

**776 Summer Street
L Street Station
Community Informational Deconstruction Meeting
March 30, 2022
Q&A's**

Thanks to all who attended our virtual Community Informational Deconstruction Meeting on March 30, 2022. All questions, whether or not there was time to answer them during the webinar, are recorded and answered in this Q&A document for enhanced public transparency. Please find them below.

GENERAL

Q. How many people are on this Zoom?

A. There were approximately 85 attendees on the Zoom.

Q. Is it possible to get a hard copy of tonight's presentation?

A. The presentation is available for download at www.suffolk-lstreetstationboston.com. A hard copy of the presentation can be requested by emailing hrpinfonortheast@hilcoglobal.com.

SMOKESTACK DECONSTRUCTION

Q. When will the smokestacks be dismantled? What process will be used to deconstruct the smokestacks?

Q. Do we have an estimate, what month as to when the 1st Street stack will be removed?

Q. How tall is the Lampson crane.. in order to reach the top of the stacks and place on the ground at the laydown area?

A. NorthStar will commence the scaffolding erection and create an entire shroud and containment around the brick stacks approximately at the end of April. A ring scaffold will be used as a work platform and work will proceed in a top-down manner, bricks will be loosened by hand and put into the interior of the stack itself. From the bottom of the stack, NorthStar will use heavy equipment to haul them away. NorthStar will use an LR 1300 crane for the dismantling of the taller pink stacks. The crane will have 164 feet of main boom length and 184 feet of luffing jib which will reach the top of the pink stacks. These stacks will be cut and lowered in sections.

RODENT CONTROL

Q. I am still very concerned about the rat problem

Q. Update on Rodent control? Our District City Councilor asked for you to go above and beyond what is required.

Q. Can we receive copies of weekly rodent reports? Thank you.

Q. What is the data on the rodent control monitoring currently and for the past 6 years? Where can that data be viewed? 50 Bait stations in and around the perimeter? What about along First Street in its entirety?

A: 776 Summer Street has been continuously monitored for rodents since it was acquired by HRP and Redgate in 2016. The project team will continue aggressive rodent control during the deconstruction

project. An initial site survey was conducted by a licensed exterminator to evaluate potential areas of concern so appropriate measures could be installed in compliance with City of Boston regulations.

In response to comments received during prior Deconstruction public meetings, and in consultation with the project's licensed exterminator, the project team committed to going above and beyond City of Boston requirements. The team is doubling the frequency of on-site inspections of the perimeter rodenticide stations by a licensed exterminator to every week. The exterminator has recommended against more frequent rodenticide station inspections as the scent of humans will actually deter rodents from approaching the stations. However, project staff is monitoring these stations daily so any pest sightings may be addressed in a targeted and methodical manner by the professional exterminator.

To further address community concerns, comprehensive rodent trapping services were added at the building perimeters and building interiors to compliment the robust site perimeter rodenticide stations (50+). These measures include single-use rodent traps which are checked daily by project staff and weekly by a licensed exterminator and replaced immediately. Site conditions will be constantly re-assessed as the project progresses and traps will be added in any new areas found to be conducive to pest activity throughout the duration of the deconstruction project.

PLYMOUTH RUBBER SITE ROLE

Q. What was the work in Canton on Plymouth Rubber site?

A. The Community Environmental Independent Review, GZA, was involved in Plymouth Rubber site working on behalf of the Town of Canton and has had experience working on behalf of community interests.

REGULATED MATERIALS

Q. Have the stacks been evaluated for contaminants? What lines the walls?

Q. There are many more contaminants other than asbestos in the buildings, stacks and ground. You have only addressed asbestos. Please speak on the other contaminants that are equally dangerous to the surrounding community and it's health.

A. An initial site survey was performed last year to identify regulated materials present on the site and determine their quantities and locations. Regulated materials present include asbestos containing materials (ACM), oil-filled equipment (such as transformers and capacitors), mercury containing switch gear and pressure monitors, lead-based paint, and guano (bird waste). Each type of regulated material is being scheduled and sequenced to ensure the removal of the material is safe for the workforce performing the work and does not lead to contamination of the local environment. Each of these waste types is being segregated for disposal and sent to the appropriate permitted facilities. There are impacts in the soil at the property associated with the former use of coal and liquid fuels at the site. Some of these areas exist beneath the buildings that are being removed during deconstruction and will be addressed after their removal. Sanborn Head, our Licensed Site Professional, has prepared and submitted to the Massachusetts Department of Environmental Protection (MassDEP) a Release Abatement Measure Plan (RAM Plan) that documents where contaminants are present in soil and how soil needs to be managed. The RAM Plan is available on our website at at www.suffolk-1streetstationboston.com, and it is also available on MassDEPs website.

Q. What is the material of the brick and the material mortar? I understand that power building of this era were built with high concentrations of asbestos. Specifically looking at the material composition of the brick and mortar.

A. The bricks of the chimney have tested negative for asbestos.

Q. I noticed tire tracks of soil and many people walking the area. This is concerning as they track contaminated waste on to the sidewalks which I and others track home and also breath when it dries. What steps are being taken to wash and contain vehicles and tracks?

A. There is one primary truck entry gate on Summer Street which has a wheel wash station with crushed stone and a rubber tray to prevent dirty water from washing into the roads.

Q. Is the water from the truck wash going to sent to the sewer system?

A. The water is processed through a filter before being discharged.

COAL STORAGE

Q. Explain the Coal storage Area...Are you anticipating use of Coal?

A. There is a section of the historic 1898 building that was used for coal storage when the power plant was operating. This was labeled on the existing conditions drawings. There is no plan for future use of coal at 776 Summer Street.

TRAFFIC/SIDEWALK

Q. I see vehicular and pedestrian traffic indicated. How will bicycle traffic be ensured safe?

A. The scaffolding, jersey barriers and fencing that will be installed along Summer Street will delineate the boundary of work and help to protect pedestrians and cyclists. Though a portion of the existing bike lane will be occupied by this protection for a portion of the deconstruction phase (approximately 12 months) , the future Phase 1 Project will deliver new dedicated bike facilities along Summer Street adjacent to the site.

Q. Why can't they temporarily move the bus stop to L & 2nd St?

A. There is an existing bus stop at L & East 2nd Street. In order to create the least disruption possible for our neighbors, we chose to preserve and make safe the existing bus stop on the site. This will be accomplished through multiple measures including the retention of the existing brick wall that bounds the site near the bus stop at East 1st Street.

Q. Are there coordination efforts in place with Massport during the inbound & outbounds traffic for the deconstruction efforts from Summer street? And if so, what are they and how are they managed for high traffic truck days for Massport? And finally, where is this information provided to ensure Southie residents are aware of high traffic days.

A. We have worked with both Massport and the BTD to mitigate traffic impacts for our neighbors. Massport's truck operation is supported by a dedicated traffic signal that allows trucks access to Summer Street at all times. We will continue to work with both Massport and BTD to ensure minimal impacts to adjacent roadways.

VIBRATION/DUST MONITORING & MITIGATION

Q. What are results of vibration monitoring to date?

A. The vibration monitoring has been in place since deconstruction began in early December 2021. To date, the allowable limits of vibration have not been exceeded.

Q. Does the dust monitoring program have specific criterion for coal dust?

A: The dust action levels are based on chemical concentrations measured in samples collected from the site. Sanborn Head used the maximum concentration of chemicals, including residual metals potentially associated with coal ash, in a human health risk assessment to develop the dust action level. Calculation of the dust action level is included in our Dust Monitoring Plan, which is available on our website at www.suffolk-lstreetstationboston.com.

Q. Are the daily monitoring measurements & controls published on a daily, weekly or monthly basis? And if so, where can that information be found?

A. Monthly perimeter dust monitoring reports are available on our website at www.suffolk-lstreetstationboston.com.

WORK HOURS/ WORKER PARKING

Q. Is there any work going on during the very early morning hours, e. g. ~3:00am, etc.? I am asking because on many occasions I have heard a constant “humming”-type noise during the very early morning hours.

A. No, there is no work occurring in the early morning hours. The majority of work on site occurs during the City of Boston’s regular construction hours from 7 am to 5 pm, Monday through Friday. Occasional limited work occurs by permit on Saturdays. Only quiet work, such as cleaning, safety, protection and packaging materials, within buildings occurs on 2nd shift (3PM-11PM) so as not to disturb our neighbors.

Q. You mentioned parking for workers that will be in the trailers. What about the construction workers? Is there dedicated parking for them?

Q. How many parking spaces for workers?

A. Sufficient construction worker parking is provided immediately adjacent to the site at 825 Summer Street. Workers are also encouraged to use public transportation.

REDEVELOPMENT PROJECT

Q. Can you review how parking will be balanced between residents of the building and Southie residents overall? How many spots specifically? It seems there may not be enough space for non-building residents to use given expected parking demands for building residents. Thank you!

A: The development plan has a mix of both commercial and residential uses onsite, and it is anticipated that there will be shared parking, meaning the parking will serve primarily commercial uses during the day and residential uses at night. The project committed to making 120 parking spaces available to the community on nights, weekends and during snow emergencies. That is approximately 10% of the overall parking to be delivered across the entire project. We are still finalizing the number of parking spaces to be delivered with the first phase of redevelopment, but we expect it will be approximately half of the total permitted and that the complementary spaces for the community would be delivered in an equivalent proportion.

Q. As far as parking for South Boston residents, will it be on a first-come, first-served basis? In addition, how will residents know when there are no available parking spaces?

A: A specific operational plan for how parking will be accessed by residents will be developed in the future, but we expect it to be on a first-come first-served basis.

Q. Can someone discuss precautions on the reserve channel side of the project, and is rebuilding sea wall and raising grade to conform with the new flood zone regulations part of the waterfront park?

A. Yes, the seawall reconstruction will be part of the first phase of redevelopment, allowing the lowest portions of the site directly behind the seawall to be elevated to a higher level that will protect the entire site and other areas in the neighborhood from climate change and sea level rise.

Q: Can you describe the housing strategy?"

A. The housing is part of a later phase and will include both rental and homeownership units. A variety of unit types, ranging from studios to family-friendly three-bedroom units will be provided. The project also committed to an increased amount of affordable housing, going beyond the 13% required under the City's Inclusionary Development Policy. An additional 3% of units will be provided as middle-income or workforce housing units with adjusted Area Median Income (AMI) levels.

Q. Could there be designated area for fishing in new waterfront park?

A: We are preserving the two existing platforms that formerly supported the pump houses. At the completion of Phase 1, the community will have access to the waterfront, including the platforms, which can accommodate a variety of activities, including fishing.

Q. Any word on a grocery store being a part of this?

A. We have not yet determined the retail tenancies, such as a grocery store, for the future development project. We expect to deliver the first phase of redevelopment in approximately 2025, so it is still very early for retailers to commit based on their typical leasing timelines. When we are able to make announcements on retail tenants, we will be happy to provide that information to the community.

Q. What happened with deed restriction?

A. We are in activate conversations with Massport on the deed restriction.