



ENVIRONMENTAL FACT SHEET – May 2015
**FORMER UNIROYAL/US RUBBER AND CAPITAL RECORDS
MANAGEMENT, INC.
475-495 VALLEY STREET – PLAT 27, LOTS 289, 290, AND 291
PROVIDENCE, RHODE ISLAND**

Introduction

WaterFire Providence (WaterFire) has identified the property identified as the former Uniroyal/US Rubber Complex and subsequently the Capital Records Management, Inc. site at Plat 27, Lots 289, 290, and 291 and located at 475-495 Valley Street in Providence, Rhode Island (the site) for environmental assessment, cleanup, and redevelopment. The site is comprised of approximately 1.31 acres and is developed with a 27,333-square foot one-story building. Before redevelopment can begin, environmental remediation and abatement are required.



WaterFire intends to ensure that citizens remain informed about the environmental issues, have an opportunity to express concerns and ask questions about these issues, and be involved in decisions related to assessment, remediation, and redevelopment of the site. This fact sheet has been developed as part of an initiative to ensure communication and public participation during the project.

Site History

According to available Sanborn Mapping and City records, the site was historically part of the American Locomotive Works and subsequently the U.S. Rubber Company complex from the late 1800s to 1967. According to available records, the building at the site was constructed in 1930. The building was listed as the “Roll Covering” building on a 1930 U.S. Rubber Company map, and two railroad tracks entered the building from the east.



From the 1970s through 1985, the building was owned by Jopelo Realty, and from 1985 through 1999, the building was owned by Zavota Brothers Rigging. During this period, the building was occupied by C.O. Hoffacker who used the building for re-building heavy machinery and machine tools. From 1999 through 2008, the site was owned by Capital Records Management, Inc. who used the building for storage purposes only. WaterFire acquired the site in 2012 and currently occupies the site for storage purposes.



Environmental Assessment and Site Conditions

Since 2011, Fuss & O'Neill has completed site assessment work on behalf of WaterFire Providence and RIDEM. The following conditions were identified:

- Historical Site Use: The site was historically utilized for industrial purposes from the late 1800s through 1999.
- Underground Storage Tanks (UST): One UST used for heating oil is currently present on-site. In addition, two fuel oil USTs were removed from the site in the 1990s.
- Soil Conditions: Soil at the site contained metals and polycyclic aromatic hydrocarbons (PAHs) at concentrations exceeding RIDEM soil quality standards.
- PCBs in Soil: Polychlorinated biphenyls (PCBs) were reported at a concentration exceeding the RIDEM soil quality standards in an area surrounding a former electrical transformer concrete pad. Three transformers formerly located at this portion of the site were owned by National Grid and removed on or before 2006. Response actions related to this release will include soil excavation and off-site disposal and will be conducted by National Grid.
- Hazardous Building Materials: Lead-based paint and asbestos-containing materials (ACM) were identified in various materials in the building. These materials will be abated as part of the building rehabilitation activities.



Cleanup Plan

The proposed cleanup plan involves building a soil cap covering the metals and PAH in soil at the site, removal of the UST, and abatement of hazardous materials in the building.

The soil cap will be constructed of clean soil, will ensure that people using the site do not come into contact with the contaminated soil, and will be designed to conform with site use (e.g. patio, parking and landscaping).

End Use of the Site

WaterFire intends to renovate the building and site grounds to support redevelopment for its headquarters and a community arts center.

Contact Information

For additional information, please contact either of the following project personnel:

- Mr. Peter Mello (peter@waterfire.org) of WaterFire Providence at 401-273-1155 ext. 130
- Ms. Cynthia Gianfrancesco (cynthia.gianfrancesco@dem.ri.gov) of RIDEM at 401-222-2797 ext. 7126.
- Mr. Brian Kortz (bkortz@fando.com) of Fuss & O'Neill at 401-861-3070 ext. 4578.