



November 28, 2011

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

Subject: FY2012 EPA Brownfields Assessment Grant Proposal

Dear Mr. West,

On behalf of the Pioneer Valley Planning Commission (PVPC) and our member communities, enclosed is a proposal for United States Environmental Protection Agency funding for brownfields assessment activities. We request \$400,000 in total EPA funding.

The Pioneer Valley of western Massachusetts was once home to major manufacturers of machine tools, textiles, munitions, paper and other products that supported a thriving working-class region. Today, many former manufacturing sites in the area are contaminated and underutilized. If funded, this grant will enable the PVPC to assist our member communities as we work to make the Valley a more vibrant place to live and work for today's residents.

The Pioneer Valley Planning Commission is a state-created regional planning agency that serves 43 member cities and towns in western Massachusetts' Connecticut River valley. This fall, PVPC is conducting a region-wide brownfields planning process through our HUD Sustainable Communities Initiative grant. EPA brownfields assessment funding will provide a critical first step in implementing the regional plan and serving the Valley's high-need communities.

Please do not hesitate to contact our brownfields team (Senior Planner Andrew Loew, Principal Planner/Manager Chris Dunphy, and Principal Planner Anne Capra) or me if you have any questions or need further information regarding this proposal. Thank you for your thoughtful consideration.

Sincerely,



Timothy W. Brennan,
Executive Director

cc: Diane Kelley, EPA Region 1

A. Applicant: Pioneer Valley Planning Commission
60 Congress Street, First Floor
Springfield, MA 01104

B. DUNS Number: 108267592

C. Funding Requested: Assessment, \$400,000 (\$200,000 hazardous materials, \$200,000 petrolcum), Community-wide

D. Location: Forty-three municipalities in Hampden and Hampshire counties, Massachusetts:

Agawam, Amherst, Belchertown, Blandford, Brimfield, Chester, Chesterfield, Chicopee, Cummington, East Longmeadow, Easthampton, Goshen, Granby, Granville, Hadley, Hampden, Hatfield, Holland, Holyoke, Huntington, Longmeadow, Ludlow, Middlefield, Monson, Montgomery, Northampton, Palmer, Pelham, Plainfield, Russell, South Hadley, Southampton, Southwick, Springfield, Tolland, Wales, Ware, West Springfield, Westfield, Westhampton, Wilbraham, Williamsburg, and Worthington.

E. Site Specific: N/A

F. Contacts: Project Director – Andrew Loew, Senior Planner, 60 Congress St., Springfield, MA 01104. Phone: 413 781-6045 Fax: 413 732-2995 Email: aloew@pvpc.org

Chief Executive – Timothy Brennan, Executive Director, 60 Congress St., Springfield, MA 01104. Phone: 413 781-6045 Fax: 413 732-2995 Email: tbrennan@pvpc.org

G. Date: November 28, 2011

H. Project Period: Thirty-six months from EPA Cooperative Agreement date

I. Population: PVPC region, 621,570 at 2010 US Census; Areas of Brownfields Interest as discussed in the narrative proposal, 215,260 at 2010 US Census

J. Special Considerations Checklist: See attached.

RANKING CRITERIA FOR ASSESSMENT GRANTS

1. Community Need

a. Health, Welfare and Environment [20 points]

The Pioneer Valley of Western Massachusetts is one of America's oldest industrial regions. Bisected by the Connecticut River and crisscrossed by its whitewater tributaries, the Valley provided ideal conditions for early 19th century mills that required water for power, transportation, and waste disposal. In the decades following 1800, factories producing textiles, paper, shoes, machine tools, and firearms – including the famous Springfield rifle – supplanted former farm villages, creating new mill towns and urban neighborhoods. These were often true company towns, where local industrial firms provided and controlled their host communities' housing, shopping, schools, infrastructure and social and civic life.

At its peak in 1960, employment in the Valley's forty-three cities and towns was concentrated strongly in manufacturing, with more than 33% of workers in that sector. The area's household income was higher than the national average. Unfortunately, by the later 1960s, competition from other US regions and overseas combined with technological changes to reduce the area's competitive advantage for industry. The 1970s and '80s saw more than 45% of all regional manufacturers close. Industrial jobs fell to 19.7% of overall employment (1990), then to 11.6% (2008-2010), replaced largely by lower-paying service jobs. Household adjusted income fell to barely two-thirds of the national average in the same timeframe. [2009 Federal Reserve Bank of Boston: 1990 US Census: 2008-2010 American Communities Survey]

Number and Size of Brownfields: Brownfields are the physical legacy of this industrial disinvestment. More than 4,000 contaminated sites in the Pioneer Valley have been reported to the Massachusetts Department of Environmental Protection's (MassDEP) voluntary cleanup program since 1993, with about 500 in need of further assessment and/or cleanup. Petroleum-only sites make up about 200 of the active sites, with dozens more comingled with hazardous materials. Known and suspected brownfields in the area range in size from less than a quarter acre to more than 170 acres. Based on GIS analysis, at least 7,500 acres of property in the Valley have been impacted by reported contaminants. Despite these large numbers, we know from past experience that many additional sites are not on any official list, but are revealed during face-to-face outreach to local officials, residents and landowners. [MassDEP: MassGIS]

Under its ongoing HUD-funded Sustainable Communities Initiative grant, PVPC is conducting a region-wide brownfields plan, which has identified **24 preliminary 'Areas of Brownfields Interest' (ABIs)** throughout the region. If funded, PVPC intends to establish an assessment program that focuses primarily on these neighborhood-scale areas (each defined by clustered Census Tracts and/or Block Groups), where brownfields are pervasive, but resources to address them are often lacking. In order to illustrate the range of challenges faced by these communities, in this proposal we will focus mainly on five preliminary ABIs:

Chicopee Center & Chicopee Falls ABI (est. 64 sites): two adjacent former industrial downtowns near the confluence of the Chicopee and Connecticut Rivers. The abandoned Uniroyal and Facemate factories (65 total acres) at Chicopee Falls produced tires and textiles for decades. PCBs, petroleum, asbestos, VOCs and other toxins are known to exist in the soil and may have migrated into groundwater and wetlands in the area. Assessment is still needed in portions of the site. In Chicopee Center, several mostly-abandoned 19th century mills are located along the riverfront, and another mill is currently being vacated. The Chicopee Center area is the target of PVPC's EPA-funded Brownfields Area-Wide Planning Grant.

Downtown Westfield ABI (est. 164 sites): urban core of this mid-sized industrial city (pop. 40,000) on the Westfield River. Westfield was once a center of the buggy whip industry, and is still known as the "Whip City." Other firms produced bricks, cigars, bicycles, paper products, pipe organs, radiators and tools. Today, dozens of reported contaminated sites and abandoned industrial properties line the downtown

riverfront and abut residential areas. Redevelopment related to Westfield State University and a planned transit center is stalled partly due to environmental concerns.

North Agawam ABI (est. 60 sites): a mostly suburban former mill and farming community, the North Agawam area was the Town's primary industrial and former mill housing neighborhood. Of primary concern is a 2.3-acre abandoned industrial dry-cleaner site occupying a prominent parcel in the heart of the town's planned pedestrian-oriented 'new town center' area, which was designated as the Town's #1 priority redevelopment site in its 2010 Economic Development Plan.

Ludlow Mills ABI (est. 39 sites): in the center of a former mill town on the Chicopee River. The Ludlow Company, maker of textiles and jute twine, helped shape the center by providing housing, a library, schools and recreational facilities. In 1920, its workforce numbered 4,000 employees. By the 1940s, its workforce had shrunk to 1,200. Today, 172 acres and 1.4 million square feet of historic-designated former Ludlow Co. mill space are underused, in large part due to about 40 different reported contaminant releases. A mixed-use redevelopment is now planned for the site.

Downtown Ware ABI (est. 42 sites): located in the hills at the Pioneer Valley's eastern margin, downtown Ware is one of the smaller ABIs. Much of the town's central urban infrastructure was developed and maintained by manufacturing firms starting in the 1820s, after the Ware River was dammed. By the early 20th century, the Ware mills employed nearly 6,000 people in a town of 10,000. Among other sites of concern, a former manufactured gas plant (MGP) site along the river is in need of further assessment to determine cleanup needs and redevelopment options.

Health Impacts: Public health indicators show links between disease and brownfields-related environmental factors such as lead paint and air pollution, which are concentrated disproportionately in older industrial neighborhoods like the ABIs. Aging housing stock accounts for much of the lead hazard. About 55% of housing units in the Valley were built prior to 1960 – this measure exceeds 90% in former mill worker neighborhoods like the West End of downtown Chicopee. With less than 10% of the state's population, the Valley contains 18% of the state's high-risk municipalities for childhood lead poisoning. In places like the West End, the prevalence of abandoned brownfields keeps property values low and deters investments, such as lead paint abatement, by landlords and property owners. Overall, the ABIs – nearly all of which are old mill neighborhoods – are home to relatively high percentages of minority residents (see table on Page 4), raising the issue of environmental justice. [2008-2010 ACS: Mass. Department of Public Health]

Air quality is a concern due to the region's major highways (I-90 and I-91), power plants and remaining mills. With the region's transit-accessible downtowns burdened by brownfields and largely replaced as employment centers, car dependence will continue to impact air quality. In Hampden County, which contains more than three-quarters of the Valley's population, hospitalizations for asthma are 53% higher than the state rate, with especially high rates for Hispanics (91% higher than the state), who are about 5 times more likely to need hospitalization than non-Hispanic whites. [Massachusetts Dept. of Public Health]

Health and safety are also concerns due to the intermingling of residences and underutilized industrial facilities in the ABIs' old mill towns and neighborhoods. Many of these sites are completely unsecured. In these underserved areas, children and adults find recreational opportunities where they can, including (for example) at the former manufactured gas plant site in Ware, where there is evidence of trespassing (illegal dumping, vandalism, etc...). This site was a Phase I subject of our last EPA assessment grant, and is suspected to contain PAHs and other contaminants. We have worked with MassDEP to make sure that the site is evaluated and secured, pending further assessment and cleanup. Other brownfields in the region are known to have exposed residents or workers to asbestos, PCBs, VOCs, TCE and other chemicals.

Welfare Impacts: Brownfields have caused significant damage to the region's overall quality of life and have been particularly destructive to downtowns and village centers. Brownfields-impacted neighborhoods like those in Westfield and Ware have seen crime, including vandalism, on the increase as the recent recession shut down many of the last downtown manufacturers and the retail establishments that relied on them. Downtown streets from Ware to Westfield to Chicopee are lined by vacant storefronts. Illegal dumping has been reported at abandoned sites throughout the region. Access to recreational resources has been another casualty of contamination, as many local rivers are too dirty to fish or swim in, and fenced-off vacant mills prevent access to long stretches of riverfronts.

The burden of brownfields has been borne largely by the residents of the 24 ABIs. As the table on Page 4 indicates, these folks tend disproportionately to be the poor and minorities, and to an elevated degree, to be those who are most vulnerable to contaminants (minorities, children and women of child-bearing age). An intangible but meaningful impact has been the loss of identity and pride in former industrial communities. The Mayor of Chicopee was quoted in *The Reminder*, a local paper, saying "Five generations of students have walked past the abandoned facilities. No wonder they think there's no future here."

Environment Impacts: The Valley's brownfields are concentrated along its waterways, where many sites are known or suspected to have impacted wetlands, sediments, and surface water. As recently as the 1960s, the Connecticut River was designated as "suitable for transportation of sewage and industrial waste." In downtown Chicopee, large amounts of soil contaminants – mainly oil – from the former Delta Industrial Park still flow into the Chicopee River during seasonal flooding. Habitat for two species of endangered mussel, migratory birds, and the endangered short-nose sturgeon is threatened. Other waterfront sites in Chicopee, Ware and Brimfield are known to have released chemicals to waterways historically, with unknown lingering impacts. [MassWildlife]

Brownfields also have pernicious indirect environmental effects. They occupy a sizeable proportion of commercial- and industrial-zoned land in most regional downtowns. Over several decades, in part because of environmental obstacles to redevelopment, the area's retail sector and surviving large commercial and industrial employers have gradually relocated from downtowns to greenfield sites in former agricultural parts of the Valley. These new employment centers have attracted commuters and residential development to outlying areas. Between 1970 and 2000, the Valley's population grew less than 5%, while developed land increased 49%. This migration has caused habitat loss and has created a car-based culture, wasting energy, adding to carbon emissions, and contributing to documented air pollution. [Valley Vision 2, Pioneer Valley Planning Commission]

	Preliminary ABIs	PVPC Region	ABI %
Population (source: Census 2010)	215,260	621,570	34.6%
VCP Sites (source: MassDEP mapped sites GIS layer)	448	745	60.1%
Total Land Area (mi²) (source: MassGIS)	98	1,179	8.3%
Industrial Land Area (acres) (source: MassGIS)	4,968	9,910	50.1%

Disproportionate Impacts: PVPC intends to concentrate its assessment program in the **24 preliminary Areas of Brownfields Interest (ABIs)** identified to-date in our HUD brownfield plan. These mostly former mill neighborhoods show highly disproportionate exposure to contaminated VCP sites. As the table above demonstrates, the ABIs host almost two-thirds of the region's MassDEP-mapped contaminated sites, in an area where only a third of its residents live. ABIs also include more than half of all current and historic industrial land in the region, despite occupying only 8.3% of the total land area. With some variation among

the individual neighborhoods, the ABIs overall tend to include a high proportion of minorities and Latinos and a high share of at-risk groups, including children and women of child-bearing age (see table below).

b. Financial Need [20 Points]

Economic Impact: With the manufacturing economy further impaired by the recent recession, serious challenges face the Valley's residents, businesses, and government institutions. As a region, the Pioneer Valley's per capita income in 2000 stood at \$20,056, compared to the state average of \$25,952. Since then, the region (\$25,317) has fallen further behind the state (\$33,460). Among the five ABIs detailed here, Agawam (\$23,708), Chicopee (\$19,700), Ware (\$19,486) and Westfield (\$17,657) are well below the regional income mark, while Ludlow (\$27,035) is higher, but still significantly below the state average. Overall, the 24 ABI neighborhoods (at \$19,189) are significantly poorer than the region. ABIs in the largest former mill cities demonstrate even higher needs, with poverty as high as 58% in downtown Holyoke and 48% in Springfield's South End. In total, residents of the 24 ABIs have a poverty rate of 27.1%. The state rate is 10.1% (see table below). [2000 & 2010 US Census; 2005-2009 American Communities Survey]

The job picture is not much better for area residents. As of August 2011, Massachusetts reported 7% unemployment, whereas the Pioneer Valley region was at 8.8% (including 10% in Hampden County, home to most of the Valley's residents). Recent unemployment data are not available for sub-municipal areas (including the ABIs). However, in municipalities that contain ABIs, unemployment totaled 8.5% in August. The very low income levels noted in the paragraph above suggest that unemployment is much higher in the ABIs themselves. The Valley region's economy is still reeling from a sharp decline – nearly 10.5% in the five municipalities detailed above – in manufacturing sector jobs during the recent 2008 to 2009 recession. [Bureau of Labor Statistics: Massachusetts Division of Labor and Workforce Development]

This combination of low wages and high unemployment has resulted in a substantial foreclosure problem in the area. As a region, the Valley's annual foreclosure rate of .46% last year was substantially higher than the state rate of .29%. Brownfields-impacted communities such as downtown Westfield and Chicopee Center had rates greater than 1.82% and, as a result, were designated as "Extremely High Density" foreclosure areas in a 2010 PVPC publication. [The Warren Group: PVPC Foreclosure Update]

	Prelim. ABIs	PVPC Region	State	USA	Source
Population	215,260	621,570	6,547,629	308,745,538	1
Unemployment Rate (%)	8.5	8.8	7	9.6	2
Poverty Rate (%)	27.1	15.3	10.1	14.3	3
Minority Population (%)	26.9	20.4	19.6	26.7	1
Income (\$ per capita)	\$19,189	\$25,317	\$33,460	\$26,530	3
Other (%):					
Hispanic/Latino	25.8	16.8	9.6	16.3	1
Children	19.4	17.7	17.7	19.8	1
Elderly	12.5	13.8	13.8	13.1	1
Women/Child-bearing Age	22.9	21.2	20.7	20.2	1

SOURCES: 1 – US Census 2010; 2 – BLS August 2011 (non-seasonally-adjusted), municipal-level data used as proxy for ABIs due to unavailability of data at Tract/Block Group levels; 3 – 2005-2009 ACS; includes only Tract-delineated portions of ABIs (81% of total ABI population) due to present unavailability of recent income/poverty data at Block Group level

Limits on Funding: For the fourth consecutive year, the Commonwealth of Massachusetts slashed its annual budget for unrestricted (non-school) local aid in July (by 7.3%). Since the start of the recent recession in 2008, Massachusetts' cities and towns have seen state local aid cuts totaling more than 37%. Increased state assistance for local finances will almost certainly not be available in the foreseeable future. Moreover, many local cities and towns have been forced to reallocate funding for recovery from the June 1,

2011 EF3 tornado that struck the eastern third of our region (including five ABIs), causing an estimated \$140 million in damage. [Mass. Executive Office of Administration and Finance: FEMA]

Municipalities in our region have had a tough time trying to make up for lost state assistance. More than a dozen towns in the Valley are simply too small (under 2,500 people) to take on new financial burdens. Moreover, state law limits property tax rate increases to 2.5% per year. In a housing market where home values (and property tax assessments) have plummeted 10-15% in four years, this cap has resulted in markedly lower local government revenues. A standard method for determining the financial viability of municipalities is the equalized property valuation (EQV), which captures the value of all assets from which local property tax revenues are derived. The average Massachusetts municipality now has an EQV of \$156,493 per capita (down about \$10,000 since 2008). The five municipalities with ABIs detailed in this proposal fare less well: Chicopee (\$69,650), Westfield (\$83,281), Ludlow (\$92,441), Ware (\$84,760), and Agawam (\$103,952). These numbers bear out the struggle communities have had in making the transition from manufacturing to other activities, and reflect the drag that brownfields, foreclosures and other non-revenue properties can have on local finances. [2010 US Census: Mass. Department of Revenue]

2. Project Description and Feasibility of Success

a. Project Description [20 Points]

i) Now is an exciting time in the Pioneer Valley. Despite the recent recession, redevelopment is underway in many former industrial communities, with groundbreaking this year in Holyoke for a \$168 million hydroelectric-powered computing research center for MIT and Cisco Systems, Springfield gaining a virtual warehouse to manage the state government's data, and Chicopee and Holyoke completing multi-use trails in their old mill districts. The fact that all these sites are former brownfields confirms that there is demand for redevelopment and re-investment in our region if sites can be cleaned up and made competitive. Projects like these are very much aligned with PVPC's 2010 Sustainable Communities Regional Planning Grant (in conjunction with the Capital Region Council of Governments in Connecticut) from the US Department of Housing and Urban Development (HUD). Focusing on the Hartford/Springfield bi-state 'Knowledge Corridor,' PVPC is now rolling out an ambitious three-year work plan to position the region as a leader in sustainable community development and rail transit, transitioning from a manufacturing economy to a balanced economy, including knowledge-sector growth spurred by the region's colleges and universities, and creating more livable communities for all of the corridor's 1.6 million residents.

This fall, PVPC is developing a Regional Brownfields Plan as part of the ongoing HUD-funded Sustainable Communities grant. The plan has two main components: to identify neighborhoods throughout the region that are impacted intensively by brownfields, and to develop neighborhood-specific goals and potential resources for assessment, cleanup and redevelopment. This EPA assessment grant will be a critical first step toward implementation of the plan. In collaboration with our regional Brownfields Advisory Committee (BFAC), we have designated **24 preliminary 'Areas of Brownfields Interest' (ABIs)** based on analyses of historic land use, reported and suspected contaminated sites, demographics and economics, and environmental justice. These former industrial and commercial districts range from tiny upland mill villages to urban downtowns; in all cases, brownfields are pervasive, but resources to address them are mostly lacking. As noted in section 1a, the ABIs contain more than half of the region's historic industrial land and about two-thirds of its known contaminated sites. If funded for assessment, PVPC intends to concentrate **at least 75%** of available resources in the ABIs, with the remainder allocated for key sites elsewhere in the region. Individual sites and follow-on projects will be selected based on input from the BFAC, which will guide us in developing selection parameters.

PVPC requests \$400,000 in combined petroleum and hazardous materials funding. Based on our experience with previous EPA assessment grants, we expect to conduct **approximately 14 assessments: 6 ASTM Phase I and 6 ASTM Phase II assessments**, followed (where necessary and affordable) by **2 Massachusetts Phase III Remedial Action Plans** with risk assessments, cleanup plans and cost estimates. Assessment activities are expected to split evenly between hazardous materials and petroleum.

Outreach (Task 2 in the budget) is a critical component of the process. It serves to make communities, residents and site owners aware of the assessment opportunity and, through them, brings sites to the program. PVPC has recently convened the BFAC to help oversee the outreach process. This advisory group includes local and state environmental and planning officials and staff from community-based organizations that range from environmental health advocacy to business development. Upon the grant being awarded, PVPC staff will work with BFAC members to conduct targeted outreach at regional and local meetings and through other publicity (media coverage, organizational websites, social media etc....).

As outreach activities gain traction, the program will move into Task 3, Site Selection. Two batches of sites will be solicited and selected: first, from the ABI communities, to be followed by a second process for additional sites from around the region. Based on budget limitations, known community priorities, and likely site selection criteria, we expect that the first batch of sites will be mostly Phase II and/or III projects, while the second batch will be mostly Phase I projects. Sites with the most near-term re-use potential (as determined using BFAC-developed criteria) will be prioritized for Phase III cleanup planning.

Once sites are selected, they will move on to Task 4 (Phase I and Phase II assessments, and Phase III cleanup planning) as appropriate, depending on where they already stand in the regulatory process. These activities will be conducted by state Licensed Site Professionals (LSPs). Phase I activities include researching historical records and interviewing previous site users to determine if there is reason to believe that a site is contaminated. If Phase I conclusions recommend further testing and the grant budget allows, then the site will be moved into Phase II, actual on-site testing where contaminants are identified, quantified and delineated. This phase requires a Quality Assurance Project Plan for testing procedures that must be approved by EPA. Because site work can be intrusive to abutters, further community outreach will be made prior to each assessment to discuss potential risks and neighborhood concerns, and during or after work to discuss any imminent risks revealed. Finally, sites that need significant cleanup activities will proceed to Phase III cleanup planning with the approval of the BFAC, based on near-term redevelopment potential, and budget allowing.

b. Budget [40 Points]

i) Budget (see Page 7 for budget table)

Budget Categories

Personnel/Fringe: Pay rate of \$30/hr for Senior Planner (700 total hours, or ~5 hrs/wk) and \$40/hr for Principal Planners (525 total hours, or ~4 hrs/wk). EPA-approved fringe rate is 27.2% of personnel.

Travel: Local travel at \$.555/mile, staff trips to state/regional workshops, and attendance by two staff at two national brownfields conferences (each @ \$500/airfare, \$700/hotel, and \$300/misc. per person).

Supplies: Standard office supplies for the implementation of the assessment program including paper, binders and folders, plus poster boards, large-format paper, pamphlets and mailers for outreach efforts.

Contractual: PVPC will procure state-licensed contractor(s) (LSPs), in accordance with 40 CFR 31.36 and state regulations, to be used for assessment and related activities under Tasks 2-4.

Budget Categories		Project Tasks				
(programmatic costs only)		Task 1 CA oversight	Task 2 Training & outreach	Task 3 Site ID & selection	Task 4 Phase I, II & IIIs	SUBTOTAL
Personnel	HazMat	\$4,000	\$5,500	\$6,000	\$5,500	\$21,000
	Petroleum	\$4,000	\$5,500	\$6,000	\$5,500	\$21,000
Fringe	HazMat	\$1,088	\$1,496	\$1,632	\$1,496	\$5,712
	Petroleum	\$1,088	\$1,496	\$1,632	\$1,496	\$5,712
Travel	HazMat	\$100	\$3,150	\$500	\$400	\$4,150
	Petroleum	\$100	\$3,150	\$500	\$400	\$4,150
Supplies	HazMat	\$500	\$750	\$250	\$250	\$1,750
	Petroleum	\$500	\$750	\$250	\$250	\$1,750
Contractual	HazMat	\$0	\$3,500	\$2,500	\$161,388	\$167,388
	Petroleum	\$0	\$3,500	\$2,500	\$161,388	\$167,388
SUBTOTALS	HazMat	\$5,688	\$14,396	\$10,882	\$169,034	\$200,000
	Petroleum	\$5,688	\$14,396	\$10,882	\$169,034	\$200,000
TOTAL		\$11,376	\$28,792	\$21,764	\$338,068	\$400,000

Task 1. Cooperative Agreement Oversight

PVPC will manage all aspects of the assessment program, including procurement and management of contractors (with Davis-Bacon compliance, where required), Section 106 historic review, reporting quarterly to EPA (including MBE-WBE), updates of ACRES, and monitoring of costs under CERCLA 104(k) to ensure that all activities are eligible for funding. Est. 133 hours for Sr. Planner, 100 hours for Pr. Planners.

Task 2 : Outreach & Training

Task 2 focuses on increasing awareness of the assessment program to attract potential assessment sites and community group partners and to keep residents updated. Awareness will be built through regional coordination, partnership development, and media publicity. PVPC, working through the BFAC described above, will establish or enhance community-based partnerships, conduct multiple staff and public outreach meetings in each community where assessments are conducted, develop and distribute informational materials (through our own channels and those of our community and non-profit partners), and encourage media placement. Contractor(s) will attend BFAC and site-specific public meetings as part of the outreach process. Funding through this task will also provide for continuing education and training for our brownfields team through attendance at brownfields conferences and training sessions offered by the EPA, MassDEP, and professional associations. Est. 183 hours for Sr. Planner, 138 hours for Pr. Planners.

Task 3: Site Identification and Selection

The assessment program will initially solicit sites from the 24 ABIs described in section 1a, followed by other communities in the region. PVPC staff will conduct an initial screening of applicant sites to determine likely eligibility and project viability by meeting with interested parties (i.e., the property owner and city/town officials), and MassDEP brownfields staff. MassDEP will also be consulted regarding petroleum site eligibility. An EPA eligibility form will be submitted for each competitive site. With significant BFAC input into site selection criteria, finalist sites will be ranked, selected for assessment, and prioritized for Phase III cleanup planning. Contractor(s) will provide information to inform decisions on promoting sites into the next work phase (e.g., from Phase I to Phase II) Est. 200 hours for Sr. Planner, 150 hours for Pr. Planners.

Task 4: Assessment Activities (Phases I, II and III)

This task includes a kickoff community meeting for each project, assessment work, laboratory analysis and submittals by contractors, oversight of all contractor on-site work, review of all contractor submittals, and

status updates to the affected community. Coordination with EPA will be required during QAPP approval, and MassDEP will be consulted to comment on any submittals at complex or sensitive sites. Contractors will be required to participate in additional public meetings if an imminent health hazard is discovered during assessment. Est. 183 hours for Sr. Planner, 138 hours for Pr. Planners.

Depending on each site's initial regulatory status and program budget considerations, actual assessment work for each site may range from a Phase I ESA to a Phase II ESA to a Massachusetts Phase III Remedial Action Plan (or all three). Although the sample size is small, our FY05 and FY06 assessment programs showed roughly equal demand for hazardous materials and petroleum assistance, as well as similar project costs for both types of contamination. Phase I assessments were consistently about \$3,500. Phase II costs ranged from \$9,968 to \$65,880, with the average about \$41,000. Phase III Massachusetts cleanup plans averaged slightly under \$20,000. Based on this experience (plus 5% to account for inflation), we anticipate contractual costs for Task 4 totaling about \$322,776 (or \$161,388 each for petroleum and hazardous materials) thereby delivering **3 Phase I, 3 Phase II, and 1 Phase III assessment** for petroleum sites, and the same number of assessments for hazardous material sites (**14 total assessments**).

ii) Tracking and Measuring Progress

Outcomes: Initial outcomes will be measured in terms of sites assessed (Phase I and Phase II) and cleanup plans produced (Mass. Phase III). Long-term outcomes are expected to include cleanups that, first, result in protection of health and/or the environment and, second, lead to redevelopment. Redevelopment outcomes will be tracked in terms of cleanup and redevelopment dollars leveraged, jobs created and retained, greenspace added, and marginal local tax base increases. PVPC has an annual allocation of technical assistance time dedicated to each member town which will be used, in part, to meet this outcome tracking requirement, even after the close of the grant.

Outputs: During the grant period, outputs will include assessment reports (and possibly closeout reports) by our contractors, status updates to keep our community partners updated, quarterly reports to EPA, environmental and redevelopment data input through the ACRES system, and our own PVPC annual reports and internal brownfields tracking database. We will provide continue to provide 'success stories' to EPA on request. As above, we have technical assistance hours devoted to each city and town that can be used, in part, to keep ACRES up to date in the post-grant period.

iii) Leveraging

Pioneer Valley communities have leveraged a gamut of funding sources for past, ongoing and planned brownfield projects. Despite the bad economy, PVPC itself has leveraged about \$18 million in cleanup and redevelopment through \$1.4 million in assessments and RLF cleanups since calendar 2008. Letters of support are attached for ongoing and future projects totaling more than \$3 million in several ABIs. These projects may receive funding under this assessment grant, depending on site selection criteria and scoring:

Chicopee: The Uniroyal/Facemate site in Chicopee Falls recently received Priority Site Designation from MassDevelopment, allocating up to \$2 million in cleanup loan funds, with **\$1.1 million** remaining for additional cleanup, as indicated by assessment. Last year, the site was designated as a Brownfield Support Team project (one of five in 2010) by the Lieutenant Governor, opening the door for enhanced technical assistance. In Chicopee Center, newly designated as a state Smart Growth District, an EPA-funded area-wide brownfields planning project (\$175,000) is now underway in the West End neighborhood. The effort has already generated meaningful engagement with brownfield landowners and potential developers.

Holyoke: The City has over **\$400,000** in a variety of funding sources for the planning activities occurring toward the revitalization of the Center City of Holyoke from HUD Sustainable Regional Communities

funding, City funds, and Neighborworks America funding. Since its inception, the Holyoke brownfield program has been able to leverage \$2.6 million in combined planning, assessment and cleanup funds.

Agawam: Redevelopment of North Agawam's Walnut Street Extension is a top priority for the Town. A 1960s-era strip anchored by a fire-destroyed former industrial dry cleaner, the area is prioritized in the local 2010 Economic Development Plan for redevelopment as a pedestrian-friendly mixed-use "new town center" near the riverfront. The project received a state designation authorizing tax-increment financing to parties wishing to redevelop the site, which is expected to attract developer interest. The Town is also preparing an application to EPA Region 1's Targeted Brownfields Assessment program for site assessment services valued at roughly **\$50,000** to better delineate the scope of groundwater contamination.

Ludlow: Ludlow Manufacturing, is a 172-acre mill complex along the Chicopee River, with 1.4 million square feet of existing floor space. Fifty or so small businesses with about 300 total employees currently occupy 70 acres. The remainder of the historic complex is suitable for adaptive re-use. The for-profit Westmass Area Development Corporation is proposing \$200-300 million of investment over a decade to redevelop the site for LEED-certified office, mixed-income residential, and high-tech industrial uses, projected to attract 2,500 jobs to downtown Ludlow.

Ware: A \$7 million public safety complex is now being built (using \$5 million in FEMA funds) on a former brownfield in Ware that was cleaned using a \$200,000 discounted loan from PVPC's RLF. On a smaller scale, the Town has prioritized assessment of part of a former manufactured gas plant site that borders Memorial Field, the community's busiest ball field. Assessed (Phase I) under PVPC's last EPA grant, the property requires further testing and analysis. The Town has roughly **\$47,000** in HUD program income funds that it expects to commit to site assessment (and cleanup) activities, should they be required. Renovation of other sections of the park is already underway using an FY11 HUD block grant.

Additional Resources: Should the resources above prove insufficient or unavailable, investments of varying amounts and for varying purposes are available from the private sector and all levels of government. At the federal level, further brownfields funding from EPA (either national or through Region 1 as TBA) is a potential source, as are HUD Community Development Block Grants (CDBG) for large communities (and competitively through the state for smaller towns). HUD's BEDI brownfields program is another option if it receives further funding from Congress.

At the state level, there are a variety of incentive programs available to brownfield projects. Occasionally MassDEP has 128(a) funds. More reliable is the MassDevelopment's **brownfields redevelopment fund**, which offers loans for assessment (\$100,000) and cleanup (\$500,000), and can offer limited grants in situations of direct public benefit. However, this funding cannot be used at sites where asbestos or lead paint is present. The state also offers incentives for private and non-profit development through subsidized environmental insurance, a transferable tax break on response action costs, and a Covenant Not to Sue liability relief program. At the regional level, PVPC's EPA-funded RLF offers loans, sub-grants and hybrid loan-grant assistance to eligible parties anywhere in the region. The current balance is about **\$1.5 million**.

c. Programmatic Capability and Past Performance [40 points]

i) Programmatic Capability

PVPC has managed federal grants for nearly 50 years and has more than a decade of experience with EPA's brownfields program. Our current brownfields team has three experienced core members:

Andrew Loew, AICP, Senior Community Development Planner, will be the primary contact for this program, with responsibility for cooperative agreement oversight, reporting, and many of the assessment projects.

Andrew was the Assistant Brownfields Coordinator at MassDEP before joining PVPC in 2010. At MassDEP, he assisted communities with capacity building for brownfields projects, provided guidance on incentive programs and liability relief, and developed the agency's brownfields results tracking database. He wrote and co-managed MassDEP's FY09 EPA coalition assessment grant, helped managed 128(a)-funded projects, and now manages PVPC's ongoing brownfields RLF and AWP grants.

Anne Capra, AICP, Principal Environmental Planner, has worked at PVPC for 11 years and has done extensive work on Quality Assurance Project Plans, source water protection, and watershed restoration. She served as the manager for three EPA-funded grants: two petroleum assessment grants and a cleanup grant for a site in Easthampton, Mass. (managed on behalf of the City). Anne also co-manages PVPC's AWP project. She will be responsible for managing individual site assessments under the proposed grant.

Christopher J. Dunphy, Principal Community Development Planner, has worked at PVPC for over 10 years, during which he has managed 23 HUD Community Development Block Grants totaling more than \$20,000,000. Chris helped prepare the Town of Morison's successful FY05 cleanup grant. He also managed PVPC's recently-closed FY06 assessment grant. Chris will be responsible for managing individual site assessments under the proposed grant, and will lead procurement of our consultants.

The core brownfields team above is supported by other PVPC staff. Kelvin Molina, Community Development Planner, joined the agency in 2007 and has recently been involved with PVPC's brownfields AWP. Kelvin is fluent in Spanish, and will provide translation of documents and public meetings related to sites in areas with sizeable Hispanic populations. James M. Mazik, AICP, PVPC's Deputy Director and Chief Procurement Officer, will provide oversight of accounting and procurement. Turnover in PVPC's core brownfields team is rare. Andrew Loew's arrival in 2010 was the first change in a half decade, precipitated by the retirement of his predecessor. Should further turnover occur, the team has significant redundancy, with each member having managed at least two EPA-funded grant programs. With Andrew's hiring, PVPC has demonstrated its ability and desire to recruit brownfields staff when necessary.

Under this proposed EPA grant, PVPC will contract state-certified Licensed Site Professionals (LSPs) to conduct Phase I assessments, Quality Assurance Project Plans (QAPPs), Phase II assessments, and Remedial Action Plans (Phase III under Massachusetts General Laws, Chapter 21e). In 1993, MassDEP's the Chapter 21e Voluntary Cleanup Program was privatized in order to accelerate the pace of cleanups in the state. LSP services will be procured under state law (Chapter 30b) and in compliance with procurement standards in 40 CFR Part 30 or 40 CFR 31.36, as appropriate. PVPC intends to procure two contracting firms to ensure that the 14 proposed assessments can be completed in the grant's 36-month timeframe.

ii) Adverse Audits

An Audit and Management Letter for the period ending June 30, 2010 was received regarding documentation of staff time charges for PVPC's brownfields RLF by the Accounting Manager. An updated internal controls policy was developed with approval from EPA Region 1's OIG (determination letter dated 11/3/2011), under which PVPC accounting and program staff are implementing changes to the internal accounting system to better reflect current program requirements, and to establish a central financial record for the program. The record will be reviewed monthly by the Deputy Director for Operations.

iii) Past Performance

The grants listed on Page 11 are closed with the exception of the AWP and RLF programs. PVPC has adhered to the submitted work plans, consistently met the terms and conditions of the grants (with the exception noted in 3.ii), and provided timely submittals of quarterly progress reports, financial reports, ACRES data input (including redevelopment resources leveraged), and success stories.

Grant Name	Grant Period	Funded Amount	Balance of Funds
FY 2010 Area-Wide Planning Pilot	10/15/2010 -	\$175,000	\$161,201
FY 2009 Revolving Loan Fund (transitioned from pilot)	4/21/2008 -12/31/2014	\$1,851,037 (at transition)	\$1,489,372
FY 2006 HazMat Site Assessment	7/1/2006 - 6/30/2010	\$200,000	\$0 (closed)
FY 2006 Petroleum Site Assessment	7/1/2006 - 6/30/2009	\$200,000	\$0 (closed)
FY 2005 Petroleum Site Assessment	9/1/2004 - 9/1/2006	\$150,000	\$0 (closed)

Accomplishments

PVPC has managed EPA brownfields grants since 1998 and has reported using ACRES since FY06 (some updates have been made to pre-ACRES sites made available by EPA recently). Accomplishments include:

- Using \$19,000 of its 1998 site assessment pilot grant, PVPC funded a Phase III cleanup plan for the Town of Chester's wood-waste landfill redevelopment project, and later provided \$220,000 under its RLF for cleanup. The project made possible construction of a \$7 million regional elementary school.
- In FY07, PVPC transitioned its RLF (then about \$1.9 million) to the post-2002 rules. In 2009, 2010, and 2011 PVPC requested and received \$1.4 million in total supplemental funding. These funds are being used at two projects in Springfield, one a large former mill. PVPC's investment of about \$1.2 million has leveraged \$13 million in acquisition, cleanup, demolition, and redevelopment at the two sites.
- An RLF loan of \$200,000 (20% discounted under the old RLF rules) made to the Town of Ware in 2006 funded remediation of an old dump at the former Ware Farm Equipment site. This fall, the site is being redeveloped as a public safety complex using \$5 million from FEMA.
- Our FY05 \$150,000 assessment grant included three Phase II assessments and two Phase III remediation plans. Two of these properties are now in the redevelopment phase: one as affordable city-owned housing, the other as commercially-available space.

3. Community Engagement and Partnerships (30 points)

a. Involving the Affected Community: In coordination with the BFAC described above, upon grant award, PVPC will issue a press release notifying the region of the availability of funding and solicitation of eligible applicants. Media releases will be issued through our website, brownfields email list, social media (Facebook and Twitter), BFAC member organization outlets, and will request an article in the *Springfield Republican* and other local papers. Our bilingual planner will translate media releases into Spanish (the area's predominant foreign language) and we will seek coverage by area Spanish-language outlets

PVPC and its partners will hold at least three regional public meetings (in both the work day and evening, for maximum public access) in ABIs distributed around the region. These meetings will introduce the assessment program, solicit sites, and discuss potential assessment, cleanup and re-use options. PVPC will work with municipal professional staff, elected officials, and our local partner community organizations to publicize the meetings to residents and other prominent groups, and will advertise the meetings in local papers and as required by state public meeting posting law. In areas with a significant Spanish-speaking population (such as Springfield, Westfield and Chicopee), PVPC's bilingual staff planner will be present to translate. In areas with other apparent linguistic needs, translation services will be obtained as required.

After site selection and contractor procurement for each project, a public meeting will be held in the affected neighborhood itself (or if need be, at town offices) to outline the assessment project's work plan and schedule, and to hear and address neighborhood concerns (typically about traffic, parking and contaminants). These site-specific meetings will be publicized via similar methods as the initial public meetings and through a mailing/emailing to site abutters. MassDEP and/or local board of health staff will be strongly encouraged to attend to address any site-specific public health concerns.

Communicating Progress: As each assessment project approaches and begins, schedules and progress will be tracked by PVPC (and the BFAC), and will be communicated to the public on PVPC's website, which will have an up-to-date individual page for each project. These web pages are designed to be easily printable as mailers or flyers so that abutters can be informed periodically of progress, schedule changes, or discovered health risks. These updates will also be sent to municipal government for distribution through their own postings/web page, and to our partner local community groups for distribution via their channels.

b. PVPC benefits from ongoing relationships with several health, environmental and job training bodies:

Massachusetts Department of Environmental Protection (MassDEP): MassDEP regulates the state's MGL Chapter 21e voluntary cleanup program, and is the agency with which all of the sites we assess (if found to be possibly contaminated) and/or clean up are registered. PVPC has collaborated with and will continue to work with MassDEP at the startup of assessment projects, in order to make sure the landowner (often a town or city) understands the regulatory process and liability issues. PVPC staff has worked successfully with MassDEP's brownfields technical assistance staff. Under a previous grant, a Phase I assessment revealed a potentially dangerous former coal gasification plant in the Town of Ware, where the landowner had not secured the site, and there was evidence of trespassing. After trying to work with the owner, local planning and health staff were consulted and PVPC worked with MassDEP to evaluate the landowner's need to secure the site, pending remedial activities.

MassDevelopment Finance Agency: MassDevelopment offers cleanup and assessment loans and sometimes grants for brownfields, and can provide project management services to towns or businesses for complicated sites. These programs complement our abilities, and we work with MassDevelopment regularly. MassDevelopment staff recently managed a \$700,000 cleanup funded through PVPC's RLF.

Local Boards of Health: In Massachusetts, most public health functions are in the domain of local boards or commissions. PVPC routinely works with the staff of these bodies through our county Health Coalition, which is responsible for coordinating responses to public health and natural emergencies. Relationships established through the Coalition and other projects have been useful at past brownfields projects. For example, in the Town of Middlefield, the local Board of Health was recruited to assist with testing drinking wells in the vicinity of a petroleum-to-groundwater release that was being assessed using our EPA funds.

Job Training Entities: In partnership with the Springfield chapter of the non-profit Groundwork USA and the Hampden County Regional Employment Board, PVPC applied for an FY09 EPA brownfields job training grant. Unfortunately, this grant was not awarded, and the local Groundwork chapter is now disbanded. There are no known job training grantees in our area. However, under PVPC's Sustainable Communities Regional Planning Grant from HUD, we are creating a Knowledge Corridor Workforce Development Plan that integrates and builds upon plans created by the REBs in Massachusetts and the Capitol Workforce Partners of the Hartford, CT region. A gap analysis will be done to evaluate the existing and projected needs and align resources, potentially including brownfields job training, with those needs.

c. Community based organizations: PVPC serves a region of 43 cities and towns and has close partnerships with both region-scale and local organizations. As mentioned elsewhere, we recently formed a Brownfield Advisory Committee (BFAC) to give guidance on regional brownfields planning and priorities and to provide links, through its contacts, to other local community organizations. Our partners include:

Pioneer Valley Asthma Coalition: An EPA CARE grantee, the Pioneer Valley Asthma Coalition works to improve quality of life for individuals, families and communities affected by asthma, including residents of brownfield-impacted neighborhoods. The Coalition has a broad network of partner organizations that are

concerned with the environment, community development, and environmental justice. The Coalition's director, Tom Taaffe, is the interim Chair of PVPC's Brownfields Advisory Committee (BFAC).

Economic Development Council of Western Massachusetts: The EDC is a non-profit dedicated to encouraging economic development in the Pioneer Valley by providing resources and information to businesses operating in, or entering, the region to aid in expansion, relocation and networking. Through their extensive network of partners in the business, banking and real estate communities, they will be a valuable contributor to our outreach efforts to reach local site owners and potential redevelopers.

Connecticut River Watershed Council. The non-profit CRWC is one of the oldest watershed organizations in the country and has achieved dramatic results in land use, water quality, resource protection, environmental justice, and watershed awareness. CRWC coordinates more than 3,000 volunteers and has a history of creating partnerships with other non-profit organizations as well as government entities of all levels. Through its relationships with volunteers and local environmental groups throughout the region, CRWC will be a valuable partner in PVPC's outreach efforts related to the many riverfront brownfields.

Plan for Progress Coordinating Council: The PPCC is steward of the region's comprehensive economic development strategy. Its composition is extremely broad, with representatives from colleges, chambers of commerce, large employers, housing advocacy organizations, community development non-profits, towns, community organizers, and philanthropic foundations. The PPCC's role under this grant will be to provide connections to local community groups, whether part of the PPCC, or known to a PPCC member, in order to help market the assessment program.

Westfield Business Improvement District: The BID formed in 2006 as a non-profit organization of local residents, small business operators, and institutions whose mission is to promote commerce and quality of life in downtown Westfield. Members are concerned with the area's vacant properties and how the perception and reality of environmental risk hamper redevelopment. The BID's director is a member of our advisory committee, and will provide key assistance in publicizing our assessment program in Westfield.

4. Project Benefits [40 points]

a. Welfare and/or Public Health [10 points]

It is difficult to speak definitively about project benefits when the final projects themselves are yet to be determined. However, given our knowledge of the ABI neighborhoods, known sites, and municipal priorities, we expect the assessment and ultimate re-use of brownfields to:

- Revitalize depressed downtowns and village centers by enabling redevelopment – in both traditional and knowledge-based industries – that spurs auxiliary growth, adds “eyes on the street” and reduces vacancies, thereby discouraging vandalism, illegal dumping and other crime;
- Contribute to livability in our ex-industrial neighborhoods by making brownfields available for greenspace or recreational purposes (as demonstrated by Holyoke's Canal Walk);
- Through economic development or direct redevelopment of brownfields as housing, encourage new affordable and mixed-price housing in these same neighborhoods, giving current low-income residents an affordable alternative to aging, lead-paint-compromised units, without fostering gentrification;
- Eliminate exposure risks by, at a minimum, assessing and securing derelict sites with a history of unauthorized use, preventing exposure to the PAHs, metals, solvents, asbestos and petroleum products that are characteristic of our region;
- Promote environmental justice and equitable access to opportunities that foster an economically competitive region, including affordable housing, a strong workforce and a healthy environment, as emphasized by the HUD-funded Sustainable Communities 'Knowledge Corridor' planning process;

- Improve water quality by containing or removing contaminants from riverfront sites in surface water, sediments and wetlands; and,
- Reduce air pollution and asthma through fewer vehicle trips by attracting redevelopment to transit-accessible, mixed-use downtowns rather than exurban greenfields.

Public Health at Assessment Sites: PVPC is committed to protecting public health during site assessment activities. As outlined in item 3a, for each project we will have a publicized pre-assessment community meeting – translated as necessary – to inform abutters and other residents of the project plan and schedule, and to listen to their concerns and make any adjustments. MassDEP and/or local board of health officials will be encouraged to attend these meetings whenever possible to lend their expertise and local knowledge of risks. We will work with our environmental consultants (LSPs) to ensure that each site includes appropriate safety measures:

- Health and Safety Plan, as required by OSHA
- Trained (HAZWOPER 40-hour qualified) and properly-equipped cleanup professionals
- Fencing, signage and (where needed) traffic control to secure site access
- Hay bales or other runoff control measures to protect residents, waterways and wetlands
- Dust control (where appropriate, especially at asbestos projects)
- Active monitoring of contaminants for explosive/inhalant/contact risk
- Proper separation of hot zone/cold zone activities to ensure that contaminants stay on-site

If an imminent public health risk is discovered during assessment activities, we will immediately send out a notice to abutters and will involve MassDEP and the local board of health.

b. Economic Benefits and/or Greenspace [10 points]

Economic development is a primary goal PVPC's brownfields program and of its partners. Assessment activities will open the door for our communities to redevelop their most-challenged sites and neighborhoods, bringing broad economic benefits to areas that haven't seen many in recent decades, and potentially aiding in the long-term transition to a more balanced economy.

Job creation is the key first step in revitalization. While projects are yet to be determined, experience shows that even small brownfields projects have employment benefits. In downtown Springfield, our RLF recently funded asbestos cleanup at a former department store and dance club. In the last few months, the building was partly demolished, and is now being renovated for use as office space with an outdoor public plaza for a farmers' market, seating for adjacent restaurants and arts venues, and for civic events. The project will create about 15 jobs and will make existing employment at neighboring businesses more viable. Several of the likely assessment locations for this grant, including the Agawam "new town center" and Ludlow Mills projects (outlined in 2b), are expected to create hundreds or thousands of jobs in a mixture of industries.

With job creation come tax benefits for local governments. As described in section 1b, the region's brownfields-impacted communities have very limited resources for raising revenue through taxation. By converting brownfields – which raise little or no tax funds – into businesses or homes, this grant will cities and towns pay for essential services. In the Springfield example above, redevelopment is expected to raise annual tax revenues from \$0 to \$30,000 or more a year (based on current tax rates). Benefits of at least this scale can be expected wherever assessment sites are redeveloped for private commercial use. In addition, as area-wide redevelopment gains traction through brownfields projects and other investments, nearby property values can be expected to rise, increasing the municipal tax base indirectly.

The 24 ABIs include the most urbanized and densely-populated neighborhoods in the region. Public greenspace can add a great deal to residents' health and quality of life in these neighborhoods, if only by

adding a nice place to eat an outdoor lunch or take an evening stroll. With the caveat that formal site selection has not yet begun, it is expected that greenspace creation will be weighted highly in the final selection criteria, and that one or more of the following projects may benefit from assessment activities:

- The Ware gas plant site, adjacent to the downtown's main ball field (much overused), needs further assessment and possibly cleanup. The Town recently received state funds to expand walking trails in the park and potentially add a hard-surface playground or parking at the MGP site.
- The Ludlow Mills redevelopment plan includes a riverfront pathway and several pocket parks
- Chicopee's very short (1,000-foot) existing rail trail is planned for eventual extension into the downtown's West End, pending assessment and cleanup of several canal-side mills in the Chicopee River delta area that obstruct the expansion's right-of-way.

Aside from greenspace, affordable housing is another key non-economic benefit. The potential Ludlow Mills and Agawam Walnut Street projects both include housing components, with the former already receiving Smart Growth designation from the state. This status allows higher-density housing in exchange for designation of at least 20% of units as affordable. In neighborhoods where the current housing supply is largely limited to mill-era structures, new affordable units will add an important option for local residents who meet low-income eligibility thresholds, mitigating gentrification while redevelopment proceeds.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse [10 points]

The Valley's brownfields are predominantly located in downtowns and village centers with existing basic infrastructure. Redevelopment in these high-density areas preempts the need to extend new water, sewer and other services to undeveloped greenfield areas, saving public money and slowing the consumption of farmed and wooded land. Projects in each of the highlighted ABIs in this application will re-use and improve on existing infrastructure, demonstrating the region's commitment to the benefits outlined above:

- Chicopee: Both the West End of downtown Chicopee and Chicopee Falls are served by comprehensive infrastructure and frequent P/VTA bus service. The City is in the process of spending \$12 million in CDBG and other grant funds to maintain and upgrade infrastructure downtown, in advance of redevelopment in its new state-designated Chapter 40R Smart Growth District and at the canal-front brownfields.
- Westfield: As above, downtown Westfield has existing infrastructure and bus service. The City and State are spending tens of millions of dollars right now to make the neighborhood's infrastructure better capable of supporting redevelopment in the community's traditional mixed-use core.
- Agawam: In December, the Town will submit a \$900,000 plan for CDBG funding through the state. Improvements to the aging sidewalk/crosswalk network are intended to help this low-income, medium-density neighborhood become more pedestrian-friendly, in a mostly car-oriented town.
- Ludlow: The Ludlow Mills mixed-use project is planned for 100+ acres and nearly 800,000 square feet of new adaptive re-use at historic mills. Basic infrastructure (water, sewer, electric) will be re-used in this state-designated Smart Growth District. Outdated oil heating will be replaced by solar photovoltaic cells, saving about 200,000 gallons of #6 oil per year. Between the solar power system and a new low-impact storm water drainage system, the development is designed to achieve LEED certification. The site is served by P/VTA buses.
- Ware: The smallest of our initial communities, downtown Ware lacks regular transit service but is otherwise fully equipped with basic infrastructure. The Town recently received \$1 million in CDBG funds through the state to continue improving its downtown's roads, water system and sewers.

LIST OF ATTACHMENTS

A: TRANSMITTAL LETTER

- Special Conditions Checklist

B: THRESHOLD CRITERIA

- Threshold Criteria Narrative
- Documentation of Applicant Eligibility
- State Acknowledgement Letter

C: LETTERS OF SUPPORT FROM COMMUNITY ORGANIZATIONS

- Pioneer Valley Regional Brownfields Advisory Committee
- Pioneer Valley Asthma Coalition
- Economic Development Council of Western Massachusetts
- Connecticut River Watershed Council
- Plan for Progress Coordinating Council
- Westfield Business Improvement District

D: LETTERS OF SUPPORT FOR LEVERAGING

- City of Chicopee
- City of Holyoke
- Town of Agawam
- Town of Ludlow
- Town of Ware
- Pioneer Valley Planning Commission (for Revolving Loan Fund)
- Massachusetts Development Finance Authority

ATTACHMENT A

TRANSMITTAL LETTER ATTACHMENT

A Special Considerations Checklist is enclosed (see following pages).

Special Considerations Checklist

Please identify (with an X) if any of the below items apply to your community 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)

Hampden County, home to a large majority of the Pioneer Valley's residents, was declared a major disaster area (#1994) by FEMA following a June 1, 2011 tornado that directly struck several of the Areas of Brownfields Interest (ABIs) noted in the narrative proposal, causing widespread damage over a 39-mile path. Hundreds of buildings within 5 ABIs were destroyed or severely damaged, some resulting in known or potential contamination releases.

The entire Pioneer Valley region was declared an emergency area (#3343) by FEMA as a result of heavy snowfall, widespread tree damage and lengthy power outages beginning October 29, 2011.

- Project is primarily focusing on Phase II assessments

As indicated in the narrative proposal, more than 70% of the contractual costs sought in this proposal will be allocated to Phase II assessment activities if the grant is awarded.

- Community demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation

As noted in the narrative proposal, at least \$3,097,000 have been committed to leverage this assessment grant to help assess, clean and redevelop brownfields in the region.

Community experiencing plant closures (or other significant economic disruptions), including communities experiencing auto plant closures due to bankruptcy

Applicant is recipient of a HUD/DOT/EPA Partnership for Sustainable Communities grant

The Pioneer Valley Planning Commission is the recipient of an EPA Brownfields Area-Wide Planning grant (CA# TR-83491101-0) awarded in 2010 to conduct planning in the West End of downtown Chicopee, Massachusetts. PVPC is also the co-recipient of a HUD Sustainable Communities Initiative grant in partnership with the Capital Region Council of Governments in Connecticut. This grant is HUD award # CTRIP007-10.

ATTACHMENT B

THRESHOLD CRITERIA

1. Applicant Eligibility

The Pioneer Valley Planning Commission (PVPC) is a political subdivision of the Commonwealth of Massachusetts and is one of thirteen regional planning agencies created in 1962 by the Massachusetts General Laws, Chapter 40B (see following page). PVPC has previously received EPA brownfields assessment grants, an RLF grant and an area-wide planning pilot grant.

2. Letter from the State or Tribal Environmental Authority

A letter from Kerry Bowie, Brownfields Coordinator for the Massachusetts Department of Environmental Protection (MassDEP) is enclosed (see following pages).

3. Site Eligibility

Not applicable. This is a community-wide assessment proposal.



TIMOTHY W. BRENNAN
EXECUTIVE DIRECTOR

PIONEER VALLEY PLANNING COMMISSION

26 CENTRAL STREET, WEST SPRINGFIELD, MASSACHUSETTS 01089 (413) 781-6045
FAX: (413) 732-2593

The Pioneer Valley Planning Commission is defined as a "public body corporate" and a political subdivision of the Commonwealth of Massachusetts under section 3 of Chapter 40B of the General Laws.

The Pioneer Valley Planning Commission held its first organizational meeting in April of 1962. Six communities participated in the cooperative. Today, the 43 cities and towns of Hampshire and Hampden Counties are members of the Commission. The Commission is one of 13 similar organizations in Massachusetts and approximately one of 650 nationwide.

The Commission is exempt from Federal Income Tax under Section 115 of the Internal Revenue Code and not as an organization described in Regulation Section 501 (c) (3).



Timothy W. Brennan
Executive Director,
Pioneer Valley Planning Commission

3-9-92
Date

Since 1962, the Pioneer Valley Planning Commission has been the designated regional planning body for the Pioneer Valley region, which encompasses 43 cities and towns in the Hampden and Hampshire county areas. PVPC is the primary agency responsible for increasing communication, cooperation, and coordination among all levels of government as well as the private business and civic sectors in order to benefit the Pioneer Valley region and to improve its residents' quality of life.

Although PVPC is a public sector agency, it is not a direct arm of the federal or state governments. Rather, it is a consortium of local governments that have banded together under the provisions of state law to address problems and opportunities that are regional in scope. As a result, PVPC's planning area is designated as a special district under the provisions of state enabling legislation.

PVPC is funded through modest annual assessments from its member communities, state and federal grant programs, fees for administering community development block grants, and matching funds.



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

TIMOTHY P. MURRAY
Lieutenant Governor

RICHARD K. SULLIVAN JR.
Secretary

KENNETH L. KIMMELL
Commissioner

November 18, 2011

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

RE: STATE LETTER OF ACKNOWLEDGMENT
Pioneer Valley Planning Commission Application for EPA Assessment Grant Funds

Dear Mr. West:

I am writing to support the proposal submitted by the Pioneer Valley Planning Commission (PVPC) under the Fiscal Year 2012 U.S. Department of Environmental Protection Agency (EPA) Brownfield Assessment Grant Program for community-wide petroleum and hazardous substances assessment. PVPC is currently conducting a HUD-funded regional brownfields plan to identify the Pioneer Valley's most brownfields-impacted neighborhoods. The majority of any EPA assessment funding provided will be used to address sites in identified areas in order to promote sustainable economic development, housing choice, and recreational improvements.

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. Springfield and Chicopee, both within the Pioneer Valley, were chosen as BST project communities in 2008 and 2010, respectively, 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: Andrew Loew, Senior Planner, Pioneer Valley Planning Commission, 60 Congress Street, Springfield, MA 01104
Anne Capra, Principal Planner, Pioneer Valley Planning Commission, 60 Congress Street, Springfield, MA 01104
Bernard Fisher, MassDEP Western Regional Office

ATTACHMENT C

LETTERS OF SUPPORT FROM COMMUNITY ORGANIZATIONS

Letters are enclosed (see following pages).

Pioneer Valley Regional Brownfield Advisory Committee

November 23, 2011
Mr. Donald West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

RE: FY12 EPA Brownfield Assessment Grant Application

Dear Mr. West,

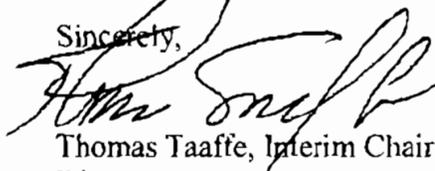
I am pleased to submit this letter in support of the Pioneer Valley Planning Commission's (PVPC) grant application to the U.S. Environmental Protection Agency for FY12 Brownfield Assessment funds as the interim chair to the newly formed Pioneer Valley Regional Brownfield Advisory Committee. The Regional Brownfield Advisory Committee was formed in October 2011 to support and guide the development of a regional brownfield plan for the Pioneer Valley.

The regional brownfield plan includes an inventory of brownfields and their relationship to environmental justice communities. From this assessment, the plan identifies 24 Areas of Brownfield Interest (ABIs). ABIs are defined as areas with a disproportionate amount of known or perceived brownfields within delineated environmental justice communities or neighborhoods. For each ABI, an implementation plan will be developed to identify opportunities for capacity building, transportation/land use planning recommendations, funding opportunities and priorities (assessment, cleanup and redevelopment).

The development of the regional brownfield plan is being funded as part of a 2010 Sustainable Communities Regional Planning Grant from the U.S. Department of Housing and Urban Development for the Hartford, CT/Springfield, MA bi-state region.

Representatives to the Regional Brownfield Advisory Committee include a range of technical expertise in brownfield issues, as well as municipal officials knowledgeable about local brownfields, our state regulatory authority (MA Department of Environmental Protection), community, public health, business and economic assistance organizations focused on redevelopment. Together, we believe our committee to be a critical partner in implementing strategies for brownfield assessment, cleanup and redevelopment. Our committee will also participate as the project advisory committee if FY12 EPA Brownfield Assessment funds are awarded to the PVPC.

Sincerely,



Thomas Taaffe, Interim Chair
Director
Pioneer Valley Asthma Coalition
280 Chestnut St.
Springfield MA 01104
413-794-1803
thomas.taaffe@baystatehealth.org

Pioneer Valley Asthma Coalition

Working to improve the quality of life for individuals, families and communities affected by asthma.



140 High Street
C-Level
Springfield, MA 01199
(413)794-2945

November 23, 2011
Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

RE: Letter of Support/Partnership
Pioneer Valley Planning Commission Application for EPA Assessment Grant Funds

Dear Mr. West:

On behalf of the Pioneer Valley Asthma Coalition (PVAC), I am writing in support of the proposal submitted by the Pioneer Valley Planning Commission (PVPC) under the Fiscal Year 2012 U.S Department of Environmental Protection Agency Brownfield Assessment (EPA) Grant Program. Funding from EPA will allow our EPA CARE project partner – PVPC - to characterize environmental conditions in the region that will lead to a healthier quality of life.

The PVAC is a multi-organizational community partnership that works to raise community awareness of asthma as a serious chronic disease, educate community members about asthma, promote best practice care and address the environmental/health issues that exacerbate asthma. Our coalition members include health care practitioners and institutions, public health organizations, local, regional and state agencies, community groups, insurance companies and academic institutions.

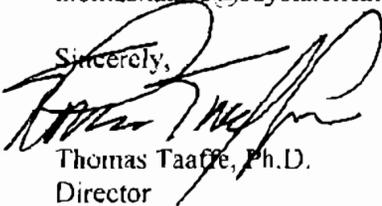
We are also co-sponsors of Springfield's EPA CARE Project (Healthy Environment/Healthy Springfield CARE), now in our second year of Level 1 development. With help from our project partners and engagement with the community, we have identified brownfields and hazardous waste sites as significant environmental-health issues in Springfield. The MA Department of Environmental Protection lists 980 hazardous waste sites on its registry and our project partners have identified many more potential sites. Further planning to address this nexus of toxicity and contamination is crucial to the health and well-being of the people of Springfield and its neighbors.

We are in full support of this project and will assist the PVPC with its brownfield site assessment and planning process. Funding their efforts to assess the conditions of these sites would enhance our responsibility to address Springfield's environmental issues and advance the goals of the CARE project overall.

The PVAC is serving as the Interim Chair for the Pioneer Valley Regional Brownfield Advisory Committee, identified as the guiding body for the development of a regional brownfield plan for the Pioneer Valley.

Feel free to contact me directly by phone (413-794-1803) or by email at thomas.taaffe@baystatehealth.org, if you should have any questions.

Sincerely,



Thomas Taaffe, Ph.D.
Director
Pioneer Valley Asthma Coalition



*The Economic Development Council
Of Western Massachusetts*

November 23, 2011

Timothy W. Brennan, Executive Director
Pioneer Valley Planning Commission
60 Congress Street
Springfield, MA 01104-4319

RE: FY2012 EPA Brownfield Assessment Grant

Dear Mr. Brennan:

The Economic Development Council of Western Massachusetts (EDC) is pleased to support the Pioneer Valley Planning Commission's (PVPC) application to the U.S. Environmental Protection Agency (EPA) for Brownfields Assessment funding for the Pioneer Valley region. The EDC is a private not-for-profit organization focused on encouraging the economic development in the Pioneer Valley of Western Massachusetts. Through our network of affiliates and partners, the EDC leads the economic development agenda for the region.

EPA grant funds will provide much needed financial assistance for environmental assessment at brownfields in the region, and support development of remediation strategies. EPA funding will support the region in identifying and resolving environmental issues that prevent sound economic development. This effort is a crucial step in bringing underutilized land back into productive use to provide jobs and revenue to the local economy.

The EDC is willing to serve on the project Advisory Committee should this application be funded. Please feel free to contact me with any questions at a.blair@westernmassedc.com or (413) 755-1365.

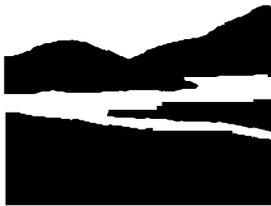
Sincerely,

A handwritten signature in black ink, appearing to read 'Allan Blair', written in a cursive style.

Allan W. Blair
President & CEO

NOV 23

1441 Main Street
Springfield, MA 01103
www.westernmassedc.com



CONNECTICUT RIVER WATERSHED COUNCIL

The River Connects Us

15 Bank Row, Greenfield, MA 01301

November 22, 2011

Timothy W. Brennan, Executive Director
Pioneer Valley Planning Commission
60 Congress Street
Springfield, MA 01104-4319

Re: FY2012 Brownfields Assessment Grant

Dear Mr. Brennan,

On behalf of the Connecticut River Watershed Council (CRWC), we are pleased to confirm our support for and commitment to the Pioneer Valley Planning Commission's (PVPC's) application to the United States Environmental Protection Agency (EPA) for Brownfields Assessment funding for our region. CRWC is the principal nonprofit environmental advocate for protection, restoration, and sustainable use of the Connecticut River and its tributaries.

If funded, the grant will provide financial assistance for assessment work at brownfields in older industrial neighborhoods along the Connecticut River and its tributaries. These properties have become distressed and underutilized because of actual or perceived environmental contamination. With funding from this grant, PVPC will be able to assess the environmental conditions at sites, leading to the eventual remediation of problem properties. The eventual cleanups will serve to remove the threat and source of contamination entering our rivers. We have come a long way from the days that the Connecticut River was considered the "best landscaped sewer" in the country. Assessing brownfields sites along the river is the crucial first step in bringing properties back to beneficial reuse and revitalizing region's riverfronts.

Assistance from the EPA will provide the critical resources needed to help implement a visible, ongoing, region-based initiative. The funding will set the stage for environmentally sound, economic development along the river corridor, bringing underutilized land back into productive reuse, generating jobs and generating revenue. Successful brownfields redevelopment along the river valley will not only benefit the immediate communities, but also the Pioneer Valley Region.

Our organization looks forward to working cooperatively with PVPC, local communities, and other community organizations to help make the project a success. CRWC is available to work with PVPC and site owners on river related issues to advance assessment, cleanup and protection of our rivers. Please do not hesitate to contact me at adonlon@ctriver.org or (413) 772-2020 x. 205. Thank you for your efforts.

Sincerely,

Andrea F. Donlon
River Steward

HEADQUARTERS: (413) 772-2020
FAX: (413) 772-2090

UPPER VALLEY: (802) 869-2792
E-MAIL: crwc@ctriver.org

LOWER VALLEY: (860) 704-0057
WEB: www.ctriver.org

PLAN FOR PROGRESS

November 16, 2011

Andrew Loew, Senior Community Development Planner
Pioneer Valley Planning Commission
60 Congress Street
Springfield, MA 01104-4319

Re: FY2012 Brownfields Assessment Grant

Dear Mr. Loew,

On behalf of the Pioneer Valley Plan for Progress Coordinating Council, we are pleased to confirm our support for, and commitment to, the Pioneer Valley Planning Commission's (PVPC) application to the United States Environmental Protection Agency for brownfields assessment funding for our region.

The Plan for Progress Coordinating Council, steward of the region's comprehensive economic development strategy, has been planning for and overseeing implementation of revitalization efforts since 1994. We agree that assessment, remediation and redevelopment of brownfields are a high priority for our area as it transitions from a primarily manufacturing region to a more balanced economy, as exemplified by the Knowledge Corridor concept.

Assistance from the EPA will provide the critical resources needed to help implement a visible, ongoing, region-based initiative. The funding will set the stage for environmentally sound economic development, bringing underutilized land back into use, generating jobs and revenue, and protecting public health and the environment. Successful redevelopment will not only benefit the immediate target communities, but the Pioneer Valley as a region.

The Plan for Progress Coordinating Council looks forward to working closely with PVPC, its Regional Brownfields Advisory Group, local communities, and community organizations to make the assessment program a success. Using our collective knowledge and experience, we hope to assist in identifying properties for assessment and to help facilitate outreach to maximize meaningful public participation.

Please do not hesitate to contact me at (413) 789-3530 if you have any questions.

Sincerely,



Paul P. Tangredi, Director/Principal
Environmental Compliance Services, Inc.
Co-Chair, Plan for Progress



November 28, 2011

Timothy W. Brennan, Executive Director
Pioneer Valley Planning Commission
60 Congress Street
Springfield, MA 01104-4319

Re: Pioneer Valley Planning Commission's
FY 2012 Brownfields Assessment Grant

DP'S IIII

DOWNTOWN

Dear Mr. Brennan:

On behalf of the Westfield Business Improvement District (WBID), I would like to offer our support for the PVPC's application to the United States Environmental Protection Agency for Brownfields assessment funding for the region.

In June of 2006, the Westfield City Council through the enabling legislation, Mass General Law.c.400, voted to establish the WBID. The first Annual meeting was held in September of 2006 and the Board of Directors was formed. The Westfield Business Improvement District ("WBID") is proud to be the "third" BID in the Commonwealth of Massachusetts. The WBID is a private nonprofit 501 (c) (6) organization governed by a 15 member Board of Directors.

The WBID is located within the core of Downtown Westfield in proximity to the Westfield River. We typically provide a comprehensive supplemental package of programs and services designed to create a clean, attractive, safe, well programmed and aggressively promoted area in which to live, conduct business, shop and visit. Additionally, we are uniquely organized in a way that allows us to effectively market other programs and services that may have benefit to the area.

Unfortunately, there remain properties within and just outside of the WBID that have known or perceived environmental contaminants that hamper the growth and appropriate development of our downtown. Brownfield assessments and subsequent clean-up are part of the City's recently approved Downtown Housing and Economic Action Plan, which our organization was part of. As you know, the PVPC also recently designated Downtown Westfield as an Area of Brownfields Interest in its brownfields plan for the region, which we hope will help prioritize the WBID area for future assistance from state and federal agencies. As a member of the PVPC's Brownfields Advisory Committee, I look forward to continuing to work with you and your staff to help provide outreach to the Westfield community, should the grant be funded.

Sincerely,

Lisa G. McMahon
Executive Director

www.thedistrictwestfield.com

ATTACHMENT D

LETTERS OF SUPPORT FOR LEVERAGING

Letters are enclosed (see following pages).

City of Chicopee
Office of Community Development

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

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,

The City of Chicopee is pleased to support the Pioneer Valley Planning Commission's (PVPC) application for brownfield assessment funds for the region. We understand PVPC has regional economic development strategies that involve brownfield assessments, subsequent cleanups and the ultimate redevelopment of potentially contaminated properties. The City is a member of the Regional Brownfield Advisory Committee that is currently working to develop priorities and strategies for Areas of Brownfield Interest (ABIs) in the region. As a member of the Committee, I will also participate in the project steering committee for the assessment grant if awarded.

Working with the PVPC, we have received a \$175,000 Area-Wide Brownfield Planning Grant from EPA for the Downtown West End Neighborhood of Chicopee. Currently underway, the project seeks to develop strategies for the redevelopment of targeted brownfields in this 180 acre neighborhood bordered by the Connecticut and Chicopee Rivers. The City of Chicopee has also received Brownfield Priority Status from MassDevelopment, the administrator for the Massachusetts Brownfields Redevelopment Fund for the RiverMills site, a brownfield redevelopment site comprised of 65 acres that was once home to the Uniroyal tire Company and the Facemate Corporation. The Priority Project Status provides Chicopee access to up to \$2 million of cleanup funding. To date, Chicopee has used approximately \$900,000 of the funding leaving \$1.1 million available for response action requests. Chicopee also expended \$250,000 of CDBG funds creating a RiverMills master redevelopment plan. These planning, assessment and cleanup initiatives combined have leveraged \$10 million for brownfield redevelopment in Chicopee.

Thank you for your consideration of this grant request.

Sincerely,


Carl Dietz

Office of Community Development



Mayor Elaine A. Pluta

Office of Planning & Development

City of Holyoke

Planning Department

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,

The City of Holyoke is pleased to support the Pioneer Valley Planning Commission's (PVPC) application for brownfield assessment funds for the region. We understand PVPC has regional economic development strategies that involve brownfield assessments, subsequent cleanups and the ultimate redevelopment of potentially contaminated properties. The City is a member of the Regional Brownfield Advisory Committee that is currently working to develop priorities and strategies for Areas of Brownfield Interest (ABIs) in the region. As a member of the Committee, I will also participate in the project steering committee for the assessment grant if awarded.

The City of Holyoke has a strong brownfield program that has been sustained for almost 10 years on a variety of leveraged funding from the EPA, Massachusetts DEP (MassDEP), MassDevelopment, HUD and City general funds. As the City's Senior Planner and brownfields coordinator, I am committed to providing my staff time as a part of the Brownfields Advisory Group as well as any additional meetings and information required to advance work on the region's brownfields.

The City currently has over \$400,000 in a variety of funding sources for the planning activities occurring towards the revitalization of the Center City of Holyoke from HUD Sustainable Regional Communities funding, City Funds, and Neighborworks America funding. The City has also been able to leverage various technical assistance grants from the MassDEP and EPA to complete brownfield assessments throughout the City. Since the Brownfields Program began in Holyoke, these planning, assessment and cleanup initiatives combined have leveraged over \$2.6 million for brownfield redevelopment in Holyoke.

Thank you for your consideration.

Sincerely,

Karen Mendrala, Senior Planner
Office of Planning and Economic Development

Town of Agawam
Mayor Richard A. Cohen

November 23, 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,

The Town of Agawam is pleased to lend our support to the Pioneer Valley Planning Commission's (PVPC's) application to the EPA for brownfields assessment funding for the Pioneer Valley region, including Agawam.

Our brownfields focus is primarily North Agawam (including the Walnut Street Extension commercial area), historically and currently the lowest-income area of town. A section of this mixed residential and commercial/industrial area was designated as the top redevelopment priority in the Town's 2010 Economic Development Plan, and it was recently named a preliminary Area of Brownfields Interest in PVPC's ongoing regional brownfields plan, due to the presence of several brownfields, including the former Standard Uniform Services property. This former industrial dry cleaner is located in the center of an underutilized commercial area that the Town has prioritized for redevelopment as a mixed-used neighborhood center for North Agawam and the community as a whole. For several years, the vacant multi-acre contaminated property has stalled redevelopment efforts in the neighborhood, and the property's owner is now bankrupt, with property taxes in arrears. If a developer for the property can not be secured, it may be under consideration for acquisition by the Town through the tax-title process. To become ready for redevelopment, the site requires additional assessment and substantial cleanup work.

In conjunction with the PVPC, the Town is currently preparing a Targeted Brownfields Assessment application to EPA Region 1 for use at Standard Uniform, with an expected value of around \$50,000. The Town is also working with potential developers and the Massachusetts Development Finance Agency's Brownfields Redevelopment Fund to evaluate options for further assessment and cleanup funding. We have likewise had multiple meetings with PVPC's brownfields Revolving Loan Fund program manager regarding potential options for RLF funding at Standard Uniform and another local site.

The Town of Agawam looks forward to continued collaboration with the PVPC and its regional Brownfields Advisory Committee. If EPA assessment grant funding is made available for use in Agawam, the Town will provide assistance with outreach to local residents, landowners and

businesses, and will continue to work with developers and other funding agencies to seek resources to leverage EPA's funding.

Please do not hesitate to contact us if you have any questions.

Sincerely, .

A handwritten signature in black ink that reads "Richard A. Cohen". The signature is written in a cursive, slightly slanted style.

Richard A. Cohen
Mayor

Town of Ludlow

Office of the Planning Board



November 17, 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,

As the Town Planner for Ludlow, I would like to extend my appreciation to the Pioneer Valley Planning Commission in their efforts to look for ways to assess, cleanup and promote the redevelopment of brownfields in the region. Ludlow developed into an industrial town with a variety of mills along the Chicopee River, Broad Brook, Higher Brook, and Stony Brook. Unfortunately the mills have long since shut down leaving conditions of blight and unknown contamination for us to deal with. One such facility is the Ludlow Manufacturing Associates Mill (Ludlow Mills), a 172 acre site consisting of a mill complex along State Street and the Chicopee River with 1.4 million square feet of existing floor space. That along with several other smaller facilities poses ongoing risks to the community, but also opportunities for redevelopment and future jobs.

We understand PVPC has regional economic development strategies that involve brownfield assessments, subsequent cleanups and the ultimate redevelopment of potentially contaminated properties. Ludlow supports this effort as it is also part of our strategy to allow economic expansion while preserving the character of our community. If funded, The Planning Department is able to assist in organizing and publicizing public meetings to provide residents with information about the project and opportunities to comment on the future of the site in coordination with the site owner(s).

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas J. Stefancik". The signature is fluid and cursive.

Douglas J. Stefancik
Town Planner

*488 Chapin Street
Ludlow, MA 01056
(413) 583-5624 Ext. 281
TTY (413) 583-5668*



TOWN OF WARE

Community Development Department
126 Main Street, Suite J, Ware, Massachusetts 01082

t. 413.967.9648 ext. 186 f. 413.967.9642
e.mail: communitydevelopment@townofware.com

November 28, 2011

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

Subject: Brownfields Assessment Grant Application

Dear Mr. West,

The Town of Ware is happy to support the Pioneer Valley Planning Commission's application to EPA for brownfields assessment funding for the Pioneer Valley area, including Ware.

Ware was historically the manufacturing hub of eastern Hampshire County, and today has several historic mills and other commercial/industrial properties that are potentially brownfields. The Town has successfully worked with the Pioneer Valley Planning Commission (PVPC) on two recent brownfield projects, including an RLE cleanup site that is currently being redeveloped as a multi-million dollar public safety complex. In my capacity as Director of Planning and Community Development, I am also a participant on the PVPC's Brownfields Advisory Committee.

In 2009, the PVPC utilized EPA funding to conduct a Phase I site assessment of a former gas plant property near downtown Ware. This property is immediately adjacent to Memorial Field, one of the community's most active ball parks (soccer and baseball). Although the state Department of Environmental Protection has indicated that the property is not an imminent hazard to the park's users, further assessment is suggested where Town property abuts the former plant site. Should their proposal to EPA be accepted, the Town expects to seek funding for further site assessment through PVPC.

Recreational improvements to Memorial Field are currently underway under a Community Development Block Grant through the state Department of Housing and Community Development. Under this program, Ware has access to roughly \$47,000 in uncommitted program income funds. Should site assessment (or cleanup) be required beyond the availability of any grant funds from EPA and PVPC, the Town of Ware at any point can use this funding to supplement EPA-funded environmental work.

The Town of Ware looks forward to continued collaboration with the PVPC and its Brownfields Advisory Committee. If EPA assessment grant funding is utilized in Ware, the Town will assist with public outreach and will seek other funding to help leverage EPA and PVPC's investment.

If you have any questions or need more information, please do not hesitate to contact me.

Regards,



Karen M. Cullen, AICP
Director of Planning & Community Development

cc: PVPC
file



Catalyst for Regional Progress

PVPC

Timothy W. Brennan Executive Director

November 23, 2011

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

RE: FY12 EPA Brownfield Assessment Grant Application

Dear Mr. West,

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 Pioneer Valley communities in the form of subgrants and/or low-interest loans. PVPC looks forward to working with the region's development community to protect human health and the environment and to facilitate productive re-use of brownfields.

Sincerely,

Andrew Loew
Senior Planner
Brownfields Revolving Loan Fund Program Manager



MASSDEVELOPMENT

November 23, 2011

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

Dear Mr. West:

As MassDevelopment's western Massachusetts administrator of the Massachusetts Brownfields Redevelopment Fund, I am pleased to offer this letter of support for the application of the Pioneer Valley Planning Commission for an assessment funding grant.

Created in 1998 by the legislature and managed by MassDevelopment, the Massachusetts Brownfields Redevelopment Fund ("the Fund") offers financing to municipalities, private developers, nonprofit organizations, and businesses to conduct environmental assessment of blighted properties to determine the extent of in-ground contamination and to develop a remediation plan if needed. The Fund also provides financing to remove or contain soil or ground water contamination. By providing pre-development financing, the Fund seeks to attract other public and private funding to support the productive re-use of brownfields.

MassDevelopment staff, located in regional offices across the state, work to promote awareness of the Fund by attending local business and community events and meeting individually with potential applicants. Many of the projects that MassDevelopment participates in are located at sites where EPA funding has already been provided through assessment grants or revolving loan funds administered by our regional planning agencies. The Fund helps to supplement these previously committed funds, and provides the ability for projects to continue to advance toward a permanent solution. In the Pioneer Valley alone we have supplemented EPA funding at the following locations: the former Uniroyal and Facemate sites in Chicopee; the Everett Street site in Easthampton; and the former Chapman Valve and Indian Motorcycle/Mason Square Fire Station sites in Springfield.

We look forward to continuing to work with all of our regional partners, including the Pioneer Valley Planning Commission, in the redevelopment of brownfield sites throughout Massachusetts.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean C. Calnan'.

Sean C. Calnan, Vice President-Community Development