

Community Relations Plan

Former Uniroyal Tire Complex

Building #28 North
Building #28 South
Building #28 North Extension

154 Grove Street
Chicopee, MA 01020

October 10, 2017



Overview

The purpose of this Community Relations Plan (CRP) is to describe the City of Chicopee's strategy to address the needs and concerns of residents who will potentially be impacted by the proposed cleanup and future redevelopment of property associated with Uniroyal Buildings #28 North, #28 South and #28 North Extension, located at 154 Grove Street in Chicopee, Massachusetts. Studied as part of the RiverMills Vision Plan, these three brownfield sites are part of an ongoing effort to remediate and redevelop the entire Uniroyal property. This CRP outlines how the City of Chicopee will continue to involve impacted residents, City officials and local organizations in the decision-making process regarding the assessment, cleanup and eventual redevelopment of the property.

The proposed cleanup project is being funded in part by a U.S. EPA Brownfields Cleanup Grant awarded in May 2016 to the City of Chicopee. This grant specifically provides funds for the cleanup of Buildings #28 North, #28 South and #28 North Extension. This CRP is designed to meet the overall community engagement requirements for the cleanup of subject properties under the current grant awards.

Active residents, local organizations and civic leaders involved in neighborhood programs are critical resources for the success of this Plan as these individuals have an understanding of the subject properties, existing challenges and future opportunities. Additionally, these individuals hold key positions of responsibility within the community. The City recognizes these citizens as points of contact and communication. The long-term success of the proposed cleanup projects and future redevelopment will be enhanced by ongoing citizen involvement – involvement that was initiated when the City began planning the future of the Uniroyal property in February 2010. This on-going conversation with stakeholders will ensure the proposed cleanup projects are successfully executed while advancing the redevelopment goals as defined by the community-derived RiverMills Vision Plan. The Vision Plan can be reviewed at the following link:

<http://chicopeema.gov/197/RiverMills-Project>

Spokesperson & Information Repository

Chicopee's Department of Planning & Development will oversee implementation of cleanup activities at the subject property with assistance from the City's Office of Community Development (OCD).

Contact information is as follows:

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(413) 594-1516
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Secondary contact information is as follows:

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Community Development Administrator
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Chicopee, MA 01013
Phone: 413-594-1490
Email: klingenberg@chicopeema.gov

An Information Repository for the project has been developed and is available for review in the Planning Department at any time during normal business hours (Monday – Friday, 9:00AM – 5:00PM). A second copy of the Information Repository has been established at the Chicopee Public Library at 449 Front Street and is available for review during the Library’s normal business hours:

- Sunday 12:00PM–4:00PM
- Monday 9:00AM–9:00PM
- Tuesday 9:00AM–9:00PM
- Wednesday 9:00AM–9:00PM
- Thursday 9:00AM–9:00PM
- Friday 9:00AM–5:00PM
- Saturday 9:00AM–4:00PM

Additionally, all documents included in the Information Repository will be available digitally from the Planning Department’s webpage (<https://www.chicopeema.gov/page.php?id=62>). Department Staff intend to launch a website for the City’s Brownfields Program during Winter 2017. Entitled H.E.A.L Chicopee, the website is intended to become the Program’s primary outreach resource. A web address for the new website will be provided to the community on launch day and will be included on all public notices/project signs for each proposed cleanup project.

Site Description & History

Site History

The former Uniroyal Tire property 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 and truck tires, as well as adhesives from 1898 to 1981. Uniroyal closed the facility in 1980 and sold the property to the neighboring Facemate Corporation in 1981. Facemate leased portions of the Uniroyal Buildings to various companies for manufacturing, printing, machine shops, office, storage and healthcare facilities; however, most of the property has remained vacant since Uniroyal ceased operations. Michelin North America, Inc. (MNA) acquired the assets of Uniroyal, Inc. circa 1981 and is considered the Primary Responsible Party (PRP) dealing with residual contamination at the property.

Today, Chicopee Falls is no longer recognizable when compared to its original design as a walkable, vibrant neighborhood. Now the neighborhood consists of a building stock with diverse yet segregated uses, including low-to-moderate income residences, commercial buildings, light industrial operations and public services. Currently, eleven (11) vacant buildings encompassing nearly one million square feet remain standing at the Site.

Site Location

The former Uniroyal Tire property is located at 154 Grove Street, in the City's Chicopee Falls neighborhood. The Site is bound by the Chicopee River (west), the former Facemate Property and West Main Street (north), Grove and Front Streets (east), and residential and small commercial developments (south). The Complex is composed of a number of buildings, of which Buildings #28 North, #28 South and #28 North Extension are included. The following information summarizes details specific to the three (3) subject buildings.

- ***Uniroyal Building #28 North*** encompasses a footprint of 48,000 square feet (1.1 acres) of the Uniroyal property with 240,000 square feet of vacant industrial space on five (5) floors, not including the basement level. The building was assessed in 2010 and was rated in fair condition with water damage evident. Structural steel components showcase signs of deterioration in addition to exterior brick masonry being rated as poor with areas of deterioration and spalling noted. One of the buildings stair towers has collapsed, further exposing the building to weather impacts.
- ***Uniroyal Building #28 South*** encompasses a footprint of 54,000 square feet (1.24 acres) of the Uniroyal property with 270,000 square feet of vacant industrial space on five (5) floors, not including the basement level. The building was assessed in 2010 and was rated in fair condition with water damage evident. Structural steel components showcase signs of deterioration in addition to exterior brick masonry being rated as poor with areas of deterioration and spalling noted.
- ***Uniroyal Building #28 North Extension*** encompasses a footprint of 11,330 square feet (0.26 acres) of the Uniroyal property with 56,500 square feet of vacant industrial space on five (5) floors, not including the basement level. The building was originally utilized for production of tires and related projects. The building was assessed in 2010 and was rated in fair condition with water damage evident. Structural steel components showcase signs of deterioration in addition to exterior brick masonry being rated as poor with areas of deterioration and spalling noted.

Redevelopment Vision

The City of Chicopee is intent on revitalizing its urban centers. The most crucial aspect to catalyzing the revitalization process is the cleanup of Brownfields. Cleanup is necessary in order to attract developers, improve public health & safety, and channel greater investment into neighborhoods. Nowhere is this more important than Chicopee Falls; as the neighborhood is disproportionately impacted by the pressure and scale of the Uniroyal Site. Redevelopment visioning for the former Uniroyal and adjacent 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 and commercial development is built. The vision for RiverMills is based on extensive market analysis and community input, and envisions the following:

- An 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 Community Recreation Center; and
- A 21,000 square foot Senior Center (completed).

The first phase of redevelopment began during fall 2011 when the Facemate buildings (northern portion of RiverMills) were demolished to prepare for construction of the City's new Senior Center, which opened in September 2014. The Center has been a catalyst, spurring further RiverMills redevelopment efforts. Additionally, the City is moving forward with Phase II of the Chicopee RiverWalk, a rail-trail conversion that will link the Uniroyal Site to the Chicopee Center neighborhood.

The City's plan for its urban neighborhoods revolves around creating a more livable, walkable and safe environment for a diverse population. Cleanup of the Uniroyal Site is a first step in the planned redevelopment process the City expects will produce positive long-term economic and environmental outcomes, meeting contemporary needs of Chicopee Falls residents. The following key characteristics of the Vision Plan which address the sustainable redevelopment and livability principles as defined in the HUD-DOT-EPA Partnership for Sustainable Communities include:

- Establishment of transportation links between Chicopee Falls and adjacent neighborhoods;
- Alignment of development with existing Pioneer Valley Transit Authority (PVRTA) bus routes while enhancing connections to the Westover Metropolitan Airport;
- Promotion of mixed-use development based on market demands for affordable housing;
- Creation of 'shared' parking areas, reducing the footprint of parking lots; and
- Prioritization of infill development on Brownfields as opposed to Greenfields.

Nature of Threat to Public Health & Environment

Health Concerns

The presence of the Uniroyal Site in Chicopee Falls is detrimental to the health of local residents by harboring large quantities of hazardous contaminants in its buildings, soil & groundwater, obstructing neighborhood navigability and River access by foot, and characterizing the social climate of Chicopee Falls as one of overwhelming depression and blight. Additionally, decaying buildings present an imminent threat of internal structural failures which increases the risk to local residents.

Chicopee Falls' population is impacted by a higher prevalence of various health issues currently tracked by the Commonwealth of Massachusetts. According to MassCHIP (Community Health Information Profile), Chicopee Falls residents suffer from higher rates of asthma, bronchus & lung cancers, cardiovascular diseases and diabetes when compared to Massachusetts.

The proposed cleanup plan includes the preparation of specifications for the abatement and removal of regulated building materials and other hazardous substances in Buildings #28 North, #28 South, and #28 North Extension. The following Hazardous Building Materials, which have been confirmed as present in most of the remaining Uniroyal structures not only compound the health issues described above, but have also been linked to additional health complications:

- **Asbestos** exposure has been linked to lung cancer, mesothelioma and nonmalignant lung/pleural disorders including asbestosis according to the Agency for Toxic Substance and Disease Registry (ATSDR);
- **Lead** exposure has been linked to kidney and nervous/reproductive system damage. The Department of Health and Human Services, the U.S. EPA and the International Agency for Research on Cancer have all determined that lead can also reasonably be considered a human carcinogen;
- **Mercury** exposure can severely impact the nervous system and permanently damage the brain, kidneys, lungs and developing fetuses according to ATSDR;
- **Polychlorinated Biphenyls (PCBs)** exposure has been linked to cancer and immune, reproductive, neurological and endocrine effects according to the U.S. EPA;
- **Arsenic** exposure can affect the skin, liver, digestive, nervous and respiratory system. According to ATSDR, arsenic can combine with carbon and hydrogen in plants and animals to form an organic compound, therefore it is considered a human carcinogen;
- **Polynuclear Aromatic Hydrocarbons** exposure typically affects the nervous system. These compounds can also affect the immune system, blood, skin, lungs and eyes. According to ATSDR, some studies have found certain compounds may also be carcinogenic and have effects on developing fetuses; and
- **Pigeon guano & other animal droppings** exposure can lead to both fungal and bacterial infections if inhaled by humans. Histoplasmosis and Cryptococcosis both cause fatigue, fever and chest pains. According to the New York City Department of Health and Mental Hygiene (NYC DOHMH) individuals with compromised immune systems are generally at higher risk for contracting either disease.

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

Environmental Concerns

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. The environmental danger presented by the current state of structural decay at the Site is the release of hazardous building materials to the atmosphere by way of building collapse. This would negatively impact Chicopee Falls residents who suffer from a high prevalence of asthma and other respiratory illnesses.

Environmental dangers were identified in the Phase I and II Environmental Site Assessments, various structural assessments of the buildings and Pre-Demolition Building Inspections. These reports confirm the buildings' poor structural conditions and the presence of asbestos, lead, mercury and other hazardous materials. An Analysis of Brownfields Cleanup Alternatives (ABCA) will

provide a more in depth discussion of the environmental issues at each subject building, the cleanup alternatives considered, and the proposed cleanup plan.

A lack of interest and demand for rehabilitating these properties along with the high costs associated with the remediation of contaminants have hindered assessment, cleanup and redevelopment efforts and are the major impediments to reuse of these blighted structures.

Community Context

Target Community Profile

The City of Chicopee has undergone an urbanization process that began in the early 1800s. Chicopee's industrial history began with three (3) villages- Chicopee Falls, Cabotville and Willimansett. The target Site for this Cleanup Grant proposed is located in the northwest corner of Chicopee Falls.

Chicopee Falls is a post-industrial neighborhood that originally developed at a naturally occurring waterfall on the Chicopee River. In 1822, the Boston Associates realized the value of the falls as an energy source and purchased rights on the river for mill construction. Chicopee Falls' mill village character served as a backbone of the neighborhood's built environment. At the height of production, the mills in Chicopee Falls employed some 7,000 residents, many of whom lived in mill-owned housing. However, the latter half of the 20th century brought the trends of depopulation, Urban Renewal and deindustrialization that destroyed the neighborhood's mill village character.

Working and middle class people migrated from Chicopee Falls to its immediate suburbs during the post-World War II era. The vast growth of Chicopee's suburban areas proved to be a dramatic drain on the City's urban neighborhoods such as Chicopee Falls. Apartment homes emptied, storefronts closed and the brick buildings along East and West Main Streets were razed and replaced with strip malls. The network of tree-lined residential streets woven throughout the neighborhood was decimated as multi-family homes were razed and sprawling Urban Renewal housing projects were constructed.

By the Vietnam era, full-scale deindustrialization had stripped Chicopee Falls' of its remaining vitality. Uniroyal, Inc., the major industrial entity in Chicopee Falls, ceased operations by 1980 and was sold to the neighboring Facemate Corporation, which failed in its attempt to create the Chicopee Industrial Park before going bankrupt in 2003. Since 1980, the Uniroyal Site has sat largely vacant, no longer providing the jobs and economic activity responsible for the neighborhood's development. Intensifying economic and environmental crises continued to repel commercial investment interests. Diminishing property values and the severe environmental hazards present at the Uniroyal Site resulted in challenges to neighborhood livability, public health and safety. Deterioration of the neighborhood's built environment combined with the social repercussions of the loss of a major economic engine make the cleanup and redevelopment of Uniroyal critical to revitalization.

The Site is located in the City's Chicopee Falls neighborhood. Chicopee Falls is one of the City's oldest neighborhoods is of a mixed-use character, including low to moderate income residences, commercial, light industrial and public service uses. The neighborhood is home to the Church Street

Historic District and the Edward Bellamy House, home of the Edward Bellamy Memorial Association and Chicopee Historical Society. Today, Chicopee Falls is no longer recognizable when compared to its original urban form as a walkable, vibrant neighborhood

Demographic Information and Indicators of Need

Chicopee Falls is divided into two (2) U.S. Census Tracts: 8107 and 8108. The Uniroyal property is located in Tract 8108. **Table 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** indicates that the neighborhood suffers from higher unemployment and poverty while very high percentages of households earn below City, County, Commonwealth and federal median household income levels.

Encompassing Census Tracts 8107 and 8108, Chicopee Falls is home to an estimated 9,974 people, which is roughly 18% of Chicopee’s population (Census 2010). As **Table I** details, a significant number of the neighborhood’s residents are either under the age of 19 (25.2%) or above the age of 65 (15.2%). Approximately 8.3% of the neighborhood’s population reported Veteran Status while up to 17.9% of the neighborhood’s population reported some disability.

Table I: Youth & Senior Citizen Populations

| | <i>Census Tract 8107</i> | <i>Census Tract 8108</i> | <i>Chicopee Falls</i> |
|--|--------------------------|--------------------------|-----------------------|
| <i>Total Population</i> | 6,151 | 3,823 | 9,974 |
| <i>Population < 19 years</i> | 1,443 (23.5%) | 1,008 (26.4%) | 2,451 (25.2%) |
| <i>Population > 65 years</i> | 946 (15.4%) | 568 (14.9%) | 1,514 (15.2%) |
| <i>Total, Both Categories</i> | 2,389 (38.8%) | 1,576 (41.2%) | 3,965 (39.8%) |
| <i>Veteran Status</i> | 652 (10.6%) | 175 (4.6%) | 827 (8.3%) |

Population percentages based on 2010 U.S. Census data

Table II: Demographic Information

| | <i>Target Community</i> | | | | | |
|--------------------------------|------------------------------------|-----------------------------------|-----------------------------------|---------------------------------|---------------------------------|--------------------------------|
| | <i>Census Tract 8107</i> | <i>Census Tract 8108</i> | <i>City of Chicopee</i> | <i>Hampden County</i> | <i>Massachusetts</i> | <i>United States</i> |
| Population | 6,151* | 3,823* | 55,298* | 463,490* | 6,547,629* | 311,536,594 ^x |
| Unemployment Rate | 13.3% ±5.8% [^] | 10.6% ±4.7% [^] | 5.9% [†] | 7.6% [†] | 4.6% [†] | 5.3% [†] |
| Poverty Rate | 16.4% ±5.5% [^] | 18.1% ±6.9% [^] | 12.9% ±1.7% [^] | 17.7% ±0.6% [^] | 11.6% ±0.2% [^] | 11.3% ^x |
| % Minority | 23.7% ±6.9% [^] | 26.9% ±5.9% [^] | 22.9% ±2.0% [^] | 33.9% ±0.1% [^] | 25.0% ±0.1% [^] | 36.7% ^x |
| Per Capita Income | \$26,775 ±\$4,797 [^] | \$21,738 ±\$2,023 [^] | \$25,251 ±\$1,043 [^] | \$26,249 ±\$349 [^] | \$36,441 ±\$185 [^] | \$27,319 ±\$46 [^] |
| Median Household Income | \$49,229 ±\$10,789 [^] | \$40,202 ±\$5,184 [^] | \$47,276 ±\$1,772 [^] | \$50,036 ±\$916 [^] | \$67,846 ±\$387 [^] | \$53,046 ^x |

*Data from the 2010 Census data

[^] Based on American Community Survey 5-year Estimates (2009-2013)

^x Based on American Community Survey 5-year Estimates (2010-2014)

[†]Data from the Bureau of Labor Statistics

As seen in **Table II**, Income and Poverty issues further challenge the neighborhood's residents. According to the American Community Survey, the neighborhood's unemployment rate is at least double the City's (5.9%), with 13.3% in Tract 8107 and 10.6% in Tract 8108 not in the labor force. Further, the neighborhood's poverty rate is 13.2% of the City-wide rate (12.9%) while both the per capita income and median household income in Tract 8108 are 15% less than the City as a whole.

The Massachusetts Office of Energy and Environmental Affairs (EEA) lists portions of Census Tracts 8107 and 8108 as meeting two (2) of four (4) 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 a federally designated Entitlement Community per the U.S. Department of Housing and Urban Development (HUD), with all block groups in Tract 8108 and three (3) of the five (5) block

groups of Tract 8107 defined as having 51% or greater total number of low to moderate income residents, making these areas eligible for Community Development Block Grant (CDBG) expenditures.

These data confirm 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 the Uniroyal Site, within the neighborhood.

Key Community Partners

The City of Chicopee has partnered with the following community organizations which are committed to supporting the redevelopment of the Uniroyal property:

- ***Friends of the Chicopee Senior Citizens, Inc.;*** is a 501(c)(3) non-profit organization dedicated to the construction of the City's new RiverMills Center. The group led a fundraising campaign to support design and construction activities of the Center, placed on a portion of the Facemate property. Since the opening of the RiverMills Center, the group has placed emphasis on supporting the cleanup and redevelopment of the Uniroyal property as the new Center is located ¼ mile from Uniroyal;
- ***The Chicopee Council on Aging;*** has been an avid supporter of the new Senior 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 programs and activities run at the Senior Center;
- ***The Edward Bellamy Society/Chicopee Historical Society;*** has worked tirelessly to advertise community meetings, disperse/collect community surveys and circulate the Vision Plan documents. The group is also working to establish a collection of images, plans, maps and memorabilia regarding the Uniroyal property and has played a key role in preserving Chicopee's rich industrial heritage;
- ***Chicopee Chamber of Commerce;*** has served on the Steering Committee for Brownfields Redevelopment visioning in the West End neighborhood during the Brownfields Area-Wide Planning process and on a Committee for a 2016 EPA Assessment Grant. The Chamber will serve as a conduit for dissemination of information regarding projects with the larger business network in Chicopee; and
- ***Valley Opportunity Council;*** has served on the Stakeholders' Committee for the West End Brownfields Area-Wide Plan and has a long history of actively participating in the revival of neighborhoods through ownership, redevelopment and operation of residential, educational and commercial facilities in Chicopee and throughout the region. VOC is committed to continuing its partnerships with the City and will assist with disseminating information on the Brownfields program to staff and residents, along with assisting the Steering Committee through ongoing efforts to advance assessment projects.

Chronology of Community Involvement

Community engagement regarding the Uniroyal Site has been ongoing since the redevelopment visioning process began in February 2010. The planning team, led by VHB, Inc. held three (3) public meetings throughout the process, at which over 50 community members participated. Information gathered from these meetings informed a 'preferred' vision, which was unveiled to the community in December 2010.

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 Memorial Association, 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 addressed varying market conditions plausible by 2030.

The H.E.A.L. team held two (2) 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 the Uniroyal Site. 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.

Key Community Concerns

The community has been a key stakeholder and participant in the planning process for RiverMills. Through a variety of communications, meetings and other outreach venues, the community has been generally supportive of the required assessment and cleanup activities that must be completed to allow for redevelopment. To date, no major concerns regarding the cleanup activities planned for the Uniroyal parcels have been raised by the community.

The City will continue to communicate with and involve the community in the redevelopment process while addressing any concerns that are raised as these cleanup activities are planned and implemented.

Continued Community Involvement

In addition to any on-going involvement efforts, detailed in the above sections of this CRP, the following efforts will be utilized during the proposed projects to keep the community informed of project progress and outcome:

- ***H.E.A.L. Chicopee:*** A significant tool that will become active in Winter 2017 is the City's Brownfields Program website, specifically designed to serve as a clearinghouse of information regarding all projects administered through the City's Brownfields Program. The new website will include a feedback mechanism for visitors to ask questions or submit community ideas/concerns for each targeted property;
- ***Analysis of Brownfields Cleanup Alternatives (ABCA) 30-Day Public Comment Period:*** The City will prepare and release the ABCA for the proposed project for the required 30-day public comment period. The ABCA will ensure the most appropriate cleanup alternative is selected and communicated to the community. At the close of the 30-day public comment period, the City will respond to significant comments received and then finalize the ABCA;
- ***Public Notice:*** The City will post a public notice in the local newspaper, The Republican, announcing the start of the public comment period, the details about the public meeting, and the availability of the ABCA & Information Repository for public review;
- ***Public Meeting:*** The City estimates holding one (1) public meeting during the ABCA Public Comment Period;
- ***Notification to Media Outlets:*** Media press releases will be sent to all local media outlets (including The Republican, the Chicopee Herald, the Chicopee Register, News 22 (WWLP) and News 40 (WGGB)). The City anticipates these mailings to coincide with each of the planned public meetings;
- ***Project Sign Posting:*** A project sign will be posted and will remain posted at the Site which briefly describes the project and includes contact information;
- ***Partner Presentations:*** The Department of Planning & Development will provide annual presentations to the Edward Bellamy Memorial Association/Chicopee Historical Society as a means of communicating progress on the overall RiverMills project and on the proposed cleanup projects;
- ***Social Media:*** As part of the City's overall Brownfields Program, the Planning Department will begin utilizing social media outlets to distribute project information and solicit feedback from the community. Currently, Planning Staff envisions utilizing Facebook, Twitter, LinkedIn and YouTube. Other venues will be considered as appropriate;
- ***Information Repository:*** Two Information Repositories for this project have been developed and are available for review in the Department of Planning and Development at any time during normal business hours (Monday – Friday, 9:00a.m. – 5:00p.m.) and at the Chicopee Public Library located on Front Street during their designated hours, as follows;
 - Sunday 12:00PM–4:00PM
 - Monday 9:00AM–9:00PM

- Tuesday 9:00AM–9:00PM
 - Wednesday 9:00AM–9:00PM
 - Thursday 9:00AM–9:00PM
 - Friday 9:00AM–5:00PM
 - Saturday 9:00AM–4:00PM; and
- ***Planning and Development Webpage:*** All documents included in the Information Repository will be available digitally from the Planning Department’s webpage (<https://www.chicopeema.gov/page.php?id=62>). Additionally, the Planning Department will post all public notices and other meeting advertisements on the webpage and associate these events with the city-wide event calendar.

Attachments

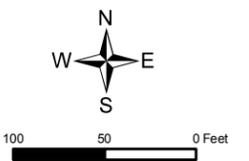
1. ***Uniroyal Parcel Map identifying Buildings #28 North, #28 South and #28 North Extension***



Aerial Photograph

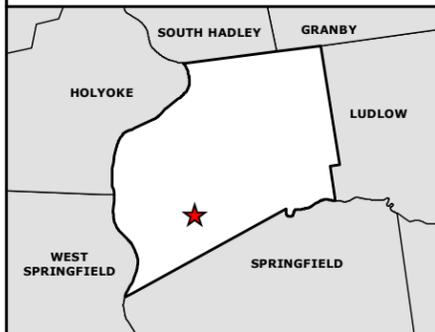
Legend

- Building Status**
- Subject to CRP
 - Potential Redevelopment
 - Future Demolition
 - Demolished



Notes

1. Aerial Photography courtesy of Imagery © Google Spring 2016.



**Former Uniroyal Property
Oak Street & Grove Street
Chicopee, Massachusetts**



Developed by City of Chicopee Planning Department
October 2017