



January 28, 2026  
FY2026 Brownfields Cleanup Grant Application  
RFP No.: EPA-I-OLEM-OBLR-25-07

Application Information Sheet  
U.S. EPA Brownfield Cleanup Grant Application

1. **Applicant Identification**

The Trustees of Reservations  
200 High Street, 4th Floor  
Boston, MA 02110

2. **Website URL**

<http://www.thetrustees.org>

3. **Funding Requested**

- a. Grant Type - Multiple Site Cleanup
- b. Federal Funds Requested - \$2,203,555

4. **Location**

Boston, Suffolk County, Massachusetts

5. **Property Information**

- Site 1: Dacia & Woodcliff Community Garden; 31-37 Woodcliff Street, Boston, MA 02125
- Site 2: Greenwood Street Community Garden; 140-142 Greenwood Street, Boston, MA 02121
- Site 3: Julian, Judson, & Dean Community Garden; 48 Julian Street, Boston, MA 02125
- Site 4: Worcester Street Community Garden; 108-138 Worcester Street, Boston, MA 02118

6. **Contacts**

a. **Project Director**

Josh Hasenfus, Construction Supervisor  
(339) 203-8237  
[jhasenfus@thetrustees.org](mailto:jhasenfus@thetrustees.org)  
The Trustees  
200 High Street, 4<sup>th</sup> Floor  
Boston, MA 02110

b. **Chief Executive/Highest Ranking Elected Official**

Katie Theoharides, President & CEO  
(978) 921-1944  
[grants@thetrustees.org](mailto:grants@thetrustees.org)  
The Trustees  
200 High Street, 4<sup>th</sup> Floor  
Boston, MA 02110

**7. Population**

The sites proposed for clean-up in this grant proposal include four sites in the City of Boston. Three sites are located in Dorchester (neighborhood), and one site is located in the South End (neighborhood). The population of Boston is 689,326; the population of Dorchester is 127,680; and the population of the South End is 29,298.

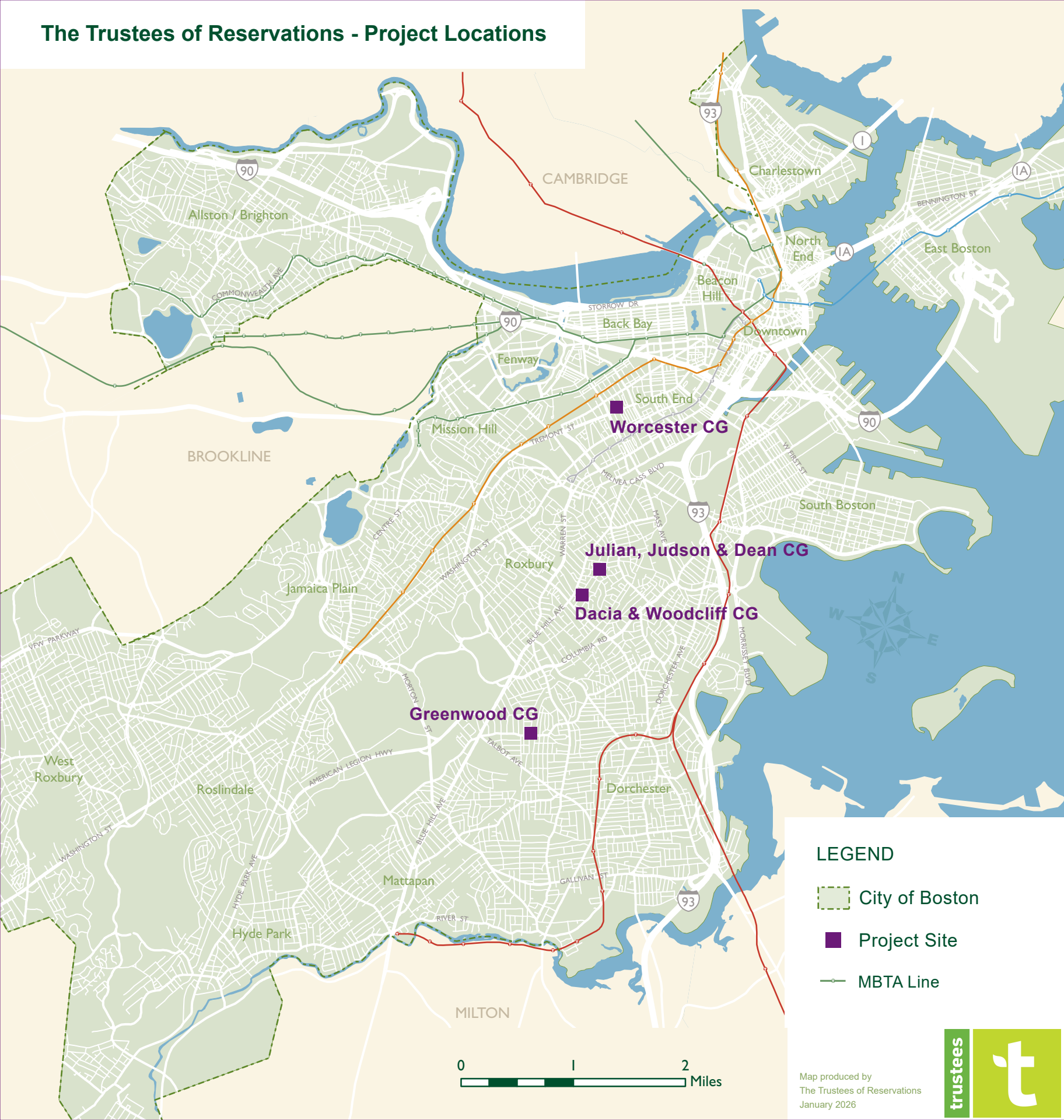
**8. Other Factors Checklist**

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Pg #2
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A




**9. Releasing Copies of Applications**

Not applicable.

# The Trustees of Reservations - Project Locations



## LEGEND

-  City of Boston
-  Project Site
-  MBTA Line



Map produced by  
The Trustees of Reservations  
January 2026





Commonwealth of Massachusetts  
Executive Office of Energy and Environmental Affairs

## Department of Environmental Protection

Address: 100 Cambridge Street, Suite 900, Boston MA 02114 | Phone: 617-292-5500

**Maura T. Healey**  
Governor

**Kim Driscoll**  
Lieutenant Governor

**Rebecca Tepper**  
Secretary

**Bonnie Heiple**  
Commissioner

January 22, 2026

[Via Email]

Attn: Annika Burgess, Manager of Institutional Partnerships  
The Trustees of Reservations  
200 High St, 4<sup>th</sup> Floor, Boston, MA 02110

**RE: STATE LETTER OF ACKNOWLEDGMENT**

***The Trustees of Reservations, Boston – Brownfields Cleanup Grant***

*Julian Judson Dean Community Garden – 48 Julian St, Dorchester*

*Worcester St Community Garden – 108-138 Worcester St, South End*

*Dacia Woodcliff Community Garden – 31- 37 Woodcliff St, Dorchester*

*Greenwood St Community Garden – 140-142 Greenwood St, Dorchester*

Dear Ms. Burgess:

I am writing to acknowledge and support the application submitted by non-profit organization, The Trustees of Reservations (“The Trustees”) under the Fiscal Year 2026 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. We understand that The Trustees is proposing to renovate four community gardens by undertaking cleanup activities including the removal and off-site disposal of contaminated soil and import of clean soil. This historically disadvantaged area is affected by historic urban fill resulting in contaminants in soil including lead and other metals. These community gardens are a valuable source of fresh produce for the neighborhood, and removal of contaminated soil will create a positive outcome for the families in this community.

The subject properties are not enrolled in the Massachusetts Department of Environmental Protection (MassDEP) waste site cleanup program. Because this cleanup is focused on projects not enrolled in the MassDEP waste site cleanup program, we rely on the applicant to confirm they have conducted sufficient assessment. According to the Trustees, assessment activities at the site have been performed by the EPA Region 1 TBA program and the level of assessment conducted to date is sufficient to design and initiate the proposed cleanup.

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available resources

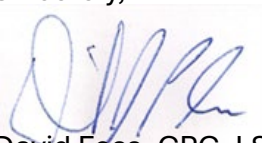
**STATE LETTER OF ACKNOWLEDGMENT**

The Trustees of Reservations, Boston – Brownfields Cleanup Grant

and incentives. MassDEP, through our regional offices, provides technical support to Brownfield project proponents when regulatory issues arise.

If this proposal is selected, MassDEP will work with our state and federal partners to support the Trustees of Reservations to help make this project a success. We greatly appreciate EPA's continued support of Brownfield efforts in Massachusetts.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Foss', is placed over a rectangular area of the document.

David Foss, CPG, LSP

Statewide Brownfields Coordinator, Bureau of Waste Site Cleanup

cc: Jordan Takvorian, The Trustees of Reservations  
Josh Hasenfus, The Trustees of Reservations  
Ryan Thomas, The Trustees of Reservations  
Katy Deng, US EPA Region 1  
Tiffany Duhl, MassDEP Northeast Regional Office

## EPA Cleanup Proposal Narrative

### 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

#### TARGET AREA AND BROWNFIELDS

##### a. Overview of Brownfield Challenges and Description of Target Area

Boston, MA is the most populated city in MA and New England (pop 689,326) with a population density of 14,301 people per sq. mile. Boston is well known for its Revolutionary War history, but this City also was hub to several industries such as textiles, maritime, infrastructure, and machinery. The Industrial Revolution transformed Boston's local economy in the 19<sup>th</sup> century and shifted industry from agriculture and maritime to industry. The decline in these industries was strongest felt in the early 20<sup>th</sup> century as manufacturing moved and demands shifted. Between 1950 and 1980 the population plummeted by nearly 30% as many lost jobs and by the early 2000s manufacturing and trade represented only about 16% of the total economy. This left behind blighted and contaminated sites throughout the city. Based on the MA DEP and EPA records, there are over 150 known brownfield sites within the city with many more unidentified. These brownfield sites pose health and safety risks to surrounding communities and often limit access to greenspace, healthy food, and safe outdoor recreation. **Dorchester and the South End, the Target Area for this grant (census tracts 904, 901, and 708.02), are densely populated neighborhoods in Boston located south of Central Boston with limited access to outdoor green spaces.** The South End is a small, primarily residential neighborhood covering just under half a square mile, and was once a salt marsh, built in the mid-19<sup>th</sup> Century upon urban fill. Dorchester is the largest neighborhood of Boston at over 6 sq. miles and was predominately farmland until the mid-19<sup>th</sup> century when it transformed into a suburban area. Abutting the South End, Dorchester extends to the Town of Milton and is bordered to the east by Dorchester Bay. Both neighborhoods experienced significant disinvestment in the late 20<sup>th</sup> century as many moved out of an overcrowded city to suburban areas. Dorchester in particular faced significant challenges: buildings were burnt down for insurance money or razed by the city, leaving vacant, underutilized lots and unknown contamination exposed to already disadvantaged communities. Of Boston's 150 brownfields, Dorchester and the South End contain over one third and have over 100 active RCRA hazardous waste sites. Today, the target areas face brownfield challenges such as decreased property values, health and safety issues, and risk to nearby sensitive populations (90% percentile for low income, unemployment, and food insecurity). Within our target area are community gardens that were formed in the 1970s-1980s during this period of urban disinvestment. City residents claimed vacant lots and began "guerilla gardens," eventually forming grassroots organizations to protect them and to provide greenspace to dense, disadvantaged communities and critical access to healthy food. However, due to the presence of urban fill, site history, and the urban environment, these gardens are susceptible to contamination which places sensitive populations that utilize or live nearby them at risk of exposure to hazardous substances. Healthy green spaces are vital for the overburdened, sensitive populations of our Target Area. With a cleanup grant, The Trustees will be able to alleviate the burden of exposure to harmful contaminants for the public and continue to provide access to fresh food, greenspace, and recreation.

##### b. Description of the Priority Brownfield Site(s)

The city has designated each of our 4 priority sites as open space and use as a community garden. However, recent investigations have found widespread soil contaminants exceeding MA soil cleanup standards, including heavy metals, petroleum, and contaminants associated with polluted fill, in each of the four sites. This creates a potential risk to people utilizing and nearby the site. Sites 1-3 are located in densely populated neighborhoods of multi-family homes in Dorchester. **Site 1: Dacia & Woodcliff Community Garden** (Dacia) is a 21,879 sq. ft. community garden which was historically occupied by housing before buildings were destroyed by fire between 1963-1975 after which the site became vacant. Boston Natural Areas Network (BNAN), an organization founded in 1977 to protect sites of natural beauty, including community gardens, acquired Dacia in 2002. BNAN later became an affiliate of The Trustees. Today, Environmental investigations have characterized shallow soil contaminated by PAHs, petroleum hydrocarbons, and lead, as determined by soil borings taken throughout the site at depths from 1'-3'. **Site 2: Greenwood Community Garden** (Greenwood) is an 8,728 sq. ft. community garden alongside a commuter rail line and abutting a vacant city lot, housing, and Greenwood Street. The property historically housed a carpentry shop that was demolished at an unknown date, and the site became vacant by 1950. Later the site had a storage shed which was used as part of an abutting sheet metal shop

in operation from 1950-1964. After 1964, the site became vacant again and was acquired by BNAN in 1983 where it became a permanently protected open space used as a community garden. Phase II investigations identified UST and soil contamination by PAHs, chromium, and lead at concentrations exceeding applicable MA risk-based cleanup standards for the use as a community garden. Remediation is needed to achieve applicable cleanup standards for soil, and to remove the identified UST and associated petroleum contamination. **Site 3: Julian, Judson, & Dean Community Garden** (JJD) is a 17,000 sq. ft. community garden which was historically vacant along Julian/Judson Street and housing along Dean Street, which burnt down in 1971. The sites were acquired from the City of Boston in 1983 and 1984 by BNAN and merged into one garden becoming protected open space. The upper section of the garden was renovated and remediated in early 2025 after soil testing showed high levels of lead. Subsequently, a Phase II site assessment included testing of soils in the remainder of the site (lower level). Contamination was discovered in soil at various depths, including PAHs, lead and arsenic at concentrations exceeding applicable cleanup standards. **Site 4: Worcester Street Community Garden** (Worcester) is a 24,849 sq. ft. community garden located in a densely populated residential neighborhood and business district of the South End. The garden abuts apartment buildings on three sides including off-street parking, a public alleyway, and Worcester Street. Historically, the site was carriage housing between 1926-1951, after which the property was a shoe warehouse, paint warehouse, and electronic device manufacturer until 1964. Between 1964-1988, the property was vacant, after which it became a community garden and was acquired by the South End Lower Roxbury Open Space Land Trust (SELROLST) in 1991 from the Boston Redevelopment Authority which later merged with BNAN in 2012. A phase II environmental site assessment in 2025 characterized contamination at various depths, including PAHs and lead at concentrations above applicable standards. **None of these sites are within Federally Designated Floodplain Areas.**

#### **REVITALIZATION OF THE TARGET AREA**

##### **c. Reuse Strategy and Alignment with Revitalization Plans**

These sites will be redeveloped into community gardens and community greenspaces with key improvements including: clean and tested soil; UST removal at Greenwood; expanded access by reconfiguring the gardens to increase the number of garden plots available; raised garden beds and level pathways for greater accessibility; rain gardens and native vegetation to reduce stormwater runoff; and seating and community gathering spaces to make these gardens true assets to their communities. The reuse strategy will differ between each garden and will depend on the garden's size and what each community envisions and will include restoration of garden infrastructure such as pathways, fences, plot dividers and water infrastructure. At our January 20th, 2026, meeting, community members vocalized desire to level the ground for safety and reduced runoff, adding accessible raised garden beds for elderly residents, and new community gathering spaces and seating for gardeners and the public. Upon notification of a successful award from EPA, we will continue community engagement through visioning sessions of the reuse of each garden. These green spaces are a vital part of the City's infrastructure that not only align with local goals but also City and state goals of providing access to food, safe environments, and community.

##### **d. Outcomes and Benefits of the Reuse Strategy**

The proposed project will facilitate the preservation and safe redevelopment of important recreational properties and resources for non-profit use in the South End and Dorchester. These sites will be redeveloped with expanded and/or improved capacity to serve their communities as well as enhanced local resilience to the impacts of extreme weather events. As described in the redevelopment plans above, the redevelopment of each site will differ based on the garden's size, configuration, and community input. These gardens are being redeveloped with the goal of making them community assets to gardeners and the public, beyond their immediate benefit of providing space to grow fresh produce, these gardens will become assets for resilience to storms and flooding and hubs for the community to gather, learn, and enjoy the outdoors.

**STRATEGY FOR LEVERAGING RESOURCE** 1e-g. **Resources Needed for Site Characterization, Site Remediation, and Site Reuse.** Additional Site Characterization is needed only for Greenwood Street Community Garden before remediation can begin. This includes the installation of (3) groundwater monitoring wells and at least (8) more soil borings as determined by a Phase II. This will be funded by EPA Region 1 TBA program and will be sufficient to complete this work before June 15, 2026. All other remediation needs can be completed via

the funding of this grant with no additional funding needed. Additional funding from the City of Boston, private foundations, and individual donors will be utilized to support final site reuse and redevelopment.

Name of Resource	Is the Resource for (1.e) Assessment, (1.f) Remediation, or (1.g) Reuse Activities	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
EPA TBA	Resource for Assessment	Secured	EPA Region 1 confirmed \$100K secured, which is sufficient for additional site characterization required at Greenwood.
City of Boston Grassroots Open Space Development Program	Reuse Activities	Unsecured	We have secured City of Boston Grassroots funding for capital projects at our gardens and plans to request funding through this annual grant program for re-use if needed during the grant period.
Massachusetts Department of Agriculture: Urban Agriculture Program	Reuse Activities	Unsecured	We have secured MDAR funding for small capital projects and plan to request funding through this annual grant program for garden re-use if needed during the grant period.

**h. Use of Existing Infrastructure**

Due to the nature of these sites and the extent of the remediation activities, existing infrastructure on sites including garden beds, plot dividers, pathways, and in-ground irrigation systems will need to be removed or demolished to complete remediation activities. Fencing will be partially impacted as a portion of it will need to be removed to facilitate clean-up work. Garden sheds will be re-used as well as some materials such as bluestone which will be salvaged and reused for garden edging. Funding resources to implement reuse of materials and redevelopment will be sought from the City of Boston, Massachusetts Department of Agriculture, as well as from private individuals and foundations.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT.**

**a. The Community’s Need for Funding**

The Trustees is a 501(c)3 non-profit organization with 120+ properties and close to 50,000 acres under its care across Massachusetts, including over 50 community gardens in the City of Boston. The Trustees is committed to ensuring healthy soil for our gardeners but does not have a budget capable of covering remediation costs of our gardens, nor are there sources of funds from the City of Boston sufficient for a project of this scope. The City of Boston relies heavily on property and excise taxes while facing increasing costs to provide public services. The Target Area includes low-to-medium income communities that do not have the ability to draw on other sources of funds for this work. The lowest median household income (MHI) in the Target Area is \$37,198 (Greenwood), which is 63% lower than the state’s average median income (AMI), while MHIs in other parts of the Target Area range from 36% (Dacia & JJD) to 11% (Worcester) below the state’s AMI. According to the Center for Disease Control’s (CDC) Agency for Toxic Substances and Disease Registry (ATSDR), census tracts 904, 901, and 708.02 experience higher poverty and unemployment rates compared to the nation, particularly tract 901 which is in the 89<sup>th</sup> and 90<sup>th</sup> national percentiles for poverty and unemployment, respectively. While the South End is often considered to be an affluent area, 30% of the neighborhood, or more than 11,600 of its residents, are low-to-no income. Ultimately, the City of Boston’s tax revenue is unable to keep up with the increasing costs to provide public services and support low-income residents while facilitating assessment, remediation and redevelopment activities at the countless brownfield properties that exist in its richly industrialized and commercialized regions.

**b. Health or Welfare of Sensitive Populations**

The Target Area is primarily low-income with high rates of food insecurity. As discussed above, the Target Area’s AMI is well below the state’s average with tract 901 63% lower and tract 904 36% lower than the state’s AMI. These low-income communities rely heavily on food stamps with 49.6% of residents in tract 904 and 54%

in tract 901 receiving SNAP, compared to the national average of 11.8%. While tract 708.02 (Worcester) has a comparatively higher income than the other tracts, it still falls 11% below the state’s AMI with 12.2% of the population receiving SNAP. In addition to low-income and food insecurity, the Target Area is characterized by high poverty rates, ranging from 12.4% (tract 708.02) to 31.7% (tract 901), compared to the state’s poverty rate of 10%. The Target Area also includes high percentages of people with disabilities compared to the state (12.1%) and nation (13%), particularly in tract 901 (20.1%) and tract 904 (20.6%). Lastly, all three tracts have higher percentages of women of childbearing age than the state (24%) and nation (23%), ranging from 27.4% (tract 708.02) to 29% (tract 901). By supporting garden cleanup and reuse, this grant will enable these sites to continue to support healthy food access to these food-insecure, low-income residents. Additionally, cleanup of these sites will benefit the Target Area’s sensitive populations by reducing exposure to hazardous contaminants and preserving access to outdoor recreation activity which has many health benefits including physical activity, improved nutrition, reduced stress, and increased social contact.

**c. Greater Than Normal Incidence of Disease and Adverse Health Conditions**

This project encompasses populations that exhibit higher than average rates of adult asthma, Chronic Obstructive Pulmonary Disease (COPD), and child blood lead levels, all of which may be associated with exposure to hazardous substances and contaminants. According to the U.S. CDC, adult asthma rates across all three census tracts are greater than the U.S. (10.6%) average. The adult asthma rate for census tract 904 (JJD/Dacia) is 13.2%, census tract 901 (Greenwood) is 14.1%, and tract 908.2 (Worcester) is 10.9%. Chronic Obstructive Pulmonary Disease (COPD) rates in census tracts 904 (JJD/Dacia) and 901 (Greenwood) are 6.4% and 8.5%, respectively, which are higher than average rates in MA (5.9%). More broadly, in the City of Boston, the incidence rate (per 1,000) of elevated child blood lead levels are 2.6, higher than in MA (2.1) (MA Environmental Public Health Tracking Network). Additionally, the U.S. CDC indicates that Suffolk County experiences greater prevalence (per 10,000 births) of birth defects that may be associated with environmental exposures compared to the rest of the state, such as cleft lip (2.84 vs. 2.5). Potential exposure of this already vulnerable community to site contaminants including petroleum, PAHs and heavy metals, particularly lead, further exacerbate the adverse health impacts on the residents in the Target Area. This grant will eliminate contamination at the priority sites and contribute to green space, which will greatly benefit air quality in this otherwise built environment, and ultimately reduce the disproportionate health impacts faced by these vulnerable residents.

**d. Economically Impoverished/Disproportionately Impacted Populations**

According to the EnviroAtlas database, Boston and its neighborhoods contain at least 150 brownfields, 888 active RCRA hazardous waste sites, and 54 Toxic Release Inventory sites. Additionally, tracts 901, 904 and 708.02 all rank in the 83<sup>rd</sup> national percentiles for water pollution and impaired surface waters, and tracts 901 and 708.02 rank in the 90<sup>th</sup> and 94<sup>th</sup> national percentile for diesel particulate matter, respectively (U.S. CDC ASTDR). As discussed, residents in the target area are also well below the state’s AMI with high rates of food insecurity. Reuse of this site will improve human health benefits and reduce exposure to contaminants.

**Community Engagement**

**e. Project Involvement and f. Project Roles**

Name of Organization/Entity/Group	Entity’s Mission	Point of Contact (name & email)	Specific Involvement in the Project or Assistance Provided
Greenwood, Darcia Woodcliff, Worcester, and Julian Judson Garden Community	4 Community based gardening groups of volunteers who support the efforts of gardeners and community on site	<b>Greenwood:</b> Sharon Lender [Redacted] <b>Woodcliff:</b> Mukaji Ambila <a href="mailto:Mambila@thetrustees.org">Mambila@thetrustees.org</a> <b>Worcester:</b> Kory Wood- [Redacted] <b>Dean:</b> Vernil Jordan- [Redacted]	Assistance in notifying gardeners about remediation projects in the respective communities. Includes email, flyering, phone calls and community online meetings. These gardeners will be the central contributors to the community input meetings for remediation and garden redevelopment efforts for the greenwood community garden.

Mid/Dorchester Community Liaison	Provide neighborhood support for Dorchester Residents	Anthony Nguyen-anthony.nguyen@boston.gov v Madison Foley-madison.foley@boston.gov	Notify the Mid Dorchester and Dorchester community of the application; share the notification for community meetings, announce the project, share the remediation timeline, and notification of the Community design process
South End Community Liaison	Provide Neighborhood support for South End Residents	Sarah Sharpe-sarah.sharpe@boston.gov	Notify the south end community of the application, sharing the notification for the online meeting, if awarded the grant remediation timeline, and notification of the Community design process of public meetings.

f. Incorporating Community Input

We plan to communicate with the community throughout the application and project process in several ways. A notification email was sent to the groups mentioned above, who shared it with their listservs on Tuesday, January 13. This included a QR code which linked to the application, a link to register for an online zoom meeting on Wednesday, January 20, 2026, and a contact email for questions and comments. For those unable to access Zoom or to provide feedback via email, we placed input packages (containing the application, the community notice, contact information, a pen, and note cards for written comments) at 4 locations near each garden. These packages contain the application, the community notice, contact information, a pen, and note cards for written comments. At the community meeting, there was an opportunity to sign up for regular project updates. These monthly updates will be emailed and posted to each community garden as well as the institutions identified for written community input. If awarded, we will host multiple online and in person meetings to share project timelines, gather community feedback, and identify alternative gardening spaces during remediation. Gardeners and residents will receive monthly updates via email, on-site postings, and flyers at the four designated community institutions noted above with information on timelines, next steps, and contact details. Following remediation, additional meetings (held online and in person) will solicit input on garden redevelopment and final designs for each site, with translation services provided as needed. Feedback will be incorporated into final designs and addressed through meetings, summary emails, and posted notices at gardens and community institutions. Regular monthly updates will continue throughout the project.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

a. Proposed Cleanup Plan

The Target Sites identified in this proposal are all community gardens used by local residents in the City of Boston with urban fill contamination and contamination from previous land uses. The contaminated media is limited to urban soils containing ash material. This ash material contains varying concentrations of toxic metals such as lead was found in soil samples at all (4) sites in concentrations above the applicable Reportable Concentration standards in the State of Massachusetts. Elevated concentrations of extractable EPHs were also found in samples at Dacia, Worcester, and Greenwood. Elevated concentrations of polyaromatic hydrocarbons were identified in soil samples at all (4) sites. The final clean up methodology will be detailed in a Remedial Action Plan (RAP) by a QEP who will provide the documentation and associated approval for contaminated soil disposal at a licensed landfill facility. The proposed soil remediation strategy for each of the sites is for the removal of the existing contaminated soils to be excavated and disposed of at the determined landfill facilities to a depth of 2'. A geo-textile barrier will be placed on the sub-grade, and tested, clean growing soil will be installed. In addition, a UST will be removed from Greenwood along with any contaminated soils adjacent to the tank location. The sites will then be restored as originally constructed to facilitate the use of the site as a community garden. All work will be monitored and documented by the project QEP.

**Description of Tasks/Activities and Outputs**

**Task/Activity 1: Cooperative Agreement Oversight**

**b. Project Implementation : Non-EPA grant resources:** 1) Procuring a Qualified Environmental Professional for the creating clean-up plans and Project Management role through a competitive RFP process. Selected QEP will manage all (4) sites. 2) Compile all existing data for review by selected QEP, complete property line survey for each site. **EPA-funded tasks/activities:** Create a clean-up plan for each of the sites and associated Quality Assurance Project Plan that

responses to the conditions found on-site, complete all EPA and MassDEP required reporting. QEP will be responsible for project administration to comply with all regulatory needs along with and all fieldwork oversight and general project management activities (scheduling, meeting coordination, documents)

**c. Anticipated Project Schedule:** Task will be completed over a (8) month period with LEP procurement by month (2) and RAP and QAPP completed by month (8)

**d. Task/Activity Lead:** Trustees staff will lead the procurement of the project QEP consistent with the organizations' procurement policies. The selected QEP will lead the RAP and QAPP project to ensure all compliance needs are met.

**e. Outputs:** Development of a comprehensive RFP for QEP services that will be used to obtain competitive responses from qualified QEPs with relevant experience; Detailed remediation strategy that can be shared with the community and addresses the needs of the individual sites and include an EPA Quality Assurance Project Plan, all required EPA and MassDEP reporting requirements, certified property line survey plan with bounds in the field, project schedules and milestone goals

### **Task/Activity 2: Community Engagement**

**b. Project Implementation: Non-EPA Grant resources:** For each of the (4) sites, Trustees staff will lead Zoom and in-person public meetings for community members to learn about the progress on the project and provide feedback on project details and redevelopment plans. These meetings will be conducted no less than bi-annually. On-site meetings will also be held at each site before on-site work begins. Trustees staff will collect community comments from email, webpage response, at public meetings and at designated sites at each community where handwritten comments can be provided. Trustees staff will also create site specific signage to be posted at each site. **EPA-funded tasks/activities:** Development of presentations and graphics by QEP. Documentation and summaries of community comments.

**c. Anticipated Project Schedule:** These activities are expected to commence in the spring of 2027 with a series of community meetings over a (2) month period. Followed by on-site meetings over the next (2) months. Community comment documentation will be on-going throughout this time, and a finalized document will be created at the end of this (4) month process.

**d. Task/Activity Lead:** The Trustees staff will lead the community presentations and on-site meetings. The selected LEP/ Environmental Professional will lead the creation of presentation materials and summarizing public comments.

**e. Outputs:** Outreach materials, site signage, digital presentations, documents that explain the key goals for each site and related timelines, a minimum of (4) virtual meetings and (4) on-site meetings. Summarized report of public comments and suggestions for each site.

### **Task/Activity 3: Site Specific Clean-up Activities**

**b. Project Implementation: EPA-funded tasks/activities:** The selected QEP will prepare all need soil disposal documentation and related bid documents with engineering plans and specifications along with RAP to meet all regulatory needs. The QEP will conduct a public bid process and procure a clean-up contractor through a competitive process. The selected contractor will complete the clean-up at the (4) sites with supervision and project management support from the QEP. The clean-up plan is expected to be the same general methodology for each of the sites by means of soil disposal and import of new soils; Greenwood Community Garden to include the removal of a single UST. All garden infrastructure to be restored at completion of earth work (fences, water distribution, pathways, garden plot dividers and landscape plantings). QEP to complete all EPA and MA reporting needs. Boston specific permitting to be completed by selected clean-up contractor. **Non-EPA grant resources:** The Trustees staff will serve as the primary point of contact for responding to questions from the community. The Trustees staff will also seek supplemental funds from Boston and private donors for restoration of public garden infrastructure that may not be funded by the EPA.

**c. Anticipated Project Schedule:** Summer/Fall 2027: create clean-up plans and engineering plans and documents. Issue RFP and complete bidding process. Fall/ Winter 2027: Complete site clean-up field tasks.

**d. Task/Activity Lead:** Selected project QEP to lead creation of all bid documents and engineering plans to include QUAPP and EPA/ MA reporting needs. The selected contractor will complete all Boston permit needs and complete clean-up tasks with QEP supervision. Trustees staff will provide support on public comments and questions throughout.

**e. Outputs:** Soil disposal documentation and complete bid documents that include engineering plans and specifications. A completed bid process that results in a selected clean-up contractor. Excavation, removal and replacement soils to clean-up 55,010 SF of community garden space across (4) properties. Removal of (1) UST. Completed reporting documents for EPA and MA. Fully restored and functional garden with risk to community gardeners eliminated.

**Task/Activity 4: Site Clean-up Oversight and Completion Reports**

**b. Project Implementation: EPA-funded tasks/activities:** Throughout the clean-up process, the QEP will supervise the clean-up contractor and document all work to ensure compliance with EPA/MA regulations and project RBCP/ABCA requirements. QEP will serve as the project manager and will create schedules and Project Updates as well as submit RAP and Clean-up completion reports as required by EPA/MA. As-Built surveys will be completed for each site upon completion. *Non-EPA grant resources: The Trustees archivist staff will manage the document storage for all project documentation. Trustees staff will also formally re-open each site with a public celebration event*

**c. Anticipated Project Schedule:** Clean-up oversight will be complete with clean-up activities during the fall/ winter of 2027 with gardens re-opening spring 2028.

**d. Task/Activity Lead:** Selected project QEP will complete all project documentation, general project management tasks and technical expertise for the required disposal documentation and EPA/ MA reporting. The Trustees will manage the archive needs of all project documentation.

**e. Outputs:** Status reports, project schedules, RAP updates, Clean-up completion reports with As-builts, disposal manifests and all other EPA/ MA required reporting submissions. Long term archival storage of project documents,

**b. Cost Estimate**

Budget Categories		Task 1	Task 2	Task 3	Task 4	Totals
	Personnel	0	0	0	0	0
<b>Direct Costs</b>	<b>Site 1: Dacia &amp; Woodcliff</b>					
	Supplies		\$300	\$300	\$150	\$750
	Contractual	\$20,180	\$13,800	\$38,098	\$30,178	\$102,256
	Construction			\$438,513		\$438,513
	<b>Total</b>	<b>\$20,180</b>	<b>\$14,100</b>	<b>\$476,911</b>	<b>\$30,328</b>	<b>\$541,519</b>
	<b>Site 2: Greenwood</b>					
	Supplies		\$300	\$300	\$150	\$750
	Contractual	\$20,180	\$13,800	\$46,221	\$39,478	\$119,679
	Construction			\$357,670		\$357,670
	<b>Total</b>	<b>\$20,180</b>	<b>\$14,100</b>	<b>\$404,191</b>	<b>\$39,628</b>	<b>\$478,099</b>
	<b>Site 3: JJD</b>					
	Supplies		\$300	\$300	\$150	\$750
	Contractual	\$20,180	\$13,800	\$30,716	\$30,178	\$94,874
	Construction			\$257,794		\$257,794
	<b>Total</b>	<b>\$20,180</b>	<b>\$14,100</b>	<b>\$288,810</b>	<b>\$30,328</b>	<b>\$353,418</b>
	<b>Site 4: Worcester Street</b>					
Supplies		\$300	\$300	\$150	\$750	
Contractual	\$20,180	\$13,800	\$43,770	\$39,478	\$117,228	
Construction			\$607,810		\$607,810	
<b>Total</b>	<b>\$20,180</b>	<b>\$14,100</b>	<b>\$651,880</b>	<b>\$39,628</b>	<b>\$725,788</b>	
<b>Total Direct Costs</b>		<b>\$80,720</b>	<b>\$56,400</b>	<b>\$1,821,792</b>	<b>\$139,912</b>	<b>\$2,098,824</b>
<b>Indirect Costs</b>		<b>\$4,028</b>	<b>\$2,814</b>	<b>\$90,907</b>	<b>\$6,982</b>	<b>\$104,731</b>
<b>Total Budget</b>		<b>\$84,748</b>	<b>\$59,214</b>	<b>\$1,912,699</b>	<b>\$146,894</b>	<b>\$2,203,555</b>

**Cost Breakdown: Site 1 (Dacia & Woodcliff)**

**Task/Activity 1: Cooperative Agreement Oversight**

**Contractual costs:** (40) hours QEP @ \$210/ hour: \$8,400; (36 hours Senior Project Manager (SPM) @ \$180/hour: \$6,480; **Property Survey:** \$5,300 (Property line layout and bounds)

**Task/Activity 2: Community Engagement**

**Supplies:** \$300 printing allowance for presentation materials. **Contractual costs:** (40) hours QEP @ \$210/ hour: \$8,400; (30) hours Senior Project Manager @ \$180/hour: \$5,400

**Task/Activity 3: Site Specific Clean-up Activities**

**Supplies:** \$300 printing allowance. **Contractual Costs:** (10) hours robotic survey crew @ \$350: \$3,500; (16) hours CAD drafter @ \$113/ hour: \$1,808; (30) hours QEP @ \$210: \$6,300; (30) hours SPM @180/ hour: \$5,400 Geophysics mark-out \$2,500 **Engineering Design:** \$18,590 (5% of construction costs). **Construction:** General Conditions-Allowance (\$6,000) Portable restroom, temp fencing; Allowance for Boston Permits (\$5,000); 2 dumpsters (@ \$1,000 = \$2,000 ); Fence Remove/ Re-install ((35) @ \$100 = \$3,500); Sidewalk Deposit- Allowance (\$6,500); Water line re-install (300 LF @ \$40/ FT \$12,000); Soil removal 1,000 CY, disposal, geo-textile barrier and replacement soils(\$310,316 @13, 492 SF @ \$23/ SF); Pathway restoration allowance \$23,000- Allowance to re-build raised planters(\$13,000) -Need replaced with soil replacement. **Sub-total:** \$381,316 ; **15% Contingency** \$57,197; **TOTAL:\$438,513**

**Task/Activity 4: Clean-up Oversight and Completion Reports**

**Supplies:** \$150 printing allowance. **Contractual Costs:** (20) hours QEP @ \$210: \$4,200(clean-up oversight, report drafting, documentation); (40) hours SPM @\$180/ hour: \$7,200 (report submissions, project update documents, scheduling); (8) hours robotic survey crew @ \$350/ hour: \$2,800 (for As-built survey); (6) hours CAD drafter @\$113/ hour: \$678 (for As-built survey) (30) hours QEP @ \$210: \$6,300 (50) hours SPM @ \$180: \$9,000 for close out reporting and MassDEP requirements under Mass Contingency Plan

**Cost Breakdown: Site 2 (Greenwood)**

**Task/Activity 1: Cooperative Agreement Oversight**

**Contractual costs:** (40) hours QEP @ \$210/ hour: \$8,400; (36) hours SPM @ \$180/hour: \$6,480 **Property Survey:** \$5,300 (Property Line layout and bounds)

**Task/Activity 2: Community Engagement**

**Supplies:** \$300 printing allowance for presentation materials. **Contractual costs:** (40) hours QEP @ \$210/ hour: \$8,400; (30) hours Senior Project Manager@ \$180/hour: \$5,400

**Task/Activity 3: Site Specific Clean-up Activities**

**Supplies:** \$300 Printing allowance. **Contractual Costs:** (60) hours QEP Observation and reporting @ \$210/ Hour: \$12,600; (30) hours SPM @ \$180/hour: \$5,400; (10) hours robotic survey crew @ \$350/ hour: \$3,500;(16) hours CAD drafter @ \$113/hour: \$1,808; Geophysics mark out: \$2,500 **Engineering Design:** \$15,553 (5% of construction cost); Waste Characterization for tank pull and sampling: \$4,860; Mobilization and Demobilization: \$5,300; Clean/ Remove/ Dispose of UST: \$6,786; Dispose of cleaning waste: \$260; Waste soil disposal and clean backfill: \$11,666 (50 yards @ \$233.32/ Yard disposed and replaced);Boston permitting: \$7,723; Excavate and Dispose (700) yd<sup>3</sup>: \$111,059 (\$158.66/ yard); Import, place and grade (700) yd<sup>3</sup> soils: \$121,066 (\$172.95/ yard); Dust control Equipment: \$14,157.00; Restore garden infrastructure: \$33,000; **15% Contingency:** \$46,653; **TOTAL: \$357,670**

**Task/Activity 4: Clean-up Oversight and Completion Reports**

**Supplies:** \$150 printing allowance. **Contractual Costs:** (30) hours QEP @ \$210/hr :\$6,300(clean-up oversight, report drafting, documentation); (80) hours SPM @\$180/ hour: \$14,400 (report submissions, project update documents, scheduling); (8) hours robotic survey crew @ \$350/ hour: \$2,800 (for As-built survey);(6) hours CAD drafter @\$113/ hour: \$678 (for As-built survey) 30) hours QEP @ \$210: \$6,300 (50) hours SPM @ \$180: \$9,000 for close out reporting and MassDEP requirements under Mass Contingency Plan

**Cost Breakdown: Site 3 (JJD Lower Level)**

**Task/Activity 1: Cooperative Agreement Oversight**

**Contractual costs:** (40) hours QEP @ \$210/ hour: \$8,400; (36) hours SPM @ \$180/hour: \$6.480  
Property Survey: \$5,300 (property line layout and bounds)

**Task/Activity 2: Community Engagement**

**Supplies:** \$300 printing allowance for presentation materials. **Contractual costs:** (40) hours QEP @ \$210/ hour: \$8,400; (30) hours SPM @ \$180/hour: \$5,400

**Task/Activity 3: Site Specific Clean-up Activities**

**Supplies:** \$300 printing allowance. **Contractual Costs:** (10) hours robotic survey crew @ \$350: \$3,500; (16) hours CAD drafter @ \$113/ hour: \$1,808; (30) hours QEP @ \$210: \$6,300; (30) hours SPM @180/ hour: \$5,400 Geophysics mark-out \$2,500 **Engineering Design:** \$11,208 (5% of construction costs).**Construction:** General Conditions (\$3,000) -Portable restroom, temp fencing; Parking permits \$5,000; Dumpster (1) @ \$1,000-For disposal of garden debris; Fence Remove/ Re-install ((35) @ \$100=\$3,500); Sidewalk Deposit \$6,500 -City Requirement; Water line re-install (230 LF

@ \$40/ FT = \$9,200); Soil removal (1,000 CY), disposal, geo-textile barrier and placement of new soil (\$190,969 (8,303 SF @ \$23/ SF)); Pathway restoration \$5,000 - Concrete only. **Sub-total:** \$224,169; 15% **Contingency:** \$33,625  
**TOTAL: \$257,794**

**Task/Activity 4: Clean-up Oversight and Completion Reports**

**Supplies:** \$150 printing allowance. **Contractual Costs:** (20) hours QEP @ \$210: \$4,200 (clean-up oversight, report drafting, documentation); (40) hours SPM @ \$180/ hour: \$7,200 (report submissions, project update documents, scheduling); (8) hours robotic survey crew @ \$350/ hour: \$2,800 (for As-built survey); (6) hours CAD drafter @ \$113/ hour: \$678 (for As-built survey) 30) hours QEP @ \$210: \$6,300 (50) hours SPM @ \$180: \$9,000 for close out reporting and MassDEP requirements under Mass Contingency Plan

**Cost Breakdown: Site 4 (Worcester)**

**Task/Activity 1: Cooperative Agreement Oversight**

**Contractual costs:** (40) hours QEP @ \$210/ hour: \$8,400; (36) hours SPM @ \$180/hour: \$6,480  
**Property Survey:** \$5,300 (Property Line layout and bounds)

**Task/Activity 2: Community Engagement**

**Supplies:** \$300 printing allowance for presentation materials. **Contractual costs:** (40) hours QEP @ \$210/ hour: \$8,400; (30) hours SPM @ \$180/hour: \$5,400

**Task/Activity 3: Site Specific Clean-up Activities**

**Supplies:** \$300 printing allowance. **Contractual Costs:** (10) hours robotic survey crew @ \$200= \$2,000; (8) hours CAD drafter @ \$113/ hour: \$904; (20) hours QEP @ \$210: \$4,200; (43) hours SPM @ \$180/ hour: \$7,740  
 Geophysical mark-out: \$2,500 **Engineering Design:** \$26,426 (5% of Construction Costs). **Construction:** General Conditions \$2,000 - Portable restroom, temp fencing; Dumpster ((3) @ \$1,000= \$3,000) -dispose of garden debris; Fence Remove/ Re-install ((20) hours @ \$200=\$4,000)-Welded steel fence; Sidewalk Deposit \$6,500 -City Requirement; Water line re-installation (500 LF @ \$40/ FT = \$20,000) -Extensive/ large garden; Soil removal (1,190 YDs), disposal, geo-textile, new soil (\$400,430 -17,410 SF @ \$23/ SF); Salvage and Re-set Bluestone edging (\$38,800 -(300) hours @ \$100/hour) plus materials; Pathway restoration- stone dust (\$17,800 (100) hours @ \$100/hour) plus materials and equipment; Restore front planting bed \$36,000 - Replacement plantings; **Sub-total:** \$528,530; 15% **Contingency** \$79,280; **TOTAL: \$607,810**

**Task/Activity 4: Clean-up Oversight and Completion Reports**

**Supplies:** \$150 printing allowance. **Contractual Costs:** (30) hours QEP @ \$210: \$6,300 (clean-up oversight, report drafting, documentation); (80) hours SPM @ \$180/ hour: \$14,400 (report submissions, project update documents, scheduling); (8) hours robotic survey crew @ \$350/ hour: \$2,800 (for As-built survey); (6) hours CAD drafter @ \$113/ hour: \$678 (for As-built survey) 30) hours QEP @ \$210: \$6,300 (50) hours SPM @ \$180: \$9,000 for close out reporting and MassDEP requirements under Mass Contingency Plan

c. Plan to Measure and Evaluate Environmental Progress and Results

The Trustees, with assistance from the QEP will track, quantify and report project progress. The Trustees will utilize internal project management tools and quarterly update reports to ensure that funds are used within the (4 year) grant period. A workplan will be created and approved by the EPA with project milestones. Progress will be measured against milestones to ensure grant funds are used efficiently. Any project delays will be reported clearly in the updated reports and corrective actions will be taken. Project completion tracking that contribute to the successful outcomes include: the volume of soil removed from the sites, the total SF of garden areas remediated and post clean-up soil testing results. Successful project outcomes will ensure that the existing number of garden plots are restored with safe gardening soils and the sites are re-activated for community use.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability**

**4a. Organizational Structure and 4b. Description of Key Staff**

The Trustees' staff has a proven track record in managing federal and state funded grants, ensuring the proper administration of government funds, bids, and procurement according to government standards. To ensure timely and successful expenditure of funds and completion of the grant's technical, administrative, and financial requirements, the organization has convened an interdepartmental project team with distinct roles and responsibilities. The staff team will additionally be supported by a contracted Licensed Environmental

Professional. *Vidya Tikku, Vice President of Urban Outdoors, The Trustees*, has 20+ years of experience working with the Boston community gardens and will serve as the principal in charge for the project, acting as the key leader and decision-maker. As a member of The Trustees' Landscapes and Buildings Team, *Josh Hasenfus, Construction Supervisor, The Trustees*, will provide day-to-day project management and oversight as the project director, as well as financial management and administration. Josh will be responsible for issuing bids for the work and managing the consultant(s), serving as the primary point of contact between the organization and these external providers. *Ryan Thomas, Director of Urban Resilience, The Trustees*, will support Josh with project administration and communication. *Jordan Takvorian, Stewardship Manager, Boston Community Gardens, The Trustees*, oversees all infrastructure and maintenance work at our 56 community gardens and will serve as a liaison between contractors, gardeners and the general public. *Mukaji Ambila, Property Manager, Boston Community Gardens, The Trustees*, will facilitate community outreach, ensuring clear and open dialogue. *John Morales, Grants and Restricted Funds Manager, The Trustees*: will be responsible for tracking costs associated with this project and grant and will assist with the financial reporting. *Annika Burgess, Manager of Institutional Partnerships, The Trustees*, will be responsible for completing the required grant reporting and serve as the primary contact for communication with the EPA. Acquiring Additional Resources: The Trustees will follow its written Procurement Policy, based on industry best practices, for acquiring any additional resources needed for the project. The policy ensures ethical conduct, competitive procurement, cost and price analysis, and proper recordkeeping. At least three bids are required for purchases over \$10,000, and procurement methods (e.g., fixed price contracts, cost reimbursable contracts, purchase orders, and incentive contracts) will be selected to best serve the project's needs. Records for purchases exceeding \$10,000 will document contractor selection, justification for any noncompetitive procurement, and the basis for award cost or price.

**Past Performance and Accomplishments: Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements City of Boston, Community Preservation Committee: \$172,304**

**(1) Accomplishments:** The Trustees is rehabilitating a pocket park in Boston's South End with site regrading, accessible pathways and seating, and new plantings while preserving the existing tree canopy. Three community meetings were held in summer 2025 to inform the final design. Construction is underway, with ongoing updates to nearby residents and abutters. **(2) Compliance with Grant Requirements:** Per the grant contract, The Trustees conducts monthly check-ins with Boston Community Preservation Act (CPA) staff via virtual meetings or written updates. Required reports include a pre-construction report (submitted July 2025), a mid-construction report (due February 2026), and a final report and invoice at project completion. All invoices and expenses are tracked by the finance department. **City of Boston, Grassroots Open Space Program: \$150,000**

**(1) Accomplishments:** The Trustees completed a municipally funded project to remediate contaminated soil in the upper section of the JJD Community Garden in Dorchester and restore garden infrastructure in time for the 2025 growing season. During the grant period (10/09/2024–12/31/2025), 400 cubic yards of contaminated soil were removed and replaced with tested clean soil, separated by a geotextile barrier. Retaining walls, pathways, and water systems were restored, and the garden reopened to the public in May 2025. Contaminated soil was transported to a licensed facility. **(2) Compliance with Grant Requirements:** Per grant terms, The Trustees submitted three progress reports including a final report detailing expenditures and outcomes. Contractor selection went through a competitive bidding process, targeting a minimum of three bids.

**National Park Service, Save America's Treasures: \$499,950**

**(1) Accomplishments:** The Trustees completed a project to address structural deficiencies in the north elevation and west portico of the Great House at Castle Hill (Ipswich, MA), a National Historic Landmark, to prevent water infiltration and public safety hazards. The grant period ran 10/01/2022-09/30/2025. The project included a competitive bid process, contractor selection, construction completed to NPS preservation standards, and oversight by experienced Trustees preservation staff. **(2) Compliance with Grant Requirements:** Semiannual progress reports were submitted per NPS requirements, with final narrative and financial reports due January 2026 and on track. All capital expenditures met federal guidelines, contractor selection and reimbursements were approved by NPS, and required signage was installed. Work is underway with the Massachusetts Historical Commission to place a 15-year Preservation Restriction on the property per requirements of grant funding.



## The Trustees of Reservations

### Proposal to US Environmental Protection Agency Brownfields Cleanup Grant

RFP No.: EPA-I-OLEM-OBLR-25-07

### Response to Threshold Criteria for Cleanup

#### Threshold Criteria

##### 1. Applicant Eligibility

- a. The Trustees of Reservations is a 501(c)(3) nonprofit organization. See attached document demonstrating tax-exempt status under section 501(c)(3) of the IRC.
- b. N/A. The Trustees of Reservations is not exempt from Federal taxation under section 501(c)(4) of the IRC.

##### 2. Previously Awarded Cleanup Grants

The proposed sites have not received funding from a previously awarded EPA Brownfields Cleanup Grant.

##### 3. Expenditure of Existing Multipurpose Grant Funds

The applicant has not received an EPA Brownfields Multipurpose Grant.

##### 4. Site Ownership

The Trustees of Reservations (The Trustees) is the fee simple owner of each of the four properties listed in this grant proposal.

##### 5. Basic Site Information

- a) Site 1: Dacia & Woodcliff Community Garden; b) 31-37 Woodcliff Street, Boston, MA 02125
- a) Site 2: Greenwood Street Community Garden; b) 140-142 Greenwood Street, Boston, MA 02121
- a) Site 3: Julian, Judson, & Dean Community Garden; b) 48 Julian Street, Boston, MA 02125
- a) Site 4: Worcester Street Community Garden; b) 108-138 Worcester Street, Boston, MA 02118

##### 6. Status and History of Contamination at the Site

- a. *whether this site is contaminated by hazardous substances or petroleum;*
- b. *the operational history and current use(s) of the site;*
- c. *environmental concerns, if known, at the site; and*
- d. *how the site became contaminated, and to the extent possible, describe the nature and extent of the contamination*

#### Site 1: Dacia & Woodcliff Community Garden (Dacia)

- a. hazardous materials
- b. The histories of Sites 1-3 are based primarily on historic Sanborn Maps obtained from Environmental Data Resources for years dating between 1888 and 1996 and supplemented with photographs and information

obtained from municipal offices. Additionally, Sites 1-3 were acquired by Boston Natural Areas Network (BNAN) between 1983-2002. BNAN obtained most of the gardens from the Boston Department of Neighborhood Development which obtained the properties through tax foreclosure. Dacia was housing from at least 1888 through 1989 after which the site was vacant. Records show that there were a number of fires between 1963 and 1975 along Woodcliff and Dacia Streets. Records show that the abutting properties were residences as well as a church and school. BNAN acquired the property in 2002, and it has been utilized as a community garden since and records indicate it had been gardened for years leading up to BNAN's acquisition. BNAN became an affiliate of The Trustees in 2006.

- c. Benzo(a)pyrene, Phenanthrene, Lead
- d. It is believed that the site contamination was a result of lead paint use and use of urban fill materials.

#### **Site 2: Greenwood Street Community Garden (Greenwood)**

- a. hazardous materials and petroleum
- b. Greenwood was formerly a carpentry shop starting in approximately 1931 (prior to this, the site was vacant from at least 1888), was vacant by 1950, and was a storage shed in 1964 which was part of an abutting sheet metal shop in operation from approximately 1950 to at least 1964 after which records show the site was vacant again (records do not report fire or demolition so it is unclear how this site became vacant). There was also a construction company on abutting property. This site was acquired by BNAN in 1983 and has been utilized as a community garden since.
- c. Benzo(a)pyrene, Phenanthrene, Lead
- d. It is believed that the site contamination was a result of lead paint use and use of urban fill materials as well as storage and/or use of petroleum-based construction materials.

#### **Site 3: Julian, Judson, and Dean Community Garden (JJD)**

- a. hazardous materials
- b. JJD is sandwiched between Julian, Judson, and Dean Street. Julian Street has been vacant since at least 1888, and Dean Street was housing from as least 1899 up until 1964. In 1971 the residence on Dean Street was razed; and in 1985 a plywood shack on site was also razed, both of which were located at 30 Dean Street. Records show that abutting properties were mostly housing. The property was acquired by BNAN in 1983 and has been utilized as a community garden since.
- c. Benzo(a)pyrene, Phenanthrene, Lead, Arsenic
- d. It is believed that the site contamination was a result of lead paint use and use of urban fill materials.

#### **Site 4: Worcester Street Community Garden (Worcester)**

- a. hazardous materials
- b. The history of Worcester is based primarily on historic Sanborn Maps obtained from Environmental Data Resources for years ranging between 1887 and 2002 and supplemented with aerial photographs and information obtained from municipal offices. Worcester was vacant before 1926 and then was a garage/carriage house until 1951. In 1951, the property was also occupied by the Mayflower Donut Company. Sometime between 1951 and 1964 the property was a shoe warehouse in the basement, a paint warehouse on the first floor, and an electronic device manufacturer on the second floor. Between 1964 and 1988 the property was vacant, after which it became a community garden. The site was acquired by South End Lower Roxbury Open Space Land Trust (SELROLST) in 1991 and has been utilized as a community garden since approximately 2002. In 2012, SELROLST merged with BNAN which was an affiliate of The Trustees at the time.
- c. Benzo(a)pyrene, Phenanthrene, Lead
- d. It is believed that the site contamination was a result of lead paint use and use of urban fill materials.

### **7. Brownfields Site Definition**

**Sites 1, 2, 3, and 4** are **a)** not listed or proposed for listing on the National Priorities List; **b)** not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and **c)** are not subject to the jurisdiction, custody, or control of the U.S. government.

## **8. Environmental Assessment Required for Cleanup Grant Applications**

In 2025 all four sites underwent Phase II Site Assessments that included laboratory analysis to evaluate the presence and extent of contamination. An initial round of sampling by the Nobis Group occurred in February 2025 with soil borings collected samplings at depths of 1-2', 2-4', and 4-6'. After preliminary results were received, additional testing was conducted to fully characterize the degree and extent of contamination and evaluate the results with respect to the applicable cleanup standards. This second round of sampling occurred the week of August 18, 2025, and was followed by laboratory analysis with results provided in December 2025.

- **Site 1, 2, and 3:** ASTM Phase I completed 6/1/2006; ASTM Phase II completed 12/19/2025
- **Site 4:** ASTM Phase I completed 4/3/2012; ASTM Phase II completed 12/19/2025

## **9. Site Characterization**

**B. (i.)** A letter dated 1/22/2026, from the State Environmental Authority, the Massachusetts Department of Environmental Protection (MassDEP), has been attached affirming the following: The sites are eligible to be enrolled in the state voluntary response program to work collaboratively with MassDEP to ensure that regulatory compliance in accordance with the Massachusetts Contingency Plan is met; and the information is for the FY26 Cleanup Grant application and not a previously submitted application.

**(ii.)** According to Nobis Group, additional site characterization is needed at Greenwood Street Community Garden and is not needed at the other three sites. The additional characterization needs at Greenwood include the installation of (3) groundwater monitoring wells and (6) additional soil borings. This additional characterization will provide the information needed to fully understand the extent of contamination on the site and create a clean-up plan to meet state and federal requirements. Nobis has provided budget numbers for site clean-up, and it is not expected that additional characterization will significantly impact the overall clean-up costs. There will be a sufficient level of site characterization from the environmental assessment performed by June 15, 2026, for the remediation work to begin on site.

## **10. Enforcement or Other Actions**

There are no enforcement actions on the sites.

## **11. Sites Requiring a Property-Specific Determination**

Project Sites 1, 2, 3, and 4 do not need Property-Specific Determinations.

## **12. Threshold Criteria Related to CERCLA/Petroleum Liability**

### **iii. Landowner Protections from CERCLA Liability**

#### **(1) Bona Fide Prospective Purchaser Liability Protection**

##### **1. Information on the Property Acquisition:**

- a. **Sites 1, 2, and 3:** The Trustees acquired these properties in fee March 31, 2017, upon the official merger of the Boston Natural Areas Network (BNAN) with The Trustees of Reservations (The Trustees). However, The Trustees and BNAN signed an Affiliation Agreement in 2006 (effective July 1, 2006) which clearly transferred majority control of BNAN to The Trustees. Immediately upon signing the agreement, The Trustees became the fiscal manager, the employer of the staff,

and legally responsible for BNAN assets. The original BNAN Board of Directors still had some voting rights but the majority control for major decisions was vested with The Trustees at the time. See page 4, paragraph (f) of the Affiliation Agreement regarding The Trustees controlling acquisition and disposition of BNAN's real estate. Attachments include the affiliation agreement BNAN/TTOR and the official merger document. **Site 4:** BNAN acquired this property in fee September 27, 2012, upon the merger of the South End/Lower Roxbury Open Space Land Trust, Inc. (SERLOST) with BNAN. Site 4 was acquired in fee by The Trustees on March 31, 2017, upon the official merger of BNAN with The Trustees. However, at the time BNAN acquired Site 4 from SERLOST in 2012, BNAN was an affiliate of The Trustees and therefore, BNAN's assets were controlled by The Trustees (circumstances described above).

- b. **Sites 1, 2, and 3:** As mentioned above, The Trustees became legally responsible for BNAN's assets July 1, 2006. The property deeds were transferred to The Trustees on March 31, 2017 upon the official merger of The Trustees and BNAN. **(b) Site 4:** As mentioned above, The Trustees became legally responsible for BNAN's assets July 1, 2006. BNAN acquired this property on September 27, 2012. The property's deed was transferred to The Trustees March 31, 2017.
- c. **Sites 1, 2, 3, and 4** are owned in fee by The Trustees of Reservations.
- d. **Sites 1, 2, 3 and 4:** Transferred ownership from Boston Natural Areas Network upon organization affiliation (2006) and official merger (2017).
- e. As discussed, The Trustees and BNAN (prior owner) signed an Affiliation Agreement in 2006 (effective July 1, 2006) which clearly transferred majority control of BNAN to The Trustees. Immediately upon signing the agreement, The Trustees became the fiscal manager, the employer of the staff, and legally responsible for BNAN assets. The original BNAN Board of Directors still had some voting rights but the majority control for major decisions was vested with The Trustees at the time. See page 4, paragraph (f) of the Affiliation Agreement regarding The Trustees controlling acquisition and disposition of BNAN's real estate.

## **2. Pre-Purchase Inquiry**

- a. **Sites 1, 2, and 3:** ASTM Phase I Assessments were completed within six months of the affiliation agreement signed by BNAN and The Trustees which clearly transferred majority control of BNAN to The Trustees. These assessments are dated June 1, 2006 and were performed for The Trustees of Reservations by GEI Consultants, Inc. **(a) Site 4:** ASTM Phase I Assessment was completed six months of the acquisition of Site 4 by the Boston Natural Areas Network from SERLOST which was an affiliate of The Trustees at the time. The Phase I Assessment was completed April 3, 2012, and BNAN acquired the property from SERLOST September 27, 2012. The Phase I Assessment was completed for The Trustees of Reservations by GEI Consultants, Inc.
- b. The Phase I Environmental Site Assessments were performed by an Environmental Professional, GEI Consultants, Inc. The required declaration by GEI Consultants, Inc. is included in the written report.
- c. Not applicable.

## **3. Timing and/or Contribution Toward Hazardous Substances Disposal**

- a. We can affirm that no hazardous substances have been transported or disposed of at the properties.

## **4. Post-Acquisition Uses**

- a. The properties have been utilized as community garden spaces since they have been acquired by Boston Natural Areas Network, which became an official affiliate of The Trustees on July 1, 2006 and merged with The Trustees of Reservations in 2017.

## **5. Continuing Obligations**

- i. The Trustees have not caused or contributed to any release of hazardous substances at the Sites;
- ii. The Trustees will continue to take reasonable steps to prevent any threatened future release;
- iii. Given the results of an upcoming risk assessment, The Trustees will prevent of limit exposure to the previously released hazardous substance.

We affirm that:

- i. The Trustees will comply with any land use restrictions, currently there are none on the site;
- ii. The Trustees will assist and cooperate with performing clean-up and providing access to the properties;
- iii. The Trustees will comply with all information requests if the need arises; **d)** The Trustees will provide all legally required notices.

Currently, there are no land use restrictions. We are actively seeking resources for the clean-up needs and have no information requests. We have complied with the MassDEP reporting requirements for the conditions found at Greenwood Community Garden, which was completed by a Licensed Site Professional.

### **13. Cleanup Authority and Oversight Structure**

Adequate clean-up of the site will be accomplished with project management and construction administrative services from a qualified Licensed Site Professional. These services have been included in the grant budget.

The project will enroll in the state response program. To ensure the technical expertise is appropriately allocated to the project, the applicant's construction supervisor has extensive experience in site work and has completed several remediation projects in the City of Boston. In addition, the applicant will solicit a qualified Licensed Site Professional to serve as the primary project manager for these clean-up projects. This project manager will be selected through an RFP process compliant with all applicable state and federal requirements for fair and open competition, including 2 CFR 200, 1500.

All clean-up activities will be within property owned by The Trustees and do not anticipate needing access to neighboring properties.

### **14. Community Notification**

#### **Submission of Community Notification Documents**

The Trustees sent notice of our intent to apply for an EPA Brownfields Cleanup Grant via email at 7:49am on January 14 to community gardeners of the four sites, garden coordinators, neighbors/abutters, and partner organizations including the Mid Dorchester Community Liason and South End Community Liason who shared the notice more broadly with their Listservs. Notification was also completed by phone to some of the gardeners who do not have email either by Trustees staff or their respective garden coordinators. In addition, physical flyers were posted at each of the four sites on the morning of January 14 as well as notices at four community-based locations nearby the sites further described in our application narrative. The notice included the draft application and Analysis of Brownfield Cleanup Alternatives (ABCAs). This notification method is the preferred method (and equivalent) because it enabled us to more directly reach the communities where these gardens are located; especially those that utilize the gardens. Translation services were made available.

(i) Attached to the proposal are:

1. Copies of the draft ABCAs;
2. A copy of the email notice with time stamp (7:49am ET on 1/14/26);
3. A summary of the comments received;
4. The Trustees' response to those public comments;

5. Meeting notes and summary from the public meeting; and
6. A meeting sign-in/participants list.

## **15. Contractors and Named Subrecipients**

### **a) Contractors.**

Not applicable. Contractor(s) will be selected in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 subsequent to an award. The Trustees will follow public procurement best practices including 40 CFR Part 33, EPA's *Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements* and *Brownfields Grants: Guidance on Competitively Procuring a Contractor*.

### **b) Named Subrecipients.**

Not applicable.