail Salons
 - Home Improvement / Paint Stores
- Doctor, Dentist, Veterinary Clinic
- Farms & Orchards

ADVANTAGES TO REDEVELOPING A BROWNFIELD

- Existing infrastructure
- Tax incentives
- Labor concentration
- Improve public health and safety
- Improve air and water quality
- Preserve historical landmarks and heritage architecture
- Beautify urban landscapes
- Reduce neighborhood blight
- Facilitate job growth

REDEVELOPMENT POSSIBILITIES

- Open Space / Green Space / Athletic Fields
- Affordable Housing
- Industrial/Commercial Space
- Mixed-Use Space
- So much more!

ENVIRONMENTAL JUSTICE

HOW IT STARTED

As a result of Rhode Island's industrial history and heritage, many properties in the State have been impacted by past activities. Impacts include environmental contamination by oil and hazardous chemicals that were used in these operations. Many of the impacted sites are in the urban centers of the State. In many cases, low income and minority populations live in the communities around the sites. These populations have been subject to many historical inequities. Addressing these inequities and providing a fair, effective process for future involvement in site remediation projects is a main premise of environmental justice.

WHAT IS ENVIRONMENTAL JUSTICE (EJ)

EJ is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

WHAT IS AN EJ AREA

EJ focus areas are defined as United States Census block groups that are in the highest fifteen percent (15%) of all Census block groups in RI with respect to the percent population identified as racial minorities or the highest fifteen percent (15%) of RI census block groups with respect to percent population with income identified as being twice the federal poverty level or below (utilizing the most recent and readily available data from the United States Census).

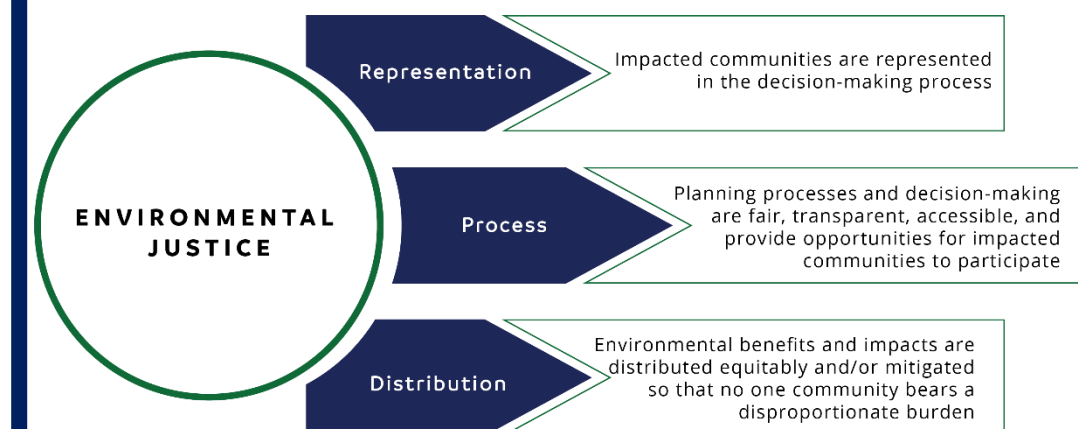
IS MY PROPERTY IN AN EJ AREA

Check out DEM's ArcGIS map:

<https://ridemgis.maps.arcgis.com/apps/webappviewer/index.html?id=87e104c8adb449eb9f905e5f18020de5>

HOW DEM ADDRESSES EJ

Reference RIGL §23-19.14-5 to learn more about environmental equity and public participation.



El Programa de Rehabilitación de Terrenos y Justicia Ambiental del Departamento de Gestión Ambiental de Rhode Island

PROGRAMA DE REHABILITACIÓN DE TERRENOS DEL DEM

QUIÉNES SOMOS

El Departamento de Gestión Ambiental de Rhode Island (DEM) es la agencia estatal responsable de preservar la calidad del medio ambiente de Rhode Island. En 1995, Rhode Island aprobó la Ley de Rehabilitación y Reutilización de la Propiedad Industrial (modificada en 1997) y estableció un programa voluntario de limpieza de terrenos edificadas abandonados a través del DEM. Esta ley creó el Programa de Rehabilitación de Terrenos de la Oficina de Revitalización del Suelo y Gestión de Materiales Sostenibles (LRSMM). El programa fomenta y apoya la reutilización de propiedades contaminadas en todo RI. El Programa se estableció para proporcionar una regulación justa, exhaustiva y coherente de la investigación y rehabilitación de residuos peligrosos, materiales peligrosos y emisiones de petróleo. El programa estatal está diseñado para determinar si un sitio representa una amenaza para la salud humana y el medio ambiente, y para identificar una solución que sea eficaz pero que no sea excesivamente costosa para las partes involucradas.

OBJETIVO DEL PROGRAMA

El objetivo del Programa de Rehabilitación de Terrenos es regular y proporcionar supervisión técnica para la investigación y la rehabilitación de las liberaciones de residuos peligrosos o materiales peligrosos en el medio ambiente; asegurar que esas investigaciones y actividades de rehabilitación se lleven a cabo de una manera uniforme que proteja adecuadamente la salud humana y el medio ambiente; y hacer cumplir los reglamentos relativos a la eliminación adecuada de los residuos peligrosos abandonados.

EL PROCESO

La limpieza de un terreno contaminado requiere investigación, planificación y acción. Las normas y reglamentos para la investigación y rehabilitación de vertidos de materiales peligrosos (<https://rules.sos.ri.gov/regulations/part/250-140-30-1>) definen los documentos específicos que se necesitan o pueden necesitarse como parte de ese proceso:

- Notificación de divulgación
- Plan de trabajo de investigación del sitio (SIWP)
- Aviso público de la investigación
- Informe de investigación del sitio (SIR)
- Aviso público sobre la finalización de la investigación del terreno y período de comentarios públicos sobre la viabilidad técnica de la solución propuesta
- Plan de trabajo de la acción de rehabilitación (RAWP)
- Acción de rehabilitación
- Informe de finalización
- Restricción del uso del suelo para fines ambientales (ELUR), si corresponde

PARA OBTENER MAS INFORMACION, COMUNIQUESE CON:

Contacto del DEM en la carta adjunta
RIDEM/OLRSMM – Rehabilitación de sitios
235 Promenade Street, Suite 380
Providence, RI 02908
Teléfono: 401-222-2797
Correo electrónico: Proporcionado en la carta

O BIEN

Ashley L. Blauvelt, P.E.,
Ingeniera Ambiental IV RIDEM/OLRSMM –
Rehabilitación de terrenos 235 Promenade
Street, Suite 380
Providence, RI 02908
Teléfono: 401-222-2797 x 2777126
Correo electrónico:
Ashley.blauvelt@dem.ri.gov

PROGRAMAS DE REHABILITACIÓN DE TERRENOS DEL DEM

QUÉ ES UN TERRENO EDIFICADO ABANDONADO

Los terrenos edificadas abandonados son bienes inmuebles cuya ampliación, rehabilitación o reutilización puede complicarse por la presencia o posible presencia de una sustancia peligrosa o un material contaminante.

CÓMO DETERMINAR SI UN SITIO ES UN TERRENO EDIFICADO ABANDONADO O SI ESTÁ CONTAMINADO

Para determinar si un sitio es un terreno edificadas abandonado, se debe realizar una Evaluación Ambiental del Sitio (ESA) de Fase I. Esto determinará la historia de la propiedad en la que se está interesado. La fase I de la ESA también determinará cualquier problema ambiental reconocido (REC). Si se determina la presencia de un REC, se llevará a cabo una ESA de fase II, también conocida como investigación del sitio. La fase II de la ESA determinará si el sitio está contaminado.

TIPOS DE CONTAMINANTES

- Metales
- Bifenilos policlorados (PCB)
- Compuestos orgánicos volátiles (VOC)
- Hidrocarburos de petróleo
- Semi-VOC
 - Hidrocarburos aromáticos policíclicos (PAH)

EJEMPLOS DE TERRENOS EDIFICADOS ABANDONADOS

- Molinos abandonados
- Centros comerciales
- Gasolineras y estaciones de servicio
- Salones de peluquería y manicura
- Fábricas
- Tiendas de pintura y ferreterías
- Tintorerías
- Clínicas médicas, dentales y veterinarias
- Imprentas
- Granjas y huertos

VENTAJAS DE LA REURBANIZACIÓN DE UN TERRENO EDIFICADO ABANDONADO

- Infraestructura existente
- Incentivos fiscales
- Concentración de mano de obra
- Mejora de la salud y la seguridad públicas
- Mejora de la calidad del aire y del agua
- Preservación de los monumentos históricos y de la arquitectura patrimonial
- Embellecimiento de los paisajes urbanos
- Reducción del deterioro de los vecindarios
- Fomento del crecimiento del empleo

POSIBILIDADES DE REURBANIZACIÓN

- Espacios abiertos/espacios verdes/campos de deporte
- Viviendas asequibles
- Espacio industrial/comercial
- Espacio de uso mixto
- Y mucho más

JUSTICIA AMBIENTAL

DE QUÉ MANERA SE COMENZÓ

Como resultado de la historia y el patrimonio industrial de Rhode Island, muchas propiedades del estado han sido impactadas por actividades pasadas. Los impactos incluyen la contaminación ambiental por petróleo y productos químicos peligrosos que se utilizaron en estas operaciones. Muchos de los sitios afectados se encuentran en los centros urbanos del Estado. En muchos casos, hay comunidades de bajos ingresos y grupos marginados que viven alrededor de estos sitios. Estas poblaciones han sufrido muchas desigualdades históricas. Una de las principales premisas de la justicia ambiental es abordar estas desigualdades y ofrecer un proceso justo y eficaz para la futura participación en los proyectos de rehabilitación de sitios.

QUÉ ES LA JUSTICIA AMBIENTAL (EJ)

La justicia ambiental es el trato justo y la participación significativa de todas las personas, independientemente de su raza, color, origen nacional o ingresos, con respecto al desarrollo, la aplicación y el cumplimiento de las leyes, reglamentos y políticas ambientales.

QUÉ ES UN ÁREA DE JUSTICIA AMBIENTAL

Las áreas de enfoque de justicia ambiental se definen como grupos de bloques del censo de los Estados Unidos que se encuentran en el quince por ciento (15%) más alto de todos los grupos de bloques del censo de RI con respecto al porcentaje de población identificada como minorías raciales o el quince por ciento (15%) más alto de los grupos de bloques del censo de RI con respecto al porcentaje de población con ingresos identificados como el doble del nivel federal de pobreza o por debajo de este (utilizando los datos más recientes y disponibles del censo de los Estados Unidos).

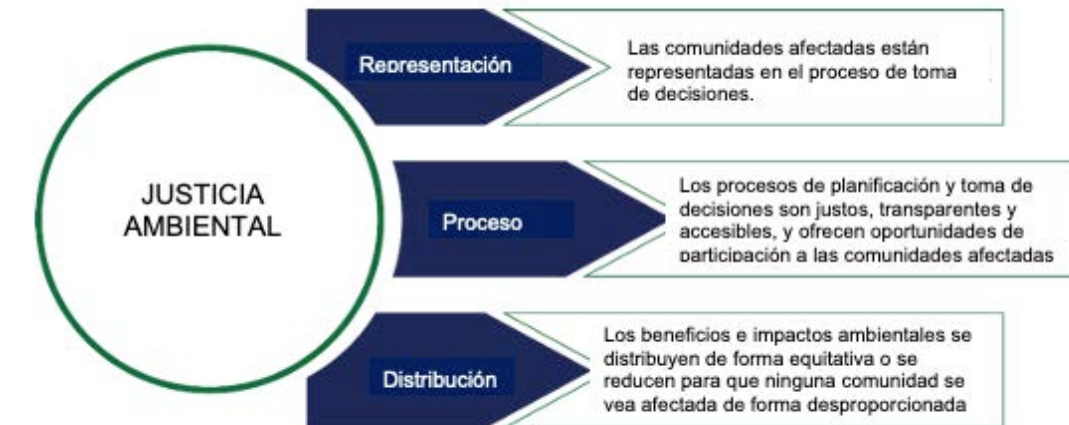
¿ESTÁ MI PROPIEDAD EN UN ÁREA DE JUSTICIA AMBIENTAL?

Consulte el mapa ArcGIS del DEM:

<https://ridemgis.maps.arcgis.com/apps/webappviewer/index.html?id=87e104c8adb449eb9f905e5f18020de5>

CÓMO EL DEM ABORDA LA JUSTICIA AMBIENTAL

Consulte la Ley General de Rhode Island (RIGL) §23-19.14-5 para obtener más información sobre la equidad ambiental y la participación pública.





April 27, 2023

Narragansett Electric Company
40 Sylvan Road
Waltham MA 02451-2286

RE: *Site Investigation Activities*
1144 Eddy Street
Plat Map 57 / Lot 291
Providence, Rhode Island
SAGE Project No. S3977

Dear Property Owner:

The attached Public Notice is being provided to inform you that Site Investigation activities at the referenced property will commence. This property neighbors your property, located at 1150 Eddy Street in Providence, Rhode Island.

Should you have any questions or comments concerning this correspondence, please do not hesitate to contact this office at (401) 723-9900 or the designated contact at the Rhode Island Department of Environmental Management, Office of Land Revitalization & Sustainable Materials Management, stipulated in the Notice.

Sincerely,
SAGE Environmental, Inc.

Jacob H. Butterworth

Jacob H. Butterworth, MS, LSP
Vice President

Attachment



April 27, 2023

Triton Terminaling LLC
PO Box 4369
Houston TX 77210-4369

RE: *Site Investigation Activities*
1144 Eddy Street
Plat Map 57 / Lot 291
Providence, Rhode Island
SAGE Project No. S3977

Dear Property Owner:

The attached Public Notice is being provided to inform you that Site Investigation activities at the referenced property will commence. This property neighbors your property, located at 1116 Eddy Street in Providence, Rhode Island.

Should you have any questions or comments concerning this correspondence, please do not hesitate to contact this office at (401) 723-9900 or the designated contact at the Rhode Island Department of Environmental Management, Office of Land Revitalization & Sustainable Materials Management, stipulated in the Notice.

Sincerely,
SAGE Environmental, Inc.

Jacob H. Butterworth

Jacob H. Butterworth, MS, LSP
Vice President

Attachment



April 27, 2023

Federal Products Corp
1144 Eddy Street
Providence, RI 02905

RE: *Site Investigation Activities*
1144 Eddy Street
Plat Map 57 / Lot 291
Providence, Rhode Island
SAGE Project No. S3977

Dear Property Owner:

The attached Public Notice is being provided to inform you that Site Investigation activities at the referenced property will commence. This property neighbors your properties, located at 1139 & 1147 Eddy Street in Providence, Rhode Island.

Should you have any questions or comments concerning this correspondence, please do not hesitate to contact this office at (401) 723-9900 or the designated contact at the Rhode Island Department of Environmental Management, Office of Land Revitalization & Sustainable Materials Management, stipulated in the Notice.

Sincerely,
SAGE Environmental, Inc.

Jacob H. Butterworth

Jacob H. Butterworth, MS, LSP
Vice President

Attachment



April 27, 2023

Representative José F. Batista
D - District 12
205 Massachusetts Avenue
Providence, RI 02905

RE: *Site Investigation Activities*
 1144 Eddy Street
 Plat Map 57 / Lot 291
 Providence, Rhode Island
 SAGE Project No. S3977

Dear Property Owner:

The attached Public Notice is being provided to inform you that Site Investigation activities at the referenced property will commence.

Should you have any questions or comments concerning this correspondence, please do not hesitate to contact this office at (401) 723-9900 or the designated contact at the Rhode Island Department of Environmental Management, Office of Land Revitalization & Sustainable Materials Management, stipulated in the Notice.

Sincerely,
SAGE Environmental, Inc.

A handwritten signature in black ink that reads "Jacob H. Butterworth". The signature is written in a cursive style and is positioned above a horizontal line.

Jacob H. Butterworth, MS, LSP
Vice President

Attachment



April 27, 2023

Senator Tiara Mack
D - District 6
82 Smith Street, Room 333
Providence, RI 02903

RE: *Site Investigation Activities*
1144 Eddy Street
Plat Map 57 / Lot 291
Providence, Rhode Island
SAGE Project No. S3977

Dear Property Owner:

The attached Public Notice is being provided to inform you that Site Investigation activities at the referenced property will commence.

Should you have any questions or comments concerning this correspondence, please do not hesitate to contact this office at (401) 723-9900 or the designated contact at the Rhode Island Department of Environmental Management, Office of Land Revitalization & Sustainable Materials Management, stipulated in the Notice.

Sincerely,
SAGE Environmental, Inc.



Jacob H. Butterworth, MS, LSP
Vice President

Attachment



April 27, 2023

City Councilman Pedro Espinal
Ward 10
25 Dorrance Street, Room 310
Providence, RI 02903

RE: *Site Investigation Activities*
1144 Eddy Street
Plat Map 57 / Lot 291
Providence, Rhode Island
SAGE Project No. S3977

Dear Property Owner:

The attached Public Notice is being provided to inform you that Site Investigation activities at the referenced property will commence.

Should you have any questions or comments concerning this correspondence, please do not hesitate to contact this office at (401) 723-9900 or the designated contact at the Rhode Island Department of Environmental Management, Office of Land Revitalization & Sustainable Materials Management, stipulated in the Notice.

Sincerely,
SAGE Environmental, Inc.



Jacob H. Butterworth, MS, LSP
Vice President

Attachment

APPENDIX D



Contact List
Public Involvement Plan (PIP)
1144 Eddy Street
Providence, Rhode Island
RIDEM Site Remediation File No. SR- 28-2076

The following personnel should be contacted with questions or concerns pertaining to the Site:

1144 Eddy Street, LLC

Mr. Al Buco
100 Westminster Street
Providence, Rhode Island 02903
401-274-6611

Rhode Island Department of Environmental Management

Patricia Burke, Project Manager
Office of Waste Management
235 Promenade Street
Providence, RI 02908
401-222-2797 ext. 7109
patricia.burke@DEM.RI.GOV

SAGE Environmental, Inc.

Jacob H. Butterworth, MS, LSP
Vice President
301 Friendship Street
Providence, Rhode Island 02903
401-723-9900
jbutterworth@sage-enviro.com