

Richard J. Kos
Mayor

January 22, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

EPA Region 1
Attn: Mr. Frank Gardner
5 Post Office Square, Suite 100
Mail Code OSRR7-2
Boston, MA 02109-3912

Subject: Former Uniroyal Property Brownfields Cleanup Proposal; Chicopee, MA

Dear Mr. West,

The Uniroyal Site, a portion of 'RiverMills at Chicopee Falls,' represents the largest, most challenging and complex Brownfields redevelopment effort in Chicopee's history. Historically, '...a place of profit where people made things...' these 28 acres were once identified as part of Factory Village, an industrial powerhouse through much of the 19th and 20th centuries.

This complex once employed some 7,000 area residents who worked in armaments, textiles and tires among other industries. Through two centuries of industrial dominance, well-known entities including Savage Arms, Stevens-Duryea Automobiles and Fisk/Uniroyal Tire called Factory Village home. Since the 1980's, the factories stood mostly vacant as Uniroyal Tire minimized and eventually ceased operations.

After the City took ownership, the Site was selected for inclusion in the Commonwealth of Massachusetts' Brownfield Support Team (BST) Initiative. The BST places priority emphasis on selected sites across the Commonwealth concentrating financial, technical and other state level resources to speed redevelopment. Additional emphasis has been placed on the Site by MassDevelopment, the Commonwealth's development and finance authority, with a status designation of Brownfield Priority Project.

The City intends to make invaluable progress towards achieving aggressive, precedent-setting redevelopment goals. The RiverMills Vision Plan, completed in 2010, reflects not only realistic market conditions but also weaves the neighborhood's desires into an inspiring, viable vision accepted by residents and City officials alike.

Continuing progress will be crucial to preparing the Site for its future, however we now face an uphill struggle that challenges our current momentum; the struggle to identify and secure funds to continue cleanup activities at the Site to deal with various challenges from hazardous building materials to legacy rail bed soil contamination.

CITY OF CHICOPEE



Positive, high levels of energy have been building around this project and we are eager to see this energy continue to grow until the City's collective vision for the Uniroyal property is realized. Therefore, the City of Chicopee respectfully requests a **\$200,000 Cleanup Grant** to support the cleanup of hazardous substances on Parcel #147-10.

Required information as follows:

- a. **Applicant Identification:** City of Chicopee, Office of Community Development
38 Center Street, Chicopee, MA 01013
- b. **Applicant DUNS Number:** 066981218
- c. **Funding Requested:** i. Cleanup Grant
ii. \$200,000; not requesting a cost-share waiver
iii. Hazardous Substances
- d. **Location:** City of Chicopee, Hampden County, Massachusetts
- e. **Property Name & Site Address:** Former Uniroyal Property: **Parcel #147-10**
154 Grove Street Chicopee, Massachusetts 01020
- f. **Contacts:** i. Project Director: Lee M. Pouliot; Planner & Administrator
Office of Community Development
38 Center Street Chicopee, MA 01013
(413) 594-1488 - Fax (413) 594-1495 – lpouliot@chicopeema.gov
ii. Chief Executive: Mayor Richard J. Kos
City Hall, 17 Springfield Street, Chicopee, MA 01013
(413) 594-1500 - Fax (413) 594-1504 - rkos@chicopeema.gov
- g. **Date Submitted:** January 22, 2014
- h. **Project Period:** Three years
- i. **Population:** i. 55,298
ii. The City of Chicopee, Massachusetts is a general purpose unit of local government.
- j. **Special Considerations:** Please see Attachments.

We are prepared to tackle the challenges associated with realizing a new future for what was the industrial heart of our community. We thank you in advance for taking the time to review our grant application. If you should require any additional information or need clarification regarding any part of our proposal, please feel free to contact us at your earliest convenience.

With Regards,



Richard J. Kos, Mayor

Ranking Criteria for Cleanup Grants

1. Community Need:

- a. Targeted Community and Brownfields: Targeted Community: Chicopee's contemporary character is the result of an evolutionary pattern that began in the early 1600's. The City began as three separate villages: Chicopee Falls, Cabotville and Willimansett. These settlements grew at a reasonable pace but did not exhibit the propensity to evolve an economy beyond agriculture.

A naturally occurring falls in the Chicopee River garnered attention as the Industrial Revolution took hold in America. In 1822, the Boston Associates realized the value in this resource and purchased water/land rights in Chicopee Falls for mill construction. In an article by John Robert Mullin, this industrial transition is described as, "...if with the coming of the mills, its 170-year dependence on agricultural production, its village character, and its traditional self-governance were simply crushed."

Change was rapid as industrial production increased. Chicopee Falls would become known as Factory Village with housing constructed for an imported workforce. Cabotville and Willimansett developed as similar industrial villages. At the height of production, Factory Village employed some 7,000 area residents. By the end of World War II, however, contracts for products dwindled and so too did Factory Village. Fisk Tire (now known as Uniroyal, Inc.) ceased operations by 1980 and was sold to the neighboring Facemate Corporation, which in vain attempted to create the Chicopee Industrial Park before going bankrupt and closing in 2003. Since the 1980's, the Uniroyal property has sat largely vacant, no longer providing the jobs and economic activity that were responsible for the Falls' development. The deterioration of buildings at the Site was shortly followed by increased economic challenges, dwindling property values and the realization of severe environmental concerns; all compounded by the social implications of a major failure in the City's economic engine.

The impact of Chicopee's industrial heritage is not limited to Chicopee Falls and Factory Village. The industrial complexes of Cabotville and Willimansett have also faded to memory, leaving behind similar concentrated areas of blighted, post-industrial Brownfields and a weak economic outlook unresponsive of visionary redevelopment schemes.

Chicopee Falls is now one of the City's oldest neighborhoods, of a mixed-use character, including low to moderate income residences, commercial, light industrial and public service properties (police & fire services, a district court house and post office). The neighborhood is home to the Church Street Historic District and the Edward Bellamy House; home of the Edward Bellamy Society and Chicopee Historical Society.

Demographic Information: Chicopee Falls is divided into two U.S. Census Tracts: 8107 and 8108. The Uniroyal properties are located in Tract 8108. Chart I details basic population data and clearly shows that the populations of the Census Tracts individually and the neighborhood as a whole are composed of significant numbers of both youth and senior citizens. As noted, significant numbers of Veterans also call Chicopee Falls home. Table II shows that the neighborhood suffers from significantly higher unemployment and poverty rates while very high percentages of households earn below City, State and national median household income levels.

Table I: Youth & Senior Citizen Populations

	Census Tract 8107	Census Tract 8108	Chicopee Falls
Total Population	6,151	3,823	9,974
Population < 19 years	1,443 (23.5%)	1,008 (26.4%)	2,451 (24.6%)
Population > 65 years	946 (15.4%)	568 (14.9%)	1,514 (15.2%)
Total, Both Categories	2,389 (38.8%)	1,576 (41.2%)	3,965 (39.8%)
Veteran Status	658 (10.7%)*	375 (9.8%)*	1,033 (10.4%)*

(Population percentages based on 2010 U.S. Census data)

(*Estimates based on American Community Survey 5-year Estimates, not accounting for margins of error)

Table II: Demographic Information

	Target Community		City of Chicopee	Hampden County	Massachusetts	United States
	Census Tract 8107	Census Tract 8108				
Population	6,151*	3,823*	55,298*	463,490*	6,547,629*	308,745,538*
Unemployment Rate	12.1% ±5.9% [^]	6.8% ± 3.3% [^]	8.7% [†]	8.5% [†]	7.1% [†]	6.7% [†]
Poverty Rate	3.8-11.2% [‡]	6.1-21.7% [‡]	11.3 – 15.5% [§]	17.8 – 20.6% [°]	11.6 – 12.2% [°]	15.8 – 16.0% [°]
% Minority	12.1%*	15.9%*	13.2%*	23.5%*	19.6%*	26.7%*
Per Capita Income	\$25,265 ± \$2,862 [‡]	\$22,160 ± \$2,392 [‡]	\$24,056 ± \$1,143 [§]	\$25,626 ± \$742 [°]	\$34,907 ± \$338 [°]	\$27,319 ± \$46 [°]
Median Household Income	\$51,585 ± \$10,931 [‡]	\$40,366 ± \$7,530 [‡]	\$46,396 ± \$2,119 [§]	\$48,865 ± \$2,517 [°]	\$65,339 ± \$645 [°]	\$51,371 ± \$53 [°]

*Data from the 2010 Census data

[^] Median Percentages based on 5-year ('08-'12) American Community Survey Unemployment Estimates

[†] Data from the Bureau of Labor Statistics

[‡] Based on Margins of Error in 5-year ('08-'12) American Community Survey Estimates

[§] Based on Margins of Error in 3-year ('10-'12) American Community Survey Estimates

[°] Based on Margins of Error in 1-year ('12) American Community Survey Estimates

Brownfields: Parcel #147-10 represents 26.203 acres of former rail line that bisects Uniroyal property. The Site is characterized as a strip of land running north from Grape Street along the Chicopee River and then bisecting the lower and middle tiers of the former Uniroyal Tire Complex before terminating at Oak Street. The strip of land was formerly the Boston & Maine Railroad right-of-way for a rail line spur off the main line running adjacent to the Connecticut River, west of the Uniroyal Site. Railcars historically delivered carbon black to the complex for use in tire manufacturing. In 2010, the City contracted with the Not-for-profit Iron Horse Preservation Society for the removal of rails and ties along a majority of the corridor. Rails and ties were not removed from the portion of the Site within the boundaries of the Uniroyal Site.

The former Uniroyal Tire Complex consists of approximately 28 acres of post-industrial Brownfields, originally developed during the late 1800s. Uniroyal Inc. closed their plant in 1980 and sold the property to Facemate Corporation in 1981. Facemate leased portions of the Uniroyal buildings to various companies for manufacturing, printing, machine shops, office, storage and health care facilities. Currently, 17 vacant buildings, encompassing 1.5 million square feet, remain standing at the Site. The former Uniroyal property is located adjacent to the former Facemate Corporation property, consisting of approximately 20 acres. Together, the former Uniroyal and Facemate properties are known as RiverMills at Chicopee Falls – the largest Brownfields Redevelopment Project in Chicopee's history. To date, the City has invested over \$30 million at RiverMills to address site security, demolition, cleanup, site preparation and construction of the new Senior Center.

Cumulative Environmental Issues: The Uniroyal Site represents 28 acres of Brownfields located at the geographic center of the City. The Site is considered blight on the neighborhood and provides no economic, social or environmental benefits to Chicopee. Most structures have deteriorated beyond economically feasible reuse and structural failures are considered imminent. This threat creates a significant environmental safety risk for the neighborhood and its residents.

The City responded by providing 24-hour security, which was eventually replaced with an alarmed, 12 foot high chain-link fence enclosing the entire Site. Chicopee's Police and Fire personnel monitor the alarm system 24 hours a day and continuously dedicate staff to visiting the Site. An entry protocol was also established and is strictly enforced when Site access is required. Vacancy raises additional concerns. Civic and neighborhood pride are challenged in the face of such large-scale blight while the Site's appearance creates an aura of danger and disinvestment. Such qualities pose challenges for the City as it strives to re-imagine and re-invest in these properties while identifying avenues for private investment. A lack of interest from the private sector is clear, as evidenced by 30 years of vacancy at a Site with direct river access and stunning views of a rich environmental and recreational resource.

Known residual site contamination along the rail bed includes: heavy metals, PAHs and pesticides/herbicides.

The Massachusetts Office of Environmental Affairs (EOEA) lists portions of both Census Tracts 8107 and 8108 as meeting two of four Environmental Justice population criteria. The criteria met include: households earning 65% or less of statewide household income and 25% or more of residents are minority. The Massachusetts Department of Environmental Protection (MassDEP) has classified Chicopee as an Economically Distressed Area (EDA), defined as an area within the Commonwealth that is eligible for targeted assistance under the Brownfields Act. Further, the Community Development Financial Institutions Fund (CDFI) lists Census Tract 8108 in Severely Distressed Status and Tract 8107 in Eligible Status for the New Market Tax Credit (NMTC) Program which the CDFI administers. Such classifications are based on demographic information, including income, poverty and empowerment zone status.

Chicopee is also a federally designated Empowerment Zone/Entitlement Community per the U.S. Department of Housing and Urban Development (HUD), with all block groups in Tract 8108 and three of the five block groups of Tract 8107 defined as having 51% or greater total number of low to moderate income residents.

These data show that Chicopee Falls does contain significant populations of youth, seniors and low to moderate income citizens whose health, welfare and environment are highly impacted by the presence of Brownfields, like Parcel #147-10, within their neighborhood.

b. Impacts on Targeted Community: Chicopee's population is further impacted by higher rates of occurrence for many health issues currently tracked by the Commonwealth. According to MassCHIP (Community Health Information Profile), Chicopee residents suffer from higher rates of the following ailments when compared Massachusetts, overall:

- Asthma;
- Bronchus & Lung Cancer;
- Cardiovascular Diseases; and
- Diabetes.

In addition to these ailments, 18.8% \pm 3.9% of Census Tract 8107 and 11.3% \pm 3.3% of Tract 8108 reported a disability, as estimated in the 5-year ('08-'12) American Community Survey estimates.

The following contaminants, known to be residual contamination on Parcel #147-10 not only compound the above described health issues but have also been linked to additional health complications;

- **Lead** exposure has been linked to kidney and nervous/reproductive system damage. The Department of Health and Human Services, the EPA and the International Agency for Research on Cancer have all determined that lead can also reasonably be considered a human carcinogen;
- **PCB** exposure has been linked to cancer and immune, reproductive, neurological & endocrine effects according to the EPA;
- **Arsenic**,
- **Polynuclear Aromatic Hydrocarbons**; and
- **Herbicides/Pesticides**.

Today, the presence of this contamination places a disproportionate burden on Chicopee's Falls sensitive populations of youth, seniors and low to moderate income residents who already suffer from higher rates of asthma, other respiratory ailments, cardiovascular diseases, diabetes and other disabilities.

Financial Need: i. Economic Conditions: The City's financial needs for the remediation and redevelopment of the Uniroyal Site are daunting. Massachusetts municipalities depend on local property taxes to fund local government operations and these 28 acres have provided little if any tax income to the City for a number of years. An estimated \$2.9 million in property tax revenue from non-payment of municipal property taxes has already been lost. Additionally, the City has incurred legal, security and planning costs in excess of \$400,000 to secure the Site and initiate the redevelopment process. Ongoing costs associated with security and legal issues are estimated at \$225,000.

While Chicopee Falls' list of manufacturing milestones is a source of local pride, the legacy of nearly two centuries of industrial dominance is taking its toll on our community. A decline in manufacturing, which is a national phenomenon, has left the City with concentrated areas of vacant industrial complexes that provide no economic benefits. Further, most of the structures remaining on Site have been vacant for over 30 years and have deteriorated beyond any economically feasible reuse (Building 26 being an exception as the building is targeted for redevelopment). Structural failures and the imminent threat of additional internal collapses increase abatement, demolition and disposal costs.

Further, some two million square feet of industrial space sits idle. Today, there is little demand or interest for production facilities of this scale. As such, a significant burden has been placed on Chicopee's economy and property values, which directly affects the City's tax revenue. To best benefit Chicopee Falls and the City, clean-up efforts must be completed so redevelopment can meet contemporary needs while producing new jobs and amenities for residents and new tax revenue for the City.

Recent economic conditions and significant weather events have further stressed the City's financial resources. Avery Dennison, a binder and label manufacturer, located in the Westover Industrial Park announced in fall 2013 plans to close their facility in Chicopee and relocate production and distribution to existing facilities in Meridian, Mississippi and Tijuana, Mexico. The closure, which began in January 2014 is expected to result in the loss of 250 local jobs. Additionally, the City of Chicopee has seen additional resources diverted to cleanup and management of significant weather events. Stretching back to 2008, the most significant weather events for which the Federal Emergency Management Agency has issued Disaster Declarations or Emergency Declarations include the following:

- DR-4110 – Severe Winter Storm and Snowstorm (2013)
- DR-4051 – Severe Storm and Snowstorm (2012)
- DR-1959 – Severe Winter Storm and Snowstorm (2011)
- DR-1994 – Severe Storms and Tornadoes (2011)
- DR-4028 – Tropical Storm Irene (2011)
- DR-1813 – Severe Winter Storm and Flooding (2009)
- EM-3296 – Severe Winter Ice Storm (2008).

To better understand the severity of some of these weather events, DR-1959, a Severe Winter Storm and Snowstorm that hit the region on October 31, 2011 dropped nearly two feet of snow on the City and resulted in over \$7 million dollars in cleanup costs.

*ii. Economic Effects of Brownfields: **Currently, the former Uniroyal and adjacent Facemate properties represent Chicopee's largest Brownfields project poised for redevelopment.***

Former industrial complexes like Uniroyal pose serious challenges for the neighborhoods they once supported. As the factories closed, a workforce originally brought in to serve Factory Village found employment elsewhere. More recently, between the years of 2005 and 2009, the City's unemployment rate skyrocketed 76%, from 6.5% to 11%. Since 2009, the City's unemployment rate has improved slightly, however, the median estimates presented in the Table II above suggest that such an improvement has not occurred in Chicopee Falls, where unemployment may be as

high as 18% in Census Tract 8107 and 10.1% in Tract 8108. These median rates are significantly higher than the City, County and State rates.

It should also be noted that the Uniroyal properties are located within Census Tract 8108, where the poverty rate is significantly higher than Tract 8107. Using the median household income estimates provided (not factoring in margins of error for the 5-year American Community Survey estimates), the following data suggest a significant portion of both Census Tracts earn well below City, County and State median household income values.

Table III: Estimates of households earning below median household income estimates

	Census Tract 8107	Census Tract 8108
Below Chicopee median household income	43.5%	57.5%
Below Hampden County median household income	45.9%	51.9%
Below Massachusetts median household income	66.6%	81.5%

2. Project Description and Feasibility of Success

- a. *Project Description: i. Existing Conditions:* Parcel #147-10 has remained mostly vacant since the early 1980's when Uniroyal Tire ceased operations and sold the property to the neighboring Facemate Corporation. The Site is characterized as a strip of land running north from Grape Street along the Chicopee River and then bisecting the lower and middle tiers of the former Uniroyal Tire Complex before terminating at Oak Street. The strip of land was formerly the Boston & Maine Railroad right-of-way for a rail line spur off the main line running along the Connecticut River, west of the Uniroyal Site, proper. Railcars historically delivered carbon black to the complex for use in tire manufacturing. In 2010, the City contracted with the Not-for-profit Iron Horse Preservation Society for the removal of rails and ties along a majority of the corridor. Rails and ties were not removed from the portion of the Site within the boundaries of the Uniroyal Site. As with most rail lines throughout the Northeast, residual contamination in rail beds include: heavy metals (notably arsenic and lead), polynuclear aromatic hydrocarbons (PAHs); and pesticides/herbicides. The presence of this contamination has been confirmed with limited sampling of rail bed soils.

Redevelopment visioning for the former Uniroyal and neighboring Facemate properties was completed in December 2010. Known collectively as 'RiverMills at Chicopee Falls,' the Vision Plan proposes the creation of an active and passive recreational network that reconnects the neighborhood to the Chicopee River. This network is the armature around which a mixed-use community of residential, commercial and office developments is molded. The first phase of redevelopment began during fall 2011 when the remaining Facemate buildings (northern portion of RiverMills) were demolished to prepare for construction of the City's new Senior Center (RiverMills Center), planned to open in spring 2014. The City anticipates the Center acting as a catalyst, spurring redevelopment efforts on both the Facemate and Uniroyal properties. Additionally, the City has moved forward with Phase II of the Chicopee River Walk, a rail-trail conversion that will link the Uniroyal property to the City's downtown (south-west of the Site). The vision for RiverMills is based on extensive market analysis and envisions the following:

- active and passive recreational network;

- 33,500 square feet of new commercial/retail space;
- 131,000 square feet of new office space;
- 131 new residential units;
- a 34,500 square foot Recreational Center; and
- a 21,000 square foot Senior Center.

ii. Proposed Cleanup Plan: Where residual contaminant levels meet acceptable risk management objectives under the Massachusetts Contingency Plan (MCP), capping with two feet of an engineered barrier (i.e. parking areas) and/or three feet of soil in landscaped areas is often a cost effective strategy that is protective of both human health and the environment. It is likely that this alternative would also include off-site management of: recyclable and reusable material (rails, contaminated soil); all hazardous and special wastes (including rail ties); and any other deleterious materials that are not suitable for capping on the Site. On-Site consolidation of certain debris and/or contaminated soil in designated areas (i.e. parking, under buildings, etc.) would also be implemented where appropriate and consistent with applicable regulations. For the portion of the rail bed soils between the Uniroyal Site and Grape Street, the implementation of Best Management Practices (policy issued by MassDEP) will be required. That policy provides for capping of rail bed soils on "rails to trails" projects, such as that currently being undertaken by the City.

Given the nature of the abatement work to be performed, no institutional or engineering controls would be necessary after completion. All necessary environmental controls will be implemented and properly monitored over the course of the project.

b. Task Descriptions and Budget Table:

Budget Categories	Project Tasks				Total
	Task I: Cooperative Agreement Oversight	Task II: Abatement Design & Procurement	Task III: Abatement Activities	Task IV: Air Monitoring & Post- Cleanup Air Clearance Testing	
Personnel					
Fringe Benefits					
Travel	\$2,500				\$2,500
Equipment					
Supplies	\$500	\$500			\$1,000
Contractual		\$40,000	\$132,000	\$24,500	\$196,500
Other					
Cost Share	\$10,000		\$30,000		\$40,000
Total	\$13,000	\$40,500	\$162,000	\$24,500	\$240,000

Task I: Cooperative Agreement Oversight (\$13,000) Two City Officials will travel to the next U.S. EPA sponsored Brownfields Conference, should one be scheduled during the three-year project period. If not those officials will participate in Brownfields related trainings. Supply costs will support the costs related to community engagement including management of a new website for the City's Brownfields Program that will debut in March 2014. The City will commit CDBG funds to cover staff time related to programmatic costs and to fulfill the necessary reporting requirements to the EPA, allowing more funds to be applied to

actual assessment activities. The City of Chicopee will not use any funds for administrative purposes as prohibited by the EPA.

Outcomes and Outputs: Compilations of materials from the National Brownfields Conference or Brownfields-related trainings to share with City Officials and Staff, all required reports for submittal to the U.S. EPA including a final Analysis of Brownfields Cleanup Alternatives (ABCA), Community Relations Plan (CRP), quarterly reports and ACRES reporting.

Task II: Abatement Design & Bidding (\$40,500) Professional services related to cleanup design, preparation of bidding documents including technical specifications and bidding phase assistance. The City will comply with all federal and state procurement requirements in retaining these services. In addition, this contract will include tasks related to oversight of the cleanup contractor and any reporting necessary.

Outcomes and Outputs: Solicitation of professional services, completion of cleanup documents including technical specifications and bid documents, contract procurement and execution.

Task III: Abatement (\$162,000) Cleanup Contractor costs for mobilization/demobilization, soil excavation and on-site consolidation and/or off-site management, confirmatory sampling and backfill. Additional Cost Share funds will be utilized to augment the Abatement Budget.

Outcomes and Outputs: Complete clean-up and on-site consolidation and/or off-site management of contaminated soils.

Task IV: Post-Cleanup Monitoring (\$24,500) Includes third party air monitoring during and following completion of all cleanup activities.

Outcomes & Outputs: Confirmation that the surrounding environment has been protected from a potential release of contamination.

- c. Ability to Leverage: The City has the ability to leverage additional CDBG funds to supplement EPA grant funds during the project should it become necessary to do so. The City has prioritized Uniroyal redevelopment and is committed to realizing the redevelopment Vision Plan. To date the City has invested nearly \$7 million in CDBG funds for various aspects of the overall project.

Other leveraged funds include \$50,000 from MassDEP via an EPA grant which has been used to fund Hazardous Building Material Inspections on the remaining un-inspected Uniroyal buildings. These inspections were completed during summer 2012. In addition to these funds, MassDevelopment, the Commonwealth's finance and development agency has designated the Site a Brownfield Priority Project. With this designation, MassDevelopment has pledged up to \$2 million in funds to further assessment and clean-up efforts. Further funds that can be leveraged are available from the Pioneer Valley Planning Commission (PVPC) administered Brownfields Revolving Loan Fund (RLF) funded through the EPA. The fund currently has \$1.5 million available for sub-grants and loans.

Please see support letters regarding these leveraged resources in the Attachments Section.

3. Community Engagement and Partnerships

- a. Plan for Involving Targeted Community & Other Stakeholders; and, Communicating Project Progress: Community engagement regarding the Uniroyal and neighboring Facemate properties has been ongoing since the redevelopment visioning process began in February 2010. The planning team, led by VHB, Inc. held three public meetings throughout the process, at which over 50 community members participated. Information gathered from these meetings informed a 'preferred' vision, which was revealed to the community in December, 2010.

Also in February 2010, a team of Cornell Master of Landscape Architecture students initiated a parallel master planning project known as 'H.E.A.L Chicopee: A Strategic Plan for the Uniroyal/Facemate Properties.' The team's extensive community outreach efforts resulted in the participation of over 1,000 community members. The students documented seven oral history interviews, 404 community survey responses and 682 student visioning responses. The students partnered with the Chicopee Public School System, the Chicopee Historical Society/Edward Bellamy Society, the Chicopee Public Library, the Chicopee Senior Center, local businesses as well as the professional team. The data gathered was used to define strategies addressing historic preservation, stormwater/flood management and Brownfields remediation. A redevelopment framework plan was developed that addresses varying market conditions plausible by 2030.

The H.E.A.L team held two community meetings; the first on March 1, 2010 at the Edward Bellamy House; the second on May 26, 2010 at Chicopee High School. Approximately 30 residents attended the first meeting and 40 attended the second. The May 26th presentation was recorded and broadcast on a local cable community access channel.

Efforts to keep the community informed have occurred through numerous avenues. Copies of all presentations and reports have been made available at the Chicopee Public Library and for download from the City's website. Local newspaper and news stations have also covered most activities with reports and articles. The final H.E.A.L presentation was recorded and aired numerous times on the local community access channel. Additionally, the City has created a page off its main website specifically for RiverMills; while VHB has created a similar page with documents related to the master planning process. The H.E.A.L team also utilized the social networking site Facebook to connect with City residents and the online tool Survey Monkey to develop/distribute survey materials.

The City plans to continue communicating with residents through the above mentioned avenues and through the development of HEAL Chicopee, a new website specifically designed to serve as a clearinghouse of information regarding all projects be administered through the City's Brownfields Program. The new website will launch in March 2014 and includes a feedback mechanism for visitors to ask questions or community ideas/concerns about the property. A project sign will be erected at the Site providing information to residents on where to find additional project information. Should a language barrier be identified, the City will make every effort to procure appropriate interpreters. The planning team has already worked to address language barriers by providing all materials in English and Spanish while also being prepared to translate to Portuguese and Polish if requested. The City is also prepared to accommodate those with special needs such as the blind and the deaf.

b. *Partnerships with Government Agencies*: Partnerships between the City of Chicopee and local, state and federal agencies have been crucial to the work that has been accomplished this far and reaching future goals. The City has formed a strong partnership with MassDEP, the Commonwealth's environmental authority which oversees Massachusetts' cleanup program. MassDEP chairs the Brownfield Support Team (BST) for the RiverMills Brownfields project, an on-going redevelopment project in the adjacent Chicopee Falls neighborhood. The BST, which is in its third round of project sites, strives to build collaboration between required local, state and federal agencies to streamline the redevelopment process. Dedicated partners who sit on the BST include MassDEP (which chairs the team) U.S. EPA, MassDOT, MassHistoric, MassDevelopment, the Massachusetts Attorney General's Office. Governmental agency partners have assisted the City with technical expertise, review of environmental reports and the identification of funding for assessment and cleanup.

The City's Health Department has been extremely active on the City's internal Task Force, created specifically to keep all key City Departments informed of assessment and clean-up of Brownfields throughout the City. The Health Department has provided oversight of potential health concerns and is easily accessible to Chicopee Falls Stakeholders and the community.

The City is collaborating with the Pioneer Valley Planning Commission on design of the Connecticut River Bikeway project. If successful, a future link between the extended Chicopee RiverWalk and Bikeway (which will encompass much of Parcel #147-10) would connect Chicopee Falls into a regional trail network. Grant funding provided to the City through PVPC that is funding the design of a portion of the regional bikeway system stems from a HUD/EPA/DOT Partnership for Sustainable Communities. Additionally, the Pioneer Valley Planning Commission (PVPC) received U.S. EPA Brownfields Area-wide Planning grant funds from the HUD/EPA/DOT Partnership for Sustainable Communities to complete an Area-wide Brownfields Plan for the City's West End neighborhood.

- c. *Partnerships with Community Organizations*: The City of Chicopee is pleased to include the following community organizations among those dedicated to the redevelopment of the Uniroyal and neighboring Facemate properties;
- ***Friends of the Chicopee Senior Center***; is a 501(c)(3) non-profit organization dedicated to the construction of the City's new Senior Center (known as RiverMills Center). The group has launched an ambitious fundraising campaign to support design and construction activities as the Center will be placed on a portion of the Facemate property. With this project underway, the group has placed emphasis on supporting the clean-up and redevelopment of the Uniroyal property as the new Center will be located a ¼ mile from the property;
 - ***The Chicopee Council on Aging***; has been an avid supporter of the RiverMills Center, working tirelessly to identify an appropriate site for many years. The Council's mission emphasizes the physical, mental and spiritual well-being of the City's older adults and has a vested interest in seeing the Uniroyal property developed in a way that enhances the activities and programming anticipated for RiverMills Center;
 - ***The Edward Bellamy Society/Chicopee Historical Society***; has worked tirelessly to advertise community meetings, disperse/collect community surveys and circulate the H.E.A.L Chicopee document. The group is also working to establish a collection of images, plans,

maps and memorabilia regarding the Uniroyal and Facemate properties and has played a key role in preserving Chicopee's rich industrial heritage;

- **The H.E.A.L Chicopee team**; Cornell Master of Landscape Architecture students. Lee Pouliot, who is proposed as the project manager of this grant, is one of the H.E.A.L team's members. He is a lifelong Chicopee resident and currently works with the Office of Community Development.

Letters of Support from these organizations along with attendance lists from public meetings can be found in the Attachments Section.

4. Project Benefits

- a. Health and/or Welfare and Environment: In the long term, the project initiates the removal of severe blight from the neighborhood which will showcase the City's commitment to completing the significant, on-going cleanup of the entire Uniroyal property in preparation for redevelopment. This cleanup project will also bolster civic pride and incentivize renewed interest private investment.

The redevelopment of this property will also provide new construction and full/part employment positions in the neighborhood. Additionally, the proposed green space network will offer residents, the neighboring RiverMills Center and youth new modes of safe transportation and recreation along a Riverfront that does not exist today.

The Vision Plan for redevelopment is based on the neighborhood's desires for the property. Affordable, equitable development including affordable housing was identified as a key component of the plan. The RiverMills Vision Plan envisions redevelopment to be an extension of the existing neighborhood; one that links to existing development to avoid gentrification challenges.

Health: Cleanup and redevelopment of the property will also impact the neighborhood's health statistics. The cleanup of rail bed contamination limits the possibility exposure which protects sensitive populations suffering from higher rates of asthma and bronchus/lung cancers. The proposed green network for the property will offer residents new recreational opportunities that will address cardiovascular ailments, diabetes and obesity. The green network will also provide alternative modes of transportation, reducing automobile emissions thereby creating a healthier overall environment for the neighborhood's sensitive populations.

- b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse: i. *Planning, Policies or Other Tools*: & ii. *Example of Efforts*: Redevelopment of the former Uniroyal and neighboring Facemate properties will incorporate a number of sustainable practices as were defined in the area-wide planning process that resulted in a final plan for the properties in December 2010. Many ideas generated in H.E.A.L Chicopee have been layered into the RiverMills Vision Plan. The City has considered how the Site might address MassDEP's 'Sustainable Development Principles' throughout the redevelopment process. To date, the following environmental benefits from infrastructure and sustainable reuse have been identified and considered key characteristics of the Vision Plan that also address the sustainable redevelopment and livability principles as defined in the HUD-DOT-EPA Partnership for Sustainable Communities:

- Direct environmental improvement for a designated Environmental Justice population;

- Enhanced opportunity for strong public-private partnership to advance public amenity demands that support and incentivize private investment;
 - Equitable, mixed-use development based on known market demands for affordable housing for targeted age groups of 35 years & younger and 55 years & older;
 - Preservation of the Site's industrial legacy and industrial remnants as social 'connectors';
 - Provide educational opportunities for unveiling Chicopee's rich history, environmental systems and impacts of industry on our landscapes;
 - Creation of a new, community-desired green space network, which will provide alternate modes of transportation and crucial recreational opportunities;
 - Establishment of links between Chicopee Falls and surrounding neighborhoods;
 - Re-establish access between the City and Chicopee River, enhance the River eco-system;
 - Align development with existing Pioneer Valley Transit Authority (PVTA) bus routes while enhancing connections to the Westover Metropolitan Airport;
 - Design landscape areas as multi-functional spaces layering recreation with stormwater low-impact design (LID) elements and habitat restoration while aligning the design of these spaces with the objectives of the Sustainable Sites Initiative (SITES);
 - LEED Certification for new structures; the City has targeted LEED Silver for RiverMills Center and intends this project to set the standard for interested developers;
 - Exploration of alternative energy systems, especially geo-thermal on a site-wide scale;
 - Preservation of existing wells for use as irrigation following redevelopment;
 - Building reuse and material salvage for reuse during redevelopment;
 - Utilization of demolition materials on site to backfill basements (reduce off site trucking of waste and on site trucking of required fill materials);
 - Increase the density of the Chicopee Falls neighborhood;
 - Reuse existing utilities including electric, water and sewer systems;
 - Expand the Chicopee River Walk and Bikeway and connect with the Connecticut River Walk and Bikeway linking the City and Site with a regional recreation resource; and
 - Create 'shared' parking areas, to reduce the footprint of parking lots.
- c. *Economic and Community Benefits: i. Economic or Other Benefits:* Redevelopment visioning has already been completed for the Site. Complete redevelopment of the both the Uniroyal and neighboring Facemate sites hold a number of economic outcomes for Chicopee Falls and the City. The Site's Market Analysis provided evidence that the Site would succeed as a mixed-use development including housing, small commercial establishments and development of the City's office market. The Vision Plan indicates this development scheme will support the creation of 200 new construction jobs and 275 new full/part time jobs within the City while sustaining another 100 existing positions. Private investment at build-out of the Vision Plan will reach \$100 million. ***Therefore, in the long-term three economic outcomes are certain: the creation of new jobs & additional business operations and real estate tax revenues for the City and State.***

Short-term economic benefits include overall site preparations for redevelopment. As the City moves forward with construction of RiverMills Center on the Facemate property, this project would emphasize the City's commitment to redevelopment efforts on the Uniroyal Site while providing proof of public reinvestment in Chicopee Falls to spur private investment. Further, as a result of abatement and redevelopment, local property values will increase and further support a renaissance of redevelopment in Chicopee Falls.

Additionally, the RiverMills Vision Plan has already identified new expanses of open space and recreational amenities in high demand within the neighborhood, including an extension of the Chicopee River Walk and Bikeway, additional passive/active recreational spaces such as greenways, nature preserves and habitat areas. Access to the Chicopee River will be restored and existing ecological communities enhanced as a unique natural resource. The City is also committed to Low Impact Development (LID) strategies for storm and flood water management as well as Leadership in Energy and Environmental Design (LEED) strategies for building construction and operation (RiverMills Center is targeting LEED Silver). Further, the City can explore a variety of opportunities for preserving and retelling Chicopee's industrial history on-site as an 'outdoor' classroom and laboratory specifically for the City's younger generations. Positive outcomes will include improvement to the neighborhood's character and well-being and enhanced access to the Site, surrounding neighborhoods and the River.

ii. Job Creation Potential: Partnerships with Workforce Development Programs: While a local Brownfields Training Program is not active in Western Massachusetts, the City of Chicopee will make every effort to network with other job training programs including the City's High School Vocational Program; CareerPoint, a local work force and economic development career center based in Holyoke, MA and the Westover Jobs Corps located in Chicopee.

5. Programmatic Capability and Past Performance

- a. *Programmatic Capability:* The City of Chicopee's Office of Community Development is well versed in the coordination and management of federal grants in support of numerous programs from social services and roadway improvements to larger scale planning projects like the RiverMills Vision Plan and the West End Brownfields Area-wide Plan. The Office is also currently leading the construction of the City's new Senior Center, an \$8 million project with federal, state and local funding sources.

The City of Chicopee has been receiving Community Development Block Grant (CDBG) and HOME funds as an entitlement community for the past 39 years. Staff in the Community Development Office include Carl Dietz, Director of Community Development; Kathleen Lingenberg, Director of Housing; Lee Pouliot, Planner & Administrator; Christopher Nolan, Project Manager and Julia Dias, Operations Manager. These five individuals are responsible for the all aspects of the administration of both the CDBG and HOME programs.

The Community Development Office has served as the lead office for the City's Brownfields Program since 2010. Under the direct supervision of Carl Dietz and Lee Pouliot will manage the project should this proposal be funded. Lee is a lifelong resident of Chicopee who completed a Master's Degree in Landscape Architecture at Cornell University in 2010. His final studio project focused on the City's former Uniroyal and Facemate properties, resulting in an in-depth understanding of the challenges and opportunities of assessment and cleanup. He assisted in the management of the \$1.6 million demolition for the former Facemate buildings and in the management of the West End Brownfields Area-Wide Planning Project, awarded to the City's partner the Pioneer Valley Planning Commission (PVPC) and funded through a pilot U.S. EPA grant program. Lee will have additional support in managing this grant from Chris Nolan, who is currently managing the Senior Center's construction.

Plan to retain and/or replace leadership: Lee Pouliot and all Community Development staff are firmly committed to the City of Chicopee and to seeing redevelopment of the Uniroyal property through completion. We firmly believe this project has the potential to have an invaluable impact on the Chicopee Falls neighborhood while boosting Chicopee's local economy and supporting further redevelopment. Community Development's unique setting within the City allows the Office to interface with a diverse mix of City residents and professionals. Should leadership need to be replaced at any time during the administration of this grant, City Officials will move quickly to identify a qualified and invested individual to step into the position(s). The City is committed to offering opportunities for new individuals to get involved with local government 'on the ground.' The challenges associated with projects like the Uniroyal property are highly attractive to young professionals, as is evidenced by Lee's commitment to the project and City upon graduation.

System to acquire additional expertise: The Uniroyal and neighboring Facemate properties are designated by the Commonwealth as a Brownfield Support Team (BST) project. If any additional expertise is required to successfully complete the proposed project, the City will capitalize on its BST contacts. Members of MassDEP, MassDOT, the MA Attorney General's Office, US EPA and MassDevelopment who sit on the BST are committed to the City and have been available to assist with Brownfields related issues. As described in Threshold Criteria, Section 4.a, the City has retained BETA Group, Inc. through an open and competitive procurement process to provide Licensed Site Professional (LSP) services and oversight during the assessment and cleanup phases of redevelopment. BETA Group, through Alan Hanscom (MA License #2152) will provide all required oversight regarding compliance with all applicable environmental and cleanup laws and regulations per BETA's agreed upon Scope of Services with the City of Chicopee. Any other professional expertise related to this project will be retained following all applicable federal and state public procurement guidelines

- b. *Adverse Audits:* The Office of Community Development received no 'Adverse' Audit findings during the past year.
- c. *Past Performance and Accomplishments:*
- i. *1. Compliance with Grant Requirements:* The City of Chicopee was successful in securing three EPA Brownfields Cleanup Grants and one EPA Brownfields Community-wide Assessment Grant during the FY 2012 Competitive Round as well as one Cleanup Grant during FY 2013. Those grant projects are currently on-going and remain on schedule for completion as scheduled. Required documents including work plans, community relation plans, reports and ACRES reporting have been submitted per the anticipated schedule and set deadlines.
 2. *Accomplishments:* The City was a successful grantee during the EPA Brownfields Pilot assessment program, receiving a total of \$200,000 beginning in 1996. To the best of our knowledge, the City successfully pursued assessment activities in compliance with all grant requirements and completed all necessary reporting obligations. The grant was closed on January 19, 2001. The projects listed below received funding and are listed as 'Success Stories' on EPA's website.

- Former Bay State Wire Company – In 1996, an initial Brownfields Pilot Assessment grant of \$59,000 was given to the City. Assessment work confirmed the presence of trichloroethylene

(TCE), oil, grease and cadmium in the site's soil and groundwater. These activities led to a \$310,000 clean-up effort, funded through the Community Development Block Grant (CDBG). Once clean the property was sold to E. Joseph Montemagni, a private developer, for redevelopment as office space.

- **Former Conway Bedding/Hallahan Lumber** – Initial success at the former Bay State Wire Company site led to an additional \$30,000 in funds in May 1997. Completed assessments led to cleanup and demolition activities supported with CDBG resources. The site was sold to Benedict Broadcasting, an affiliate of CNBC who constructed an \$8 million state of the art digital broadcasting station for Channel 22 News.

- **Former J.G. Roy Lumber** – In September 1998, the EPA awarded the City with an additional \$111,000 in funds. This site received \$41,600 for assessment activities. The property was then sold to neighboring J. Polep Distribution Services, who completed remediation activities and demolished existing structures for future expansion. The City assisted with cleanup activities by providing CDBG loan funds to J. Polep.

- **Former Tri-City Cleaners** – Taken through tax-foreclosure, this site had a documented 67 year history of contamination. This property received over \$35,000 for assessment activities. Assessments were completed by 2000 and with the support of CDBG & other City/State funds the property was redeveloped as a local Department of Motor Vehicle (DMV) branch that has been in operation since 2002.

Threshold Criteria for Cleanup Grants

1. Applicant Eligibility:

- a. Eligible Entity: The City of Chicopee, Massachusetts is a general purpose unit of local government.
- b. Site Ownership: The City of Chicopee acquired the former Uniroyal Tire Complex properties as a result of a levy and execution on a money judgment on May 11, 2009 as recorded in the Hampden County Registry of Deeds, Book 17783, pages 139 & 142.

2. Letter from the State or Tribal Authority:

See letter from the Massachusetts Department of Environmental Protection (MassDEP) in the Attachments Section.

3. Site Eligibility and Property Ownership Eligibility:

- a. Basic Site Information: Former Uniroyal Tire Complex – Parcel #147-10
154 Grove Street
Chicopee, MA 01020
Owner: City of Chicopee
- b. Status and History of Contamination at the Site: **The Former Uniroyal Tire Complex** consists of approximately 28 acres of land, originally developed during the late 1800s. In 1870 the property was used as a lumber yard by the Chicopee Manufacturing Company. From 1896 to 1898 the property was owned by the Spaulding and Pepper Company, who manufactured bicycle tires. The Fisk Rubber Company, which later changed its name to United States Rubber Company and then to Uniroyal, Inc., manufactured bicycle, automobile & truck tires and adhesives from 1898 to 1981. Uniroyal Inc. closed their plant in 1980 and sold the property to Facemate Corporation in 1981. Facemate leased portions of the Uniroyal buildings to various companies for manufacturing, printing, machine shops, office, storage and health care facilities. Currently, seventeen (17) vacant buildings, encompassing 1.5 million square feet, remain standing at the Site.

Parcel #147-10 encompasses 26.203 acres of former rail right-of-way. The Site is characterized as a strip of land running north from Grape Street along the Chicopee River and then bisecting the lower and middle tiers of the former Uniroyal Tire Complex before terminating at Oak Street. The strip of land was formerly the Boston & Maine Railroad right-of-way for a rail line spur off the main line running along the Connecticut River, west of the Uniroyal Site, proper. Railcars historically delivered carbon black to the complex for use in tire manufacturing. In 2010, the City contracted with the Not-for-profit Iron Horse Preservation Society for the removal of rails and ties along a majority of the corridor. Rails and ties were not removed from the portion of the Site within the boundaries of the Uniroyal Site. As with most rail lines throughout the Northeast, residual contamination in rail beds include: heavy metals (notably arsenic and lead), polynuclear aromatic hydrocarbons (PAHs); and pesticides/herbicides. The presence of this contamination has been confirmed with limited sampling of rail bed soils.

Former manufacturing operations entailed the use of approximately 22 underground storage tanks (USTs) and five aboveground storage tanks for the storage of various petroleum products and solvents. Twenty-five pad and/or wall mounted transformers were used to distribute electrical power for site operations. Of these, 23 contained PCB-based dielectric fluids.

Michelin North America, Inc. (MNA) acquired the assets of Uniroyal, Inc. circa 1990 and is considered the primary responsible party (PRP) dealing with residual contamination at the Uniroyal property. To date, MNA has identified and removed all known USTs on the property and all transformers have been removed by MNA and the City. MNA has managed transformer fluids and PCB-impacted soils (>50 ppm) at appropriately licensed off-site waste management facilities. In addition, MNA has consolidated PCB-impacted soils (<50ppm) on the Site and has initiated construction of a cap under applicable TSCA regulations over a portion of the rail bed located on Parcel 147-10.

Known residual site contamination along the rail bed includes: heavy metals, PAHs and pesticides/herbicides.

The City is working in cooperation with MNA to address other environmental conditions at the Site; however, MNA has taken the position that historical application of pesticides/herbicides falls under the exemption provisions of the Federal Insecticide and Rodenticide Act (FIFRA). In addition, historic rail contamination, including leaching preservatives from rail ties, exhaust from trains and ash from the combustion of coal, are exempt under the MCP. Since the City is looking to change the use of the rail line to a different exposure potential, appropriate response actions must be undertaken, consistent with the provisions and associated policies under the MCP.

- c. Sites Ineligible for Funding: The Uniroyal Site is (a) not listed, proposed to be listed on the National Priorities List; (b) not currently subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA and (c) not either subject to the jurisdiction, custody or control of the U.S. government.
- d. Sites Requiring a Property-Specific Determination: The Uniroyal Site does not include properties subject to/with (a) planned or ongoing CERCLA removal actions; (b) facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under RCRA, FWPCA, TSCA or SDWA; (c) facilities subject to RCRA corrective action to which a corrective action permit or order has been issued or modified to require implementation of corrective; (d) land disposal units that have submitted requirements specified in a closure plan or permit (e) a release of PCBs where all or part of the property is subject to TSCA remediation or (f) facilities receiving monies for cleanup from a LUST trust fund.

Note: Although a release of PCBs has been identified at the Uniroyal Site and remediation is currently on-going under the TSCA program, our grant proposal pertains solely to the cleanup of residual rail bed contamination hazardous within the boundaries of the former Boston & Maine right-of-way, associated with the property's historic uses as a rail line. For this reason, we believe that a property-specific determination is not necessary.

- e. Environmental Assessment Required for Cleanup Proposals: Various consultants have completed environmental studies on the Uniroyal property, dating back to the early 1980's. A Phase I Limited Site Investigation was completed by ECS in March 1991. A Phase II Comprehensive Site Assessment (CSA) was completed by ECS in August 1997. Additional Phase II Investigations were completed by ECS in February 1998. A Supplemental Phase II CSA was completed by Gannett Fleming in June 2005. Gannett Fleming also completed a Phase III Remedial Alternatives Analysis in June 2005 as well as various Phase IV Remedy Implementation Plans from March, 2006 through April 2010. Additional work since that date has been completed by GZA GeoEnvironmental, Inc. and includes a Supplemental Phase II CSA, dated January 2011.

Phase I assessment work was completed in conformance with the American Society of Testing Materials (ASTM) Standard Practice E 1527-05 for Phase I ESAs, which meets Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI); Final Rule (40CFR Part 312).

Known residual site contamination along the rail bed includes: heavy metals, PAHs and pesticides/herbicides.

The City is working in cooperation with MNA to address other environmental conditions at the Site; however, MNA has taken the position that historical application of pesticides/herbicides falls under the exemption provisions of the Federal Insecticide and Rodenticide Act (FIFRA). In addition, historic rail contamination, including leaching preservatives from rail ties, exhaust from trains and ash from the combustion of coal, are exempt under the Massachusetts Contingency Plan (MCP). Since the City is looking to change the use of the rail line to a different exposure potential, appropriate response actions must be undertaken, consistent with the provisions and associated policies under the MCP.

Property Ownership Eligibility

- f. CERCLA § Liability: The City of Chicopee, as the current owner of the Site, is protected from CERCLA § 107 liability as a local government entity that acquired the property through tax foreclosure.
- g. Enforcement Actions: No ongoing or anticipated environmental enforcement actions have been issued for the Site. The City is unaware of any inquiries or orders from federal, state or local governmental agencies regarding the responsibility of any party for contamination or hazardous substances at the Site. Response actions by MNA that have occurred/are occurring on the Uniroyal properties are not being performed under any order or enforcement action.
- h. Information on Liability and Defenses/Protections:
- i. Information on the Property Acquisition:
1. The City of Chicopee acquired the former Uniroyal Tire Complex properties as a result of a levy and execution on a money judgment.

2. The former Uniroyal Tire Complex properties were acquired on May 11, 2009 as recorded in the Hampden County Registry of Deeds, Book 17783, pages 139 & 142.
 3. All properties were acquired from former Facemate Corporation President, Walter F. Mrozinski.
 4. The City has no current or prior familial, corporate or financial relationships or affiliations with the previous owners of the Uniroyal properties.
- ii. Timing and/or Contribution Toward Hazardous Substances Disposal:* The City has in no way caused or contributed to any releases of hazardous materials at the Site. All known releases and disposal of hazardous substances occurred prior to City ownership. The City has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.
- iii. Pre-purchase Inquiry:* No pre-purchase due diligence inquiry was conducted prior to the City acquiring the properties; however, the City of Chicopee is protected from CERCLA § 107 liability as a local government entity that acquired the properties through tax foreclosure.
- iv. Post-Acquisition Uses:* The Site has remained vacant and has not been in active use since the City gained ownership. Beginning in February 2010, the City initiated a visioning process with Vanasse Hangen Brustlin, Inc. (VHB). Through VHB, the Existing Conditions Report for 15 buildings on the Site was completed by Tighe & Bond and a Market Analysis for Redevelopment was completed by RKG Associates, Inc. on March 26, 2010. The visioning process was completed in December 2010. Additionally, the Site was utilized for academic study by Cornell University Master of Landscape Architecture students, during spring 2010. The team completed a parallel master plan which included substantial community participation and visioning exercises. The team presented a final master plan document to the City and community in May 2010.
- v. Continuing Obligations: 1-3)* The City is unaware of any continuing releases or threatened releases at the Site. Please note that a fence has been installed around the Site to limit access and protect human health & safety. There is ongoing concern that further deterioration of some buildings will result in the comingling of regulated building materials with general construction demolition debris. We are striving to acquire additional funding as quickly as possible to enable performance of pre-demolition abatement of such materials, to avoid additional costs associated with off-site management of comingled hazardous materials and C&D debris.

Redevelopment of the Uniroyal Site is crucial to the revitalization of Chicopee Falls and to reestablishing community connections to the Chicopee River. Addressing the current environmental issues is critical to propelling redevelopment forward. Therefore, the City is committed to a Site Redevelopment Plan that includes appropriate Activity and Use Limitations (AULs) and institutional controls; will assist and cooperate with those performing environmental assessments and provide access to the property; will comply with all information requests and administrative subpoenas that have or may be issued in connection with the Site and will provide all legally required notices.

- i. Petroleum Sites: The City is not requesting funds for the cleanup of petroleum contamination at this time. Resources from the MassDevelopment Brownfields Priority Project Fund are being utilized to deal with petroleum and other subsurface contamination issues.

4. Cleanup Authority and Oversight Structure:

- a. Describe how you will oversee the cleanup at the site: The Commonwealth of Massachusetts does not administer a voluntary clean-up program and the City of Chicopee, as property owner, is obligated under the Massachusetts Contingency Plan (MCP) to implement response actions at the property. The Commonwealth requires property owners to hire a Licensed Site Professional (LSP) if cleanup activities are deemed necessary. As defined by the Commonwealth, the LSP, "ensures that actions taken to address contaminated property comply with Massachusetts regulations and protect public health, safety, welfare and the environment." In Massachusetts, LSPs are licensed by the state Board of Registration of Hazardous Waste Site Cleanup Professionals.

Following designation as a Brownfield Priority Project by MassDevelopment, the City released a Request for Proposals for Licensed Site Professional Services for the Uniroyal Site. The City followed all federal (40 CFR 31.36) and state public procurement guidelines during the process and has retained BETA Group, Inc. of Norwood, MA to provide LSP services related to oversight, assessment and cleanup of residual contamination and management of hazardous materials at the Site. Alan Hanscom, MA License #2152 – serves as the lead BETA representative to the City. The primary environmental regulations governing cleanup of the Site include the Massachusetts Contingency Plan (MCP), the Wetlands Protection Act (WPA), the Resource Conservation and Recovery Act (RCRA) and the Toxic Substances Control Act (TSCA).

BETA reports directly to the City's Office of Community Development and BETA's services related to subsurface contamination is funded through the MassDevelopment Brownfields Priority Project Fund. Services related to building inspections, demolition and other related services are separately funded. If funding is appropriated under EPA's Cleanup Grant program, BETA would continue to provide LSP and oversight services. Any additional contractors needed to perform the proposed cleanup projects will be retained following all federal (40 CFR 31.36) and state public procurement guidelines.

- b. Provide your plan to acquire necessary access to adjacent/neighborhood properties: In the event access to adjacent properties is required, the City is prepared to execute access agreements with adjacent property owners, including extending 'additional insured's liability coverage, for consultants and/or contractor activities. Such activities may include either short or long term arrangements, leases, easements or some form of deed restrictions or activity and use limitations (AULs). We will involve appropriate legal counsel for any such arrangements, as required.

5. Cost Share:

- a. Statutory Cost Share:

- i. Demonstrate how you will meet the required cost share: The City of Chicopee will meet the 20% cost share through the use of Community Development Block Grant (CDBG) funds.

ii. The City of Chicopee is not requesting a waiver of the cost share requirement.

6. Community Notification:

The City hosted a public meeting at City Hall on January 16th at 6:00p.m. The public meeting was announced through advertisement in The Republican, the area's newspaper and on the City's website. Proposal drafts, including a draft Analysis of Brownfield Cleanup Alternatives (ABCA) were made available at the Chicopee Public Library and for download from the City's website. Two representatives from the City's Office of Community Development were present and no community members attended. No comments were submitted to the Office of Community Development by the January 20th deadline. The required documentation including the advertisement, sign-in sheet and public meeting summary are included in the Attachments Section.

Note that a separate public outreach program, including multiple public meetings, was part of the visioning process that began in January 2010 and completed December 2010. Reference is made to Section 3 of the narrative proposal for additional information.



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

DEVAL L. PATRICK
Governor

RICHARD K. SULLIVAN JR.
Secretary

KENNETH L. KIMMELL
Commissioner

January 16, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

RE: STATE LETTER OF ACKNOWLEDGMENT
City of Chicopee, Application for EPA Cleanup Grant Funds

Dear Mr. West:

I am writing to support the proposal submitted by the City of Chicopee (the "City") under the Fiscal Year 2014 U.S. Department of Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. Funding from the EPA will assist the City in the cleanup of hazardous materials associated with a former railroad right of way at the Former Uniroyal Parcel located at 154 Grove Street.

In 2008, Governor Deval Patrick and then Lieutenant Governor Timothy Murray created the Massachusetts Brownfield Support Team (BST) Initiative. This effort further concentrates financial, technical, and other resources at the state level to a select group of challenging, yet promising, Brownfield projects. Please note that the City of Chicopee's RiverMills complex was chosen in September 2010 to be part of the second round of BST projects, which ensures any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts!

Sincerely,

Kerry Bowie
Brownfields Coordinator, MassDEP Commissioner's Office

cc: Lee Pouliot, ASLA, LEED Green Associate, Planner & Administrator, Office of Community Development, City of Chicopee
Carl Dietz, Director of Community Development, City of Chicopee
Tom Haberlin, Director of Economic Development, City of Chicopee
Ben Fish, Brownfields Coordinator, MassDEP Western Regional Office
Angela Gallagher, Assistant Brownfields Coordinator, MassDEP Southeast Regional Office

Analysis of Brownfields Clean-up Alternatives

Former Uniroyal Tire Complex – Parcel #147-10
City of Chicopee, Massachusetts

Introduction and Background

Site Location: Former Uniroyal Tire Complex – Parcel #147-10
154 Grove Street
Chicopee, MA 01020
Owner: City of Chicopee

Previous Uses of the Site: *The Former Uniroyal Tire Complex* consists of approximately 28 acres of land, originally developed during the late 1800s. In 1870 the property was used as a lumber yard by the Chicopee Manufacturing Company. From 1896 to 1898 the property was owned by the Spaulding and Pepper Company, who manufactured bicycle tires. The Fisk Rubber Company, which later changed its name to United States Rubber Company and then to Uniroyal, Inc., manufactured bicycle automobile & truck tires and adhesives from 1898 to 1981. Uniroyal Inc. closed their plant in 1980 and sold the property to the Facemate Corporation in 1981. Facemate leased portions of the Uniroyal buildings to various companies for manufacturing, printing, machine shops, office, storage and health care facilities. Currently, 17 vacant buildings, encompassing 1.5 million square feet, remain standing at the Site.

Former manufacturing operations entailed the use of approximately 22 underground storage tanks (USTs) and five aboveground storage tanks for the storage of various petroleum products and solvents. Twenty-five pad and/or wall mounted transformers were used to distribute electrical power for site operations. Of these, 23 contained PCB-based dielectric fluids. Also, the Boston and Maine Railroad tracks bisect the Site.

Parcel #147-10 represents 26.203 acres of the Uniroyal property. The Site is characterized as a strip of land running north from Grape Street along the Chicopee River and then bisecting the lower and middle tiers of the former Uniroyal Tire Complex before terminating at Oak Street. The strip of land was formerly the Boston & Maine Railroad right-of-way for a rail line spur off the main line running along the Connecticut River, west of the Uniroyal Site, proper. Railcars historically delivered carbon black to the complex for use in tire manufacturing. In 2010, the City contracted with the Not-for-profit Iron Horse Preservation Society for the removal of rails and ties along a majority of the corridor. Rails and ties were not removed from the portion of the Site within the boundaries of the Uniroyal Site. As with most rail lines throughout the Northeast, residual contamination in rail beds include: heavy metals (notably arsenic and lead), polynuclear aromatic hydrocarbons (PAHs); and pesticides/herbicides. The presence of this contamination has been confirmed with limited sampling of rail bed soils.

Past Assessment Findings: Michelin North America, Inc. (MNA) acquired the assets of Uniroyal, Inc. circa 1990 and is considered the primary responsible party (PRP) dealing with residual contamination at the Uniroyal property. To date, MNA has identified and removed all known USTs on the property and all transformers have been removed by MNA and the City. MNA has managed transformer fluids and PCB-impacted soils (>50 ppm) at appropriately licensed off-site waste management facilities. In addition, MNA

has consolidated PCB-impacted soils (<50ppm) on the Site and has initiated construction of a cap under applicable TSCA regulations over a portion of the rail bed located on Parcel 147-10.

Known residual site contamination along the rail bed includes: heavy metals, PAHs and pesticides/herbicides.

The City is working in cooperation with MNA to address other environmental conditions at the Site; however, MNA has taken the position that historical application of pesticides/herbicides falls under the exemption provisions of the Federal Insecticide and Rodenticide Act (FIFRA). In addition, historic rail contamination, including leaching preservatives from rail ties, exhaust from trains and ash from the combustion of coal, are exempt under the MCP. Since the City is looking to change the use of the rail line to a different exposure potential, appropriate response actions must be undertaken, consistent with the provisions and associated policies under the MCP.

Project Goals: The former Uniroyal Tire Complex property is part of a larger redevelopment project known as RiverMills at Chicopee Falls. Situated at the geographical center of the City, these post-industrial lands were once part of Factory Village, a complex of workforce housing, businesses and services that brought industrialization to Chicopee beginning in 1822. Today, RiverMills represents the City's largest Brownfields redevelopment project.

The RiverMills Vision Plan was completed in December 2010. Extensive community outreach resulted in a plan reflecting community desires and endorsed by the City as the official redevelopment guide. The plan proposes the creation of an active/passive recreational network that reconnects the neighborhood to the Chicopee River. This network is the armature around which a mixed-use community is molded. This mixed-used scheme includes 33,500 square feet of new commercial space, 131,000 square feet of new office space, 131 new housing units, the City's new Senior Center (known as RiverMills Center) and a potential Family Recreation Center. Estimates indicate that this scheme will leverage an estimated \$100 million in private investment when full build out is achieved and will support the creation of 275 new full and part time, local jobs.

City officials and residents alike have repeatedly underscored the importance of RiverMills' redevelopment as the avenue through which the Chicopee's heritage can be preserved. It is hoped that through redevelopment RiverMills can once again be a part of the community it helped to establish. With this in mind the City has established the following vision and objectives to guide redevelopment:

“The City of Chicopee envisions the creation of a mixed-use, energy conscious, walkable community integrated within the historic framework of Chicopee Falls. With expanded business and job opportunities and new living options for residents, redevelopment will reconnect the neighborhood to its rich environmental context while re-forging links between Chicopee Falls and Chicopee Center...”

Redevelopment Objectives

- ***Mixed Use Redevelopment:*** The City is interested in redevelopment schemes that provide a diverse mix of uses on the Site. This mix should preferably include complementary uses that will directly and indirectly enhance the area as a place to live, work, shop, dine, visit and as a place to

connect with recreational and environmental amenities. Schemes should provide for high quality improvements with uses that will actively contribute to the economy of the City, provide public access where appropriate and add to the neighborhood's vitality and tax base.

- Site Legacy: The City has a vested interest in preserving the site's history as part of the redevelopment process. It is hoped that redevelopment schemes will address how the site's industrial past can be incorporated into its reuse, remembering the site's history.
- Environmental Connections: Development schemes should strive to surround proposed buildings with a series of green spaces linked with pedestrian walkways, greenways or trails that also take advantage of the Chicopee River Walk that is currently under development. The entire RiverMills development should strive to be a pedestrian friendly environment, while enhancing the Chicopee River. Redevelopment schemes should propose avenues through which the river can be accessed and utilized from RiverMills by the public.
- Neighborhood Connections: The RiverMills property has been inaccessible to the Chicopee Falls neighborhood for nearly thirty (30) years. Redevelopment schemes should propose avenues through which the site will be reintegrated into the surrounding neighborhood and enable new connections to Chicopee Center and Memorial Drive's commercial corridor.
- Green Development: The City of Chicopee supports sustainable development practices and is pursuing LEED certification for the City's new Senior Center, which is the first RiverMills redevelopment project. The use of 'green' development techniques, with respect to energy efficiency, materials, building systems, construction methods, long-term building operations and site planning will be key factors considered during the developer selection and bid process. The City will work with the preferred developer to incorporate such practices into the reuse of Building 26.
- Effective Public-Private Partnership: With City, state and federal agency investments of nearly thirty million dollars to date, redevelopment schemes should not place disproportionate requirements on City resources.

Summary of Phase I & II Assessment Reports and Other Environmental Investigations: Various consultants have completed environmental studies on the Uniroyal property, dating back to the early 1980's. A Phase I Limited Site Investigation was completed by ECS in March 1991. A Phase II Comprehensive Site Assessment (CSA) was completed by ECS in August 1997. Additional Phase II Investigations were completed by ECS in February 1998. A Supplemental Phase II CSA was completed by Gannett Fleming in June 2005. Gannett Fleming also completed a Phase III Remedial Alternatives Analysis in June 2005 as well as various Phase IV Remedy Implementation Plans from March, 2006 through April 2010. Additional work since that date has been completed by GZA GeoEnvironmental, Inc. and includes a Supplemental Phase II CSA, dated January 2011.

Phase I assessment work was completed in conformance with the American Society of Testing Materials (ASTM) Standard Practice E 1527-05 for Phase I ESAs, which meets Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI); Final Rule (40CFR Part 312).

On May 10, 2010, an Existing Conditions Report was completed by Tighe & Bond on some of the remaining Uniroyal buildings. Further, a Report for Asbestos-Containing Building Materials, Lead-Based Paint, Polychlorinated Biphenyls and Mercury Containing Components in Uniroyal Building 26 was completed by Smith & Wessel Associates, Inc. on November 19, 2012.

Environmental sampling of rail bed soils has been conducted by MNA and BETA, on behalf of the City. Surface soil sampling conducted along the subject rail bed has concluded that residual contamination consists of heavy metals (particularly arsenic and lead); polynuclear aromatic hydrocarbons (PAHs); and pesticides/herbicides. In addition, sampling of rail bed soils by MNA identified residual concentrations of PCBs along the line passing between former Uniroyal Buildings #28S and #42.

Applicable Regulations and Cleanup

Cleanup Oversight Responsibility: The Commonwealth requires property owners to hire a Licensed Site Professional (LSP) if cleanup activities are deemed necessary. As defined by the Commonwealth, the LSP "ensures that actions taken to address contaminated property comply with Massachusetts regulations and protect public health, safety, welfare and the environment." In Massachusetts, LSPs are licensed by the state Board of Registration of Hazardous Waste Site Cleanup Professionals.

Following designation as a Brownfield Priority Project by MassDevelopment, the City released a Request for Proposals for Licensed Site Professional Services for the Uniroyal Site. The City followed all federal (40 CFR 31.36) and state public procurement guidelines during the process and has retained BETA Group, Inc. of Norwood, MA to provide LSP services related to oversight, assessment and cleanup of residual contamination and management of hazardous materials at the Site. Alan Hanscom, MA License #2152 – serves as the lead BETA representative to the City. The primary environmental regulations governing cleanup of the Site include the Massachusetts Contingency Plan (MCP), the Wetlands Protection Act (WPA), the Resource Conservation and Recovery Act (RCRA) and the Toxic Substances Control Act (TSCA).

BETA reports directly to the City's Office of Community Development and BETA's services related to subsurface contamination is funded through the MassDevelopment Brownfields Priority Project Fund. Services related to building inspections, demolition and other related services are separately funded. If funding is appropriated under EPA's Cleanup Grants program, BETA would continue to provide LSP and oversight services. Any additional contractors needed to perform the proposed cleanup projects will be retained following all federal (40 CFR 31.36) and state public procurement guidelines.

Clean-up Standards for Major Contaminants and Planned Reuse: The Site is likely to include some combination of residential, commercial and recreational uses. The primary regulations dealing with residual rail bed contamination and associated environmental releases and debris are the MCP, RCRA, TSCA and the MassDEP Solid Waste Regulations. Cleanup of the rail bed will likely involve some form of Activity and Use Limitation (AUL) under the MCP. To that end, the clean-up standards can vary under the applicable regulations, supported by risk characterization performed largely under the provisions of the MCP.

- Environmental releases of regulated contaminants, including heavy metals, polynuclear aromatic hydrocarbons (PAHs) pesticides and herbicides, are largely regulated under the MCP. Depending upon the concentrations, potential for exposure and Site inhabitants, varying standards apply.

When such exposure is eliminated or limited by capping and implementation of site activities or uses, the concentrations of residual contamination can be increased without impact to human health or the environment.

- Polychlorinated Biphenyls (PCBs) are primarily regulated under TSCA, with USEPA maintaining jurisdiction over all PCB releases greater than 50 ppm. The management of most PCB-containing equipment and fluids is also regulated under TSCA, but may also be subject to various regulations under RCRA and the Massachusetts Contingency Plan (MCP). Releases to the environment less than 50 ppm are regulated under the MCP. In accordance with TSCA Guidance issued by EPA, along with provisions under the MCP, alternative compliance options provide for various cleanup standards. Under certain circumstances, a risk based cleanup may justify leaving levels under 100 ppm in place, with appropriate capping and implementation of an Activity and Use Limitation (AUL).
- Certain contaminated residuals and byproducts present in rail beds are mostly regulated under the Federal Insecticide and Rodenticide Act (FIFRA), the Resource Conservation and Recovery Act (RCRA) and associated provisions under the MassDEP Hazardous Waste regulations at 310 CMR 30.0000. The exemption provisions under FIFRA will not apply, since we are changing the use of the rail bed. We will look to establish whether any such heavy metal wastes and/or residual pesticides/herbicides demonstrate “hazardous” characteristics, as defined under RCRA. If the wastes are determined to be hazardous, they must be managed off-site at an appropriately licensed hazardous waste landfill. In certain cases, on-site treatment may be used to allow for off-site management at a Special Waste Landfill. In other cases, since the materials are mostly inert and largely non-leaching, they may be managed on site under the provisions of the MCP.

Evaluation of Clean-up Alternatives

Clean-up Alternative A – No Action

The “no action” alternative is simply not practical in light of the abovementioned project goals. The associated abatement costs would severely restrict the parcel’s appeal and marketability and, in turn, serve to obstruct realization of the project goals. No further consideration of this alternative will be made.

Clean-up Alternative B – Cap in Place, with On and Off-Site Management of Debris, Wastes and Contaminated Soil

This alternative has merit in several circumstances on Parcel #147-10. Where the residual contaminant levels meet acceptable risk management objectives under the MCP, capping with two feet of an engineered barrier (i.e. parking areas) and/or three feet of soil in landscaped areas is often a cost effective strategy that is protective of both human health and the environment. It is likely that this alternative would also include off-site management of: recyclable and reusable material (rails, contaminated soil); all hazardous and special wastes (including rail ties); and any other deleterious materials that are not suitable for capping on the Site. On-Site consolidation of certain debris and/or contaminated soil in designated areas (i.e. parking, under buildings, etc.) would also be implemented where appropriate and consistent with applicable regulations.

For the portion of the rail bed soils between the Uniroyal Site and Grape Street, the implementation of Best Management Practices (policy issued by MassDEP) will be required. That policy provides for capping of rail bed soils on “rails to trails” projects, such as that currently being undertaken by the City.

Clean-up Alternative C – Excavation & Off-Site Management of All Rails, Ties and Rail Bed Soils

This alternative would provide for the delineation, characterization and off-site management of all rails, ties and contaminated rail bed soil, consistent with applicable regulations. Typical activities would include segregation and off-site recycling of recyclable materials (rails) at appropriately licensed off-site recycling facilities; characterization and off-site re-use of contaminated soil (i.e. asphalt batching); characterization and disposal at appropriately licensed disposal facilities (hazardous wastes, TSCA wastes, special wastes, etc.); and implementation of other applicable off-site management options, depending upon the nature of the materials encountered.

Cost Estimates for Each Alternative**Clean-up Alternative A – No Action**

Not Viable

Clean-up Alternative B – Cap in Place, with On and Off-Site Management of Debris, Wastes and Contaminated Soil

The estimated cost for capping rail bed soils on Parcel #147-10 would range from approximately **\$350,000 to \$450,000**, depending upon the nature and extent of subsurface contamination and debris encountered during redevelopment. The actual cleanup will be dependent upon the re-use plan for the Site, including considerations for subsurface utilities, storm water management, the degree of fill materials to be placed on the Site, and several other factors to be defined once the final re-use plan is developed.

Clean-up Alternative C – Excavation and Off-Site Management of all Rails Ties and Contaminated Rail Bed Soil

To excavate, characterize and manage all rails, ties and contaminated rail bed soils from the Site, including rail bed soils along the rail-to-trails project, we estimate the costs to be on the order of **\$1.9 Million**. This estimate is based upon recent remediation work performed on the adjacent site, assuming similar subsurface conditions and residual rail bed soil contamination is encountered.

Recommended Clean-up Alternative:

We recommend that Alternative B, Cap in Place, with On and Off-Site Management of Debris, Wastes and Contaminated Soil be the selected alternative. That alternative will allow for cost-effective management of residual rail bed contamination, using risk characterization and capping strategies, consistent with Best Management Practices developed by MassDEP and other applicable regulations. In addition, it allows for coordination of response actions with the proposed redevelopment plan. This is a particularly appropriate strategy, considering that the City is not constrained by regulatory submittals and deadlines, as private sector developers often are.



Timothy W. Brennan, Executive Director

January 14, 2014

Lee Pouliot
Planner & Administrator
Office of Community Development
38 Center Street
Chicopee, MA 01013

Dear Mr. Pouliot:

The Pioneer Valley Planning Commission currently has access to nearly \$1.5 million in EPA-provided brownfields revolving loan funds and expects to receive additional program income funds through loan repayments in the upcoming months. These funds can be used for cleanup planning, remedial activities, and confirmatory sampling at sites that are impacted primarily by hazardous materials.

Depending on project-specific eligibility requirements, these funds are available for use in Chicopee and other Pioneer Valley communities in the form of subgrants and/or low-interest loans. PVPC looks forward to working with the City of Chicopee and Chicopee's development community to protect human health and the environment by supporting the productive re-use of brownfields. As we have discussed, these funds may be appropriate for use at Facemate/Uniroyal or other sites.

Regards,

A handwritten signature in blue ink, appearing to read "Andrew Loew".

Andrew Loew
Senior Planner/Specialist
Brownfields Revolving Loan Fund Program Manager



MASSDEVELOPMENT

Western Massachusetts
Regional Office:
1350 Main Street
Suite 1110
Springfield, Massachusetts
01103

Tel: 413-731-8848
Fax: 413-755-1349

Main Office:
99 High Street
Boston, Massachusetts
02110

Tel: 617-330-2000
800-445-8030
Fax: 617-330-2001
www.massdevelopment.com

January 14, 2014

Mr. Donald West, Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: City of Chicopee EPA Cleanup Grants

Dear Mr. West:

As MassDevelopment's regional administrator for the Massachusetts Brownfields Redevelopment Fund, I am pleased to support the City of Chicopee's applications for EPA Brownfields Cleanup funds for: Uniroyal Parcel #147-10; Facemate Parcel #1 (the Baskin Parcel); and the former Racing Oil Service Station on Center Street.

MassDevelopment has designated both the Uniroyal and Facemate sites as Brownfields Priority Projects which has provided Chicopee with access to up to \$2 million per site in MassDevelopment cleanup funding. Working with the City of Chicopee, MassDevelopment has collaborated on an extensive redevelopment planning effort for the adjacent Uniroyal and Facemate sites (the proposed RiverMills Development), and continues to fund and support remediation work on the Uniroyal site under previously approved commitments which will certainly contribute to the remediation, but will fall far short of providing all of the funds necessary to bring the site to a marketable and developable condition. Specifically on Uniroyal Parcel #147-10 additional EPA funding will allow for the consolidation of PCB-impacted rail bed soils from the former rail line that runs between the middle and lower tiers of the Uniroyal site.

MassDevelopment has already contributed the statutory maximum of \$2 million to the Facemate site, resulting in the construction of a new senior center on a portion of the site. Without the requested additional funding, we are very concerned that remaining cleanup efforts will soon be put on hold at the site. Buried solid waste - which from previous experience at the site is likely to include buried asbestos and other hazardous building materials from historic buildings that were demolished and buried in place - needs to be removed from the parcel containing the Baskin building to encourage private sector redevelopment of that parcel. We request EPA support for the Chicopee application so that the good work in progress at the site can continue.

DEVAL PATRICK
Governor

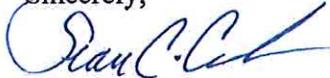
GREGORY P. BALECH
Chairman

MARTY JONES
President and CEO

Unfortunately, the Brownfields Redevelopment Fund administered by MassDevelopment has been fully committed, and cannot fund any new applications at this time. Recapitalization efforts are well underway, and we are hopeful that recapitalization will happen sooner rather than later. MassDevelopment has been aware of the former Racing Oil Service Station parcel on Center Street for some time, and we recognize the importance of the redevelopment of this gateway parcel. Upon recapitalization we would be more than willing to provide strong consideration for an application for additional remediation funds, and/or to speak with a prospective end user of the site to see if any of our permanent financing products may be a fit. In the interim, EPA funding will provide continuing momentum for the site's ultimate redevelopment.

MassDevelopment supports the City of Chicopee's applications for EPA Brownfields Cleanup funding at the three aforementioned sites. The funding is crucial to continuing the on-going cleanup and preparing the sites for redevelopment. Thank you for your consideration of the grant applications.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sean Calnan". The signature is fluid and cursive, with a large initial "S" and "C".

Sean Calnan
Vice President, Community Development



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

Western Regional Office • 436 Dwight Street, Springfield MA 01103 • 413-784-1100

DEVAL L. PATRICK
Governor

TIMOTHY F. MURRAY
Lieutenant Governor

RICHARD K. SULLIVAN JR.
Secretary

KENNETH L. KIMMELL
Commissioner

Mayor Michael Bissonnette
Town Hall
17 Springfield Street
Chicopee, MA 01013

September 26, 2011

RE: Chicopee-RTN: 1-436
Uniroyal and Facemate Sites
154 Grove Street
Brownfield Assessment Funding

Dear Mayor Bissonnette;

It has come to the attention of MassDEP that the City of Chicopee was unsuccessful in obtaining an EPA Targeted Brownfields Assessment Grant. As you know the Uniroyal complex and adjacent Facemate property is a high priority project for MassDEP as confirmed by Governor Deval Patrick and Lieutenant Governor Timothy Murray's inclusion of the properties in the Brownfield Support Team (BST) Initiative.

MassDEP has secured up to \$50,000 in Brownfield Assessment Funding, granted to MassDEP through EPA, which could be used by the City of Chicopee for pre-demolition hazardous-material surveys/assessment. This funding cannot be used for abatement, demolition, and/or cleanup, as it is an assessment-only grant.

If this is of interest to the City, please contact Eva Tor, MassDEP Deputy Regional Director/Bureau of Waste Site Cleanup at (413) 755-2295. The City will be required to submit to MassDEP a detailed scope of work (SOW) detailing what assessment work the funding would be used for. If the proposed SOW is approved by the EPA the assessment work would be completed by a MassDEP state-funded contractor.

Sincerely,

Michael Gorski
Regional Director
Western Regional Office

e-cc: Thomas Haberlin, City of Chicopee, Office of Community Development
Carl Dietz, City OCD
Lee Pouliot, City OCD
Catherine Finneran, MassDEP/Boston Brownfield Coordinator
Ben Fish, MassDEP/WERO Brownfield Coordinator

Chicopee Council on Aging
and Senior Center
7 Valley View Court

Telephone 413.534.3698
FAX 413.534.9046
www.chicopeema.gov

January 16, 2014
U.S. EPA
Office of Brownfield and Land Revitalization
1200 Pennsylvania Avenue, N.W.
Washington, D.C.

To Whom It May Concern:

As the Executive Director of the Chicopee Council on Aging and Senior Center for the past 23 years, I have often driven past the Uniroyal property and thought what an unpleasant sight on a main street in the city. The City has made tremendous progress on the rebirth of the Facemate property. Buildings that were falling down are now removed, inspiring everyone who goes by the area. The new RiverMills Center will be completed in late February. This center's exterior reflects back to the history of the factories that once occupied that area. We have hung columns plus the fire doors that were found in the old building as art in the center.

Staff from community development will be able to use the new building to distribute materials, hold an open house, give presentations on the progress of cleaning up these old factory areas and hold site visits. We are proud of our beautiful, functional building.

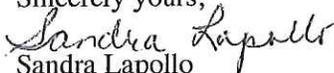
Our newsletter is mailed to every older adults home in the city. Interest in the continued cleanup and restoration of this area is dear to the hearts of older adults. Articles on progress in the area could be included in *Life Times*.

We are very excited about being located on a site that has such a natural connection to the environment. We expect many will come to the area to observe this wonderful view and to observe the wildlife, especially the bald eagles that are nesting in that area. The city will be putting the remaining acreage that has been cleaned out for development and we are hoping that a developer will see the possibilities because of the senior center.

With funding from the 2014 EPA Brownfields Clean-up Grant, the Uniroyal area could be moving closer to the day when redevelopment could become a reality. People have seen the project moving forward with some of the demolition that has taken place.

It is our hope that this funding will be awarded to the Office of Community Development, City of Chicopee so that older adults and the residents of that area will see a former brownfield become an economic and natural green field.

Sincerely yours,


Sandra Lapollo
Executive Director

Providing Quality Community Service

Sandra Lapollo, Executive Director

Chicopee Council on Aging
and Senior Center
7 Valley View Court
Chicopee, MA 01020-1132

Telephone 413.534.3698
FAX 413.534.9046
www.chicopeema.gov

January 21, 2014

U.S. EPA, Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
Washington, D.C. 20460

Dear Sir/Ms:

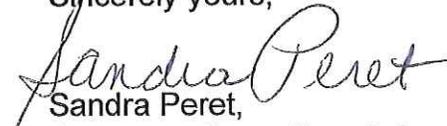
It is with great enthusiasm and excitement that I write this letter of support for our city's pursuit of a 2014 EPA Brownfields Cleanup Grant focusing upon the the Baskin Parcel and the rail line parcel on the Uniroyal property adjoining our RiverMills Center. We, of the Council on Aging, appreciate the many steps that have been taken for the clean up of this area and the cooperation with Community Development.

The Falls currently has a small, but vibrant retail section. In addition to the post office, older adults could and would take advantage of the convenient offerings if the Uniroyal area were cleaned and rebuilt. One can only imagine the possibilities.

The Chicopee River at this location is truly beautiful. The river landscape is unspoiled and would be greatly appreciated by those who have the time and temperament to enjoy its peaceful offerings. Surely, there would be many of our vibrant elderly who would take advantage of the opportunities for fishing, bird watching, and yes, bicycling on a proposed bike path. Moreover, this area would be a lovely place for our walking group to meet for a morning's walk from the center.

It is our belief that your support of this effort would really help a blighted area to regain new life full of new opportunities.

Sincerely yours,


Sandra Peret,
Secretary, Council on Aging

THE BELLAMY HOUSE
CHICOPEE'S HISTORIC MUSEUM

CHICOPEE HISTORICAL COMMISSION
CHICOPEE HISTORICAL SOCIETY

EDWARD BELLAMY MEMORIAL ASSOCIATION INC.
91-93 CHURCH STREET , CHICOPEE, MASSACHUSETTS 01020



January 20, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring , MD 20910

EPA Region 1
Attn: Mr. Frank Gardner
5 Post Office Square, Suite 100
Mail Code OSRR07-3
Boston, MA 02109-3912

Subject: Old Boston and Maine Rail bed Cleanup –Fisk Property
: Cleanup Baskin Building –Facemate/Chicopee Manufacturing Property

Dear Mr. West,

The Board of Directors of the Edward Bellamy Memorial Association Incorporated wishes to indicate our wholehearted support for the city of Chicopee's application for 2014 Brownfields Cleanup Grants.

The Edward Bellamy Memorial Association was founded in 1972. Three years later the organization purchased the Bellamy Homestead, a National Historic Landmark located at 91-93 Church Street in Chicopee Falls , Massachusetts. In 1978, the Church Street Neighborhood was designated a federal historic district.

In 1982, the Association fully restored the world famous author's home. Today, the Chicopee Historical Society and the Chicopee Historical Commission are headquartered in the Bellamy Library and Museum. The structure is a community treasure located on the street adjacent to the Uniroyal Administration site.

Today our members are active participants in the community wide planning effort to save the Uniroyal Administration Building -the city's most distinctive industrial structure. Our people are volunteers working for the new Older Adult Community Center, while spearheading the Chicopee River Walk and serving on the Mayor's River Mills Task Force for the redevelopment of the historic Fisk properties.

The location and prompt removal of existing contamination at both sites will speed a city-wide effort to reclaim our spectacular river basin while reimagining a historically significant period in Chicopee's Industrial past.

Yours truly,


Stephen R. Jendrysik ,President (EBMA)
sjhist@charter.net

cc. Board of Directors,(EBMA), Chicopee Historical Commission, Chicopee Historical Society



Friends of Chicopee Senior Citizens Inc.

c/o Chicopee Council on Aging
7 Valley View Court
Chicopee, MA 01020

January 16, 2014

U.S. EPA
Office of Brownfield and Land Revitalization
1200 Pennsylvania Avenue, N.W.
Washington, D.C. 20360

Dear Reader:

The Friends of Chicopee Senior Citizens, Inc. is a 501 (c)(3) organization dedicated to helping seniors in Chicopee. We made a commitment to raising 2 million dollars towards the cost of a new facility for us. We currently involved in that effort and have raised close to \$1.3 million so far.

When Mayor Bissonnette first proposed a site for the new center, the location was to be on the Uniroyal site. We were able to walk the area and were very excited by the prospect. The location was later changed to the Facemate parcel. We have seen the old buildings demolished, the parcel completely cleaned and are preparing for a move into our RiverMills Center in April.

It is our hope that with funding from your office, the Uniroyal property will be cleaned up so that it can become the jewel of the city. Because of our age, we remember when this area was a vital manufacturing center. We watched as the businesses closed and the buildings were allowed to deteriorate. We would like to see the area continue to become what it once was, a place bustling with activity from the new center, businesses, housing and green spaces.

We are asking for your support in making these efforts go forth.

Sincerely yours,

Adele Tawrel
Presidents

Lee M. Pouliot

mobile
413.265.3788

e-mail
lmp227@cornell.edu

web site
www.issuu.com/PouliotLM

address
35 casino avenue chicopee, ma 01013

January 6, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

EPA Region 1
Attn: Mr. Frank Gardner
5 Post Office Square, Suite 100
Mail Code OSRR7-3
Boston, MA 02109-3912

Dear Mr. West:

As a member of the H.E.A.L Chicopee team and a lifelong resident of Chicopee, I am thrilled to write a letter in support of the City's EPA Brownfields Cleanup proposal for the former Uniroyal property. My team members and I, all Cornell University Master of Landscape Architecture alumni, hoped our project would have lasting influence during the redevelopment process. Clearly, the pursuance of financing for clean-up activities dictates H.E.A.L Chicopee has had many impacts.

During the planning process, I focused much of my attention on community outreach activities. A portion of these efforts included working to educate City youth about the history of the Uniroyal and neighboring Facemate sites and their importance to the City's development and how sustainability can play a role in re-imagining the Site's future. Our team developed two lessons and a visioning exercise which asked children to imagine Chicopee twenty years in the future. Each student was then tasked with creating a new city shield representing his/her idea.

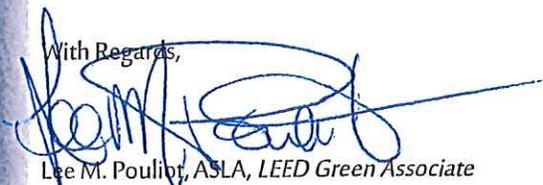
These activities were presented to the Superintendent of Schools and dispersed to all school principals. **Ten schools participated with 682 total students responding.** Each response was analyzed and classified to build an understanding of how the Uniroyal/Facemate properties could meet the needs of younger generations.

Our efforts spurred a larger conversation regarding how youth may be involved in similar, future projects. Concerns for local history education were voiced and efforts are underway to better expose youth to Chicopee's unique history. Ideas for the preservation of Uniroyal/Facemate structures have been vetted as one avenue to tell the Site's history through preserved artifacts.

I stand by H.E.A.L Chicopee's extraordinary community outreach efforts and feel, as a resident, that this represents one of the most successful efforts recently undertaken. The information garnered from students along with the data collected from 404 community surveys provided the context for subsequent H.E.A.L Chicopee redevelopment suggestions and guidelines.

Should have any questions regarding our outreach efforts or the information we gathered, please feel free to contact me. I am lucky enough to now be working with Chicopee's Office of Community Development and hope to continue seeing progress on a project I am so intimately tied to.

With Regards,



Lee M. Pouliot, ASLA, LEED Green Associate
Community Development Planner/Administrator
413-594-1488
lpouliot@chicopeema.gov

City of Chicopee
Office of Community Development

38 Center Street, Chicopee, MA 01013
Telephone (413) 594-1490 ~ Facsimile (413) 594-1495

The Republican, Wednesday, January 8, 2014

REPUBLICAN PLUS

**NOTICE OF REQUEST FOR
PUBLIC COMMENT & NO-
TICE OF PUBLIC HEARING**
January 3, 2014
**CITY OF CHICOPEE -
OFFICE OF COMMUNITY
DEVELOPMENT**
38 CENTER STREET
CHICOPEE, MA 01013

The City of Chicopee, through its Office of Community Development (OCD) will conduct a public hearing to receive public input on three (3) 2014 United States Environmental Protection Agency (EPA) Brownfields Cleanup Grant proposals for remediation work planned at the former Racing Oil property (181 Center Street), the former Uniroyal property (154 Grove Street) and the former Facemate property (5 West Main Street). Draft proposals will be available at the Chicopee Public Library's Main Branch (449 Front Street) and digitally from the City's website on November 10, 2014.

Any individual, group or agency wishing to comment on the proposals may do so either through the public hearing or through written comments submitted to the OCD. All comments received by the OCD will be considered prior to finalizing and submitting the proposals to EPA. Written comments must be received by the OCD by January 20, 2014 at 5:00p.m. to be considered.

The Public Hearing will be held at 6:00p.m. on Thursday, January 16, 2014 in City Council Chambers, 4th Floor, City Hall, 274 Front Street Chicopee, MA.
(January 8)

FY 2014 EPA Brownfields Clean-up Grant Proposals

January 16, 2014

Meeting Outline

Former Racing Oil Property

- City acquired the parcel through tax foreclosure in 2009
- Characterized as a Brownfield Site through the West End Brownfields Area-wide Plan & Studied for redevelopment potential
- City received Targeted Brownfields Assessment (TBA) Funds from Region 1 of the U.S. EPA to complete assessment work at the site
- TBA confirmed ongoing contamination issues related to petroleum products emanating from the area where underground storage tanks (USTs) had been located
 - o Plume extends off site – under Center Street
- No exposure pathways, no imminent threat or hazard.
- Cleanup project will include the excavation and removal of contaminated soil and groundwater and the in-situ treatment of groundwater to reduce/minimize the plume.

Former Facemate Property – Redevelopment Parcel #1

- City acquired the parcel through tax foreclosure in 2003/2005
- Characterized as a Brownfield Priority Site by MassDevelopment and a Brownfield Support Team (BST) site in the second round of the BST (Massachusetts initiative led by MassDEP)
- Demolition and site-wide remediation in preparation for construction of the Senior Center
- 'Baskin Parcel' historic maps show former buildings, likely to have been demolished and buried on site – this buried demolition debris, as encountered elsewhere on the Facemate property is a mixture of hazardous building materials & solid waste.
 - o Needs to be dealt with in order to make redevelopment a viable opportunity for potential developers
- Historic canals and tailraces, from experience elsewhere on site may also contain contamination
- Cleanup project would address these issues in preparation for redevelopment

Former Uniroyal Property – Parcel #147-10

- City acquired the parcel in 2009 through complicated tax foreclosure process
- This parcel runs from Grape Street, along the Chicopee River to bisect the Uniroyal Property between the middle and lower tier buildings
- Is the former Boston & Maine Railroad right-of-way
- Majority of the parcel, to the edge of the Uniroyal parcel is under design as Phase II of the Chicopee Canal & RiverWalk.
- This grant proposal will deal with contamination issues specific to the rail right-of-way within the Uniroyal property.
- Contamination issues from herbicides, pesticides, heavy metals, etc. will be dealt with through soil excavation & on-site management – as was done on the Facemate property.
- Long-term preparations for redevelopment at the site

Uniroyal Public Meeting
Thursday, April 22, 2010
6:00 to 8:00 pm
Community Room, Library

Name

Address

Phone

Email

Carol Justice

3960 Bay View Ct.

538-0262

Marge L. Hoover, DVM

5700 W. 10th Ave

593-9304

lshrover@okhcare.com

Kate Brown

27 Laurel St

594-1516

Univocal Public Meeting
 Thursday, April 22, 2010
 6:00 to 8:00 pm
 Community Room, Library

Name	Address	Phone	Email
Con Dietz	38 Cedar St	594-1450	ConDietz@discovery.com
Appraisal	315 Norwood Park St	781/255-1982	Appraisal@beke-inc.com
Appraisal	Norwood Park		
Princeton Architects	19 Walnut Ave	592-2191	ZYGWA@AOL.COM
Paul + York Consultants	81 Northwood St	592-1214	
Randall Taylor	7 Valley View Ct.	594	
Ree Taylor	99 South Beaver Rd	592-5637	
Sumner Gausel	79 Sunflower Ave.	592-5639	
Sheryl Galinas	150 Mountain View St	593-6054	
Greg DeHaven	47 Waterman Ave, E.L.	530-1682	gdeh@af.com
Ann Casarita	134 Mountainview	693-6077	
Ruth Nawrocki	22 Simovich St.	592-0850	nuthnawrocki@verizon.net
Robert G. Szalowski	64 Eldon St	592-0010	
Chris Mykawa	RR#2	272-6281	cm@plano@earthlink.net
Frank Rampert	430 East	592-1950	
Appraisal	40 Main St	594-6078	
Daniel D. Givens	22 Simovich St	552-6880	VDZ@verizon.net



Project: _____ Project # _____
 Location: _____ Sheet _____ of _____
 Calculated by: _____ Date: _____
 Checked by: _____ Date: _____
 Title *Public Meeting # 2* 4-22-10

SIGN-IN SHEET

<u>Name</u>	<u>Affiliation</u>	<u>Phone or E-Mail</u>
Ed Starzec	Mass Development	estarzec@massdevelopment.com
JEFF GALARNEAU	VHB	jgalarneau@vhb.com
M. A. R. T. O. R. X HARVEY LAFLURE	SENIOR CENTER	NONE
WILFRED TISDELL	C. D. A. member	N/A
ELLA MOREAN	C. V. N. A	N/A
EDNA BUCHSTE	C. D. A. member	N/A
MARGE WICKSTROM	SENIOR CENTER	—
RAN ZILMBA	FORMER RESIDENT	—
Steve Jendrysic	Chic. Hist Com	—

Uniroyal/Facemate Redevelopment Plan Meeting
Wednesday, May 26, 2010
6:00pm-8:00pm

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE#</u>	<u>EMAIL</u>
TOM NALLEN		413 5923615	
Maurice Pottle		413 536-7054	
Sandra Rapolt			
Ronald J. Ray		413-5341527	
Sandra A. Pered		413-5946581	
Betty SHREWSBURY			
Donna K. Conroy		5946295	
COURTNEY PATRICIA CONROY	303 E. MAIN	885-3256	
Daniel Lanning	Chicopee	594-5529	
Francois Lemassis	58 Worthington St	534-1427	
Dennis Paulist	122 Clark St	5332823	
Rudi Swol	160 State St	537-2170	

Uniroyal/Facemate Redevelopment Plan Meeting
Wednesday, May 26, 2010
6:00pm-8:00pm

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE#</u>	<u>EMAIL</u>
Anthony Resnick	38 Leonard St	597-9129	
Fran Morone	40 Chapel St	534-5865	
Bill Tisdell	40 Chapel St	534-5865	
Rick Rege	37 Barbara St.	538-7051	
KEVIN W. DELUDE	255 PROFFER ST.	593-6421	
Robert A. Pedersen	64 Ellenton St	552-0010	
SUZANNE WRIGHT	184 MOUNTAINVIEW ST	593-3840	
BOB WRIGHT	184 MOUNTAINVIEW ST	593-3840	
Bill Ziskey	11 LEEDS ST	592-5651	WMZ@VERIZON.NET
Bill Robbins	Chicopee Water Blvd	594-4195	
Matt Beth Costello	66 Voss Ave. Chic	532-975	

Uniroyal/Facemate Redevelopment Plan Meeting
Wednesday, May 26, 2010
6:00pm-8:00pm

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE#</u>	<u>EMAIL</u>
N. Ewick	153 Jean Cr.	unlisted	ewickne@yahoo
JOE MATHIEU	84 RICH ST.	599 7520	
JOHN MORAN	16 Lead Cr	5946458	
DANIEL ZANON	169 MANDON ST	532498	
Nicdette Williams	302 Grove St		nicdette.williams@gmail.com
Stefanie Lindorne	59 Taylor St.	459-5167	slindorne@student.umass.edu
Steve Jendryski	215 Newbury St.	Chic MA 02113	
George P. Novak	Councilor W-7.		
Pete Heber	57 Conrad St.	594-9382	
Paul Papp		5925028	

Appendix 3 Other Factors Checklist

Please identify (with an **X**) which if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the evaluation process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
X	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	5
	Project is primarily focusing on Phase II assessments.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	8
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
X	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	5
X	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, applicant must attach documentation which demonstrates this connection to a HUD-DOT-EPA PSC grant.	10
X	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	10
X	Community is implementing green remediation plans.	10-11
	Climate Change (also add to "V.D Other Factors")	



Catalyst for Regional Progress

PVPC

Timothy W. Brennan, Executive Director

October 13, 2011

The Honorable Michael Bissonnette
Mayor
City of Chicopee
17 Springfield Street
Chicopee, MA 01013

Reference: Sub-Contract for Connecticut Riverwalk Engineering/Design

Dear Mayor Bissonnette:

I am enclosing two signed original copies of the sub-contract between Pioneer Valley Planning Commission (PVPV) and the City of Chicopee for the "Connecticut Riverwalk Design and Engineering Project." This project is funded at a level of \$215,000 through a grant PVPC received from the U.S. Department of Housing and Urban Development (HUD) Sustainable Communities Regional Planning Grant program. The full project will require additional funding from the Massachusetts Department of Transportation.

Please sign both copies of the sub-contract and return a copy to me at your earliest convenience, keeping one copy for your records. Note that your signature is needed on both the sub-contracts and Attachment A.

Thanks for your assistance in this matter.

Sincerely,

Christopher L. Curtis
Chief Planner

CLC/sm

Enclosures: 2-Original Signed Sub-contracts
Attachment A

cc: Timothy Brennan, PVPC

I-BissonnetteChicopeeRvWk.Design.Engineersubcontract10 13.11/Admin/lu/water/ctriver/ctrivwlk/letters

Contract Agreement By and Between

**Pioneer Valley Planning Commission
and
The City of Chicopee**

**for work in support of the
U.S. Department of Housing and Urban Development's (HUD)
Sustainable Communities Regional Planning Grant Program**

Connecticut Riverwalk Design and Engineering Project

This agreement, effective as of the 1st day of September, 2011 by and between the Pioneer Valley Planning Commission (hereinafter referred to as the "Commission") of 60 Congress Street, Springfield, Massachusetts and the City of Chicopee (hereinafter referred to as the "CITY"), Massachusetts.

WITNESSETH THAT:

WHEREAS the Commission has received funds from the U.S. Department of Housing and Urban Development (HUD) through the Capital Region Council of Governments (CRCOG) for a catalytic project in Chicopee involving design, engineering and permitting for the Connecticut Riverwalk and Bikeway project; and

WHEREAS the Commission is in need of consultant services to successfully complete the required work tasks; and

WHEREAS the CITY has demonstrated the capacity and skills necessary to complete these tasks; and

WHEREAS this Agreement and the Scope of Services represents the entire understanding of the parties, and neither is relying upon any representation not contained herein;

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and agreement hereinafter set forth, the parties agree as follows:

- I. **TIME OF PERFORMANCE:** The services of the CITY are to commence on September 1, 2011. All services required hereunder shall be completed on or about December 31, 2012 unless otherwise agreed to by the Commission and CITY. Performance in a manner which hinders the timely implementation of the program, without good cause, shall constitute grounds for termination of this Contract under Article XI (A.1.).
- II. **RESPONSIBILITY OF THE COMMISSION:** The Commission and the CRCOG in Hartford, as the Lead Agency of the Consortium, is responsible for the overall coordination of the project and related administrative duties including the preparation of invoices and reports, including the "Final Report" required by HUD.
- III. **SCOPE OF SERVICES:** The CITY shall perform those services as detailed in Attachment B and in accordance with all applicable Cooperative Agreement provisions of HUD as outlined in the Cooperative Agreement between the CRCOG and HUD (Contract #CTRIP0007-10) with an effective date of February 10, 2011 which is incorporated hereto as part of this Agreement (see Attachment D). By signing this agreement, the CITY confirms that it has reviewed the Terms and Conditions of the Cooperative Agreement Provisions and will comply with them.

The CITY agrees to perform the work required under this Agreement. In performing the services under this Agreement, the CITY shall be deemed to be an independent contractor and not an employee of the Pioneer Valley Planning Commission.

The Scope of Work is attached (see Attachment B) and will also include the final Work Plan and Logic Model approved by HUD.

IV. STAFFING: The CITY shall dedicate the key personnel as presented in the grant application to provide the Scope of Services. The CITY may not change or substitute key personnel without the prior written approval of the Commission. The Commission reserves the right to approve or disapprove any staff or subcontractor hired by the CITY. Any person working with minors is subject to provisions of 105 CMR 950 Criminal Offender Record Checks. The CITY is responsible for these checks when needed.

- a. The CITY shall not assign any interest in this Agreement, and shall not transfer any interest in the same, without prior written consent of Commission. No subcontract may be awarded by the CITY, the purpose of which is to fulfill in whole or in part the services required herein, without said written consent of Commission. Any subcontractor hired by the CITY will meet the requirements of applicable federal and state procurement laws.

V. COMPENSATION: The Commission shall reimburse the CITY a sum in an amount not to exceed Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00), including direct expenses, based upon invoices submitted in the prescribed format in Attachment F and the detailed budget in Attachment C.

The CITY will bill the Commission for services provided per this Agreement. Each bill will be accompanied by a progress report prepared by the CITY which describes work to date. The CITY shall not be entitled to any other compensation from the Commission for its performance under this Contract.

For all the services to be performed under this Agreement, inclusive of required meetings, the CITY shall be compensated on a cost reimbursement basis for direct costs and total hours worked, in accordance with quarterly invoices submitted by the CITY to Commission. Quarterly invoices shall document dates of service, hours, hourly rates and amounts by staff person, and a narrative of the work and products completed, organized by task(s) in accordance with the Scope of Services. Backup invoices must be attached for reimbursement of any direct costs. All costs must be allowable, allocable and reasonable under cost principles of OMB-Circular A-87 or A-122. The IRS requires that we report on Form 1099-Misc., payments to a non-incorporated vendor of at least \$600 for services including parts and materials.

Payments to staff or consultants may not exceed the equivalent of General Schedule 15, Step 10 base pay rate. See the Office of Personnel Management Website, www.opm.gov and its Salaries and Wages link for the current base rate, which may be lower than the local rate.

Invoices, quarterly progress reports, completed deliverables and match certification forms shall be submitted to the Commission within five days of the end of each quarter in accordance with the following schedule: October 5, 2011 and January 5, 2012. Progress reports will use the template in Attachment H.

Payment will be made to the CITY, after the submission of invoices and reports in accordance with this section, within 2 weeks of the Commission being reimbursed by the U.S Dept. of Housing & Urban Development. HUD reserves the right to withhold 5% of the federal grant amount until the receipt and approval of the "Final Report." If HUD exercises this right, Commission will distribute the final 5% of payments due to be reimbursed to CITY within two weeks of receipt from HUD after their approval of the Final Report which may be after the end date of this Agreement.

The CITY must receive prior written approval from the Commission for any expenditure not specifically provided for in this Agreement, which is thought to be billable. The CITY is advised that any work undertaken within the terms and provisions of this Agreement shall be with the full knowledge and

consent of Commission and any work performed without the prior written agreement of Commission, shall not be considered as work under this Agreement and payment for such work will not be allowed.

VI. **MAXIMUM PAYMENT AMOUNT:** For all the services to be performed under this Agreement, inclusive of required meetings, CITY shall be compensated upon the satisfactory completion of work in accordance with the approved Scope of Work and Final Work Plan and approved by HUD. The amounts paid to the CITY shall in no event exceed \$215,000.00, unless the contract amount is amended to allow additional work beyond the original Scope of Work and such amount is mutually agreed upon in writing by the Commission and the CITY, and approved by HUD.

VII. **COMPLIANCE WITH THE FEDERAL PROGRAM GRANT AGREEMENTS:** Unless modified or changed by any special terms or conditions set forth in those grant agreements overseeing the respective housing rehabilitation program, all activities authorized by this Contract shall be subject to and performed in accordance with the Master Agreement with the U.S. Department of Housing and Urban Development (HUD) and all applicable federal, state, and local laws and regulations, including but not limited to those cited within said Agreement, and any applicable regulations issued by HUD.

VIII. **ASSURANCES:**

- A. The CITY shall adhere to the requirements set forth in Title VI of the Civil Rights Act of 1964 (Public Law 88-352); Title VIII of the Civil Rights Act of 1968 (Public Law 90-204) as amended; and the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.); Section 402 of the Veterans of the Vietnam Era Act (for projects of \$10,000 or more); and Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794).
- B. The CITY shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, handicap or national origin. *The CITY shall take affirmative action to ensure that applicants for employment and employees are treated equally, without regard to their race, color, religion, sex, age, handicap, or national origin.* Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or forms of compensation; and selection for training including apprenticeship. The CITY shall post, in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause. The CITY shall state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, or national origin.
- C. The CITY shall adhere to the provisions of Massachusetts General Laws Chapter 268A with respect to the Conduct of Public Employees. In addition, no employee of CITY who exercises and functions or has responsibilities with respect to the subject program during his/her tenure or for one (1) year thereafter (or such longer period as may be provided in Chapter 268A of the Massachusetts General Laws), shall have an interest, in any contract or sub-contract, or the proceeds thereof, for work to be performed in connection with the program assisted under this Contract. The CITY shall incorporate or cause to be incorporated, in all such contracts or sub-contracts a provision prohibiting such interest pursuant to the purposes of the sub-section.

Further the CITY shall adhere to the provisions of the Hatch Act (5 U.S.C. 1501 et seq.) which limits political activities by employees whose principal employment is in connection with an activity which is financed in whole or in part by federal funds.

- D. For a period of seven years, the CITY shall maintain in accordance with 24 CFR Part 85, those books, records, documents, including but not limited to records, accounting records and purchase orders that are sufficient to document that activities carried out were in accordance with all applicable laws and regulations. The records shall contain all information pertaining to grant awards, authorizations, obligations unobligated balances, assets, liabilities, outlays, and income. The CITY shall upon request turn over all of said records to the Commission. The records shall be maintained for a period of seven years from the date of program close-out, or if such records become the subject of audit findings, until such findings are resolved, whichever is later.

- E. The CITY shall make all books, accounts, records, reports, files and other papers, things or property, that relate to the activities under the Agreement, available at all reasonable times for inspection, review, and audit by the Commission, DHCD, its authorized representatives, authorized representatives of HUD, the Inspector General of the United States, or of the Commonwealth, the Auditor of the Commonwealth, and the U.S. General Accounting Office or any other authorized local, state or federal official or representative.
- F. In accordance with the Drug-Free Workplace Act of 1988 and Commission's Drug and Alcohol Free Workplace Policy, the execution of this contract shall serve as certification that the CITY will abide by Commission's prohibition against the unlawful manufacture, distribution, dispensation, possession, or use of alcohol or a controlled substance in the workplace, and further, that a violation of this prohibition is sufficient grounds for termination of this agreement.

IX. SEPARABILITY & APPLICABLE LAW: In the event that any provision of this Agreement shall be deemed invalid, unreasonable or unenforceable by any court of relevant jurisdiction, such provision shall be stricken from the Agreement or modified so as to render it reasonable, and the remaining provisions of this Agreement, or the modified provision as provided above, shall continue in full force and effect and be binding upon the parties so long as such remaining or modified provisions reflect the intent of the parties as of the date of this Agreement. This Agreement shall be construed in accordance with the laws of the Commonwealth of Massachusetts.

X. AMENDMENTS: No amendment to this Agreement shall be effective unless it is in writing, signed by the duly authorized representatives of all parties, and complies with the provisions of this Agreement, and all other regulations and requirements of law.

XI. TERMINATION:

- A. The Commission may suspend or terminate this Contract by providing the recipient with fifteen (15) days written notice for reasons outlined as follows:
 - 1. Failure of the CITY, for any reason, to fulfill in a timely and proper manner its obligations under this contract including compliance with applicable federal, state or local laws, or regulations, and such procedures or guidelines as may be established for the Massachusetts Community Development Block Grant-Small Cities Program, Massachusetts HOME Program or the U.S.D.A. Rural Development Housing Preservation Grant Program;
 - 2. Submission by the CITY to the Commission of reports that are consistently and continually late, incorrect, or incomplete in any material respect;
 - 3. Cancellation, revocation, suspension, or termination of those State or Federal Grant Agreements providing funding for the Pioneer Valley Planning Commission administered housing rehabilitation programs.
 - 4. Violation of Section VIII. F. of this Contract.
 - 5. A determination by the Commission that the CITY has engaged in fraud, waste, mismanagement, or misuse of funds, or criminal activity with any funds provided by this Contract.

Except in the case of a suspension or termination resulting from 3. or 4. above, The CITY upon receipt of a notice to suspend or terminate this Contract shall have fifteen (15) days to reply in writing, if CITY does not concur with the reasons for the suspension or termination.

B. The CITY may suspend or terminate this Contract by providing the Commission with fifteen (15) days written notice for the following reasons:

1. Failure by the Commission to pay the fee in accordance with Article V.
2. Actions or inaction's by the town or the Commission which seriously hinder the CITY's ability to perform its obligations in accordance with this Agreement and applicable federal, state, or local law.
3. A reasonable determination by the CITY that the satisfactory completion of one or more of the agreed upon activities is rendered improbable, infeasible, impossible or illegal, without fault of the CITY, provided however that the CITY shall first have
 - a. advised the Commission of the reasons for the determination, and
 - b. developed and proposed such solutions as appear feasible, and
 - c. sought to negotiate an amendment of the Agreement with the Commission, and such efforts have not satisfactorily removed the impediment to completion.

C. In the event of suspension or termination, the Commission shall pay the CITY for services rendered through the date of suspension or termination.

XII. ASSIGNMENT AND SUBCONTRACTING: Inclusive of Section IV. of this Agreement, the CITY may not subcontract, sell, transfer, assign, or otherwise dispose of this Contract or its rights, title, or interest therein, without the prior written approval of the Commission.

XIII. NON COLLUSION AND/OR FRAUD: The CITY agrees to perform this contract in good faith and without collusion or fraud with any other person and shall not cause to interfere or influence any related contract or program as a result of the services agreed upon hereunder.

XIV. LICENSES: The CITY shall procure and keep current any licenses, certifications, or permits required for any activity to be undertaken as part of the Scope of Services, Attachment B, as required by state and local laws and regulations.

XV. CONFIDENTIALITY: The CITY will protect the privacy of, and respect the confidentiality of information provided by, program participants, consistent with applicable federal and state regulations, including M.G.L. C. 66, Section 10, and 201 CMR 17:00 regarding access to public records and the protection of personal information.

XVI. PUBLICATION, REPRODUCTION AND USE OF MATERIAL: All published materials including, without limitation, reports, manuals, publications, pamphlets, brochures, advertisements, mass mailings, notices and articles prepared under this agreement with the CITY and any subcontractors of the CITY shall be the property of the Commission or as agreed upon in the Assistance Agreement between Commission and HUD .

No material, including computer software, prepared in whole or in part under this agreement, shall be subject to copyright in the United States of America or in any country except with the prior written approval of the Commission. The Commission shall have unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data, computer software, or other materials prepared under this agreement with the grantee and any subcontractor of the grantee. Any materials, which have been previously protected by copyrights and are used by the grantee in the performance of this agreement, should not lose the copyright status by being so used.

XVII. INDEMNIFICATION: The CITY shall indemnify, defend, and hold the PVPC harmless from and against any and all claims, demand, liabilities, actions, causes of actions, cost and expenses caused by or

arising out of the CITY's breach of this Agreement or the negligence or misconduct of the CITY or the CITY'S agents or employees in the completion of the services or products covered by this Agreement.

XVIII. AVAILABILITY OF FUNDS: The compensation provided for by this agreement is subject to the continued availability of funds for financial assistance and the continued eligibility of the Commission and the CITY to receive such funds.

XIX. ATTACHMENTS: The following Attachments are hereby incorporated into and are an integral part of this Contract:

- Attachment A: HUD Livability Principles Certification
- Attachment B: Detailed Scope of Work
- Attachment C: Detailed Budget
- Attachment D: Contract Between HUD and CRCOG
- Attachment E: Cooperative Agreement Provisions
- Attachment F: Reimbursement Request Form
- Attachment G: Match Certification Form
- Attachment H: Progress Report Form

In witness whereof, the Commission and the CITY have executed this Agreement as of the date indicated above.

Pioneer Valley Planning Commission

City of Chicopee

By 
Timothy W. Brennan
Executive Director

By 
Michael D. Bissonnette
Mayor, City of Chicopee

Date 10-18-11

Date _____

Approval of Contract as to Appropriate Procurement Method

By 
James M. Mazik, AICP
PVPC Chief Procurement Officer

Date 10/18/11

ATTACHMENT A: UNDERSTANDING OF HUD-DOT-EPA PARTNERSHIP FOR SUSTAINABLE COMMUNITIES' LIVABILITY PRINCIPLES CERTIFICATION

Pioneer Valley Planning Commission

This work will be funded, in part, by a HUD Sustainable Communities Regional Planning Grant, whose purpose is to support metropolitan and multi-jurisdictional planning efforts that integrate housing, land use, economic and workforce development, transportation, and infrastructure investments.

The contractor certifies that all staff who are likely to work on this contract, if awarded, have read about the Livability Principles described on the following website and understand and support the concepts described.

Website: <http://www.epa.gov/smartgrowth/partnership/#livabilityprinciples>



(Signature)

(Name of Person Signing Proposal)

CITY OF CHICOPEE

(Name of Business)

(Date)

ATTACHMENT B
DETAILED SCOPE OF WORK

SCOPE OF WORK
CONNECTICUT RIVERWALK & BIKEWAY
CHICOPEE SEGMENT
CHICOPEE, MASSACHUSETTS

REVISED 8/25/11

The City of Chicopee is seeking Engineering Services to complete engineering and design plans for the Connecticut Riverwalk and Bikeway Project in Chicopee, MA. The Riverwalk will continue from the existing Connecticut Riverwalk and Bikeway in Springfield at the Springfield-Chicopee city line and continue north along the Connecticut River terminating at Nash Field in the Willimansett section of Chicopee. The design shall include two (2) alternatives to cross the Chicopee River.

Project Route Description

The Connecticut Riverwalk and Bikeway in Chicopee has three segments, including the Northern, Southern and River Crossing segments (see map), due to right of way and funding considerations.

- The Southern Segment of the Connecticut Riverwalk and Bikeway Project in Chicopee will begin at the terminus of the existing Connecticut Riverwalk and Bikeway (Springfield Section) and continues north between the Connecticut River and the flood dike to Plainfield Street. There the route will become a striped on-road bike route following Plainfield Street, and proceeding north on Center Street. From Center Street, it will connect to the I-391 right-of-way and lower embankment, where it will again become an off-road path. It will continue north eventually running beneath the piered section of I-391 to Depot Street. This segment contains both on road and off road bikeways.
- The River Crossing Segment shall evaluate and design two options for crossing the Chicopee River. Option One begins at Depot Street, crosses under the railroad tracks, runs west to Delta Park at the confluence of the Chicopee and Connecticut Rivers. There the Riverwalk will cross the Chicopee River on a new bridge and continue north to the the Medina Street Boat Ramp. Option Two will involve routing the Riverwalk across the river on existing bridges on Springfield Street.
- The Northern Segment of the Connecticut Riverwalk and Bikeway Project will begin at the the Medina Street Boat Ramp and continues north between the Connecticut River and the flood dike to Nash Field. It includes a proposed 3 meter (10 feet) wide path located at the river side toe of a flood dike along the Connecticut River.
- The Riverwalk design plans will also include connections to the Chicopee River Canal Path, Exchange Street, the potential Delta Park recreation area and Nash Field.

Design History and Project Goal

Design and engineering work on the Connecticut Riverwalk in Chicopee was initiated in 1998 under a contract with Vanasse Hangen Brustlin. In 2008, work was terminated on the project. At that time, the project had partially completed 25% design and engineering plans, but a 25% design hearing had not been completed.

The goal of this project is to complete 100% engineering and design plans to MDOT specifications and full PS&E (Plans, specs and estimate), to respond to all MDOT comments and secure final MDOT approval.

Steps to Re-start Project

The following outlines the necessary steps to re-start the project by segment:

Northern Segment

Originally developed using aerial survey and assessors plans in metric units, the base plan will require updating to English Units with on-the-ground field survey from the limits of the Southern Segment (approximately Medina Street Boat Ramp as described above) to Nash Field, pick-up flagging of wetland resource areas, research of property owners and city right of way as it relates to the Army Corps of Engineers Flood Control System. Upon completion of the base plan in 40 Scale AutoCAD format, prepare updated 25% design submission plans using the New Highway Design Guidebook released in 2006 for conformance to current MassHighway Standards including Preliminary Right of Way Plans. The Early Environmental Coordination Checklist, preparation of an Environmental Notification Form (ENF) and Categorical Exclusion (CE) Checklist will be completed as one permitting effort for both Segments to assess impacts and minimize duplication. Updated responses to previous 25% comments from MassHighway and other agencies will be prepared and submitted with the 25% design.

Southern Segment

On-the-ground field survey was completed from Plainfield Street to Exchange Street/Depot Street previously by Heritage Surveys in 2006 in English Units and included the off-road path requirements for the section between the Railroad Right of Way and I-391 Slope; however, additional survey coverage will be required for the on road segments from Exchange Street to Springfield Street and the off-road connection to Medina Street Boat Ramp for the Northern Segment, pick-up flagging of wetland resource areas, research of property owners and city right of way. Upon completion of the base plan in 40 Scale AutoCAD format, prepare 25% design submission plans using the New Highway Design Guidebook released in 2006 for conformance to current MassHighway Standards including Preliminary Right of Way Plans. The Early Environmental Coordination Checklist, Environmental Notification Form (ENF) and Categorical Exclusion (CE) Checklist described above will be completed as one permitting effort for both Segments to assess impacts and minimize duplication

Overall Scope of Work

The selected consultant will complete the 25% to 100% engineering and design process resulting in a bid package that is ready for advertising by MassDOT. Engineering services shall include, but not be limited to, conducting necessary surveys and preparing all necessary plans, cross sections, right-of-way plans, estimates, reports, permit applications and bid documents in accordance with the policies and procedures of MassDOT. The project will be reviewed by MassDOT at the 25%, 75% and 100% PS&E stages with design and environmental review checklists required at each stage. The consultant will also be responsible for construction phase services such as bid review, shop drawing review/approval and advice during construction as may be required.

The design shall conform to the MassDOT current standard specifications and be consistent with the 2006 MassHighway Project Development and Design Guide, AASHTO Guide for the development of bicycle facilities, all latest versions of MassDOT Directives and per the latest Policies and Directives and all relevant laws and regulations including MassDOT's Standard Provisions for Consultant Contracts, 1993 edition, as applicable; and to federal regulation 23 CFR 172, Administration of Engineering and Design Related Service Contracts. Additionally a 25% Traffic Engineering checklist and Water Quality Data Form is also required. Prior to award of this contract the design consultant will be required to complete a "Scoping Workbook" that will be submitted to MassDOT for approval. In completing the workbook, refer to the Standardized Scope of Services Guidance for Preparing Workhour Estimate Forms for Consultant Services.

MassDOT will advertise the project for bids, award, and oversee the construction in accordance with Massachusetts General Laws Chapter 30 Site Work. The following program elements are intended to serve as a guide for designers in preparing their respective technical proposals and shall include, but not limited the tasks below:

- 1. Project Design and Review.** The consultant will be required to review the existing documentation and plans and incorporate any new needed information to comply with all MassDOT requirements including any changes from the metric system to English units. The consultant will be required to prepare a detailed project outline with timelines and dates with the City for all tasks that will need to be completed. As outlined in the 2006 MassHighway Project Development and Design Guide, 25%, 75% and 100% PS&E design submissions will be required and reviewed at each stage. Response to all MassDOT and other comments must be completed and final plans approved by MassDOT.

2. **Surveys and Controls:** Review plans for accuracy as they relate to existing conditions in the field. Conduct supplemental topographic and/or detailed ground survey that meets all requirements of MassDOT. See Attachment D for a locus of the proposed path.
3. **Environmental Permitting and Coordination:** The consultant will prepare all necessary documents and permit applications to receive all required environmental approvals.
4. **Easements/Right-of-Way Plan:** Prepare Right-of-Way Plans and assist the City in securing the Right-of-Way certificate. The project will be constructed primarily on land owned by the City of Chicopee and the Massachusetts Department of Transportation. The consultant will also be required to assist the City in the acquisition of any needed takings in fee, temporary construction easements, permanent easements or rights of entry in terms of defining the boundaries and the preparation of order of taking and recordable plans.
5. **Public Outreach:** Public communication and meetings will be required to listen to and address issues related to the final design of Phase 2 of the Bike Path.
 - It is expected that two (2) public meetings will be held by the City following updating of the preliminary ROW Plans and the incorporation of any outstanding Design Public Hearing or MassDOT review comments.
 - Attend four additional meetings with the City and MassDOT, one each to discuss 25%, 75% and 100% review comments, and one additional meeting as may be required.
6. **Construction Phase Services:** Review bids, review shop drawings and provide advice during construction as may be required.

Detailed 25% Design Tasks Needed

The following specific tasks provide additional detail for steps required to re-start the 25% design plans (required in Task 1 of the Overall Scope, above):

1.0 Field Survey

- 1.1 Re-establish survey controls points in the field to achieve closed set of baselines in English Units (Northern Segment)
- 1.2 Collect topographic survey and surface detail within the project limits in 1983/1988 horizontal/vertical datum in accordance with MassHighway datum requirements and Mass GIS (Both Segments)
- 1.3 Collect topographic survey and surface detail for on-road path from Exchange Street to Springfield Street then off-road to Medina Street Boat Ramp (Southern Segment)
- 1.4 Pick-up 'new' wetland flagging with elevations in the field (Both Segments)
- 1.5 Research Right of Way and Property Owner information with street addresses from Chicopee Assessors (Both Segments)
- 1.6 Research and locate updated underground utilities from record plans and City files (no inverts due to grade changes are anticipated) (Northern Segment)
- 1.7 Research and locate underground utilities from record plans and City files for on-road path area (Southern Segment)

2.0 Environmental (Tasks for both Northern and Southern Segments)

2.1 Early Environmental, ENF and CE Checklist: VHB will prepare and submit correspondence to the Chicopee Historical Commission, the Natural Heritage and Endangered Species Program, DCR, Army Corps of Engineers and the U.S. Fish and Wildlife Service, requesting information on potential resources within the project limits. In addition, an Environmental Notification Form (ENF) and Categorical Exclusion (CE) Checklist will be prepared to document the project does not require the preparation of a MEPA Environmental Impact Report and NEPA Environmental Assessment or Environmental Impact Statement.

2.2 Wetland Delineation: The project area was initially delineated in April 2000. The existing flagging will not be evident now, eight years later. VHB Environmental Scientists will visit the project site to review the surrounding area and delineate regulated wetland resource areas subject to federal, state or local jurisdiction [Bordering Vegetated Wetlands (BVW), Isolated Vegetated Wetlands and Bank]. Wetland areas will be delineated with uniquely numbered plastic surveyors flagging. A sketch plan will be prepared to assist survey location of the flagging.

2.3 Hazardous Material Review: The project area will be reviewed for the presence of known releases and the status of the events. An EDR file review of state and federal data bases will identify any known and reported releases within 500 feet of the project area. The results of the EDR search will be summarized in a memorandum highlighting any releases, spills or existing conditions that may impact the project area.

2.4 Natural Heritage and Endangered Species Program Direct Filing: Estimated and Priority Habitat follows the Connecticut River throughout the project area. Since work will be conducted within designated priority habitat, they will require a direct filing with the program for review and a determination if the project will result in a "take" of the state-listed protected species. VHB will provide a direct filing to the NHESP and coordinate on this issue to determine if a take will occur. If the NHESP determines the project will result in a take, a Conservation and Management Permit will be needed. This proposal does not include a Conservation and Management Permit; this will be an amendment.

3.0 25% Design Plans (Northern Segment)

3.1 Update stations, add coordinates, update index and manually update plan references for project length from Metric to English Units

3.2 Update typical sections, dimensions, nomenclature for increased path width from 9.84 feet to 10 feet

3.3 Prepare new general construction plans and profiles

3.4 Prepare Landscape Treatment details for scenic overlooks

3.5 Investigate Bike/Pedestrian Bridge Options at Paderewski Street for preparing Structural Type Study using prefabricated options

3.6 Prepare Preliminary Right of Way Plans and Parcel Summary Sheet in English Units

3.7 Prepare preliminary cost estimate using updated nomenclature and calculations to English Units

3.8 Prepare preliminary traffic striping and signage plans/schematics

3.9 Prepared Highway Design Checklist to comply with MHD Standards

3.10 Prepare updated responses to 25% design comments based on project impacts and recent correspondence (July 14, 2008) from MHD

4.0 25% Design Plans (Southern Segment)

4.1 Prepare title sheet, legend, general notes

4.2 Prepare 5-6 typical cross-sections for various path alternatives (on/off-road)

4.3 Prepare horizontal alignment plans for the following:

- 2000 lf off-road - Plainfield Street/Dike Flood Wall
- 800 lf on-road - Plainfield Street to Center Street
- 2400 lf on-road - Center Street to I-391
- 3100 lf off-road - I-391 ROW to Exchange Street
- 1000 lf on-road - Exchange Street to Springfield Street
- 800 lf on-road - Springfield Street to Medina Street Boat Ramp
- 1200 lf off-road - Medina Street Boat Ramp to pump station (Broadcast Way)

4.4 Prepare profile design for off-road segments (approx. 5,500 lf) and on-road segments (approx. 2,600 lf excluding Center Street)

4.5 Prepare Landscape Treatment details for scenic overlooks

4.6 Prepare preliminary traffic striping and signage plans/schematics for on/off-road path

4.7 Prepare Preliminary Right of Way Plans and Parcel Summary Sheet

4.8 Prepare Preliminary Cost Estimate for programming the project for construction

4.9 Prepare Highway Design Checklists to comply with MHD Standards

ATTACHMENT C
DETAILED BUDGET

Cost Allocation Plan
CITY OF CHICOPEE
Connecticut Riverwalk and Bikeway Project

HUD Project Total: \$ 215,000

Labor	\$ 0
Overhead	\$ 0
Direct Costs (consultants)	\$ 215,000

Allocation of Costs Per Task

Task	Budget
Task 1: Route Assessment	\$20,000
Task 2: Field Survey	\$45,000
Task 3: Complete 25% Design including 25% Preliminary Right of Way Plans	\$70,000
Task 4: 25% Early Environmental Coordination, Federal and State Permitting (NEPA/MEPA)	\$20,000
Task 5: Bridge Design	\$150,000
Task 6: Final Design (75% and 100% Design)	\$200,000
Task 7: Final Right of Way Plans and Recordable Plans for Easements and Takings	\$20,000
Task 8: Appraiser to Acquire the Right of Way by Eminent Domain Process	\$25,000
TOTAL:	\$550,000

Project Funding Sources

HUD-SCI: \$215,000

MassDOT (anticipated): \$335,000