

Community-Wide Assessment Grant Proposal  
**Narrative Proposal/Ranking Criteria**

**1. COMMUNITY NEED**

**a. Target Area and Brownfields**

i. Community and Target Area Descriptions

As an early-era manufacturing center in Western Massachusetts, the City of Chicopee has reflected many of the historic development trends of other similar communities. However in the post-industrial age the City manages its own unique array of assets and challenges. The built and economic environments of modern Chicopee depict a geographically and socioeconomically segregated population, fractured by highways, commercial corridors, urban blight, and Brownfields. The divided nature of Chicopee's neighborhoods has roots in the City's urbanization process, as it developed around five distinct population centers, including the three Industrial Villages: Chicopee Center, Chicopee Falls and Willimansett. The Target Area for Chicopee's 2018 Community-Wide Assessment grant proposal is the Industrial Villages ("the Villages").

The Industrial Villages were the engines that drove the economic growth of Chicopee for much of the 19<sup>th</sup> and 20<sup>th</sup> centuries. Chicopee Center was a planned community that developed around two major factories, one producing textiles and the other producing prefabricated metals, including military. The manufacturing capacity of Chicopee Falls eventually evolved to contribute to the transportation revolution of the late 1800s and early 1900s. On the northern end of the City, Willimansett developed in relation to the industrial activities of the City of Holyoke on the Connecticut River.

Beginning in the mid-1900s, however, the Villages were subjected to mass deindustrialization and suburban flight. Attempts at renewal in the mid-20<sup>th</sup> century left some of the City's once vibrant urban cores devoid of their original character, marred by surface parking lots and Brownfields. Today, the Industrial Villages are identifiable as areas exhibiting more concentrated development as compared to the surrounding suburban sprawl. The development of Westover Air Force Base continued to alter the City's economy and land use from the 1930s onward, accelerating disinvestment in the Villages and advancing the trend of suburban sprawl. Development of the City's major commercial and industrial corridors and three major highways isolated the Industrial Villages from the rest of the City. Development spread across most of the City's land, leaving little open space. The City's future growth is dependent on promoting infill development in its urban cores, which requires the assessment and cleanup of Brownfield sites.

ii. Demographic Information and Indicators of Need

The Industrial Villages are represented for statistical purposes in **Figures II – V** by two geographically-contiguous census tracts per Village. All six of these census tracts are designated Environmental Justice areas.<sup>1</sup> **Figure I** details the specific Environmental Justice populations encompassed within each census tract.

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<sup>1</sup> EnviroAtlas: Pickard, B. R., Daniel, J., Mehaffey, M., Jackson, L. E., & Neale, A. 2015. EnviroAtlas: A new geospatial tool to foster ecosystem services science and resource management. Ecosystem Services, 14, 45-55.

**Figure I: Environmental Justice Census Tracts**

<b>Chicopee Center</b>	8901.01, 8109.02	Low Income/Minority Population, Minority Population
<b>Chicopee Falls</b>	8107, 8108	Low Income, Low Income/Minority Population
<b>Willimansett</b>	8111.01, 8111.02	Minority Population, Low Income/Minority Population

**Figure II: General Population Data**

	<b>Brownfields Assessment Target Area</b>				City of Chicopee	Hampden County	Massachusetts	United States
	Chicopee Center	Chicopee Falls	Willimansett	<b>Industrial Villages</b>				
Population	6,223	10,589	10,780	<b>27,592</b>	55,298 <sup>§</sup>	463,490 <sup>§</sup>	6,547,629 <sup>§</sup>	311,536,594 <sup>§</sup>
Land Area (sq.mi.)	1.5	2.4	2.7	<b>6.6</b>	22.9	617	10,565	3,796,742
Population Density/sq.mi.	4,149	4,412	3,993	<b>4,181</b>	2,422 <sup>§</sup>	751 <sup>§</sup>	840 <sup>§</sup>	87 <sup>§</sup>

**Figure III: Vulnerability Indicators**

	<b>Brownfields Assessment Target Area</b>				City of Chicopee	Hampden County	Massachusetts	United States
	Chicopee Center	Chicopee Falls	Willimansett	<b>Industrial Villages</b>				
Veteran Status	6.4%	10.3%	9.1%	<b>8.9%</b>	10.9%	8.5%	6.7%	8.3%
Disability Status	20.5%	23.2%	18.1%	<b>20.7%</b>	18.9%	18.9%	13.7%	15.1%
Minority Status	26.5%	23.0%	39.1%	<b>30.0%</b>	24.2%	21.4%	18.7%	24.7%
Single Female Householder w/ Children <sup>†</sup>	18.5%	15.6%	29.1%	<b>21.8%</b>	17.9%	19.2%	12.3%	12.8%

**Figure IV: Education, Employment & Income**

	<b>Brownfields Assessment Target Area</b>				City of Chicopee	Hampden County	Massachusetts	United States
	Chicopee Center	Chicopee Falls	Willimansett	<b>Industrial Villages</b>				
Less than High School Education <sup>^</sup>	26.2%	14.0%	24.2%	<b>17.8%</b>	14.8%	15.2%	10.2%	13.3%
Bachelor's Degree Or Higher <sup>^</sup>	23.0%	20.6%	12.6%	<b>18.1%</b>	17.3%	25.8%	40.5%	29.8%
Unemployment Rate <sup>@</sup>	13.1%	13.1%	12.6%	<b>12.9%</b>	10.0%	10.0%	5.1%	5.2%
Manufacturing Employees <sup>@</sup>	13.5%	20.6%	22.2%	<b>19.6%</b>	15.3%	11.4%	9.2%	10.4%
Per Capita Income	\$21,736	\$26,299	\$19,777	<b>\$22,722</b>	\$25,352	\$26,560	\$36,895	\$28,390
Median Household Income	\$41,923	\$49,535	\$38,954	<b>\$43,652</b>	\$47,684	\$50,461	\$68,563	\$53,889

**Figure V: Housing Stock Indicators<sup>2</sup>**

	<b>Brownfields Assessment Target Area</b>				City of Chicopee	Hampden County	Massachusetts	United States
	Chicopee Center	Chicopee Falls	Willimansett	<b>Industrial Villages</b>				
Renter-Occupied Rate	61.0%	50.3%	58.6%	<b>56.0%</b>	43.2%	38.3%	37.9%	36.1%
Households > HUD Burden*	40.4%	39.4%	46.7%	<b>42.5%</b>	35.7%	38.2%	38.0%	35.1%
Housing Built Pre-1939	63.7%	54.0%	42.8%	<b>52.0%</b>	34.3%	31.9%	34.0%	13.2%

**iii. Description of the Brownfields**

Chicopee is home to a diverse array of Brownfield sites, a vast majority of which are located in the Industrial Villages. The scale and characteristics of Brownfields in the Villages range from former industrial buildings occupying 30-acre parcels to small lots formerly used as workshops or dump sites. In most cases, the largest Brownfields in Chicopee have already benefitted from assessment and cleanup work, including some sites which are in various stages of redevelopment. This Community-Wide Assessment grant proposal focuses on assessing the stock of small to medium sized Brownfields in the Industrial Villages that have yet to benefit from assessment under the City’s Brownfields program.

Brownfields degrade the quality of life in the Industrial Villages. Many of the City’s remaining Brownfield sites are small lots which exist in close proximity to where people live, work and shop. These smaller sites are woven into the fabric of dense residential neighborhoods in the Industrial Villages, depressing property values of abutting lots and casting doubt on the soils and groundwater conditions throughout the neighborhood.

An example of Brownfields which are the subject of this Assessment grant proposal are two City-owned parcels separated by one block in one of the most disinvested corners of Chicopee Center. One of the parcels, located on Leonard Street, is a quarter acre vacant lot. The other lot, located on Emerald Street, is about a tenth of an acre. Both parcels are suspected dump sites. They also both abut an interstate highway, and are potentially contaminated with runoff of petroleum and other hazardous materials. Sites such as these will be prioritized as the primary targets of assessment work and cleanup planning.

**b. Welfare, Environmental, and Public Health Impacts**

**i. Welfare Impacts:** Brownfields in the Industrial Villages compound the negative impacts of prolonged, concentrated disinvestment in the Villages’ urban cores. Brownfield sites interrupt pedestrian navigability, contribute to a climate of decay and disinvestment, preclude use as productive land, and pose health hazards to neighboring residents. The Industrial Villages are densely populated neighborhoods, with higher concentrations of vulnerable residents than the City, State and National averages.

<sup>2</sup> Unless otherwise noted, all data in **Figures I-IV** from American Community Survey 2011-2015.

§ These data gathered from 2010 U.S. Census.

The risk posed by Brownfields to the Villages is of primary concern due to the economic and social conditions of the neighborhoods. U.S. Census data depicts a population at risk living in the Industrial Villages. **Figure III** shows a proportion of veterans and disabled people approximating local averages. However, **Figure III** displays a higher than average minority population. Additionally in **Figure III**, the rate of single female householders with children under 18 is nearly twice the State and National rate.

According to Census data, the Industrial Villages have higher rates of residents without a high school diploma or college degree (**Figure IV**). Further, the unemployment rate in the Villages exceeds local and National averages. The Industrial Villages' median household income is about \$25,000 lower than that of the State. The combined per capita income of the Industrial Villages is under two-thirds that that of the State (see **Figure IV**).

The majority of Village residential building stock is renter-occupied. Over 50% of Village housing was built before 1939, more than four times the National rate (**Figure V**). The costs associated with an aging building stock are often passed to tenants and homeowners.

ii. Cumulative Environmental Issues: In order to restore the health of the local ecosystem, it is imperative to remove existing contamination from Brownfields. A majority of Brownfields sit beside important ecological resources such as the Chicopee and Connecticut Rivers. Additionally, many of the small lots interspersed throughout the Industrial Villages bring a host of environmental issues to the surrounding ecosystems. Runoff from these sites is possible during episodes of heavy rain, potentially subjecting neighboring residents to dangerous pollutants. Runoff compromises water quality in the rivers, threatens wildlife, and can overwhelm storm water outlets in proximity to Brownfield sites.

Significant environmental issues are also present due to Chicopee's three highways: Interstates 90, 291, 391. The roadways are a source of soil, air and water pollution from car oil, road salts, and trace metals. The highways fracture wildlife habitats, alter local migration patterns and serve as an effective vector for invasive species. Routes 90 and 391 also divide portions of the Industrial Villages, presenting transportation challenges for those who do not own a vehicle. Neighborhoods in close proximity to these roadways are at a higher risk for environmental degradation, especially if assessment and cleanup is not prioritized.

iii. Cumulative Public Health Impacts: The population of the Industrial Villages suffers disproportionately from many health issues compared to the rest of the Massachusetts. Brownfields exacerbate these public health concerns, affecting the public through multiple pathways of contamination. According to MassCHIP (Community Health Information Profile), Chicopee displays higher rates of asthma, bronchus & lung cancer, cardiovascular diseases and diabetes when compared to Massachusetts as a whole.

Brownfields compound air pollution and obstruct recreation, contributing to the high prevalence of cardiovascular and respiratory health issues present in the Industrial Villages. According to U.S. EPA data, there is a greater presence of carcinogenic and otherwise harmful air pollutants in the Industrial Villages, posing an especially acute health risk to children and the elderly.<sup>3</sup>

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<sup>3</sup>The National-Scale Air Toxics Assessment (NATA) Diesel Particulate Matter for the area is 1.17 ug/m<sup>3</sup>, whereas the state average is 0.869 ug/m<sup>3</sup> (data gathered from approximation of the target area as represented on EJ Screen Data Mapping Tool).

Additionally, Westover Metropolitan Airport is a large source of diesel particulates, which spread through air and water runoff. Poor air quality compromises human and animal health in the Industrial Villages.<sup>4</sup>

In addition to the air quality public health impacts, the contaminants found in the Industrial Villages' Brownfield sites harm public health through groundwater and soil conditions. The prevailing presence of Brownfields in the Villages poses a significant risk for contamination of soil and groundwater on abutting parcels.<sup>5</sup> The presence of these environmental contaminants is a compounding factor on the public health of the target area. Brownfields located in close proximity to a population already suffering disproportionately from medical issues may exacerbate negative health conditions of the most vulnerable residents.

### **c. Financial Need**

**i. Economic Conditions:** The City continually struggles to fund Brownfield assessment, cleanup and redevelopment. Massachusetts municipalities depend on property taxes to fund local government operations and most Brownfields in the Industrial Villages have provided no tax revenue for decades. Additionally, the City has lost tax revenue from properties abandoned as a result of suburban flight. The late 20<sup>th</sup> century closing of the West Springfield Bridge presented a barrier to the historic economic connection between Chicopee and its western suburbs. The development of the Holyoke Mall northwest of Chicopee has funneled business and economic activity out of the target area and further depressed the commercial tax base.

Further eroding the tax base, recent instances of industrial flight have pushed the City's financial resources to a tenuous state. In December 2016, Friendly's Ice Cream announced plans to close its Distribution Center which resulted in a loss of 50 local jobs. Further, Avery Dennison, a binder and label manufacturer located in the Westover Industrial Park, announced in fall 2013 plans to close their facility in Chicopee. The closure resulted in the loss of 250 local jobs. In Finally two more industrial tenants in a Chicopee Center mill have ended their leases and relocated. Within the boundaries of the Industrial Villages, a high rate of small business failure and frequent ownership turnover in the urban blocks prevents a local commercial tax base from gaining a foothold and positively contributing to the City's financial condition.

The City of Chicopee has seen additional resources diverted to cleanup and management following significant weather events. To better illustrate the severity of some of these weather events, the Severe Winter Storm and Snowstorm of 2011 dropped nearly two feet of snow on the City resulting in over \$7 million dollars in cleanup costs.<sup>6</sup>

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<sup>4</sup> Within the Industrial Villages, the NATA Air Toxics Cancer Risk is greater than 92% of other areas in Massachusetts, along with the NATA Respiratory Hazard Index being in the 91<sup>st</sup> percentile of areas in the Commonwealth.

<sup>5</sup> The following contaminants have been previously found in industrial properties in the City and on parcels that housed activities similar to the previous uses of the target parcels for assessment: **Asbestos, Lead, Mercury, Polychlorinated Biphenyls (PCBs), Arsenic, Polynuclear Aromatic Hydrocarbons (PAH), Trichloroethylene (TCE)**

<sup>6</sup> Since 2008, the most significant weather events for which the Federal Emergency Management Agency has issued Disaster Declarations or Emergency Declarations include the following: DR-4110 – Severe Winter Storm and Snowstorm (2013); DR-4051 – Severe Storm and Snowstorm (2012); DR-1959 – Severe Winter Storm and

Chicopee's economy was initially built around multiple industries, however the City's adaptation rate to a national economy no longer founded on industrial production has been slower than many other areas of the country. The Industrial Villages have experienced little or no growth that reflects the modern, post-industrial economy. Deindustrialization was weathered by the City moderately due to flight of industry and commercial services to the suburban areas of Chicopee, however the Villages suffered substantial hardships from this trend. The City's coffers reflect only a relative fraction of the fiscal health enjoyed during the times of industrial prosperity.

ii. Economic Effects of Brownfields: Brownfields have perpetuated a cycle of disinvestment in the Industrial Villages. Low property values and high potential cleanup costs make redevelopment financially unviable in many instances. Many properties that were once essential to the neighborhoods' economic vitality are now underutilized or completely abandoned due to the costs associated with environmental remediation. For the villages to advance from a cycle of disinvestment, Brownfields must be identified, assessed and prioritized for cleanup with the goal of making these sites developable property.

## **2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS**

### **a. Project Description, Redevelopment Strategy, and Timing and Implementation**

i. Project Description and Alignment with Revitalization Plans: The City of Chicopee's Community-Wide Assessment will build upon the City's ongoing revitalization efforts in the Industrial Villages. These neighborhoods hold tremendous redevelopment potential and could become vibrant, walkable neighborhoods with a variety of housing options, commercial uses, and public amenities. However, the Villages' industrial history has left a legacy of blight and pollution. Recognizing both the benefits and challenges of revitalizing its Industrial Villages, the City has planned extensively for these neighborhoods' redevelopment. Plans have consistently cited Brownfields remediation as a critical component of revitalization efforts.

In **Chicopee Center**, the West End Brownfields Area-Wide Plan (AWP) set forth a vision for revitalizing a historic section of the City's downtown. The AWP charts a path toward improved economic and environmental health, identifying 15 Brownfields properties with high reuse potential. Targeted Brownfields include: the 12.29 acre Cabotville Mill Complex, a languishing mill property with 750,000 SF of building space; the 17.08 acre Delta Park, which, with assessment and remediation, could offer valuable riverfront greenspace, and; several properties that line the Dwight Manufacturing Company Canal that could be redeveloped to extend the City's Canal and Riverwalk and connect to the regional bike path network.

In **Chicopee Falls**, revitalization planning has focused on redeveloping the 65-acre former Facemate/Uniroyal complex, an abandoned manufacturing facility contaminated with hazardous materials. The RiverMills Vision, a joint project of the City of Chicopee and MassDevelopment, proposed redevelopment scenarios for the riverfront property. Vision goals included creating riverfront recreational opportunities and galvanizing mixed use development. Part of the site has been successfully remediated and now hosts the City's Senior Center. An assisted living facility

is also planned for construction onsite. The City continues to rehabilitate the remainder of the complex, with EPA Brownfields site-cleanup funding. The Pioneer Valley Planning Commission (PVPC), in its 2014 Pioneer Valley Regional Brownfield Plan, identified Chicopee Falls as part of the Chicopee Center-Chicopee Falls Area of Brownfields Interest (ABI).<sup>7</sup> When realized, the RiverMills Vision will benefit an underserved community by providing opportunities for active recreation, improved environmental health, and local job growth. Environmental assessments on other Chicopee Falls Brownfields will establish a broader understanding of Brownfield contamination, setting the stage for neighborhood-wide revitalization.<sup>8</sup>

In **Willimansett** the Environmental Justice Initiative, Chicopee (EJIC) inventoried Brownfields, with the goal of improving safety and quality of life within the high minority, low-income, and non-English speaking neighborhood. The EJIC was a joint effort between the City and Massachusetts Department of Environmental Protection (DEP). The EJIC included site visits to 89 potential Brownfields properties. Potential Brownfields were identified by referencing state databases of known contaminant releases, through conversation with City staff, and through community outreach to Willimansett residents and leaders. The EJIC demonstrated that community engagement is critical to gain a comprehensive picture of Brownfields properties. The EJIC identified many Brownfields eligible for Phase I and Phase II assessments.

Activities for which this proposal requests funding will build upon neighborhood and site-scale Brownfields projects and stitch them into a cohesive strategy. The City's Community-Wide Assessment will:

1. Design and implement a community engagement plan, to inform site prioritization;
2. Conduct Phase I Environmental Site Assessments (ESAs) on high-priority hazardous material and petroleum Brownfields sites;
3. Conduct Phase II ESAs on the highest priority Brownfields sites, identified through Phase I assessment work; and
4. Develop clean-up plans for eligible sites.

These activities, their outputs, and outcomes will be described in detail below, under section 2.b.i., "Task Descriptions."

#### ii. Redevelopment Strategy

The City will leverage past planning work and ongoing revitalization initiatives when formulating redevelopment plans for properties assessed under the Community-Wide Assessment. While the individual circumstances of sites selected for assessment will drive particular redevelopment scenarios, a rich body of planning work will support decisions regarding Brownfields reuse. The following plans represent some of the City's key Brownfields

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<sup>7</sup> Chicopee Falls was identified as part of the ABI because of the prevalence of historic industrial land and the number of sites listed in the Massachusetts Department of Environmental Protection's database of parcels with reportable quantities of oil or hazardous material contamination (the 21E Site Database).

<sup>8</sup> When designating the ABI, PVPC also considered the neighborhood's status as an Environmental Justice Community (EJC). Massachusetts State Law establishes EJCs using a variety of criteria. A Census Block Group is an EJC if it has an annual median household income less than 65% of the statewide median, 25% or more of residents identifying as minority, and 25% or more households having no one over the age of 14 who speak English "very well."

redevelopment goals and strategies, especially as those goals and strategies relate to leveraging existing infrastructure.

- **The West End Brownfields AWP:** This EPA-funded plan developed reuse scenarios for a range of brownfields in Chicopee Center. The AWP establishes several redevelopment goals, emphasizing the reuse of historic mill structures to provide a variety of downtown housing options. The AWP also proposes the extension of the Chicopee Canal and RiverWalk, a scenic pedestrian pathway that runs along a portion of the Dwight Manufacturing Company Canal.
- **The West End MassWorks Infrastructure Project:** In support of planned West End redevelopment, the City applied for MassWorks Infrastructure funds for a comprehensive restructuring of utility lines and associated connections to the historic mill buildings within the West End corridor. The City's intent in pursuing this project is to advance site pre-development work in anticipation of the Lyman Mills (Dwight Manufacturing) the Cabotville mill building conversion into housing. Environmental assessments along the project route would capitalize on these infrastructure improvements, helping prepare adjacent Brownfields for redevelopment.
- **A Vision for Lower Front Street:** The City aims to integrate redeveloped Chicopee Center Brownfields into a vibrant neighborhood with an inviting streetscape and accessible infrastructure. In support of that objective, the City commissioned the Conway School of Landscape Design to create a design concept for Lower Front Street, a corridor in the West End of Chicopee Center. The Vision proposes the development of green infrastructure. Green infrastructure would include expanded tree plantings and bioretention basins, which would reduce storm water runoff and combined sewer overflow discharge events.

### iii. Timing and Implementation

#### **a. Environmental Consultant Procurement**

The Assessment project will be led by the Department of Planning and Development and Office of Community Development. The City will continue to involve its Assessment Stakeholders Committee, which was established during a previous Assessment Program. Primary oversight of the project will be executed by the Planning Department. The team will draft a Request for Qualifications (RFQ) for Licensed Site Professional (LSP) services that will be released through the City's Purchasing Department. An LSP will be selected through an open and competitive procurement process in which a Mayor-appointed selection committee will review qualification statements and conduct interviews with proposing. Upon approval by the Mayor, Planning Department staff will negotiate and execute a contract with the selected LSP. The procurement process will occur within a two month timeframe. The LSP is expected to provide all required oversight regarding compliance with all applicable environmental laws and regulations per an agreed upon Scope of Services with the City. Any other professional expertise related to this project will be retained following all applicable federal and state public procurement guidelines.

#### **b. Development of Site Inventory or Site Identification Process**

Prioritization of Brownfields sites for assessment will be based on the three revitalization plans corresponding to the three Industrial Villages, respectively. In Chicopee Center, the West End Area-Wide Plan has identified 15 Brownfields that have been studied but not all assessed. In Chicopee Falls, the RiverMills Vision Plan has advanced the cleanup process and the early stages of redevelopment of the Uniroyal and Facemate sites by outlining a strategy for reuse. The

Willimansett Urban Initiative is based on the identification of 16 suspected Brownfields and will provide an outline for the neighborhood's future. These plans will be employed to prioritize which sites receive Assessment grant funds based on greater redevelopment strategies. Additionally, the City will continue to work with the Assessment Stakeholders Committee and other community partners to gauge property and business owners' interests regarding assessment pursuits. Sites will also be prioritized based on City ownership and an understanding of sites' potential for community impact.

## **b. Task Descriptions and Budget Table**

### i. Task Descriptions

#### **Task I: Cooperative Agreement Oversight**

Task I includes the cost of two City Officials travelling to the National Brownfields Conference in 2019. Those officials will also participate in regional Brownfields related trainings. The City will commit CDBG and local funds to cover staff time to fulfill the necessary reporting requirements to the U.S. EPA, allowing more grant funds to be applied to site assessments. The City of Chicopee will not use any funds for administrative purposes as prohibited by U.S. EPA.

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

#### **TASK II: Community Engagement Plan and Site Prioritization**

The Department of Planning and Development is operating a Brownfields website (H.E.A.L Chicopee) which requires regular updating regarding the status of assessment projects. This task will also include developing materials to disseminate information to community partners, property and business owners. Holding public meetings and Stakeholder Committee Meetings will also be a component of engagement and outreach.

Outputs and Outcomes: A responsive H.E.A.L Chicopee website with regular updates on assessment activities will be the City's primary channel of communication. Pamphlets and informational materials for public distribution will be additional outputs from this task.

#### **TASK III: Phase I and Phase II Environmental Site Assessments (ESAs)**

The City will work with its Licensed Site Professional (LSP) to conduct Hazardous Materials Phase I ESAs and Petroleum Phase I ESAs. The proportion of funds allocated to the assessment of Hazardous Materials will be roughly twice as much as per Petroleum assessment, reflecting the ratio of funds requested per category in the Assessment grant proposal. ESAs will be completed in accordance with the current American Society of Testing Materials (ASTM) standards and the EPA's "All Appropriate Inquiry" Rule. Results from Phase I ESAs will inform site selection for Phase II assessments. A Site-Specific Quality Assurance Project Plan (SSQAPP) will also be prepared for each of the sites selected for Phase II Assessment.

Outputs and Outcomes: The Phase I & II Assessments will confirm or negate the presence of hazardous materials and petroleum and will determine the extent of all identifies contaminants on each property. This will then assist in the preparation of cleanup plans and possible Brownfields Cleanup Grant proposals.

**TASK IV: Cleanup and Reuse Planning**

The City and selected LSP will conduct cleanup planning at each of the Phase II assessment sites. All cleanup planning work will be directly informed by Phase II assessment findings. Planning Department staff will work closely with the LSP to develop cleanup plans that will outline a cleanup strategy targeted toward conceptual reuse and redevelopment scenarios.

Outputs and Outcomes: Cleanup planning will result in an Analysis of Brownfields Cleanup Alternatives (ABCA) and conceptual Remediation Action Plans (RAP). The RAPs will be completed following all of MassDEP’s guidelines as defined in Chapter 21e of the Massachusetts Contingency Plan. Plans will take into account reuse and redevelopment strategies as proposed during past City revitalization plans.

ii. Budget Table

**Figure VI: Hazardous Materials Budget Table**

	<b>Task I</b> Cooperative Agreement Oversight	<b>Task II</b> Community Engagement + Site Prioritization	<b>Task III</b> Phase I and II Site Assessments	<b>Task IV</b> Cleanup Planning	<b>TOTAL</b>
<b>Personnel</b>					
<b>Fringe Benefits</b>					
<b>Travel</b>	\$1,500				\$1,500
<b>Equipment</b>					
<b>Supplies</b>		\$750			\$750
<b>Contractual</b>		\$3,000	\$176,000	\$18,750	\$197,750
<b>Other</b>					
<b>Total</b>	<b>\$1,500</b>	<b>\$3,750</b>	<b>\$176,000</b>	<b>\$18,750</b>	<b>\$200,000</b>

**Figure VII: Petroleum Budget Table**

	<b>Task I</b> Cooperative Agreement Oversight	<b>Task II</b> Community Engagement + Site Prioritization	<b>Task III</b> Phase I and II Site Assessments	<b>Task IV</b> Cleanup Planning	<b>TOTAL</b>
<b>Personnel</b>					
<b>Fringe Benefits</b>					
<b>Travel</b>	\$1,000				\$1,000
<b>Equipment</b>					
<b>Supplies</b>		\$750			\$750

<b>Contractual</b>		\$2,250	\$89,000	\$7,000	\$98,250
<b>Other</b>					
<b>Total</b>	<b>\$1,000</b>	<b>\$3,000</b>	<b>\$89,000</b>	<b>\$7,000</b>	<b>\$100,000</b>

**c. Ability to Leverage**

**Figure VIII:** Leveraged Resources

Source	Purpose/Role	Amount	Status
Department of Planning & Development	In-Kind Services for Developing Community-Wide Brownfields Inventory	\$3,000	Secured Resource
Pioneer Valley Planning Commission	Supplemental Assessment Funds from Regional Brownfields Program	various	Pending Resource
MassDevelopment	Supplemental Assessment Funds from MassDevelopment Brownfields Fund	various	Pending Resource

**3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

**a. Engaging the Community**

i. Community Involvement Plan: The City’s Community Involvement Plan will consist of collaboration with the community partners and business owners who will consult with the Assessment Stakeholders Committee. This group will pursue community engagement tactics through the City’s Brownfields website (H.E.A.L. Chicopee) and dissemination of informational materials across the city. The City has an interest in using modern technology to communicate with the public. The City’s Brownfields website will include a feedback mechanism for visitors to ask questions and submit ideas or concerns.

ii. Communicating Progress: In alignment with the City’s goals for transparency, the Department of Planning & Development consistently performs its due diligence in regards to acceptance of public comment and public notification of U.S. EPA Grant submissions, awards and subsequent Brownfields-related activities. Planning Department staff has addressed language barriers by preparing planning materials in English and Spanish while also offering to translate to Portuguese and Polish. The City is able to accommodate those with special needs such as visual and hearing impairment.

**b. Partnerships with Government Agencies**

i. Local/State/Tribal Environmental Authority: The City has formed a strong partnership with the Massachusetts Department of Environmental Protection (MassDEP), the Commonwealth of Massachusetts’ environmental authority. The BST strives to build relationships between local, state and federal agencies to streamline Brownfields redevelopment. Dedicated partners who sit on the BST include MassDEP, U.S. EPA, the Massachusetts Department of Transportation (MassDOT), MassHistoric, MassDevelopment and the Massachusetts Attorney General’s Office.

These governmental agencies have assisted the City with technical expertise, review of environmental reports and the identification of funding for assessment and cleanup.

ii. Other Governmental Partnerships: The City's Health Department has worked on the City's internal Task Force, created specifically to inform all key City Departments of Brownfields assessment and cleanup efforts. Additionally, the City is collaborating with the Pioneer Valley Planning Commission (PVPC) on the Connecticut RiverWalk & Bikeway project. Grant funding provided to the City by PVPC originated from a HUD-EPA-DOT Partnership for Sustainable Communities grant awarded to PVPC. PVPC also provided assistance to the creation of the Area-Wide Brownfields Plan for the City's West End neighborhood.

### **c. Partnerships with Community Organizations**

#### i. Community Organization Description & Role

- **Chicopee Council on Aging** emphasizes the physical, mental and spiritual well-being of the City's older adults and has a vested interest in seeing brownfields neighboring the Senior Center redeveloped in a way that enhances activities occurring at the Senior Center;
- **Edward Bellamy Memorial Association/Chicopee Historical Society** is dedicated to advertising community meetings, dispersing/collecting community surveys and circulating planning documents. The group is also working to establish a collection of images, plans, maps and memorabilia regarding the Uniroyal and Facemate properties and plays a key role in preserving Chicopee's industrial heritage;
- **Greater Chicopee Chamber of Commerce** represents the interests of the City's diverse business community. The Chamber has participated as a stakeholder on various Brownfields Steering Committees and has been an advocate for ongoing assessment and cleanup projects in both Chicopee Falls and Chicopee Center.
- **Valley Opportunity Council (VOC)** manages an array of programs designed to benefit senior citizens and low-to-moderate income residents. VOC is also involved in the redevelopment and management of neglected buildings in the Pioneer Valley in order to provide low cost housing & commercial space to area residents.
- **Chicopee Public Library** is committed to providing the Community Room at the Library for meetings, along with displaying information about the current Assessment work to visitors.
- **The Economic Development Council of Western Massachusetts (EDC)** commits to supporting the City's efforts by advertising select Brownfields investment opportunities from the City's inventory at our biannual conference.

ii. Letters of Commitment: See Attachments Section.

### **d. Partnerships with Workforce Development Programs**

While a local Brownfields Training Program is not active in Western Massachusetts, the City of Chicopee will make every effort to network with other job training programs including the City's High School Vocational Program, CareerPoint (a local workforce and economic development career center), the Westover Jobs Corps and the Hampden County Regional Employment Board.

## **4. PROJECT BENEFITS**

### **a. Welfare, Environmental, and Public Health Benefits**

The assessment of suspected Brownfields will be performed to prepare for cleanup. Cleanup will prevent potential release of hazardous materials into the atmosphere which could impact a local population that already suffers from high asthma rates and other respiratory disorders. Cleanup will also remove the perception of contamination in order to facilitate the sale and redevelopment of Brownfields. Assessment is the first step towards the removal of severe blight from the industrial villages and will showcase the City's commitment to redeveloping Brownfields into productive community assets. Ultimately, the redevelopment of Brownfields will provide new construction and general employment opportunities in the target area. This assessment program will bolster civic pride and incentivize renewed interest for private investment.

The City's plan for the Industrial Villages revolves around creating a more livable, walkable and safe environment for a diverse population. The following characteristics of the City's plan which address the sustainable redevelopment and livability principles as defined in the HUD-DOT-EPA Partnership for Sustainable Communities include:

- Creation of transportation links between Industrial Villages 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 green fields.

### **b. Economic and Community Benefits**

The City is pursuing the assessment and subsequent cleanup of suspected Brownfields in the target area with the goal of achieving long-term economic and community benefits. One of the City's primary goals of assessment, cleanup and redevelopment of Brownfields is the creation of housing. The industrial villages largely lack commercial activity in their downtowns and new housing would increase demand for goods and services in the neighborhoods. The assessment and cleanup of Brownfields in these areas will likely facilitate the development of more mixed-use buildings, including ground-level retail and upper-level office space or residential. Projected results of redevelopment at the Chicopee Falls Uniroyal Site, where private investment is expected to reach \$100 million, include the increase of local property values and significant job creation. A stable equilibrium in the Industrial Villages may be reached by the assessment, cleanup and subsequent redevelopment of Brownfields into productive community assets.

## **5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **a. Audit Findings**

The Department of Planning & Development and the Office of Community Development received no 'Adverse' Audit findings during the past year.

### **b. Programmatic Capability**

The City, through its Department of Planning & Development and Office of Community Development (OCD), is well-versed in the coordination and management of federal grants in

support of numerous programs from social services and roadway improvements to large scale planning projects like the RiverMills Vision Plan and the West End Brownfields Area-Wide Plan. The OCD managed the construction of the City's new Senior Center, a \$9 million project including federal, state and local funding sources.

Chicopee has received Community Development Block Grant (CDBG) and HOME funds as an entitlement community for the past 40 years. Staff includes Kathleen Lingenberg, Housing Specialist and Julia Dias, Operations Manager. These two individuals are responsible for the administration of the CDBG and HOME programs. Lee M. Pouliot, Director of Planning & Development is a former employee of the OCD with six years of experience managing the City's Brownfields program.

Lee Pouliot and the Assistant Planner, Jack S. Benjamin will be responsible for project management in the Planning Department. Lee assisted in the management of the \$1.6 million demolition for the former Facemate buildings and in the management of the West End Brownfields Area-Wide Planning Project. Jack Benjamin is a newer addition to the Planning Department team; this is his second year managing the writing process for the City's grant applications to the EPA Brownfields Program. Experienced in project management, Jack will regularly measure project expenditures and work progress in conjunction with the budget and schedule. Should leadership need to be replaced at any time during the management of this project, City Officials will move quickly to identify qualified and invested individuals to step into the position(s).

The Planning Department and the OCD have sufficient experience with procuring contractors for Brownfields Assessment projects. Any other professional expertise related to this project will be retained following all applicable federal and state public procurement guidelines.

### **c. Measuring Environmental Results: Anticipated Outputs/Outcomes**

i. Outputs: The City will take a proactive approach to the management of its Assessment program. Utilizing the LSP as a resource for tracking progress in a responsive manner, the City will also utilize the Work Plan as a scheduling tool to advance the stages of the project. The ultimate output from the assessment process will be the reports from Phase I and Phase II which will delineate the nature and extent of contamination if any is discovered, which will then allow the City to prioritize cleanup planning or assist property owners with redevelopment.

ii. Outcomes: The Brownfields targeted for assessment will be prioritized according to potential for reuse. The ultimate outcome from assessment activities in the City will be the immediate redevelopment of the property by the City or current owner or the transfer of property to a private interest for redevelopment. Often assessment work leads directly to transfer of property to a private developer for redevelopment.

### **d. Past Performance and Accomplishments**

#### i. Currently or Has Ever Received an EPA Brownfields Grant

**1. Accomplishments:** The City was a successful grantee during the U.S. EPA Brownfields Pilot assessment program, receiving a total of \$200,000 beginning in 1996. 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 U.S. EPA's website.

- **Former Bay State Wire Company (1996)** – An initial Brownfields Pilot Assessment grant of \$59,000. 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 cleanup effort, funded with CDBG resources. The property was then sold to a private developer for redevelopment as office space.
- **Former Conway Bedding/Hallahan Lumber (1997)** – Additional \$30,000 in Assessment funds. Completed assessments led to cleanup and demolition activities supported with CDBG resources. The site was sold to an affiliate of CNBC who constructed an \$8 million digital broadcasting station for Channel 22 News.
- **Former J.G. Roy Lumber (1998)** – \$111,000 in Assessment funds. This site received \$41,600 for assessment activities. The property was then sold to J. Polep Distribution, who completed remediation activities and demolished existing structures for expansion. The City assisted with cleanup by providing a CDBG loan.
- **Former Tri-City Cleaners (2000)** – Additional \$35,000 for Assessment activities. A tax-foreclosure, this site had a documented 67 year history of contamination. 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.

**2. Compliance with Grant Requirements:** The City of Chicopee more recently was successful in securing the following U.S. EPA Brownfields Grants:

- **FY2012** – Three Cleanup Grants, 10/1/2012 – 09/30/2015; (final closeout documents submitted to U.S. EPA in December 2015). The grants supported the abatement of three Uniroyal buildings that were then demolished.
- **FY2012** – One Community-Wide Assessment Grant, 10/01/2012 – 06/30/2017; Over seven properties were assessed under this grant.
- **FY2013** – One Cleanup Grant, 10/01/2013 – 09/30/2016; Work was completed ahead of schedule and close out documents submitted to U.S. EPA in December 2016.
- **FY2014** – Two Cleanup Grants, 10/01/2014 – 09/30/2017; Projects were completed during the project period. Grants addressed cleanup of contaminated rail bed soils and contaminated, buried demolition debris.
- **FY2015** – One Cleanup Grant (Petroleum Only), 10/01/2015 – 09/30/2018; Project completed cleanup in summer 2017. The grant addressed the cleanup of petroleum-contaminated soil and groundwater at a former auto-service station.
- **FY2016** – Three Cleanup Grants, 10/01/2016 – 9/30/2019; Project is in beginning stage of implementation. These grants will address the remediation of hazardous materials in three buildings on the Uniroyal site and prepare for their ultimate demolition.
- **FY 2017** – Three Cleanup Grants, 10/01/2017 – 9/30/2020; Project is in preliminary stage of implementation. These grants will address the remediation of hazardous materials in three buildings on the Uniroyal site and prepare for their ultimate demolition.

All required documents including work plans, community relation plans, quarterly reports and ACRES profiles have been submitted per the Work Plan schedule and required deadlines.