

Johnson & Wales University Site Investigations and Remedial/Development Strategy Providence and Cranston, Rhode Island

ESS Group, Inc. investigated and planned for the redevelopment of a former shipyard and industrial properties into university facilities. The project involved a wide range of environmental investigations of seven land parcels, removal of petroleum-impacted soils, development of remedial alternatives consistent with future land development plans, risk assessments, and agency negotiations. Individual parcels were investigated both separately and in groups, but the remedial/development strategy combined all parcels and was developed to be consistent with the future redevelopment plans for a University Campus.

ESS supervised the completion of more than 100 soil borings/groundwater monitoring wells, conducted soil and groundwater sampling, oversaw test pit excavation, soil removal and ground-penetrating radar surveys. Three separate Site Investigation Reports were prepared and submitted to the Rhode Island Department of Environmental Management (RIDEM).

Upon completion of the Master Land Use Plan for the campus, a Site Remedial/Development Strategy proposed various management and remedial actions to address site conditions. Management and remedial options proposed included: placement of a soil cover over portions of the site, localized soil removal, risk-based demonstration of acceptability of soil quality at specific parcels, placement of environmental land usage restrictions on other parcels, soil arsenic background demonstration, and preparation of variance requests from RIDEM Remediation Regulations for specific issues. These proposals are currently being negotiated with RIDEM.



Relevant Services Include:

- Site Investigation of Seven Land Parcels
- Supervised Removal of Petroleum Impacted Soils
- Supervised Ground Penetrating Radar Surveys and Test Pit Explorations
- Developed a Remedial/Development Strategy
- Conducted Risk Assessments
- Prepared a Soil Arsenic Background Demonstration
- Proposed Environmental Land Usage Restrictions