

Riverside Station Redevelopment Solid Waste Management Plan Updated May 12, 2021

All solid waste will be removed from the property on a regularly maintained schedule by a Massachusetts Licensed Solid Waste Contractor. All solid waste storage areas will be maintained by full time, on-site maintenance staff. Solid waste storage areas will be centrally located in convenient locations and adherence to recycling programs will be mandatory.

It is expected that the development will generate approximately 968 tons of solid waste per year. The following is a summary of the generation by use type:

Residential Use

4 lbs/unit/day x 550 units x 365.25 days = 800,000 lbs/year (400 tons/year)

Office/Lab Use

0.006 lbs/sf/day x 362,000 sf x 365.25 days = 800,000 lbs/year (400 tons/year)

Retail Use

0.025 lbs/sf/day x 8,000 sf x 365.25 days = 75,000 lbs/year (37.5 tons/year)

Restaurant Use

1 lbs/seat/day x 550 seats x 365.25 days = 200,000 lbs/year (100 tons/year)

Total Generation

1,875,000 lbs/year (937.5 tons/year)

The following is a building-by-building summary of how solid waste will be managed upon project completion.

- **Building 1** will include two “roll-off” style compactors in its enclosed loading dock for the office/lab users. One compactor will be for recyclable material and the other will be for standard refuse material. These will be sized accordingly to minimize removal frequency.
- **Building 2** will include two “roll-off” style compactors in its enclosed loading dock for the office/lab users. One compactor will be for recyclable material and the other will be for standard refuse material. These will be sized accordingly to minimize removal frequency.

- Building 3 will include either two or four 2-cubic yard compactors located at the first-floor level at the base of trash chutes for the residential use. These will be wheeled out to the sidewalk adjacent to the hotel green for removal.
- Building 4 will include two 2-cubic yard compactors located at the first-floor level at the base of trash chutes for the residential use. These will be wheeled out to the sidewalk adjacent to the hotel green for removal. The potential retail tenant will store trash on premises and wheel the containers to the sidewalk adjacent to the hotel green for removal.
- Building 5 will include two 2-cubic yard compactors located at the first-floor level at the base of trash chutes for the residential use. These will be wheeled out to the sidewalk on the Main Street side for removal. Sufficient space has been allocated in the sidewalk area so that this operation will not interfere with pedestrian flow.
- Building 6 will include two 2-cubic yard compactors located at the first-floor level at the base of trash chutes for the residential levels. These will be wheeled out to the sidewalk on the Main Street side for removal. Sufficient space has been allocated in the sidewalk area so that this operation will not interfere with pedestrian flow. Retail trash will be removed nightly from the tenant space and wheeled across main street to a compactor located in the Building 9 loading area.
- Building 7 will include two 2-cubic yard compactors located at the first-floor level at the base of trash chutes for the residential levels. Retail trash will be managed in wheeled 4-cubic yard dumpsters in the rear alley. These will be wheeled out to the rear/side loading area adjacent to Grove Street for removal.
- Building 8 will include two 2-cubic yard compactors that will be located at the first-floor level at the base of trash chutes for the residential levels. These will be wheeled out to the internal loading dock for removal. Retail trash will be removed the tenant space through internal corridors to the compactor located in the loading dock.
- Building 9 will include two 2-cubic yard compactors located at the first-floor level at the base of trash chutes for the residential use. These will be wheeled out to the sidewalk adjacent to the internal loading dock for removal. This building will also include trash compactor(s) for the larger retail tenant
- Building 10 will include two 2-cubic yard compactors located at the first-floor level at the base of trash chutes for the residential use. These will be wheeled out to the sidewalk adjacent to the internal loading dock for removal.

All trash containers will be equipped with appropriately fitting lids and will remain covered at all non-access times to diminish rainwater capture and access from vermin. Please refer to the Site Plans and Architectural Floor Plans for the locations on-site solid waste storage outlined above.

The Project includes demolition of the indigo hotel as well as some limited demolition on the MBTA property. All demolition debris waste will be separated and legally disposed of in regional landfills. Any material which cannot be separated and recycled (structural steel, electrical, metal plumbing) will be sorted and recycled. Concrete from the demolition will be stockpiled on-site and processed for use as site fill material during construction. Any steel located within concrete will be removed

and recycled. During construction, wood, metals, gypsum, cardboard and plastic will be segregated and sent to recycling facilities. All construction debris will be sent to a solid waste sorting facility for separation of any recyclable materials. Overall, the project is expected to divert at least 75% of construction debris from landfills.

The Proponent is seeking to achieve LEED credits where applicable for diverting construction waste from disposal.