



CITY OF CHICOPEE

MAYOR MICHAEL D. BISSONNETTE

November 23, 2011

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

EPA Region 1
Attn: Ms. Diane Kelly
5 Post Office Square, Suite 100
Mail Code OSRRO7-3
Boston, MA 02109-3912

Subject: Community-Wide Brownfields Assessment Proposal; West End of Chicopee, MA

Dear Mr. West,

Chicopee's West End represents one the City's oldest and culturally-rich, former industrial areas well-positioned for the infusion of new investment and development. Once home to major manufacturers of textiles, munitions and shoes, this neighborhood supported a thriving working-class population. As these industries faded through the 20th century, the neighborhood and City has been left with large-scale, vacant industrial complexes, underutilized properties and challenges related to contamination from the former mills.

The City has long realized the West End's potential to once again be a thriving, vibrant neighborhood that attracts residents and visitors alike as a comfortable, fun place to live, work and play. Our efforts have included the investment of significant resources in a Gateway Plan for the revitalization of the larger Chicopee Center area, which has resulted in extensive road and infrastructure improvements and the creation of a Smart Growth, overlay district to allow the permitting of mixed use, high density projects in the downtown area.

In 2011, the City along with its co-applicant, the Pioneer Valley Planning Commission (PVPC) was successful in securing a pilot EPA Area-Wide Brownfields Planning Grant for the West End. Fifteen Brownfields were identified and are being studied through this on-going process. A final plan and implementation strategy are expected by late winter/early spring 2012. These 15 Brownfields cover over 65 acres of land, representing 37.3% of the West End's total land area.

The City has made invaluable progress towards achieving aggressive, precedent-setting redevelopment goals. The Brownfields Area-Wide Plan will provide a roadmap to redevelop these Brownfields and we are eager to begin the process. Planning efforts have been crucial to visioning for the future, however we now face an uphill struggle that challenges our current momentum; the struggle to identify and secure funds to execute assessment activities on the many Brownfields identified in the Area-Wide Plan.

Positive, high levels of energy have been building around this project and we are eager to see this energy continue to grow until the neighborhood's collective vision for the West End is realized. Therefore, the City of Chicopee respectfully requests a **\$200,000 Community-Wide Brownfields Assessment Grant** to support the assessment of identified Brownfields in the West End neighborhood of downtown Chicopee.

Required information as follows:

- a. **Applicant Identification:** City of Chicopee, Office of Community Development
38 Center Street, Chicopee, MA 01013
- b. **Applicant DUNS Number:** 66981218
- c. **Funding Requested:**
 - i. Assessment Grant
 - ii. \$200,000.
 - iii. Hazardous Substances
 - iv. Community-wide
- d. **Location:** Chicopee, Hampden County, Massachusetts
- e. **Property Name & Site Address:** Not applicable, Community-wide proposal
- 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 Michael D. Bissonnette
City Hall, 17 Springfield Street, Chicopee, MA 01013
(413) 594-1500 - Fax (413) 594-1504 - mbissonnette@chicopeema.gov
- g. **Date Submitted:** November 23, 2011
- h. **Project Period:** Two 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 the downtown's West End. 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,



Michael D. Bissonnette, Mayor

Ranking Criteria for Cleanup Grants

1. Community Need:

- a. Health, Welfare and Environment: i. Effect on Targeted Community: The West End neighborhood of downtown Chicopee, Massachusetts is an urban neighborhood located in the southwestern corner of the City. Roughly 190 acres in size, the neighborhood comprises approximately one percent of the City's land area. The area is bordered by the Connecticut River to the west, the Chicopee River to the north, Chicopee Street to the northeast and Center Street to the south/southwest. It is bisected by Interstate 391, which connects the area to the broader region.

Health Concerns: Chicopee's West End neighborhood is one of the oldest industrial communities in the United States. Ideally situated near the confluence of the Chicopee and Connecticut Rivers, the area's earliest factories were built before 1820. Around 1830, the Dwight Canal was completed, providing water power and barge access for rapidly expanding textile, munitions and shoe manufacturers. As the industrial base increased, a densely-built residential neighborhood grew towards the nearby Center Street corridor to serve the mill worker population. This blue-collar neighborhood of mostly Irish, French-Canadian and Polish immigrants thrived for over a century. However, during the past several decades, aging facilities and suburban competition have caused industrial establishments to vacate the mills – leaving behind large, vacant industrial structures and a community searching for environmental and economic solutions.

The West End contains a concentration of known and suspected Brownfields and suffers disproportionately from them. The district is home to about two percent of the City's population, but it contains about 5.4% of all sites in Chicopee reported under the Commonwealth's voluntary cleanup program, including six releases regulated under MassDEP Tier 1A (i.e. most hazardous) permits. There are only three other Tier 1A permits in the City. On a per capita basis, the area has 49% more reported waste sites (of all categories) than the Massachusetts rate. Moreover, parcels containing known Brownfields cover at least 35.3% (67.08 acres) of the neighborhood's land area, presenting a tremendous challenge to (and opportunity for) revitalization efforts. Other sites of concern include five active underground storage tanks (USTs). The entire West End neighborhood is no more than 100 yards from the nearest reported contaminated site.

Representing 67.077 acres of the study area (35.3%) the following 15 Brownfields were identified and studied for redevelopment potential through the pilot Brownfields Area-Wide Planning Process funded by the EPA:

1. Cabotville Mill Complex – 165 Front Street (12.29 acres);
2. Former Lyman Company – 60 Depot Street (1.82 acres);
3. City Frontage – Front Street (1.50 acres);
4. Mill Site – 101 Front Street (0.41 acres);
5. Former Hampden Steam Plant Site – Lower Depot Street (22.00 acres);
6. Delta Park – Lower Depot Street (17.08 acres);
7. Riverfront Property – Exchange Street (8.06 acres);
8. Former Mobile Service Station – 229 Center Street (1.02 acres);
9. Chicopee Water Department – 27 Tremont Street (0.28 acres);
10. Center Street Parking Lot – Center Street (0.38 acres);

11. Collegian Court – 89 Park Street (0.54 acres);
12. Former Freemason's Lodge – 81 Center Street (0.20 acres);
13. Former Mathis Oldsmobile – 67 Exchange Street (0.917 acres);
14. Former Racing Oil Service Station – 181 Center Street (0.28 acres); and
15. Former VOC Building – 152 Center Street (0.30 acres).

Health metrics are not routinely tracked at the sub-municipal level in Massachusetts, but Chicopee as a whole ranks 47th highest of the state's 351 municipalities in childhood lead-poisoning rate, which is strongly correlated with the age of local housing stock. As measured by hospitalizations, diabetes in the City is 9.1% higher than the state rate, but among Hispanics – a large and growing component of the West End population – it is more than quadruple the state rate for that ethnicity. Disability status in the West End area is high, with more than 61% of all local seniors reporting as disabled in 2000, compared to 43% city-wide (these are the most recent statistics on disability status available). Over 33% of all neighborhood adults are disabled. The City rate is 27.6%.

Today, the presence of these Brownfields poses serious environmental health concerns minority, low to moderate income and disabled residents.

Welfare Concerns: The study area has a mix of commercial, residential and industrial properties. There are roughly 310 parcels: 53 percent residential, 12 percent commercial, three percent industrial, ten percent mixed-use and eight percent tax-exempt. Approximately eight percent of the parcels are vacant, six percent are parking lots and many more are underutilized.

Several important Chicopee institutions are located in the study area, including a Chicopee Fire Station on Cabot Street, a U.S. Post Office on Center Street and Cabotville Industrial Park. There are also significant public spaces and natural resources in the neighborhood. For example, Lucy Wisniewski Park sits in the heart of the West End and is a popular destination for residents of all ages. Acres of riverfront property and associated wetlands, line the western portion of the neighborhood. There are also two West End historic districts: the Dwight Manufacturing Company Housing District and the Cabotville Common Historic District.

Today, Chicopee's West End is the City's most challenged and under-served neighborhood. Encompassed by Census Tract 8109.01 Block Group 1, the neighborhood is home to an estimated 1,351 people, which is roughly two percent of Chicopee's population, according to the 2010 U.S. Census. Residents in the study area are generally younger than the City's population. For example, the median age in the neighborhood is 34.3, which is six years younger than Chicopee's median age according to the 2010 Census. In addition, senior citizens, those 65 and older, make up 11.3 percent of the neighborhood's population.

The West End is racially and culturally diverse, with 23.7% of residents identifying as minority (compared to 14% city-wide and 20% state-wide). Additionally, according to the *Chicopee Gateway Plus – Downtown Revitalization Plan*, the Hispanic population is expected to surpass 30% of the neighborhood total by 2012.

Poverty and housing affordability are problems in the West End. The area's poverty rate is roughly 27%, which is nearly double the City's rate, based on estimates in the 2005-2009 American

Community Survey (ACS). More than half of area renters are considered rent burdened, as they pay more than 30% of their income towards rent. Only 55% of the neighborhood's work-age population is employed and incomes are dramatically lower than those of the City. Specifically, median household income in the area is estimated at \$26,715, based on 2005-2009 ACS estimates. This median is approximately \$16,000 less than the City's median household income. The disparity of incomes in comparison to the City could be due in part to the large number of single-person households. Specifically, 42% of the neighborhood's housing units are occupied by one person. That is eight percent more than homes city-wide, according to the 2010 Census. Of the families that do live in the neighborhood, nearly a third consist of single mothers and their children.

The neighborhood itself contains 997 housing units, nearly 11% of which are vacant. That is almost double the City's vacancy rate, based on 2010 Census data. This problem, combined with the under-utilization of many other properties (commercial vacancy is above 15%), is a symptom of the overall decline of the West End since the mid to late 1950s. As noted in the 2009 *Chicopee Gateway Plus Downtown Revitalization Plan*, the downtown used to be a thriving employment center, but in the last half century, it has suffered from many significant changes. These changes include the loss of manufacturing businesses, the closing of the West Springfield Bridge and the development of the Holyoke Mall north of downtown Chicopee. The West End has also not seen much investment in the form of new development through the last decade. Nearly 90% of the housing units were built before 1940 and have age-associated risks from lead paint and asbestos.

According to the 2010 Census, today the vast majority of housing units in the West End, 80%, are occupied by renters. That means only 20% of the neighborhood's homes are occupied by permanent homeowners. This owner-occupancy rate is vastly lower than the City's rate of 59%. The lack of homeownership in the West End has likely contributed to instability and disinvestment in the neighborhood. Despite the large proportion of multi-family homes in the target area, housing values in 2007 (median \$141,667) were only about 85% of the City median. The rate of subprime mortgages is, at 11.1% about 25% higher than state and City levels, indicating an elevated potential for foreclosures.

Just outside of the neighborhood are two single room occupancy (SRO) facilities, including the 21-unit Chicopee Lodging House on Front Street and the 20-unit Kendall on Springfield Street. There is also a 150-unit public housing project operated by the Chicopee Housing Authority just south of the West End.

Future job prospects for residents are limited by a lack of educational attainment with 45.8% of adults never graduating from high school and only 6.4% holding a bachelor's degree or higher (barely one-quarter the national rate). Lyman Paper, one of the neighborhood's last major industrial employers, has left the neighborhood within the past year, vacating an historic mill facility and moving its 130 jobs to a new facility in another area of the City.

Environmental Concerns: Nature in the area is also compromised by Brownfields, primarily by seasonal-related oil releases into the Chicopee River delta from contaminated soil and groundwater in the Delta Industrial Park area. Habitat for two endangered mussel species, migratory birds and the endangered short nose sturgeon is threatened.

Brownfields also play a role in the area's disheartening public health indicators, which include high rates of diabetes and disability that area known to be associated with obesity. Despite being located at the confluence of two scenic rivers, it is very difficult for residents to access the waterfronts for exercise and recreation. The sole land access point to the proposed Conte National Wildlife Refuge segment in the Chicopee River Delta (through the Depot Street Viaduct) is blocked off by fencing associated with remediation activities – ongoing for 20+ years – at the Delta Industrial Park property. The Connecticut Riverfront is likewise walled off from the neighborhood by a railroad and Interstate 391. Currently, the only recreational facilities in the West End include a basketball court and kids' wading pool.

The Massachusetts Office of Environmental Affairs (EOEA) lists Census Tract 8109.01 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 areas within the Commonwealth that are 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 8109.01 defined as having 51% or greater total number of low to moderate income residents.

This data emphasizes that Chicopee Falls does contain sensitive populations whose health, welfare and environment are highly impacted by the presence of the Brownfields in the West End neighborhood.

- b. ***Financial Need:*** The indicators of distress described above are strongly associated with and are exacerbated by, the presence of Brownfields in the West End. With the closure of nearly all manufacturing enterprises along the canal, the neighborhood's main economic driver is gone, leading directly to high unemployment and low property values, as noted above. Of the three larger industrial Brownfields in the neighborhood, two (Delta Park and the former Hampden Steam Plant) suffer from known contamination, which seriously complicates potential reuse options in the short term. Contaminants continue to make it difficult to compete with greenfield sites in outlying areas, despite low land prices, industrial zoning and excellent highway access.

Several suspected commercial and residential Brownfields in the neighborhood also contribute to the area's challenges. Local residents surveyed during the Downtown Revitalization Planning process noted criminal activity at abandoned lots, including drug dealing and waste dumping. Academic studies have established that blighted/abandoned properties are also associated with reduced property values (and tax revenues) nearby. In addition, known Brownfields (e.g. long-abandoned gas stations) located in prominent locations along Center Street contribute to a sense, reported by 61% of residents, that the area is, "a little sad," which is reflected in their voting of abandoned/blighted property redevelopment as a top community revitalization investment priority.

While the list of 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. The City's financial needs for the assessment, clean-up and redevelopment of the West End Brownfields are challenging. Massachusetts municipalities depend on local property taxes to fund local government operations and the West End's Brownfields are contributing little in taxes to the City to support the needed public investment in these sites.

A lack of interest and demand for rehabilitating these properties along with the high costs associated with the remediation of contaminants have hindered assessment, clean-up and redevelopment efforts and are the major impediments to reuse of these blighted parcels. As such, a significant burden has been placed on Chicopee's economy and property values, which also directly affect the City's tax revenue.

Table I: Demographic Information

	Target Community				
	<i>Census Tract 8109.01</i>	<i>City of Chicopee</i>	<i>Hampden County</i>	<i>Massachusetts</i>	<i>United States</i>
Population	1,351*	55,298*	463,490*	6,547,629*	308,745,538*
Unemployment Rate	45% [^]	8.8% [†]	8.9% [†]	7.3% [†]	9.6% [†]
Poverty Rate	27% [‡]	13 - 18% [§]	16 - 19% [°]	10 - 11% [°]	14.3% [°]
% Minority	27.3%*	14%*	24%*	20%*	26.7%*
Per Capita Income	\$17,199 ± \$3,255 [‡]	\$22,481 ± \$681 [§]	\$24,000 ± \$591 [°]	\$33,437 ± \$339 [°]	\$26,530 [°]
Median Household Income	\$26,715 [‡]	\$44,018 ± \$2,259 [§]	\$46,809 ± \$2,225 [°]	\$64,081 ± \$680 [°]	\$50,221 ± \$74 [°]

*Data from the 2010 Census data

[^] Median Percentages based on Margins of Error in 5-year ('05-'09) American Community Survey Unemployment Estimates

[†] Data from the Bureau of Labor Statistics

[‡] Based on Margins of Error in 5-year ('05-'09) American Community Survey Estimates

[§] Based on Margins of Error in 3-year ('07-'09) American Community Survey Estimates

[°] Based on Margins of Error in 1-year ('09) American Community Survey Estimates

2. Project Description and Feasibility of Success

- a. Project Description: i. Describe the project you are proposing to be funded under this grant: Through the West End Brownfields Area-wide Planning (AWP) process, 15 Brownfields properties have been identified as key sites within the neighborhood that should be prioritized for redevelopment to realize community revitalization goals as set forth in Chicopee's *Gateway Plus – Downtown Revitalization Plan*.

In identifying these 15 sites, the professional team and Stakeholders Group analyzed a variety of factors that could impact potential redevelopment visions for each property. These factors included: community ideas & desires for the West End, land use patterns, community context & setting, development patterns, open space networks, inventory of existing buildings, historic/archaeological sites, transportation systems, natural resources & environmental features, land uses management areas, existing zoning policy, environmental conditions and infrastructure conditions. A detailed market study was conducted parallel to this analysis, which included a property-by-property review for potential 'niche' markets each Brownfield could potentially support.

This review led to a carefully crafted, site-specific redevelopment vision for each Brownfield site as well as recommendations for neighborhood scale improvements to spur and support the redevelopment vision for each Brownfield. With these visions defined, the team is now in the midst of crafting an Implementation Strategy for public improvements, assessment and clean-up (if required) to move the Brownfields toward redevelopment. For most of the identified Brownfields, initial tasks for execution are assessment and clean-up planning. As the City of Chicopee does not have the funds available in its budget to finance assessment, the City will utilize Community-wide Brownfields Assessment funding to develop and implement a comprehensive Brownfields Assessment Program for the identified West End Brownfields.

The West End AWP Implementation Strategy will prioritize the Brownfield sites for assessment activities under this grant. Once a priority site has been selected, an access agreement executed (if not a publically owned parcel) its final eligibility will be approved by the EPA. Following this approval the City of Chicopee, the West End Stakeholders and the selected consultant will inform West End residents of the Brownfields Assessment program and showcase how the program fulfills the goals and objects of both the Brownfields AWP and the Gateway Plus Plan. The team will then conduct Phase I and II assessments and cleanup planning at the prioritized Brownfields.

The City, West End Stakeholders and the selected consultant will work closely with MassDEP and the EPA, who will provide environmental regulatory oversight and advise the team on Brownfields related issues. Identified threats to either human health or the environment will be evaluated by the consultant and MassDEP to help determine if immediate mitigation actions are required. Remediation planning will be completed for sites that have identified contamination. The team will ensure that property owners (either the City or private) are aware of Massachusetts regulations of Brownfields Law (Chapter 21E) and the Massachusetts Contingency Plan (MCP) which define cleanup law and regulations. Ultimately, this process will result in a site-specific clean-up plan for each priority Brownfield site and the identification of funding strategies to complete clean-up activities and site preparations for redevelopment. This process as defined in the Brownfields AWP Implementation Strategy will return abandoned, vacant, blighted and/or otherwise stigmatized properties to community-desired, market-driven, sustainable uses.

b. Budget for EPA Funding and Leveraging Other Resources: i. Budget Table:

Budget Categories	Project Tasks				Total
	<i>Task I: Cooperative Agreement Oversight</i>	<i>Task II: Community Outreach & Involvement</i>	<i>Task III: Phase I & Phase II Assessments</i>	<i>Task IV: Clean-up Planning</i>	
Personnel	\$1,500	\$1,500	\$1,500	\$1,500	\$6,000
Fringe Benefits					
Travel	\$2,500				\$2,500
Equipment					
Supplies		\$200	\$150	\$150	\$500
Contractual		\$3,000	165,500	\$22,500	\$191,000
Other:					
Total	\$4,000	\$4,700	\$167,150	\$24,150	\$200,000

Task I: Cooperative Agreement Oversight (\$2,500)

Two City Officials will travel to the EPA sponsored Brownfields Conference in 2012. 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.

Task II: Community Outreach & Involvement (\$4,700)

Activities that the City of Chicopee and the West End Stakeholders group will complete include holding two public workshops to inform the community about the Brownfields Assessment Program, solicit input on the prioritization of identified Brownfields for assessment activities; working with the EPA to complete eligibility determinations for each priority site and providing education opportunities for property owners regarding the benefits and risks of the Assessment Program. The City will work with the EPA, should this proposal be successful in securing funding, to define appropriate criteria to prioritize sites for assessment study.

Task III: Phase I & Phase II Assessments (\$167,150)

The City and the West End Stakeholders working with a selected consultant, will conduct up to six Phase I ESAs (@ \$4,500 / ESA) to be completed in accordance with the current American Society of Testing Material (ASTM) standards and the EPA's 'All Appropriate Inquiry' rule. Based on the results of these Phase I ESAs, it is anticipated that Phase II Assessments will be required and pursued for at least five sites (@ \$27,700 / ESA). A site-specific Quality Assurance Project Plan (QAPP) will also be prepared for each of these selected sites. The Phase II Assessments will confirm or negate the presence of hazardous materials and determine the extent of all identified contaminants present on each property.

Task IV: Clean-up Planning (\$24,150)

The City, West End Stakeholders and the selected consultant will conduct cleanup planning for up to three of the sites with completed Phase II ESA's (@ \$7,500 / Plan). Clean-up planning will result in an Analysis of Brownfields Clean-up Alternatives (ABCA) and conceptual Remedial Action Plans (RAP). The RAPs will be completed following all of MassDEP's guidelines as defined in Chapter 21e and the Massachusetts

Contingency Plan. Plans will also take into account the reuse scenarios as proposed in the West End's Brownfields Area-wide Plan (AWP).

ii. Describe your plan for tracking and measuring progress towards achieving the expected short-term and long-term project outcomes and outputs: The City along with the Pioneer Valley Planning Commission (PVPC) anticipates that by mid-winter 2012, the Brownfields Area-Wide Plan (AWP) project will be complete with a final plan presented to City Officials and residents. A key component of this planning project is a well-defined Implementation Strategy, which will detail how the City and private landowners can move forward with assessment and clean-up activities that lead to redevelopment of each of the 15 identified neighborhood Brownfields. The Implementation Plan will also define general timelines for each property into the future, which will allow the City and Stakeholders to track progress for each site as assessment and clean-up activities begin. Defined outputs and outcomes will be tracked on these timelines, should this proposal be successful in securing funding.

Additionally, project outputs and outcomes will be tracked in all quarterly reports submitted by the City's Office of Community Development to the EPA and through input into the ACRES database.

iii. Leveraging: The City has the ability to leverage additional Community Development Block Grant (CDBG) funds to supplement EPA grant funds during the project should it become necessary to do so. The City has revitalization efforts in the West End and downtown Chicopee, with the expenditure of \$1,235,000 of CDBG and American Recovery and Reinvestment Act (ARRA) funds to complete infrastructure improvements in the neighborhood. The City has also invested upwards of \$300,000 in various infrastructure improvements.

Additional funds that can be leveraged by this project 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 and can be utilized for cleanup planning, remedial activities and confirmatory sampling at sites impacted by hazardous materials.

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

c. Programmatic Capability and Past Performance: i. 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 West End Brownfields Area-wide Plan. The City of Chicopee has been receiving Community Development Block Grant (CDBG) and HOME funds as an entitlement community for the past 37 years. Staff in the Community Development Office include Carl Dietz, Director of Community Development; Thomas Haberlin, AICP, Director of Economic Development; Kathleen Lingenberg, Director of Housing; Lee Pouliot, Planner & Administrator; Christopher Nolan, Project Manager and Julia Dias, Operations Manager. These six individuals are responsible for the all aspects of the administration of both CDBG and the HOME program.

- *Assigned Staff:* The Community Development Office has served as the lead office controlling assessment, cleanup and redevelopment efforts at the former Uniroyal and neighboring Facemate properties. Under the direct supervision of Carl Dietz, 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 largest Brownfields site, the former Uniroyal and Facemate properties, resulting in an in-depth understanding of the challenges and opportunities of assessment and cleanup. He is currently managing the \$1.6 million demolition for the former Facemate buildings as well as assisting in the management of the West End's Brownfields Area-Wide Planning Project – funded through a pilot EPA grant program. Lee will have additional support in managing this grant from Chris Nolan, who is currently managing the Older Adult Community Center project, to be constructed on the Facemate property.

- *Plan to retain and/or replace leadership:* Lee Pouliot and all Community Development staff are firmly committed to the City of Chicopee and further efforts to revitalize the West End neighborhood. We firmly believe this project has the potential to have an invaluable impact on Chicopee Center while boosting Chicopee's local economy and supporting additional redevelopment needs. 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 would 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 former Uniroyal property are highly attractive to young professionals, as is evidenced by Lee's commitment to the project and City following graduation.

- *System to acquire additional expertise:* The City, through another project, which is a Massachusetts Brownfield Support Team site, has direct access to a number of state agencies that can provide additional expertise should it be required. Additionally, it is likely that the City will contract for oversight expertise, in which case all federal and state public procurement regulations will be following in administering an open, competitive procurement process.

- *Check System for Compliance:* The Commonwealth requires property owners to hire a Licensed Site Professional (LSP) if site 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.

Should the City's application for assessment funds be successful, the City will release a Request for Proposals for Licensed Site Professional Services. The City will follow all federal (40 CFR 31.36) and state public procurement guidelines during the process to retain an LSP for services related to oversight, assessment and cleanup of residual contamination and management of hazardous materials at the Site. Any other professional expertise related to this project will be retained following all applicable public procurement guidelines.

ii. Adverse Audits: The City of Chicopee received no 'Adverse' Audit findings during the past year.

iii. Past Performance: The City of Chicopee has been 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.

3. Community Engagement and Partnerships

a. Discuss your plan for involving the affected community...in site selection for assessments, cleanup decisions or reuse planning, including activities that have already occurred: Community engagement regarding the West End neighborhood has been ongoing for the past three years. In 2009, the City received funding from the Massachusetts Department of Housing and Community Development (DHCD) to identify specific 'brick and mortar' improvements to help revitalize downtown Chicopee, of which the West End neighborhood is a portion. Known as the '*Chicopee Gateway Plus – Downtown Revitalization Plan*,' efforts were completed in August 2009 and presented to Chicopee officials and residents.

The plan's foundation is based on extensive community and stakeholder outreach and participation. The professional team led a community meeting, four stakeholder meetings and a community survey with garnered participation from roughly 250 residents. This outreach effort set the tone for planning by identifying specific problems to address, discussing previous planning efforts and defining specific revitalization priorities. The Stakeholders played a key role in guiding the development of an appropriate strategy and assisted in the generating specific action items. Some of these action items, including sidewalk improvements, downtown lighting, downtown

greening and pedestrian safety have been addressed in public infrastructure improvements. Please see the Attachments Section of a list of participating stakeholders.

In 2010, the City in collaboration with the Pioneer Valley Planning Commission (PVPC) was successful in securing grant funds for the EPA's pilot Brownfields Area-Wide Planning (AWP) Program, to specifically plan for the redevelopment of Brownfields within the West End neighborhood, a sub-area of downtown Chicopee. The Gateway Plan's Stakeholders, showcasing their commitment to downtown Chicopee, agreed to again provide oversight of the planning process and have been involved in activities since August 2010.

Brownfields AWP efforts in the West End include a variety of outreach venues including two community workshops, a community design charrette, visual preference surveys, blogs, a Facebook page and YouTube videos of public meetings. These efforts have kept stakeholders and interested residents alive, invested in the planning process while initiating the creation of an implementation plan. Should the City's Community-wide Assessment proposal for the West End be successful in securing funding, the assembled Stakeholder's group will continue to provide oversight as the Brownfields AWP Implementation Plan begins with this initial stage of assessment activities.

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 public meetings have been recorded uploaded to YouTube and the project's Facebook page. Additionally, the City has created a page off its main website specifically for the West End AWP project, where all documents and presentations are accessible.

The City plans to continue communicating with residents through the above mentioned avenues. 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 considering Portuguese and Polish if requested. The City is also prepared to accommodate those with special needs such as the blind and the deaf.

b. Describe your efforts and/or plans to develop partnerships with your local/state/tribal environmental and health agencies and other relevant governmental agencies to ensure your brownfields project is successful: Partnerships between the City of Chicopee and local/state 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 Brownfield another Chicopee neighborhood. The BST, which is in its second year of pilot projects, 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), MassDOT, MassHistoric, MassDevelopment, the Massachusetts Attorney General's Office and the US EPA.

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 at RiverMills. The Health Department has provided oversight of potential health concerns and is easily

accessible to West End Stakeholders and the professional planning team as necessary. The City is also collaborating with the Pioneer Valley Planning Commission regarding future connections to the Connecticut River Bikeway project. If successful, the connection would tie the City and the Site into a regional recreation system.

Mayor Michael Bissonnette participated in the Mayors' Institute on City Design (MICD) held in Philadelphia in September 2010. An initiative of the National Endowment of the Arts, the conference was co-sponsored by the Penn Institute of Urban Research, the American Architectural Foundation and the United States Conference of Mayors. The theme of the conference was 'water' and the Mayor presented the RiverMills Site looking for ideas to reestablish connections between the community and the Chicopee River, while addressing challenges such as contamination, stormwater/flood controls and access constraints. These same challenges face the West End neighborhood, which sits at the confluence of two rivers and yet has no direct recreational access to either waterfront. Ideas and guidelines defined by the MICD meeting will easily translate to opportunities for the West End as well.

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 on Holyoke, MA and the Westover Jobs Corps located in Chicopee.

c. Provide a description of, and role of, the key community-based organizations involved in your project: The City of Chicopee is pleased to include the following community organizations among those dedicated to both the Gateway Plus Plan and Brownfields AWP Project. These organizations are firmly committed to revitalization efforts for the West End's 15 identified Brownfields and will continue providing project oversight should the City's Community-Wide Assessment proposal be successful in securing funding:

- **Chicopee Savings Bank** has chaired both the Gateway and Brownfields AWP Stakeholders Groups. Additionally, Chicopee Savings is an anchor downtown business tenant, that is highly supportive of revitalization efforts throughout the City;
- **Elms College** is Chicopee's best known institution of higher education, located directly adjacent to downtown Chicopee and the West End neighborhood. The College is keenly aware of the importance downtown revitalization efforts hold in attracting and keeping students here in Chicopee. The College's administration has invested in both the Gateway and Brownfields AWP efforts, realizing the potential benefits to the institution while providing 'local' education opportunities to Elms students;
- **Valley Opportunity Council (VOC), Inc.**, also is a downtown business anchor, operating several residential, educational and commercial facilities in downtown Chicopee and the region. The VOC, '...is dedicated to eliminating poverty by providing the opportunity for our low and moderate-income neighbors, families and friends in the greater Hampden County area, to achieve greater independence and a higher quality of life' and is a key stakeholder in both the Gateway and Brownfields AWP processes as the organization realizes how that revitalization efforts help to support the organization's various service programs and clientele;
- **Chicopee Neighborhood Development Corporation (CNDC)**; is a 501(c)(3) non-profit organization dedicated to, 'providing quality housing programs and projects to directly support Chicopee residents and to promote stable neighborhoods.' The CNDC owns property in the

West End neighborhood and has played a committed role in the Brownfields AWP and other community planning efforts.

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

4. Project Benefits

- a. Welfare and/or Public Health: In the long term, the project initiates the removal of severe blight from the neighborhood which will showcase the City's commitment to redevelopment while bolstering civic pride and incentivizing renewed private investment.

The redevelopment of these properties will also provide new construction and full/part employment positions in the neighborhood. Additionally, new green spaces proposed in the AWP will offer residents of the West End new modes of recreation and River access currently not available anywhere in the neighborhood. The increased opportunity for recreation within the West End, will improve the neighborhood's poor health statistics, specifically related to diabetes and obesity by offering residents easy access to the proposed recreational amenities.

- b. Economic Benefits and/or Greenspace: i. Economic Benefits: Brownfields Area-wide Planning is on-going for the West End. To date, the team has identified a number of 'niche' market areas that the West End and the identified Brownfields can support. These 'niche' markets include flexible, low-cost industrial space, accommodating growth in existing businesses, housing for 35 years & younger and 55 years & older, mixed use parcels, energy/agricultural production (non-food crops), housing, office space and small retail establishments. Complete redevelopment of the all West End Brownfields hold a number of economic outcomes for Chicopee Falls and the City. The Site's Market Analysis provided evidence for each of these programs on a site-by-site basis and will be detailed and quantified as part of the final AWP. ***In the long-term, two economic outcomes are certain: the creation of new jobs, additional business and new housing opportunities which will increase tax revenues for the City.***

Short-term economic benefits include building an understanding of the clean-up needs of each West End Brownfield. In understanding the level of contamination on each property, the City can then work in partnership with private landowners to identify sources of funding to move clean-up forward in preparation for redevelopment. This would emphasize the City's commitment to reinvesting in the West End and help spur private reinvestment in the neighborhood

ii. Other non-economic benefits: The major benefit of this project is the assessment of Brownfields sites, for which very little environmental data currently exists. Additionally, the AWP has already identified new open space and recreational amenities in high demand within the neighborhood, including an extension of the Chicopee River Walk and Bikeway, a Canal Walk and community gardens. 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. Further, the City can explore a variety of opportunities for preserving and retelling Chicopee's industrial history in the neighborhood, especially with the City's youth. Positive outcomes will include improvement to the neighborhood's

character and well-being, enhanced access to both rivers and the revitalization of a once bustling, industrial neighborhood.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse: Redevelopment of West End Brownfields sites will incorporate a number of sustainable practices, which are being defined in the Brownfields Area-wide Plan, due for completion during winter 2012. The City will also consider how the Site might address MassDEP's 'Sustainable Development Principles' through redevelopment. To date, the following environmental benefits from infrastructure and sustainable reuse have been identified and considered key characteristics of the Vision Plan:

- 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 as a social 'connector';
- 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;
- Establish links between the West End and surrounding neighborhoods;
- Re-establish access to the Connecticut and Chicopee Rivers while enhancing the Rivers' eco-systems;
- Align development with existing public transportation systems;
- Design landscape areas as multi-functional spaces layering recreation with stormwater low-impact design (LID) elements, habitat restoration while aligning the design of these spaces with the objectives of the Sustainable Sites Initiative (SITES);
- Exploration of alternative energy systems, especially geo-thermal and solar systems on a site-by-site basis;
- Building re-use and material salvage for reuse during redevelopment;
- Increase the density of downtown Chicopee; and
- Expand the Chicopee River Walk and Bikeway and connect with the Connecticut River Walk and Bikeway linking the City and neighborhood with a regional recreation resource;

Threshold Criteria for Assessment Grants

1. **Applicant Eligibility:**

a. **Eligible Entity:** The City of Chicopee, Massachusetts is a general purpose unit of local government.

2. **Letter from the State or Tribal Authority:**

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

3. **Site Eligibility and Property Ownership Eligibility:**

Not Applicable; The City of Chicopee is applying for a Community-Wide Assessment Grant to study Brownfields identified in downtown Chicopee's West End Neighborhood. The West End was selected for a pilot Brownfields Area Wide planning grant from the EPA in 2011; a collaboration effort between the City and the Pioneer Valley Planning Commission (PVPC).



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

TIMOTHY P. MURRAY
Lieutenant Governor

KENNETH L. KIMMELL
Commissioner

November 23, 2011

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 Assessment Grant Funds

Dear Mr. West:

I am writing to support the proposal submitted by the City of Chicopee under the Fiscal Year 2012 U.S. Department of Environmental Protection Agency (EPA) Brownfield Assessment Grant Program for community-wide hazardous substances assessments. Funding from EPA will further facilitate efforts by the City to create an inventory of Brownfields as well as perform needed Phase I and II assessments. Assessment grant funds would be utilized to study brownfields identified in downtown Chicopee's West End Neighborhood. The West End was selected for a pilot Brownfields Area Wide planning grant from the EPA in 2011 via a collaborative effort between the City and the Pioneer Valley Planning Commission.

In 2008, Governor Deval Patrick and 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. The City of Chicopee's RiverMills Project was chosen in September 2010 to be part of the next round of BST projects, which ensures any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate the EPA's continued support of brownfield efforts here in the Commonwealth!

Sincerely,

Kerry Bowie
MassDEP Brownfields Coordinator

Cc: Lee Pouliot, Planner & Administrator, City of Chicopee, Office of Community Development, 38 Center Street, Chicopee, MA 01013
Bernard Fish, MassDEP Western Regional Office

City of Chicopee
Office of Community Development

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

The Republican, Monday, November 7, 2011

**NOTICE OF REQUEST FOR
PUBLIC COMMENT & NO-
TICE OF PUBLIC HEARING**

November 7, 2011

**CITY OF CHICOPEE -
OFFICE OF COMMUNITY
DEVELOPMENT
38 CENTER STREET
CHICOPEE, MA 01013**

The City of Chicopee, through its Office of Community Development will conduct a public hearing to receive public input and comment on three (3) 2012 United States Environmental Protection Agency (EPA) Brownfields Cleanup Grant proposals regarding future remediation work planned at the former Unroyal Tire properties (154 Grove Street) as well as one (1) 2012 EPA Brownfields Assessment Grant proposal for contaminant assessment activities planned for Chicopee Center's West End neighborhood. Copies of the proposals will be available at the Chicopee Public Library's Main Branch (449 Front Street) and digitally from the City's website after November 11, 2011.

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 Chicopee Office of Community Development (OCD). All comments received by OCD will be considered prior to finalizing and submitting the proposals to the EPA. Written comments must be received by the Office of Community Development by November 21, 2011 at 5:00p.m. to be considered.

The Public Hearing will be held at 6:00p.m. on Thursday, November 17, 2011 in the Law Conference Room at City Hall, 17 Springfield Street Chicopee, MA.
(November 7)

Appendix B-1.

Community Engagement

GATEWAY PARTICIPANTS

The following Chicopee stakeholders participated directly in the creation of this Gateway Plus Revitalization Plan. The City and the consultants wish to express appreciation for the time, thoughts and interest these individuals volunteered to help improve downtown Chicopee. A special thanks goes to Bill Wagner, President of Chicopee Savings, who graciously served as chairman of the Stakeholders Group and provided space for the Gateway Plus planning meetings.

City Officials

Mayor Michael D. Bissonnette
Shane Brooks, Councilor at Large
Robert J. Zygarowski, Councilor at Large
* Carl Dietz, Director of Community Development
* Kathleen Lingenberg, Director of Housing
* Kate Brown, Director of Planning
Mark Canty, Chicopee Police Department
Jim Dawson, Chicopee Planning Department
Laura McCarthy, City Assessor
Chris Nolan, Mayor's Office

Businesses, Educational Institutions & Non-Profits

Tom Bardon, Custom Electronics
Stephen Bergeron, Power Resource Analyst, Chicopee Electric Light
* Beverley Berry, Chicopee Neighborhood CDC
John Bonavita, Property Owner
Corey Briere, Property Owner, 10 Center Street
* Andrew Burnes, President, HallKeen (owner of Ames Privilege)
* Steve Huntley, Executive Director, Valley Opportunity Council
Bryan Kaye, Property Owner
Jim Lisowski, Operations Manager, Chicopee Electric Light
* Margaret Modzelewski, Property Manager, Ames Privilege
David Owen, MVG Architects
* Jim Ramah, Center Street Cleaners
Theresa Ramah, Center Street Cleaners
* Sister Mary Reap, President, Elms College
* Stephen J. Schwartz, Director of Operations and Campus Planning, Elms College
Gail Sherman, Director, Chamber of Commerce
* Bill Wagner, President, Chicopee Savings Bank
Bill Wright, John R. Lyman Company

Residents

Shane Brooks, 62 Beesley Avenue
Mary Beth Costello, 66 Yoss Avenue
Anja Grinuk, 45 Hyde Avenue
Frank LaFlamme, 25 Baril Lane
Mike Miller, 4 Gilmore Street
Dolores Noble, 242 Madison Avenue

Joe Pieciak, 264 Exchange Street
Jim Raschilla, 124 Ingham Street
Patty Rurak 4 Gilmore Street
* Scott Szebak, Ames Privilege
Jim Tillotson, 34 Harvey Street
Jack Valley, Mountain View Street

Consultants

* John Ryan, Development Cycles, Amherst, MA
* Tim Eagle, EDM Unionville, CT (Principal Architect)
* Ron Griffin, EDM (President)
Brendan Miggins, EDM (Architect)
Carlo Schneller, EDM (Structural Engineer)
Kevin Leach, Leach Consulting LLC, Hartford, CT (Cost Estimator)
Tilman Lukas, MBL Housing & Development, Springfield, MA
Austin Miller, MBL Housing & Development, Springfield, MA

** Stakeholder Meeting Participants*

STAKEHOLDERS

Officials

Mayor Michael D. Bissonnette
Jean J. Croteau, Councilor at Large
Frank N. LaFlamme, Councilor at Large
James K. Tillitson, Councilor at Large
Robert J. Zygarowski, Vice President, Councilor at Large
Chuck Swider, Councilor
Carl Dietz, Director of Community Development
Lee Pouliot, Planner and Administrator, Community Development
Chris Nolan, Project Manager, Community Development
Kathleen Lingenberg, Director of Housing
Kate Brown, Director of Planning
Jim Dawson, Chicopee Planning Department
Captain Steve Muise, Chicopee Police Department
Laura McCarthy, City Assessor
Anne Capra, Pioneer Valley Planning Commission
Andrew Loew, Pioneer Valley Planning Commission
Frank Gardner, EPA

Businesses, Education Institutions & Non-Profits

Victor Augusto, Bernadino's Bakery
Tom Bardon, Custom Electronics
Beverly Barry, CNDC
Dan Beaudry, Beaudry Electric
Corey Briere, Property Owner
Andrew Burns, President, HallKeen
Dino Francisco, Dino's European Hair Styling
Steve Huntley, Executive Director, Valley Opportunity Council
Bryan Kaye, JB Properties LLC
Joe Lavalley, Eastern Etching
Liz McKiernan, HallKeen
Margaret Modzelewski, Property Manager, Ames Privilege
David Owen, MVG Architects
Joe Pieciak, Pieciak & Co. PC
Jim Ramah, Center Cleaners
Sister Mary Reap, President, Elms College
Stephen J. Schwartz, Director of Operations and Campus Planning, Elms College
Gail Sherman, President Chicopee Chamber of Commerce
Marty Topor, Central Oil
T.P. Tunstall, Tunstall Associates
Bill Wagner, President, Chicopee Savings Bank
Bill Wright, John R. Lyman Company

July 11, 2011 - West End Planning - Stakeholders Meeting

Name	Organization	Contact #/ Email
Lee M. Pouliot	Chicopee OCD	lpouliot@chicopeema.gov
Carl Dietz	Chicopee OCD	cdietz@Chicopeema.gov
Quin Tillston	Councilor-at-Large	593937x
Gay Brun	CRF	gjbriev@C-itsolutions.com
Andrea Loe	PVPC	aloew@pvpc.org
Anne Capra	PVPC	acapra@pvpc.org
Frank Gardner	EPA	gardner.frank@epa.gov
Caroline Edwards	EPA	edwards.caroline@epa.gov
Stephen Huntley	VOC	shuntley@Valleyopp.com
Jim Dawson	CHICOPEE Planning	jdawson@CHICOPEEMA.GOV
Beverly Barry	Chicopee Neighborhood Development	HmOwnershipTr@aol.com
KATHLEEN LINGENSE	City	Kling1@comcast.net
Bill Wagner	Chicopee Bank Corp.	Wagner@ChicopeeSavings.com
Bill WRIGHT	John R. Lyman Co	wwright@jrlmtrco.com
Gal Sherman	Chicopee Chamber	galsherman@chicopeechamber.org
VICTOR AUGUSTO	BERNARDINO'S BAKERY	victor@bernardinobakery.com
ROBERT J. ZYBAROWSKI	COUNCILOR-AT-LARGE CITY OF CHICOPEE	

PLEASE SIGN IN -

①

Public Meeting
9-20

NAME

EMAIL / PHONE

Carl Dietz

cdietz@chicopeema.gov

594-1490

Michelle Zimmerman

michelle.zim@gmail.com

592-1245

Alfred Pinciak

139 South St 5922381

592-2381

Paula Lachapelle

88 lachapelle@gmail.com

592-1131

Ken Williamson

233 Exchange Will Bikes @ AOC 5921031

Marty Tignor

206 Center St WTOPY194 @ AOC

10/17/11 WEST END STAKE HOLDERS
SIGN-IN

NAME

EMAIL

Carl Dietz

Cdietz@Chicopee.ma.gov

Jim Dawson

JDAWSON@CHICOPEE.MA.GOV

Andrew Loen

aloen@pvpc.org

Alex JANSEN

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Anne Capra

acapra@pvpc.org

Joe COLLINS

~~JOE~~ JCS303@TAMU.EDU

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Michael Burzynski

amesprivilege@hallkeen.com

KATE BROWN

MBURZYNSKI@LYNTECH.COM

kbrown@chicopee.ma.gov

11-8-11

SIGN IN - West End Stakeholders

Alex Jansen
Bruce Sherman
Joe Fuller
Anne Capra
Lee Paulus
STAN KULIG
BILL WRIGHT
Tray Adamski
Michael Sullivan
Kaya Brown
NANCY MILKEY

Valley Opportunity Council
Chicopee Chamber
EASTERN ECHO
PUPC
Chicopee OCT
Chicopee DPW
JOHN R. LYMAN Co
Tight's Bond
Elms College
Planning
TIGHTEN BOND

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NEMILKEY@TIGHTENBOND.COM



Catalyst for Regional Progress

PVPC

Timothy W. Brennan Executive Director

November 28, 2011

Mr. Carl Dietz
City of Chicopee
Community Development Department
38 Center Street
Chicopee, MA 01013

Dear Mr. Dietz,

The Pioneer Valley Planning Commission currently has access to roughly \$1.5 million in EPA-provided brownfields revolving loan funds and expects to receive additional funds in 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 and to make Chicopee's brownfields ready for productive re-use.

Regards,

Andrew Loew
Senior Planner
Brownfields Revolving Loan Fund Program Manager



CHICOPEE SAVINGS

WILLIAM J. WAGNER
PRESIDENT

November 22, 2011

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

U.S. EPA, Region 1
Attn: Ms Diane Kelly
5 Post Office Square, Suite 100
Mail Code OSRRO7-3
Boston, MA 02109-3912

RE: Community-Wide Brownfields Assessment grant funding for West End of Chicopee

Dear Mr. West,

The Gateways/West End Stakeholder Group is pleased to support the City of Chicopee's application to the United States Environmental Protection Agency (EPA) for Community-Wide Brownfields Assessment Funding for the West End of Chicopee Center. The West End Stakeholders Committee was originally the working group organized to create a Gateway Plan for the revitalization of Chicopee Center in 2009. The Stakeholders group continued its efforts providing guidance and input on the pilot Brownfields Area-Wide Planning process after a successful co-application with the Pioneer Valley Planning Commission was funded by the EPA.

The Stakeholders Group has had an active role in public outreach, planning and providing feedback during both planning processes. We also see our role in working to ensure the goals and recommendations identified in the plans are carried out. Our efforts have identified small and large scale vacant and underutilized properties with challenges related to contamination and perceived contamination from a vibrant industrial past. Despite the City's considerable investment in infrastructure resulting from the Gateway Plan, our market study shows the economy in the West End to be too weak to support the risk associated with the redevelopment of the 15 Brownfield sites identified in our Area-Wide Planning.

EPA Brownfields Assessment funds are needed to identify and quantify contamination or to show that no contamination exists at the Brownfield sites identified in our planning effort. The Assessment funds will enable the City to move forward with the identification of clean sites and quantifying environmental releases and cleanup costs on the contaminated sites owned publically and privately. Understanding the impediments and costs of redevelopment will enable the City and private property owners to begin planning and marketing for redevelopment of these identified Brownfield sites in this

November 22, 2011

Page 2

former industrial neighborhood at the confluence of the Chicopee and Connecticut Rivers. This area was once the center of major industries in Chicopee. Perhaps with funding necessary to implement our planning efforts, the redevelopment of this area can be realized and the descendants of people who originally worked on these sites will return to work, live or recreate.

This grant from the EPA will help Chicopee begin removing the impediments to redevelopment. A knowledge and understanding of environmental issues will lay the groundwork to prepare for sound economic or other development along this riverfront neighborhood.

The Gateway Stakeholders Group fully supports the City of Chicopee's application for Community-Wide Assessment funds to continue the efforts initiated during the Gateway and pilot Brownfields Area-Wide Planning efforts. We thank you for your serious consideration of this grant request.

Sincerely,

A handwritten signature in black ink, appearing to read 'William J. Wagner', written in a cursive style.

William J. Wagner, President
Stakeholders Group Chair



ELMS COLLEGE
OFFICE OF THE PRESIDENT

November 25, 2011

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

Re: FY2012 Brownfields Assessment Grant

Dear Mr. West,

On behalf of Our Lady of the Elms College (Elms College), I am pleased to support the City of Chicopee's application to the United States Environmental Protection Agency (EPA) for Brownfields Community-Wide Assessment funds for Chicopee's West End. As President of Elms College, I have worked to ensure the institution and its students play a major role, in the EPA Brownfields Area-Wide Planning effort. We see the future and success of the College to be very much tied to the strength and success of Chicopee Center and the West End neighborhood.

The Grant will provide the funding necessary to begin assessment of environmental issues caused by the industrial past in this neighborhood that continues to suffering from disinvestment. The now vacant, former industrial complex at the confluence of the Chicopee and Connecticut Rivers has tremendous potential for a myriad of redevelopment scenarios including recreational river access and academic research related to the rivers. Funding to assess and quantify environmental contamination will enable us to search for and identify the resources needed for environmental remediation and eventually redevelopment of these priority sites identified during our planning phase. The West End neighborhood is an easy walk from campus and may provide up to 1,000 students and faculty the opportunity to participate in the remediation and redevelopment of these sites

The Assessment Grant from the EPA will help the City of Chicopee prepare for economic or other redevelopment in the West End. This effort will bring underutilized land back into productive use and will be a key component of the Chicopee Center and West End redevelopment strategies.

I request your positive consideration of this assessment grant opportunity for the City of Chicopee to assess key sites identified during our planning effort. Assessment funding is a crucial next step towards the redevelopment of the West End neighborhood.

Sincerely,

Sr. Mary Reap
President
Our Lady of the Elms College



November 25, 2011

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

the Business of
Opportunity
Building.

Re: FY2012 Brownfields Assessment Grant

Dear Mr. West,

300 High Street, Holyoke MA 01040
413.552.1554 • Fax: 413.552.1558

Stephen C. Huntley,
Executive Director

On behalf of the Valley Opportunity Council, Inc. (VOC), I am pleased to support the City of Chicopee application to the United States Environmental Protection Agency (EPA) for Brownfields Assessment funds for the West End of Chicopee Center. As Executive Director of Valley Opportunity Council, the economy and viability of Chicopee Center and the West End is important to the clients we serve. Not only has the VOC served on the Stakeholders group for the Brownfields Area-Wide Planning Pilot, the Agency has a long history of actively participating in the revival and redevelopment of neighborhoods through ownership, redevelopment and operation of residential, educational and commercial facilities in the neighborhood and region.

Community Action Agency
Serving Chicopee and
Holyoke and Surrounding
Communities

Early Education & Child Care

Educational Services

Energy Services

Health Services

Housing Services

Nutrition

Senior Services

Transportation

The Brownfields Assessment Grant will provide the funding necessary to evaluate the environmental condition of properties prioritized for redevelopment during our EPA area-Wide Planning process. This once thriving neighborhood has been subject to disinvestment as historic industries have been replaced and relocated to the suburban industrial parks. The Delta Park and Hampden Steam Plant complex at the confluence of the Chicopee and Connecticut Rivers have been vacant and abandoned for decades. Assessment funding will provide the basis for understanding the challenges and costs to cleanup and redevelopment of these sites. Both public and privately held properties will benefit from these funds with an emphasis on finding the resources necessary to ready these sites for redevelopment.

This Grant from the EPA will enable City of Chicopee to work with private property owners to lay the groundwork for sound economic, residential, recreational, or other re-development within this riverfront neighborhood. The effort is key to bringing this underutilized land back into productive use that will especially benefit revitalization efforts in Chicopee Center, the West End, as well as the region. On behalf of the agency and the people we serve, I ask for your favorable support for the City of Chicopee Brownfield Assessment Grant Application.

Sincerely yours,


Stephen C. Huntley
Executive Director
Valley Opportunity Council



Chicopee Neighborhood Development Corporation, 10 Center Street, Suite 312, Chicopee, MA 01013
Telephone: 413 592-8800 Fax: 413 592-8808 www.ChicopeeDevelopment.com

November 21, 2011

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

U.S. EPA, Region 1
Attn: Ms Diane Kelly
5 Post Office Square, Suite 100
Mail Code OSRRO7-3
Boston, MA 02109-3912

Dear Mr. West,

The Chicopee Neighborhood Development Corporation (CNDC), is pleased to support the City of Chicopee application to the United States Environmental Protection Agency (EPA) for a Brownfields Assessment Grant focused on the West end of Chicopee Center. The CNDC is a non-profit community based housing development corporation that focuses its efforts on Chicopee Center and other low income neighborhoods in Chicopee. As Program Director, I have participated in the Gateway and Area Wide Planning efforts recently undertaken by the City and Pioneer Valley Planning Commission (PVPC). In addition to its role on the Stakeholder's Group, the CNDC is now working to implement components of the strategies developed.

The EPA Assessment Funding will provide the funding necessary to more fully understand the environmental issues present on the Brownfields sites already identified for redevelopment. An understanding of the costs and hurdles associated with redevelopment of these sites will assist the City and private developers to identify the resources needed to implement the redevelopment plan. Redevelopment of the identified Brownfields sites is a substantial component to the revival of Chicopee Center and the West End. The loss of industry from this part of Chicopee has had a devastating impact on the viability of downtown. Assessment funding is a key component outline in our Area Wide Planning process to foster redevelopment of identified Brownfields sites and essential to returning vibrancy to this once thriving riverfront neighborhood.

The EPA Assessment Grant will help to remove the negative perceptions of these Brownfields by providing detailed information on the type and scope of environmental contamination should it exist, along with a plan for remediation. An understanding to the issues and costs is key to moving these sites towards redevelopment.

The CNDC thanks you for your consideration of Chicopee's application for this Area-Wide Brownfields Assessment Grant and asks that you support funding for Chicopee. Should you have any questions or wish to discuss our support of this application further, please feel free to contact me directly.

Sincerely,

A handwritten signature in blue ink that reads "Beverly Barry". The signature is fluid and cursive.

Beverly Barry
Executive Director
Chicopee Neighborhood Development Corporation

Appendix 3 Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection of the grant.

- Community population is 10,000 or less
- Federally recognized Indian tribe
- United States territory
- Applicant assisting a Tribe or territory
- Targeted brownfield sites are impacted by mine-scarred land
- Targeted brownfield sites are contaminated with controlled substances
- Community is impacted by recent natural disaster(s)
- Community demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- Community experiencing plant closures (or other significant economic disruptions), including communities experiencing auto plant closures due to bankruptcy
- Applicant is a recipient of a HUD/DOT/EPA Partnership for Sustainable Communities grant
- Community is implementing green remediation plans