

“The importance of this site is clear,” one could not pinpoint more precisely the modern birthplace of freedom of conscience and religion.

Although the Colony House and greater Washington Square would later become the focus of civic activities, in 1641 when Newport’s archetypal town charter was written, this spring was the clear center of community life and the heart of one of the first secular democracies in the world.

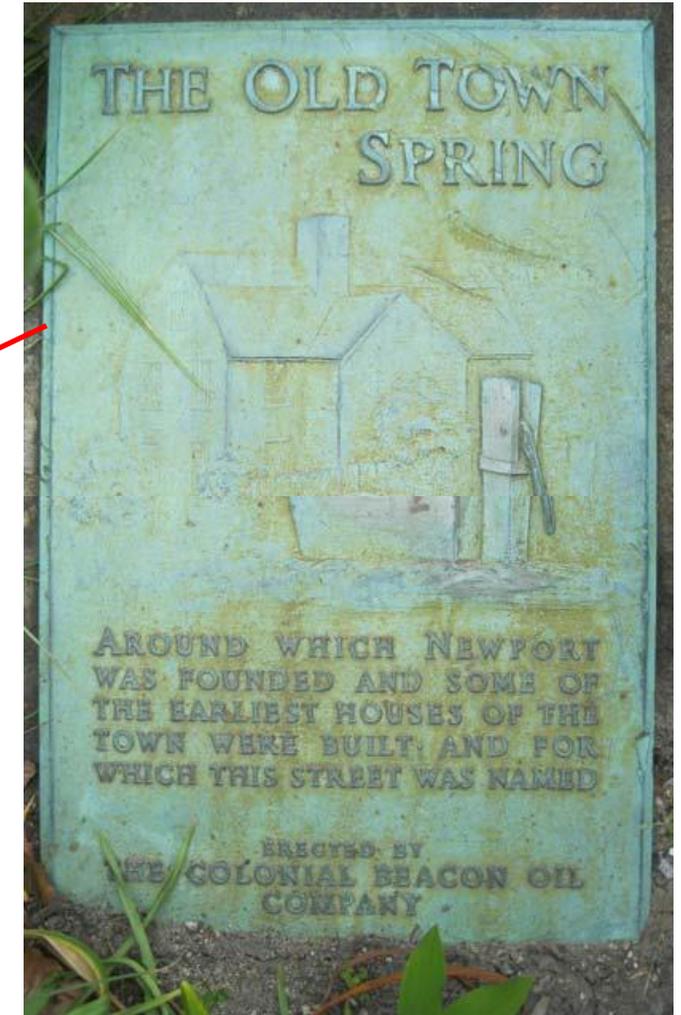
It is remarkable and profound that today, almost precisely 375 years later, the community of Newport has come together to preserve the site around which our city was founded, saving it from imminent loss as developers propose commercial uses for what is perhaps our city’s most historic plot of land”

”

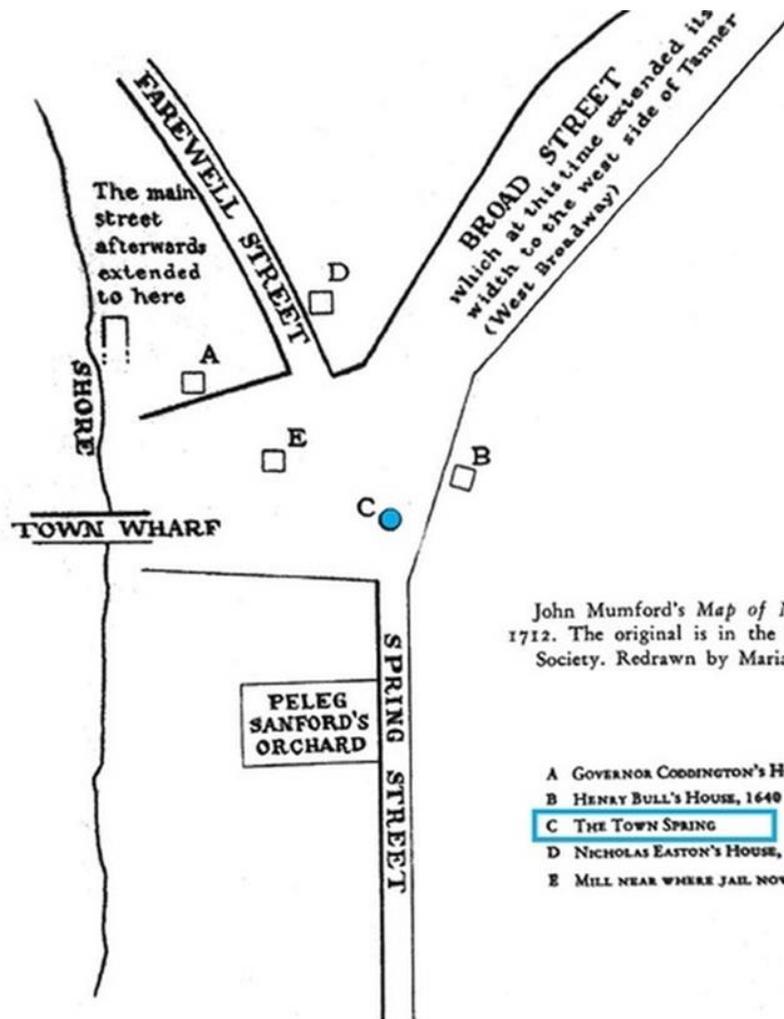
Lily Dick – Newport Spring Leadership Committee

# Public Meeting for 48 Touro Street – Site of The Old Town Spring

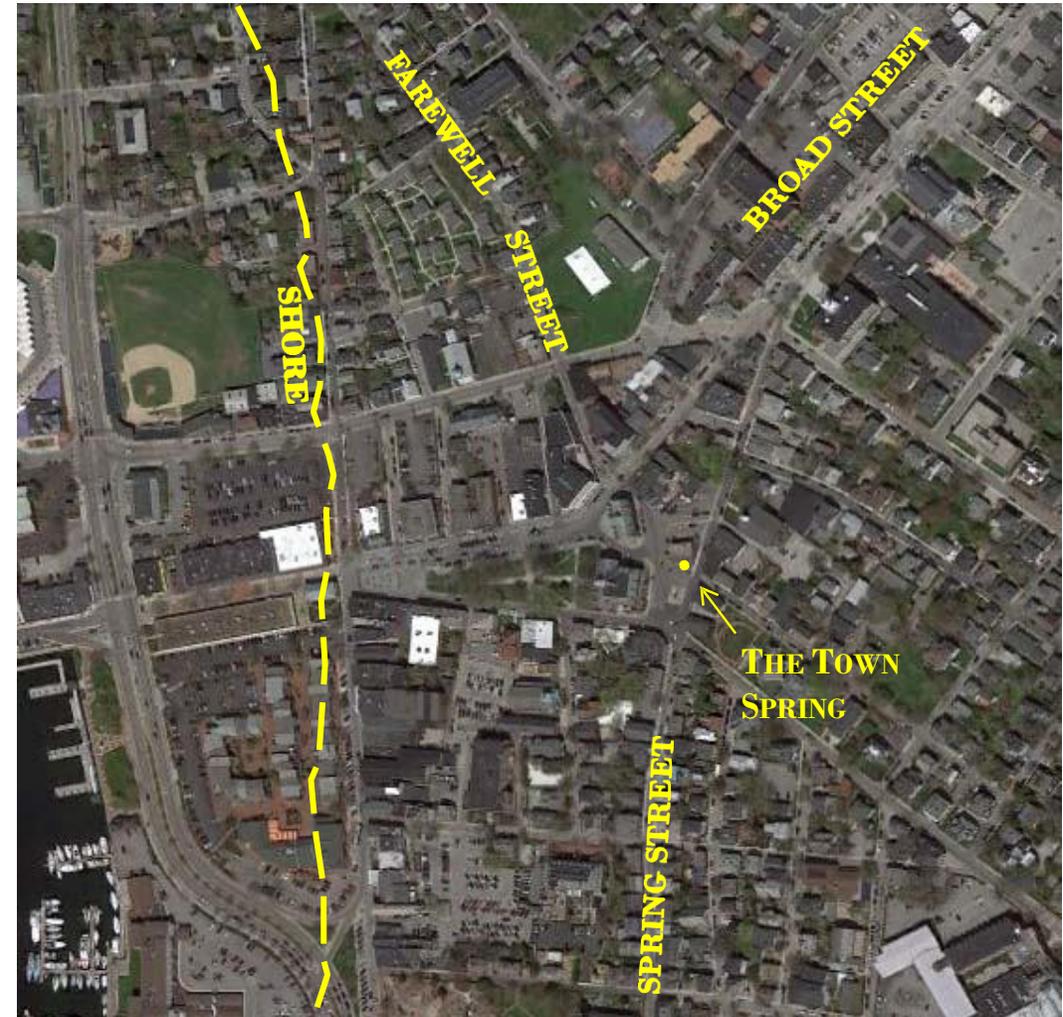
“Around which Newport was founded and some of the earliest houses of the town were built; and for which this street was named.”



# THEN



# ... AND NOW



# 1941



# 2014



This site “has been taken for granted by our entire community for decades. From the site of our historic town spring, views across every angle link sites that tell the story of an iconic center of Colonial America’s political, religious, cultural, economic and social life.”

Lily Dick

## RIDEM Rule 7.01 (C)

Whenever a site that is known to be contaminated or is suspected of being contaminated is considered for possible reuse as a Recreational Facility for Public Use that supports existing or proposed Active Recreation, the Performing Party must complete All Appropriate Inquiries (AAI), and conduct the public notification and public involvement processes required by Rule 7.07 (A)(iii) prior to the initiation of the Site Investigation.

# Why does Section 7.01 (C) apply to this site?

A group of individuals unofficially known as the Newport Spring Leadership Committee (NSLC) recognized the historical significance of the site of the original Town Spring and were determined to preserve it. After performing environmental due diligence, the NSLC, with Church Community Housing Corp acting as its fiduciary, purchased the property in January 2015. Their intention is to eventually redevelop the property as open space for public use (which DEM considers a form of active recreation), hence the requirement for tonight's meeting.

At this time, no specific redevelopment plans are proposed for the property.

# All Appropriate Inquiries

All Appropriate Inquiries (AAI) is the process of conducting environmental due diligence.

RIDEM and USEPA have indicated that completion of an ASTM Phase I Environmental Site Assessment satisfies this requirement.

## Section 7.07 (A)(iii)

Whenever a site that is known to be contaminated or is suspected of being contaminated is considered for possible reuse as a Recreational Facility for Public Use that supports existing or proposed Active Recreation, the person proposing such reuse shall, prior to the establishment of a final scope of investigation for the site and after the completion of All Appropriate Inquiries, hold a public meeting for the purposes of obtaining information about conditions at the site and the environmental history at the site that may be useful in establishing the scope of the investigation of the site and/or establishing the objectives for the environmental clean-up of the site.

# Why Are We Here Tonight?

As required by Rule 7.07 (A)(III), the purpose of tonight's meeting is to obtain information about site conditions and the environmental history of the former Coffey's Texaco property that may be useful in establishing the scope of work for the pending Site Investigation and/or the clean-up objectives for the site.

For those of you that have knowledge to share relative to the environmental conditions and/or the history of the property, you will have an opportunity to provide comment shortly.

First lets briefly discuss the Environmental Due Diligence process and the DEM Site Remediation requirements.

# What is a Phase I Environmental Site Assessment?

An Environmental Site Assessment is an approach to conducting an inquiry designed to identify recognized environmental conditions in connection with a property.

The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property.

Essentially the goal of a Phase I ESA is to determine if there is evidence of, or the potential for, a release of oil or hazardous materials at a property.

# What Does a Phase I ESA include?

Typical components of a Phase I Environmental Site Assessment include research performed at state and local government agencies, review of available historical information, interviews with past and present owners or operators of a property as well as site reconnaissance efforts to evaluate the possible presence of tanks, ponds, pits, lagoons and other structures known to have commonly resulted in releases of oil or other hazardous materials.

For a complete description of the Phase I Process refer to ASTM E1527-13.

# What is a Phase II Environmental Site Assessment?

In the event recognized environmental conditions are identified at a property, a prospective purchaser of a property may conduct a Phase II Environmental Assessment to determine environmental risk.

Unlike a Phase I, a Phase II ESA is an intrusive process.

Typical components of a Phase II include installation of soil borings and groundwater monitor wells, acquisition and laboratory analysis of soil and groundwater samples, and based on the data obtained an evaluation of environmental risk at a property.

# What has been done so far?

In May 2014, a Phase I ESA of the Site was conducted by Newport Environmental on behalf of Church Community Housing Corp.

During the Phase I ESA the following recognized environmental conditions (RECs) were identified at the Site:

- UST System residuals from past releases
- Potential for vapor migration
- The likely presence of abandoned hydraulic lifts
- The likely presence of contaminants from anthropogenic sources associated with urban soils (e.g. heavy metals and PAHs)

# Phase II Environmental Assessment

In response to the Phase I ESA findings, a Phase II ESA of the Property was performed in June 2014.

The Phase II ESA was conducted to determine the extent of impacts to soil and groundwater resulting from site usage as a retail petroleum distribution and automotive repair facility to gain a better understanding of the environmental risk posed by the property prior to purchase.

What was found? VOCs, SVOCs, TPH, and Heavy Metals

What wasn't found? Several samples tested for PCBs, all results were 'Non-Detected.'

# Corrective Actions Required BY DEM's LUST Section

Corrective Actions have been undertaken at the property and the site is currently in compliance with the DEM LUST Section. Although the site has been remediated to the LUST Section's satisfaction, additional work remains.

Remaining work to be completed with DEM LUST section oversight includes, removal of the existing UST systems and excavation of any impacted soil identified as well as management of UST residuals.

# Are there differences between the environmental due diligence process for the purchase of a property and the RIDEM Site Remediation Process?

Yes, there are several; however they do share common elements. For example the AAI process completed during the Environmental Due Diligence performance by a prospective purchaser is a requirement of the Site Remediation process.

Let's take a minute to review the RIDEM Site Remediation Program requirements.

# RIDEM Site Remediation Program Components

1. Release Notification
2. Site Investigation (SI) Scope of Work
3. DEM SOW Review Comment & Approval
4. Public Notice SI Field Activity
5. SI Field Activity Implementation
6. SI Report w Remedial Alternatives
7. DEM Review & Comment
8. DEM Program Letter
9. Public Notice, Remedial Action
10. Remedial Decision Letter
11. Remedial Action Work Plan (RAWP)
12. DEM RAWP Review & Comment
13. DEM Remedial Approval Letter
14. RAWP Implementation
15. RAWP Status/Completion Report
16. DEM Letter of Compliance



Church Community Housing



DEM



Both

# What are the next steps?

With your input, we will develop a scope of work for the DEM required Site Investigation of the property and continue the site remediation process.

Does anyone have any Environmental information regarding the former Coffey's Texaco Property that they can share with us?

# Any questions or comments?

Should you leave here tonight and have any additional questions or comments please contact:

Brian M. Menard, Project Manager  
RIDEM Office of Waste Management  
(401) 222-2797 Ext. 7163  
Brian.Menard@DEM.RI.GOV