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12.02(6): Site Preparation

Introduction

Site preparation activities will address the existing conditions on the sites that will be developed for public use as well as sites that will be prepared for disposition and private development. This section provides a summary of the activities planned as part of the site preparation process.

Site and Building Assessment for Contamination Issues

Based on known information about the past uses within the Project Area and based on observed conditions within certain structures, there is the potential of encountering hazardous materials on various sites to be redeveloped or within various buildings to be demolished. Initial site and building assessments must be conducted to identify potential areas or sources of contamination. Once this evaluation is completed, actions and costs for remediation, if necessary, can be estimated. So far, preliminary technical assessments have been started for only one large mill property included in this URP (216 Appleton Street) and results are still pending.

Building Demolition

A total of 17 buildings are proposed to be demolished for the Project. All utility services to the structures will be cut and capped within ten feet of the existing building foundations. All building materials, floor slabs and foundations of the demolished buildings will be removed and disposed off-site. To the extent possible, the demolition contractor will be required to recycle demolished building materials. Any open excavations will be backfilled with on-site soils or imported clean fill and will be graded "level." The project site will be enclosed by chain link fencing to prevent public access. Erosion controls will be implemented to prevent erosion and



sedimentation beyond the site boundaries. The site will be stabilized with annual rye grass (or similar vegetation) upon completion to minimize erosion following demolition and prior to redevelopment. Any retaining walls will stay in place.

Partial or selective demolition may be needed in two of the buildings in the Plan. 130 Appleton has sections of the building suffering from serious water damage and may not be feasible to rehabilitate. 37 Appleton has portions of the building in which the structure may be severely compromised. Both of these buildings could use additional parking to accommodate redevelopment, and demolished portions could serve as either off-street parking or access to the buildings. The process to remove a portion of this building will generally follow the process described above, except that utility service will only be cut to the portion of the building to be removed. The portion of the building that was disturbed during demolition will be restored to match the appearance of the existing building exterior, and interior space that was disturbed will be restored to match interior building finishes.