Richard J. Kos
Mayor

CITY OF CHICOPEE

December 14, 2015

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

Subject: Uniroyal Building #28 North Brownfields Cleanup Proposal; Chicopee, MA

Dear Mr. Gardner,

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

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

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

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

Continuing progress will be crucial to preparing the Site for its future, however the City continues to face an uphill struggle that challenges our current momentum; the struggle to identify and secure needed funds to continue cleanup activities at the Site including the management of hazardous building materials.

City Hall • Market Square • 17 Springfield Street • Chicopee, Massachusetts 01013
Tel. (413) 594-1500 • Fax (413) 594-1504 • E-Mail mayorkos@chicopeema.gov

Positive, high levels of energy have been building around this project and we are eager to see this energy continue to grow until the City's collective vision for the Uniroyal property is realized. Therefore, the City of Chicopee respectfully requests a ***$200,000 Cleanup Grant*** to support the cleanup of hazardous building materials within Uniroyal Building #28 North.

Required information as follows:

a. ***Applicant Identification:*** City of Chicopee, Planning Department
274 Front Street, City Hall Annex 4th Floor Chicopee, MA 01013
b. ***Applicant DUNS Number:*** 066981218
c. ***Funding Requested:*** i. Cleanup Grant
ii. $200,000; not requesting a cost-share waiver
iii. Hazardous Substances
d. ***Location:*** City of Chicopee, Hampden County, Massachusetts
e. ***Property Information:*** Former Uniroyal Building #28 North
154 Grove Street Chicopee, Massachusetts 01020
f. ***Contacts:*** i. Project Director: Lee M. Pouliot ASLA, Planning Director
Planning Department
274 Front Street, City Hall Annex 4th Floor Chicopee, MA 01013
(413) 594-1516 - Fax (413) 594-1514 – lpouliot@chicopeema.gov
ii. Chief Executive: Mayor Richard J. Kos
City Hall, 17 Springfield Street, Chicopee, MA 01013
(413) 594-1500 - Fax (413) 594-1504 – MayorKos@chicopeema.gov
g. ***Date Submitted:*** December 9, 2015
h. ***Project Period:*** Three years
i. ***Population:*** i. 55,298
ii. The City of Chicopee, Massachusetts is a general purpose unit of local government.
j. ***Other Factors Checklist:*** Please see attached document.

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

Very truly yours,

Richard J. Kos
Mayor

Appendix 3
Cleanup Other Factors Checklist

Name of Applicant: City of Chicopee, MA

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

	Other Factor	**Page #**
	None of the Other Factors are applicable.	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
x	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9
	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
x	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, **applicant must attach documentation.**	10,12
x	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	10,13,14

e c

Catalyst for Regional Progress

PVPC

Timothy W. Brennan, Executive Director

October 13, 2011

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

Reference: Sub-Contract for Connecticut Riverwalk Engineering/Design

Dear Mayor Bissonnette:

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

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

Thanks for your assistance in this matter.

Sincerely,

Christopher L. Curtis
Chief Planner

CLC/sm

Enclosures: 2-Original Signed Sub-contracts
Attachment A

cc: Timothy Brennan, PVPC

I-BissonnetteChicopeeRvWk Design.Engineergsubcontract10 13.11/Admin/lu/water/ctriver/ctrivwlk/letters

Pioneer Valley Planning Commission 60 Congress Street - Floor 1, Springfield, MA 01104-3419
phone 413.781.6045 fax 413.732.2593 TTY 413.781.7168 www.pvpc.org

Contract Agreement By and Between

Pioneer Valley Planning Commission
and
The City of Chicopee

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

Connecticut Riverwalk Design and Engineering Project

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

WITNESSETH THAT:

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

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

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

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

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

I. TIME OF PERFORMANCE: The services of the CITY are to commence on September 1, 2011. All services required hereunder shall be completed on or about December 31, 2012 unless otherwise agreed to by the Commission and CITY. Performance in a manner which hinders the timely implementation of the program, without good cause, shall constitute grounds for termination of this Contract under Article XI (A.1.).

II. RESPONSIBILITY OF THE COMMISSION: The Commission and the CRCOG in Hartford, as the Lead Agency of the Consortium, is responsible for the overall coordination of the project and related administrative duties including the preparation of invoices and reports, including the "Final Report" required by HUD.

III. SCOPE OF SERVICES: The CITY shall perform those services as detailed in Attachment B and in accordance with all applicable Cooperative Agreement provisions of HUD as outlined in the Cooperative Agreement between the CRCOG and HUD (Contract #CTRIP0007-10) with an effective date of February 10, 2011 which is incorporated hereto as part of this Agreement (see Attachment D). By signing this agreement, the CITY confirms that it has reviewed the Terms and Conditions of the Cooperative Agreement Provisions and will comply with them.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VIII. ASSURANCES:

A. The CITY shall adhere to the requirements set forth in Title VI of the Civil Rights Act of 1964 (Public Law 88-352); Title VIII of the Civil Rights Act of 1968 (Public Law 90-204) as amended; and the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.); Section 402 of the Veterans of the Vietnam Era Act (for projects of $10,000 or more); and Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794).

B. The CITY shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, handicap or national origin. *The CITY shall take affirmative action to ensure that applicants for employment and employees are treated equally*, without regard to their race, color, religion, sex, age, handicap, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or forms of compensation; and selection for training including apprenticeship. The CITY shall post, in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause. The CITY shall state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, or national origin.

C. The CITY shall adhere to the provisions of Massachusetts General Laws Chapter 268A with respect to the Conduct of Public Employees. In addition, no employee of CITY who exercises and functions or has responsibilities with respect to the subject program during his/her tenure or for one (1) year thereafter (or such longer period as may be provided in Chapter 268A of the Massachusetts General Laws), shall have an interest, in any contract or sub-contract, or the proceeds thereof, for work to be performed in connection with the program assisted under this Contract. The CITY shall incorporate or cause to be incorporated, in all such contracts or sub-contracts a provision prohibiting such interest pursuant to the purposes of the sub-section.

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

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

E. The CITY shall make all books, accounts, records, reports, files and other papers, things or property, that relate to the activities under the Agreement, available at all reasonable times for inspection, review, and audit by the Commission, DHCD, its authorized representatives, authorized representatives of HUD, the Inspector General of the United States, or of the Commonwealth, the Auditor of the Commonwealth, and the U.S. General Accounting Office or any other authorized local, state or federal official or representative.

F. In accordance with the Drug-Free Workplace Act of 1988 and Commission's Drug and Alcohol Free Workplace Policy, the execution of this contract shall serve as certification that the CITY will abide by Commission's prohibition against the unlawful manufacture, distribution, dispensation, possession, or use of alcohol or a controlled substance in the workplace, and further, that a violation of this prohibition is sufficient grounds for termination of this agreement.

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

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

XI. TERMINATION:

A. The Commission may suspend or terminate this Contract by providing the recipient with fifteen (15) days written notice for reasons outlined as follows:

1. Failure of the CITY, for any reason, to fulfill in a timely and proper manner its obligations under this contract including compliance with applicable federal, state or local laws, or regulations, and such procedures or guidelines as may be established for the Massachusetts Community Development Block Grant-Small Cities Program, Massachusetts HOME Program or the U.S.D.A. Rural Development Housing Preservation Grant Program;

2. Submission by the CITY to the Commission of reports that are consistently and continually late, incorrect, or incomplete in any material respect;

3. Cancellation, revocation, suspension, or termination of those State or Federal Grant Agreements providing funding for the Pioneer Valley Planning Commission administered housing rehabilitation programs.

4. Violation of Section VIII. F. of this Contract.

5. A determination by the Commission that the CITY has engaged in fraud, waste, mismanagement, or misuse of funds, or criminal activity with any funds provided by this Contract.

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

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

1. Failure by the Commission to pay the fee in accordance with Article V.

2. Actions or inaction's by the town or the Commission which seriously hinder the CITY's ability to perform its obligations in accordance with this Agreement and applicable federal, state, or local law.

3. A reasonable determination by the CITY that the satisfactory completion of one or more of the agreed upon activities is rendered improbable, infeasible, impossible or illegal, without fault of the CITY, provided however that the CITY shall first have

   a. advised the Commission of the reasons for the determination, and

   b. developed and proposed such solutions as appear feasible, and

   c. sought to negotiate an amendment of the Agreement with the Commission, and such efforts have not satisfactorily removed the impediment to completion.

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

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

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

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

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

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

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

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

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

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

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

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

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

Pioneer Valley Planning Commission

By _____
Timothy W. Brennan
Executive Director

Date 10-18-11

City of Chicopee

By _____
Michael D. Bissonnette
Mayor, City of Chicopee

Date _____

Approval of Contract as to Appropriate Procurement Method

By _____
James M. Mazik, AICP
PVPC Chief Procurement Officer

Date 10/18/11

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

Pioneer Valley Planning Commission

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

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

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

(Signature)

(Name of Person Signing Proposal)

CITY OF CHICOPEE

(Name of Business)

(Date)

ATTACHMENT B
DETAILED SCOPE OF WORK

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

REVISED 8/25/11

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

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

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

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

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

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

Northern Segment

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

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

Overall Scope of Work

The selected consultant will complete the 25% to 100% engineering and design process resulting in a bid package that is ready for advertising by MassDOT. Engineering services shall include, but not be limited to, conducting necessary surveys and preparing all necessary plans, cross sections, right-of-way plans, estimates, reports, permit applications and bid documents in accordance with the policies and procedures of MassDOT. The project will be reviewed by MassDOT at the 25%, 75% and 100% PS&E stages with design and environmental review checklists required at each stage. The consultant will also be responsible for construction phase services such as bid review, shop drawing review/approval and advice during construction as may be required.
The design shall conform to the MassDOT current standard specifications and be consistent with the 2006 MassHighway Project Development and Design Guide, AASHTO Guide for the development of bicycle facilities, all latest versions of MassDOT Directives and per the latest Policies and Directives and all relevant laws and regulations including MassDOT's Standard Provisions for Consultant Contracts, 1993 edition, as applicable; and to federal regulation 23 CFR 172, Administration of Engineering and Design Related Service Contracts. Additionally a 25% Traffic Engineering checklist and Water Quality Data Form is also required. Prior to award of this contract the design consultant will be required to complete a "Scoping Workbook" that will be submitted to MassDOT for approval. In completing the workbook, refer to the Standardized Scope of Services Guidance for Preparing Workhour Estimate Forms for Consultant Services.
MassDOT will advertise the project for bids, award, and oversee the construction in accordance with Massachusetts General Laws Chapter 30 Site Work. The following program elements are intended to serve as a guide for designers in preparing their respective technical proposals and shall include, but not limited the tasks below:

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

2. Surveys and Controls: Review plans for accuracy as they relate to existing conditions in the field. Conduct supplemental topographic and/or detailed ground survey that meets all requirements of MassDOT. See Attachment D for a locus of the proposed path.
3. Environmental Permitting and Coordination: The consultant will prepare all necessary documents and permit applications to receive all required environmental approvals.
4. Easements/Right-of-Way Plan: Prepare Right-of-Way Plans and assist the City in securing the Right-of-Way certificate. The project will be constructed primarily on land owned by the City of Chicopee and the Massachusetts Department of Transportation. The consultant will also be required to assist the City in the acquisition of any needed takings in fee, temporary construction easements, permanent easements or rights of entry in terms of defining the boundaries and the preparation of order of taking and recordable plans.
5. Public Outreach: Public communication and meetings will be required to listen to and address issues related to the final design of Phase 2 of the Bike Path.

- It is expected that two (2) public meetings will be held by the City following updating of the preliminary ROW Plans and the incorporation of any outstanding Design Public Hearing or MassDOT review comments.
- Attend four additional meetings with the City and MassDOT, one each to discuss 25%, 75% and 100% review comments, and one additional meeting as may be required.

6. Construction Phase Services: Review bids, review shop drawings and provide advice during construction as may be required.

<u>Detailed 25% Design Tasks Needed</u>
The following specific tasks provide additional detail for steps required to re-start the 25% design plans (required in Task 1 of the Overall Scope, above):

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

2.0 Environmental (Tasks for both Northern and Southern Segments)

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

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

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

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

3.0 25% Design Plans (Northern Segment)

3.1 Update stations, add coordinates, update index and manually update plan references for project length from Metric to English Units
3.2 Update typical sections, dimensions, nomenclature for increased path width from 9.84 feet to 10 feet
3.3 Prepare new general construction plans and profiles
3.4 Prepare Landscape Treatment details for scenic overlooks
3.5 Investigate Bike/Pedestrian Bridge Options at Paderewski Street for preparing Structural Type Study using prefabricated options
3.6 Prepare Preliminary Right of Way Plans and Parcel Summary Sheet in English Units
3.7 Prepare preliminary cost estimate using updated nomenclature and calculations to English Units
3.8 Prepare preliminary traffic striping and signage plans/schematics
3.9 Prepared Highway Design Checklist to comply with MHD Standards
3.10 Prepare updated responses to 25% design comments based on project impacts and recent correspondence (July 14, 2008) from MHD

4.0 25% Design Plans (Southern Segment)

4.1 Prepare title sheet, legend, general notes
4.2 Prepare 5-6 typical cross-sections for various path alternatives (on/off-road)
4.3 Prepare horizontal alignment plans for the following:

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

4.4 Prepare profile design for off-road segments (approx. 5,500 lf) and on-road segments (approx. 2,600 lf excluding Center Street)
4.5 Prepare Landscape Treatment details for scenic overlooks
4.6 Prepare preliminary traffic striping and signage plans/schematics for on/off-road path
4.7 Prepare Preliminary Right of Way Plans and Parcel Summary Sheet
4.8 Prepare Preliminary Cost Estimate for programming the project for construction
4.9 Prepare Highway Design Checklists to comply with MHD Standards

ATTACHMENT C
DETAILED BUDGET

Cost Allocation Plan

CITY OF CHICOPEE

Connecticut Riverwalk and Bikeway Project

HUD Project Total:
$ 215,000

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

Allocation of Costs Per Task

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

Project Funding Sources

HUD-SCI: $215,000

MassDOT (anticipated): $335,000

Ranking Criteria for Cleanup Grants

1. *Community Need:*

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

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

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

The impact of Chicopee's industrial heritage is not limited to Chicopee Falls and Factory Village. The industrial complexes of Cabotville and Willimansett have also left behind similar concentrated areas of blighted, post-industrial Brownfields and a weak economic outlook that hinders redevelopment. As one of the City's older neighborhoods, Chicopee Falls is mixed-use in character and includes low to moderate income residences, commercial, light industrial and public services (police/fire services, district court house and post office). The neighborhood is home to the Church Street Historic District and the Edward Bellamy House; home of the Edward Bellamy Society and Chicopee Historical Society.

Demographic Information: Chicopee Falls is divided into two U.S. Census Tracts: 8107 and 8108. The Uniroyal properties are located in Tract 8108. Table I details basic population data and clearly indicates that populations of the Census Tracts individually and throughout the neighborhood are composed of significant numbers of youth and senior citizens. As detailed, a significant number of Veterans and disabled residents also call Chicopee Falls home. Table II indicates that the neighborhood suffers from significantly higher unemployment and poverty rates while median household and per capita income are lowest in Census Tract 8108. Additionally, these statistics are substantially lower than those of the City, County, Commonwealth and federal levels.

Table I: Target Neighborhood Population Statistics

	Census Tract 8107	Census Tract 8108	Chicopee Falls
Total Population	6,151	3,823	9,974
Population < 19 years	1,443 ***(23.5%)***	1,008 ***(26.4%)***	2,451 ***(24.6%)***
Population > 65 years	946 ***(15.4%)***	568 ***(14.9%)***	1,514 ***(15.2%)***
Total, Both Categories	2,389 ***(38.8%)***	1,576 ***(41.2%)***	3,965 ***(39.8%)***
Veteran Status	652 **(10.6%)***	176 **(4.6%)***	828 **(8.3%)***
Disability Status	1,379 **(20.1%)***	403 **(10.5%)***	1,782 **(17.9%)***

(Population percentages based on 2010 U.S. Census data)
(*Based on American Community Survey 5-year Estimates (2010-2014), not accounting for margins of error)

Table II: Demographic Information

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

**Data from the 2010 Census data*
× Based on American Community Survey 5-year Estimates (2009-2013)
^ Based on American Community Survey 5-year Estimates (2010-2014)
† Data from the Bureau of Labor Statistics

The Massachusetts Office of Environmental Affairs (EOEA) lists portions of both Census Tracts 8107 and 8108 as meeting two of four Environmental Justice population criteria. The criteria met include: households earning 65% or less of statewide household income and 25% or more of residents are minority. The Massachusetts Department of Environmental Protection (MassDEP) classifies Chicopee as an Economically Distressed Area (EDA), defined as an area within the Commonwealth that is eligible for targeted assistance under the Commonwealth's Brownfields Act. Further, the Community Development Financial Institutions Fund (CDFI) lists Census Tract 8108 in

Severely Distressed Status and Tract 8107 in Eligible Status for the New Market Tax Credit (NMTC) Program which the CDFI administers. Such classifications are based on demographic information, including income, poverty and empowerment zone status.

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

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

Description of Brownfields:
Uniroyal Building #28 North encompasses a footprint of 48,000 square feet (1.1 acres) of the Uniroyal property with 240,000 square feet of vacant industrial space on five floors, not including the basement level. The building was originally utilized for the production of tires and related products. The building was assessed in 2010 and was rated in fair condition with water damage evident. Structural steel components showcase signs of deterioration in addition to exterior brick masonry being rated as poor with areas of deterioration and spalling noted. One of the building's stair towers has collapsed, further exposing the building to weather impacts. Hazardous building materials including asbestos, lead, polychlorinated biphenyls (PCBs) and others have been identified within the building, and are the subject of this cleanup proposal.

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

Cumulative Environmental Issues: The Uniroyal Site represents 28 acres of Brownfields located at the geographic center of the City. The Site is considered blight on the neighborhood and provides no economic, social or environmental benefits to the City and its residents. Most structures have deteriorated beyond economically feasible reuse and structural failures are considered imminent. This threat creates a significant environmental safety risk for the neighborhood and its residents. The City responded by providing 24-hour security, which was eventually replaced with an alarmed, 12 foot high chain-link fence enclosing the entire Site. Chicopee's Police and Fire personnel monitor the alarm system 24 hours a day and continuously dedicate staff to visiting the Site. An entry protocol was also established and is strictly enforced when Site access is required.

Vacancy raises additional concerns. Civic and neighborhood pride are challenged in the face of such large-scale blight while the Site's appearance creates an aura of danger and disinvestment. Such qualities pose challenges for the City as it strives to re-imagine and re-invest in these properties while identifying avenues for private investment. A lack of interest from the private sector is clear, as evidenced by over 30 years of vacancy at a Site with direct river access and stunning views of a rich environmental and recreational resource: the Chicopee River.

Additionally, the Uniroyal property is located near another Brownfields site, the former Savage Arms property, where a fire during the mid-1900's resulted in the demolition and on-site burial of debris. This property is currently being prepared for Phase II assessment. The Uniroyal property is located near a primary road intersection that leads to Memorial Drive, the City's retail corridor. Traffic is common at this intersection and congests the adjacent neighborhood.

b. *Impacts on Targeted Community:* Chicopee's population is impacted by higher occurrence rates of various health issues currently tracked by the Commonwealth. ***According to MassCHIP (Community Health Information Profile), Chicopee residents suffer from higher rates of asthma, bronchus & lung cancer, cardiovascular diseases and diabetes when compared Massachusetts.***

In addition to these ailments, approximately 20.1% of Census Tract 8107 and 10.5% of Tract 8108 reported a disability, as detailed in Table II above.

The following contaminants, confirmed to be present in Building #28 North not only compound the above described health issues but have also been linked to additional health complications:

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

(NYC DOHMH), neither disease is very common, however; individuals with compromised immune systems are generally at higher risk for contracting either disease;

Today, the presence of this contamination in Building #28 North, places a disproportionate burden on Chicopee's Falls' sensitive populations of youth, seniors and low to moderate income residents who already suffer from higher rates of asthma, other respiratory ailments, cardiovascular diseases, diabetes and other disabilities.

c. *Financial Need:*

i. Economic Conditions: The City's financial needs for the remediation and redevelopment of the Uniroyal Site are daunting. Massachusetts municipalities depend on local property taxes to fund local government operations and these 28 acres have provided little if any tax income to the City for over 12 years. An estimated $2 million in property tax revenue from non-payment of municipal property taxes has been lost. Additionally, the City has incurred legal, security and planning costs in excess of $400,000 to secure the Site and initiate the redevelopment process. Ongoing costs associated with security and legal issues are estimated at $225,000. To date, the City has expended over $30 million in federal, state and local funds on the Uniroyal and Facemate properties to complete environmental assessment, cleanup and initial redevelopment efforts.

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

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

Recent economic conditions and significant weather events have further stressed the City's financial resources. Avery Dennison, a binder and label manufacturer, located in the Westover Industrial Park announced in fall 2013 plans to close their facility in Chicopee and relocate production and distribution to existing facilities in Meridian, Mississippi and Tijuana, Mexico. The closure resulted in the loss of 250 local jobs. Additionally, two major industrial tenants in a Chicopee Center mill have ended their leases and relocated outside the City. While Electro-Term, Inc. and Schermerhorn Box represent smaller entities than Avery Dennison, the loss of these companies still negatively impacts industrial activity within the City.

Additionally, the City of Chicopee has seen additional resources diverted to cleanup and management of significant weather events. Since 2008, the most significant weather events for which the Federal Emergency Management Agency has issued Disaster Declarations or Emergency Declarations include the following:

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

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

ii. Economic Effects of Brownfields: ***The former Uniroyal and Facemate properties represent the largest Brownfields cleanup project in Chicopee's history.*** Former industrial complexes like Uniroyal pose serious challenges for the neighborhoods they once supported. As the factories closed, a workforce originally brought in to serve Factory Village found employment elsewhere. More recently, between the years of 2005 and 2009, the City's unemployment rate skyrocketed 11% from 6.5%. Since 2009, the City's unemployment rate has improved to 5.9%, however it is still 1.3% higher than the Commonwealth's. Additionally, the unemployment rates for Census Tracts 8107 and 8108 are nearly double the City rate at 13.3% and 10.6%, respectively.

It should also be noted that the Uniroyal properties are located within Census Tract 8108, where the poverty rate is significantly higher than Tract 8107. Using the median household income estimates provided, the following data suggest a significant portion of both Census Tracts earn well below City, County and State median household income values.

Table III: Households earning below median household income levels

	Census Tract 8107	Census Tract 8108
Below Chicopee median household income	50.9%*	59.9 %*
Below Hampden County median household income	50.9%*	59.9%*
Below Massachusetts median household income	68.8%*	79.6%*

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

2. Project Description and Feasibility of Success

a. Project Description:

i. Existing Conditions: Building #28 North has remained mostly vacant since the early 1980's when Uniroyal Tire ceased operations and sold the property to the Facemate Corporation. Uniroyal Building #28 North is one of nine remaining buildings at the Uniroyal property. The building encompasses a footprint of 48,000 square feet (1.1 acres) of the Uniroyal property with 240,000 square feet of vacant industrial space on five floors, not including the basement level. The building was originally utilized for the production of tires and related products. The building was assessed in 2010 and was rated in fair condition with water damage evident. Hazardous building materials including asbestos, lead, polychlorinated biphenyls (PCBs) and others have been identified within the building, and are the subject of this cleanup proposal.

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

- active and passive recreational network;
- 33,500 square feet of new commercial/retail space;
- 131,000 square feet of new office space;
- 131 new residential units;
- a 34,500 square foot Community Recreation Center; and
- a 21,000 square foot Senior Center (completed).

ii. Proposed Cleanup Plan: The proposed cleanup plan includes abatement with alternative work practices to remove hazardous building materials from Building #28 North in preparation for demolition. A Non-Traditional Abatement Work Plan from the Massachusetts Department of Environmental Protection (MassDEP) allows for the relaxing of certain abatement requirements, given the magnitude of the project and site-specific circumstances that enable abatement to proceed without many of the work zone set-up and monitoring requirements. A Beneficial Use Determination (BUD) for the reuse of building materials (primarily including coated asphalt, brick and concrete) on-site was approved with MassDEP and will result in reduced costs and waste volumes leaving the Site following the completion of demolition activities.

Given the nature of the proposed abatement work, no institutional or engineering controls will be necessary after completion. Any necessary environmental controls will be implemented and properly monitored over the course of the project. Following the completion of abatement activities under this grant proposal, the City of Chicopee will advance demolition of Building #28 North.

b. *Task Descriptions and Budget Table:*

Task I: Cooperative Agreement Oversight ($3,500) Two City Officials will travel to the National Brownfields Conference, should one be scheduled during the three-year project period. If not, those officials will participate in regional Brownfields related trainings. Supply costs will support expenses related to community engagement including ongoing management of the City's Brownfields Program website that will debut in winter 2015. The City will commit CDBG and funds to cover staff time related to programmatic costs and to fulfill the necessary reporting requirements to the U.S. EPA, allowing more grant funds to be applied to the proposed cleanup. The City of Chicopee will not use any funds for administrative purposes as prohibited by U.S. EPA.

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

Task II: Abatement Design & Procurement ($40,000) Professional, environmental services related to cleanup design, preparation of bidding documents & technical specifications and bidding phase assistance. The City will comply with all federal and state procurement requirements in retaining required services. This task will include oversight of the cleanup contractor and any reporting necessary.

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

Task III: Abatement ($176,500) Cleanup contractor costs for mobilization/demobilization and abatement activities at Building #28 North. All required Cost Share funds will be utilized for abatement efforts.

Outcomes and Outputs: Complete abatement and off-site management of identified hazardous building materials.

Task IV: Post-Cleanup Monitoring ($20,000) Includes third party air monitoring during and following completion of all cleanup activities.

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

Budget Categories	**Project Tasks**				
	Task I: Cooperative Agreement Oversight	***Task II: Abatement Design & Procurement***	***Task III: Abatement Activities***	***Task IV: Air Monitoring & Post-Cleanup Air Clearance Testing***	***Total***
Personnel					
Fringe Benefits					
Travel	$2,500				$2,500
Equipment					
Supplies	$1,000				$1,000
Contractual		$40,000	$136,500	$20,000	$196,500
Other					
Total Federal Funding					
Cost Share			$40,000		$40,000
Total Budget	**$3,500**	**$40,000**	**$176,500**	**$20,000**	**$240,000**

c. *Ability to Leverage:* The City has the ability to leverage additional CDBG funds to supplement U.S. EPA grant funds during the project, necessary. The City has prioritized Uniroyal redevelopment and is committed to implementing the RiverMills Vision Plan. To date, the City has invested nearly $7 million in CDBG funds for various portions of the project.

Other leveraged funds include $50,000 from MassDEP via a U.S. EPA grant which was used to fund Hazardous Building Material Inspections on the Uniroyal buildings. These inspections were completed during summer 2012. In addition to these funds, MassDevelopment, the Commonwealth's finance and development agency has designated the Site a Brownfield Priority Project. With this designation, MassDevelopment allocated $2 million to advance assessment and cleanup efforts. Further funds that can be leveraged are available from Pioneer Valley Planning Commission (PVPC) Brownfields programs. The City has allocated local funds in excess of $1 million to continue assessment and cleanup projects. Please see support letters regarding these leveraged resources in the Attachments Section.

3. Community Engagement and Partnerships

a. *Plan for Involving Targeted Community & Other Stakeholders; and, Communicating Project Progress:* Community engagement regarding the Uniroyal property has been ongoing since RiverMills visioning began in February 2010 and will continue, moving forward. The planning team held three public meetings at which over 50 community members participated. Information gathered from these meetings informed a 'preferred' vision, which was revealed to the community in December, 2010.

In February 2010, a team of Cornell Master of Landscape Architecture students initiated a parallel planning project known as 'H.E.A.L Chicopee: A Strategic Plan for the Uniroyal/Facemate Properties.' The team's extensive community outreach resulted in the participation of over 1,000 community members. The students documented seven oral history interviews, 404 community survey responses and 682 student visioning responses. The H.E.A.L team held two community meetings; approximately 30 residents attended the first meeting and 40 attended the second. The students partnered with the Chicopee Public School System, the Chicopee Historical Society/Edward Bellamy Society, the Chicopee Public Library, the Chicopee Senior Center and local businesses. Data gathered was used to define strategies addressing historic preservation, stormwater/flood management, Brownfields remediation and market conditions through 2030.

Efforts to keep the community informed have occurred through numerous avenues. Copies of all presentations and reports have been made available at the Chicopee Public Library and for download from the City's website. Local newspaper and news stations have covered most activities with reports and articles. The final H.E.A.L presentation was recorded and aired numerous times on the local community access channel. Additionally, the City created a page off webpage specifically for RiverMills. The H.E.A.L team also utilized Facebook to connect with City residents and the online tool Survey Monkey to distribute surveys.

The City plans to continue communicating with residents through the above mentioned avenues and through the development of H.E.A.L Chicopee, a new website specifically designed to serve as a clearinghouse of information regarding all projects administered through the City's Brownfields

Program. The new website will launch in winter 2015 and will include a feedback mechanism for visitors to ask questions and/or submit ideas/concerns about projects. A sign will be erected at the Site providing information regarding where to find additional project information.

Should a language barrier be identified, the City will make every effort to procure appropriate interpreters. The planning team has addressed language barriers by preparing planning materials in English and Spanish while also offering to translate to Portuguese and Polish. The City is able to accommodate those with special needs such as the visually and hearing impaired.

b. *Partnerships with Government Agencies:* Partnerships between the City and local, state and federal agencies are crucial to continued implementation of the RiverMills plan. The City has formed a strong partnership with the Massachusetts Department of Environmental Protection (MassDEP), which oversees cleanup projects in Massachusetts. MassDEP chairs the Brownfield Support Team (BST) for the RiverMills project. The BST strives to build collaboration between required local, state and federal agencies to streamline the redevelopment process. Dedicated partners who sit on the BST include MassDEP, U.S. EPA, the Massachusetts Department of Transportation (MassDOT), MassHistoric, MassDevelopment and the Massachusetts Attorney General's Office. These governmental agencies have assisted the City with technical expertise, review of environmental reports and the identification of funding for assessment and cleanup.

The City's Health Department works actively on the City's internal Task Force, created specifically to inform all key City Departments of all Brownfields assessment and cleanup efforts throughout the City. The Health Department oversees potential health concerns, which could impact the community and Chicopee Falls Stakeholders.

The City is collaborating with the Pioneer Valley Planning Commission (PVPC) on the Connecticut RiverWalk & Bikeway project. Upon completion, a link between the Chicopee RiverWalk and Bikeway will connect Chicopee Falls to a regional trail network. Grant funding provided to the City by PVPC originated from a HUD/EPA/DOT Partnership for Sustainable Communities grant awarded to PVPC. Additionally, PVPC received a U.S. EPA Brownfields Area-wide Planning grant from a HUD/EPA/DOT Partnership for Sustainable Communities grant to complete an Area-wide Brownfields Plan for the City's West End neighborhood.

c. *Partnerships with Community Organizations:* The City of Chicopee is pleased to partner with following organizations to advance cleanup and redevelopment of the Uniroyal property;

- ***Friends of the Chicopee Senior Center***; is a 501(c)(3) non-profit organization dedicated to raising $2 million in support of the City's new Senior Center. With major construction complete, the group continues to fundraise in support of the Center's programs and has placed emphasis on supporting the cleanup and redevelopment of the Uniroyal property as the new Center is located a ¼ mile from the Site;
- ***The Chicopee Council on Aging***; is an avid supporter of the Senior Center and its programming. The Council's mission emphasizes the physical, mental and spiritual well-being of the City's older adults and has a vested interest in seeing the Uniroyal property developed in a way that enhances the activities and programming occurring at the Senior Center;

- ***The Edward Bellamy Society/Chicopee Historical Society***; is dedicated to advertising community meetings, dispersing/collecting community surveys and circulating planning documents. The group is also working to establish a collection of images, plans, maps and memorabilia regarding the Uniroyal and Facemate properties and plays a key role in preserving Chicopee's industrial heritage;
- ***The Greater Chicopee Chamber of Commerce***; represents the interests of the City's diverse business community. The Chamber has participated as a stakeholder on various Brownfields steering committees and has been an advocate for ongoing assessment and cleanup projects in both Chicopee Falls and Chicopee Center.

Letters of Support along with attendance lists from public meetings can be found in the Attachments Section. No sub-awards are intended to be made to partner organizations.

4. ***Project Benefits***

a. *Health and/or Welfare and Environmental Benefits:*

i. Health and/or Welfare Benefits: The cleanup of hazardous building materials including asbestos will remove the potential of these hazardous materials being released into the atmosphere, impacting residents and neighborhood visitors. This will also reduce stresses on the local population that already suffers from higher asthma rates and other lung disorders. The proposed greenway network for the property will offer residents new recreational opportunities, addressing cardiovascular ailments, diabetes and obesity. Additionally, the greenway network will provide alternative modes of transportation, reducing automobile emissions thereby creating a healthier environment for the neighborhood's sensitive populations.

ii. Environmental Benefits: The proposed project initiates the removal of severe blight from the neighborhood which will showcase the City's commitment to completing the significant, on-going cleanup of the entire Uniroyal property for redevelopment. This cleanup project will bolster civic pride and incentivize renewed interest for private investment. The project advances the removal of hazardous building materials from long-vacant structures while these structures can still be safely accessed. Removing these materials now eliminates the potential for structural collapse and the release of hazardous materials to the surrounding environment.

The redevelopment of this property will provide new construction and employment opportunities in the neighborhood. The proposed greenway network will also offer residents and Senior Center visitors new modes of safe transportation and recreation along a riverfront that does not exist today. The Vision Plan for redevelopment is based on the neighborhood's desires for the property. Affordable, equitable development including affordable housing was identified as a key component of the plan. The RiverMills Vision Plan envisions redevelopment to be an extension of the existing neighborhood; one that expands existing development patterns to avoid gentrification.

b. *Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:*

i. Policies, Planning, or Other Tools: Redevelopment of the former Uniroyal property will incorporate a number of sustainable practices as were defined in the area-wide planning process that resulted in a final plan for the properties in December 2010. Many concepts generated in the

H.E.A.L Chicopee plan have been included in the RiverMills Vision Plan. The City has considered how the Site might address MassDEP's 'Sustainable Development Principles' throughout the redevelopment process. To date, the following environmental benefits from infrastructure and sustainable reuse have been identified, while key characteristics of the Vision Plan which address the sustainable redevelopment and livability principles as defined in the HUD-DOT-EPA Partnership for Sustainable Communities include:

- Direct environmental improvement for a designated Environmental Justice population;
- Equitable, mixed-use development based on known market demands for affordable housing;
- Creating new, community-desired green space networks, which will provide alternate modes of transportation and crucial recreational opportunities;
- Establishing links between Chicopee Falls and surrounding neighborhoods;
- Re-establishing access between the City and Chicopee River, enhancing the river eco-system;
- Aligning development with existing Pioneer Valley Transit Authority (PVTA) bus routes while enhancing connections to the Westover Metropolitan Airport;
- Considering the Sustainable Sites Initiative (SITES) when designing multi-functional spaces, the City will include layered recreation and stormwater – low impact design (LID) elements and habitat restoration;
- LEED Certification for new structures; the City has targeted LEED Silver for the Senior Center and expects this project to set the standard for interested developers;
- Exploring alternative energy systems, especially geo-thermal on a site-wide scale;
- Preserving existing ground-water wells for use following redevelopment;
- Building reuse and material salvage;
- Utilizing demolition materials on-site to backfill basements (reducing off-site trucking of waste and on-site trucking of required fill materials);
- Reusing existing utilities including water and sewer systems;
- Expanding the Chicopee RiverWalk and Bikeway and connecting with the Connecticut River Walk and Bikeway, linking the City and Site to a regional recreation resource; and
- Creating 'shared' parking areas, reducing the footprint of parking lots.
- Prioritizing infill development on Brownfields as opposed to Greenfield development

ii. Integrating Equitable Development or Livability Principles: The Uniroyal property is located in the geographical center of the City and benefits from close proximity to public transportation routes, community services, neighborhood retail and a variety of existing housing options. The RiverMills Vision Plan prioritizes redevelopment that is consistent with neighborhood conditions, resident needs and market demands. Those needs and demands include additional affordable housing, recreational opportunities and enhanced neighborhood-scale commercial activity. Being located in one of the oldest urban areas of the City, redevelopment can capitalize on existing networks for transportation and services. The benefits below address the environmental opportunities of the Site:

- Enhancing opportunity for public-private partnerships to advance public amenity needs;
- Preserving of the Site's industrial legacy and industrial remnants as social 'connectors;'
- Providing educational opportunities, unveiling Chicopee's rich history, environmental systems and past impacts of industry on the landscape;
- Increasing the density of the Chicopee Falls neighborhood;

c. *Economic and Community Benefits (long-term benefits)*:
i. Economic or Other Benefits: Complete redevelopment of the Uniroyal and Facemate sites allows for a number of economic outcomes for Chicopee Falls and the City. Demand for affordable housing is a major vision component to be addressed through Uniroyal's redevelopment. As the City is not a developer, this need will be addressed through redevelopment by private parties. Private investment at RiverMills is expected to reach $100 million, which will be a significant investment in the neighborhood.

Further, the proposed cleanup project will emphasize the City's commitment to redevelopment efforts on the Uniroyal Site while providing proof of public reinvestment in Chicopee Falls to catalyze private investment. As a result of abatement and redevelopment, local property values will increase and further support a renaissance of redevelopment in Chicopee Falls.

In the long-term four economic outcomes are certain: the creation of new housing, jobs, additional business operations and tax revenues for the City and Commonwealth.

ii. Job Creation Potential: Partnerships with Workforce Development Programs: The RiverMills Vision Plan indicates that redevelopment can support the creation of 200 new construction jobs and 275 new full/part time jobs within the City while sustaining another 100 existing positions. While a local Brownfields Training Program is not active in Western Massachusetts, the City of Chicopee will make every effort to network with other job training programs including the City's High School Vocational Program; CareerPoint, a local work force and economic development career center based in Holyoke, MA, the Westover Jobs Corps located in Chicopee and the Hampden County Regional Employment Board (REB).

5. Programmatic Capability and Past Performance

a. *Programmatic Capability:* The City, through its Department of Planning & Development and Office of Community Development (OCD), is well versed in the coordination and management of federal grants in support of numerous programs from social services and roadway improvements to large scale planning projects like the RiverMills Vision Plan and the West End Brownfields Area-wide Plan. The OCD managed the construction of the City's new Senior Center, a $9 million project including federal, state and local funding sources.

The City of Chicopee has been receiving Community Development Block Grant (CDBG) and HOME funds as an entitlement community for the past 39 years. Staff in the OCD includes Michael Vedovelli, Director of Community & Economic Development; Kathleen Lingenberg, Housing Specialist and Julia Dias, Operations Manager. These three individuals are responsible for the administration of both the CDBG and HOME programs. Lee M. Pouliot, Director of Planning & Development is a former employee of the OCD with four years of experience managing the City's Brownfields program. Lee and the Brownfields Program transferred to the Planning Department in December 2014.

Lee along with support from OCD staff will manage the proposed project. Lee is a lifelong resident of Chicopee who completed a Master's Degree in Landscape Architecture at Cornell University in 2010. His final studio project focused on the Uniroyal and Facemate properties,

resulting in an in-depth understanding of the challenges and opportunities of assessment and cleanup. He assisted in the management of the $1.6 million demolition for the former Facemate buildings and in the management of the West End Brownfields Area-Wide Planning Project.

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

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

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

c. *Past Performance and Accomplishments:*

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

1. Compliance with Grant Requirements: The City of Chicopee was successful in securing the following U.S. EPA Brownfields Grants;

- FY2012 – Three Cleanup Grants; 10/1/2012 – 09/30/2015; (final closeout documents will be submitted to U.S. EPA in December 2015). The grants supported the abatement of three Uniroyal buildings that were then demolished.
- FY2012 – Community-wide Assessment Grant; 10/01/2012 – 09/30/2016; Remaining funds have been allocated to complete final proposed assessment efforts at approved sites. Otherwise the City will meet all other work plan components. To date, seven properties have been assessed under this grant.
- FY2013 – One Cleanup Grant; 10/01/2013 – 09/30/2016; Work was completed ahead of schedule and close out documents will be submitted to U.S. EPA in January 2016. The grant supported abatement of a building the City will market for redevelopment.

- FY2014 – Two Cleanup Grants; 10/01/2014 – 09/30/2017; Projects remain on-schedule for completion during the project period. Grants will address cleanup of contaminated rail bed soils and contaminated, buried demolition debris.
- FY2015 – One Cleanup Grant (Petroleum Only); 10/01/2015 – 09/30/2018; Project is currently in the beginning stages of implementation and is on-schedule to begin cleanup work in spring 2016. The grant will address the cleanup of petroleum-contaminated soil and groundwater at a former auto-service station.

All required documents including work plans, community relation plans, reports and ACRES reporting have been submitted per the Work Plan schedule and required deadlines. Additional funding is required to advance cleanup of certain parcels of the Uniroyal property that have not yet been completed. To date, the City anticipates needing an addition $10 million to complete building abatement and demolition to allow redevelopment to begin.

2. *Accomplishments:* The City was a successful grantee during the U.S. EPA Brownfields Pilot assessment program, receiving a total of $200,000 beginning in 1996. The City successfully pursued assessment activities in compliance with all grant requirements and completed all necessary reporting obligations. The grant was closed on January 19, 2001. The projects listed below received funding and are listed as 'Success Stories' on U.S. EPA's website.

- Former Bay State Wire Company – In 1996, an initial Brownfields Pilot Assessment grant of $59,000 was given to the City. Assessment work confirmed the presence of trichloroethylene (TCE), oil, grease and cadmium in the site's soil and groundwater. These activities led to a $310,000 clean-up effort, funded through the Community Development Block Grant (CDBG). The property was then sold to E. Joseph Montemagni, a private developer, for redevelopment as office space.

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

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

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

Attachments

- Threshold Criteria

- Draft Analysis of Brownfields Cleanup Alternatives (ABCA)

- State Letter of Acknowledgement

- Letters detailing Leveraged Resources
    - City of Chicopee, Auditing Department
    - MassDevelopment
    - Pioneer Valley Planning Commission

- Community Partner Commitment Letters
    - Chicopee Council on Aging
    - Edward Bellamy Memorial Association/Chicopee Historical Society
    - Friends of Chicopee Senior Citizens, Inc.
    - Greater Chicopee Chamber of Commerce

- Community Notification & Participation Materials

Threshold Criteria for Cleanup Grants

1. ***Applicant Eligibility:***

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

b. *Site Ownership:* The City of Chicopee acquired the former Uniroyal Tire Complex properties as a result of a levy and execution on a money judgment on May 11, 2009 as recorded in the Hampden County Registry of Deeds, Book 17783, pages 139 & 142.

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

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

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

a. *Basic Site Information:* Former Uniroyal Tire Complex – Building #28 North
154 Grove Street
Chicopee, MA 01020
Owner: City of Chicopee

b. *Status and History of Contamination at the Site:* ***The Former Uniroyal Tire Complex*** consists of approximately 28 acres of land, originally developed during the late 1800s. In 1870, the property was used as a lumber yard by the Chicopee Manufacturing Company. From 1896 to 1898, the property was owned by the Spaulding and Pepper Company, who manufactured bicycle tires. The Fisk Rubber Company, which later changed its name to United States Rubber Company and then to Uniroyal, Inc., manufactured bicycle, automobile & truck tires and adhesives from 1898 to 1981. Uniroyal Inc. closed their plant in 1980 and sold the property to Facemate Corporation in 1981. Facemate leased portions of the Uniroyal buildings to various companies for manufacturing, printing, machine shops, office, storage and health care facilities. Currently, nine vacant buildings, encompassing approximately 750,000 square feet, remain standing at the Site.

Building #28 North encompasses a footprint of 48,000 square feet (1.1 acres) of the Uniroyal property with approximately 240,000 square feet of vacant industrial space on five floors, not including the basement level. The building was originally utilized for the production of tires and related products. The building was assessed in 2010 and was rated in fair condition with water damage evident throughout the building. Hazardous building materials including asbestos, lead, polychlorinated biphenyls (PCBs) and others have been identified within the building, and are the subject of this cleanup proposal.

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

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

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

c. *Sites Ineligible for Funding:* The Uniroyal property is (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA and (c) not subject to the jurisdiction, custody or control of the United States government.

d. *Sites Requiring a Property-Specific Determination:* The Uniroyal property does not include parcels subject to/with (a) planned or ongoing removal actions under CERCLA; (b) facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under RCRA, FWPCA, TSCA or SDWA; (c) facilities subject to RCRA corrective action to which a corrective action ((§3004(u) or §3008(h)) permit or order has been issued or modified to require implementation of corrective; (d) land disposal units that have submitted a RCRA closure notification or that are subject to closure requirements specified in a closure plan or permit (e) a release of PCBs where all or part of the property is subject to TSCA remediation or (f) properties receiving monies for cleanup from the LUST trust fund.

Note: Although a release of PCBs has been identified at the Uniroyal property and remediation is currently on-going under the TSCA program, through Michelin, North America. The City's grant proposal pertains solely to the cleanup of hazardous building materials within Building #28 North. For this reason, we believe that a property-specific determination is not necessary.

e. *Environmental Assessment Required for Cleanup Proposals:* Various consultants have completed environmental studies on the Uniroyal property, dating back to the early 1980's. A Phase I Limited Site Investigation was completed by ECS in March 1991. A Phase II Comprehensive Site Assessment (CSA) was completed by ECS in August 1997. Additional Phase II Investigations were completed by ECS in February 1998. A Supplemental Phase II CSA was completed by Gannett Fleming in June 2005. Gannet Fleming also completed a Phase III Remedial Alternatives Analysis in June 2005 as well as various Phase IV Remedy Implementation Plans from March,

2006 through April 2010. Additional work since that date has been completed by GZA GeoEnvironmental, Inc. and includes a Supplemental Phase II CSA, dated January 2011.

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

A Hazardous Building Materials Study was completed by Smith & Wessel Associates, Inc. on June 20, 2011. A supplemental Hazardous Building Materials Study of existing Uniroyal structures was completed by CDW Consultants, Inc. on October 31, 2012.

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

Property Ownership Eligibility – Hazardous Substance Sites

f. *CERCLA §107 Liability: The* City of Chicopee, as the current owner of the Site, is protected from CERCLA §107 liability as a local government entity that acquired the property through tax foreclosure.

g. *Enforcement Actions:* No ongoing or anticipated environmental enforcement actions have been issued for the Site. The City is unaware of any inquiries or orders from federal, state or local governmental agencies regarding the responsibility of any party for contamination or hazardous substances at the Site. Response actions by Michelin, North America (MNA) that have occurred/are occurring on the Uniroyal property are not being performed under any order or enforcement action.

h. *Information on Liability and Defenses/Protections:*

i. Information on the Property Acquisition:
1. The City of Chicopee acquired the former Uniroyal Tire Complex properties as a result of a levy and execution on a money judgment.

2. The former Uniroyal Tire Complex properties were acquired on May 11, 2009 as recorded in the Hampden County Registry of Deeds, Book 17783, pages 139 & 142.
3. The City of Chicopee the Uniroyal properties via fee simple title.

4. All properties were acquired from former Facemate Corporation President, Walter F. Mrozinski.

5. The City has no current or prior familial, corporate or financial relationships or affiliations with the previous owners/operators of the Uniroyal properties.

ii. Timing and/or Contribution Toward Hazardous Substances Disposal: The City of Chicopee has in no way caused or contributed to any releases of hazardous materials at the Site. All known releases and disposal of hazardous substances occurred prior to City ownership. The City has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.

iii. Pre-purchase Inquiry: No pre-purchase due diligence inquiry was conducted prior to the City acquiring the properties; however, the City of Chicopee is protected from CERCLA §107 liability as a local government entity that acquired the properties through tax foreclosure.

iv. Post-Acquisition Uses: The Site has remained vacant and has not been in active use since the City gained ownership. Beginning in February 2010, the City initiated a visioning process with Vanasse Hangen Brustlin, Inc. (VHB). Through VHB, the Existing Conditions Report for fifteen buildings on the Site was completed by Tighe & Bond and a Market Analysis for redevelopment was completed by RKG Associates, Inc. on March 26, 2010. The visioning process was completed in December 2010. Additionally, the Site was utilized for academic study by Cornell University Master of Landscape Architecture students, during spring 2010. The team completed a parallel master plan which included substantial community participation and visioning exercises. The team presented a final master plan document to the City and community in May 2010. Outside of study for redevelopment, on-site activities have been limited to environmental cleanup and demolition by the City and Michelin, North America (MNA).

v. Continuing Obligations: 1-3) The City is unaware of any continuing releases or threatened releases at the Site. Please note that an alarmed fence has been installed around the Site to limit access and protect human health & safety. There is ongoing concern that further deterioration of some buildings will result in the comingling of regulated building materials with general construction demolition debris. The City is diligently working to acquire additional funding as quickly as possible to enable the completion of pre-demolition abatement of such materials, to avoid additional costs associated with off-site management of comingled hazardous materials and C&D debris.

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

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

4. Cleanup Authority and Oversight Structure:

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

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

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

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

5. Cost Share:

a. *Statutory Cost Share:*

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

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

6. ***Community Notification:***

The City hosted a public meeting in City Council Chambers, 274 Front Street, 4th floor City Hall Annex on December 1, 2015 at 5:30p.m. The public meeting was announced through advertisement in the area's newspaper, The Republican on Sunday, November 22, 2015, and on the City's website. Proposal drafts, including a draft Analysis of Brownfield Cleanup Alternatives (ABCA) were made available at the Department of Planning & Development and for download from the City's website. One representative from the Department of Planning & Development was present to discuss the grant proposal. Two City Councilors and three community members attended the meeting. No comments were submitted to the Department of Planning & Development by the December 9, 2015 deadline. Required documentation including the advertisement, sign-in sheet, public meeting agenda and notes are included in the Attachments Section.

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

Analysis of Brownfields Clean-up Alternatives

Former Uniroyal Tire Complex – Building #28 North
City of Chicopee, Massachusetts

Introduction and Background

Site Location: Former Uniroyal Tire Complex – Building #28 North
154 Grove Street
Chicopee, MA 01020
Owner: City of Chicopee

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

Building #28 North encompasses a foot print of 48,000 square feet (1.1 acres) of the Uniroyal property with 240,000 square feet of vacant industrial space on five floors, not including the basement level. A hazardous building materials survey of the structure has confirmed the presence of such hazardous materials as asbestos, lead and others that are the focus of this proposed cleanup project.

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

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

Currently known residual site contamination includes polychlorinated biphenyls (PCBs), heavy metals, extractable petroleum hydrocarbons (EPH), semi-volatile organic compounds (SVOCs) & volatile organic compounds (VOCs) in soil and EPH & VOCs in groundwater. PCBs have also been identified in

accumulated sediment in on-site storm water drainage systems and in the toe drain system for the flood control dikes along the westerly boundary of the Site. MNA cleaned many of the storm water and toe drain systems during 2011 and 2014, under an EPA-approved TSCA Work Plan.

The City is working in cooperation with MNA to help prioritize site cleanup activities, but unknown subsurface conditions remain under existing buildings and related structures. Additional sampling of sediments in the Chicopee River has also been required by Massachusetts Department of Environmental Protection (MassDEP). As additional buildings are demolished at the Site, MNA is implementing supplemental subsurface investigations. During 2014, subsurface investigations were conducted at former Uniroyal Buildings #7, #33 and #43. It is important to note that MNA's obligation for response actions will not fully achieve redevelopment requirements and that additional environmental cleanup will likely be required.

MNA's responsibilities as a PRP at the Uniroyal property are primarily related to the assessment and remediation of existing environmental contamination under Massachusetts General Laws Chapter 21E, the Massachusetts Contingency Plan (MCP) and the Toxic Substances Control Act (TSCA) regulations. The assessment and abatement of hazardous building materials within the on-site buildings, along with actual demolition of most of the buildings, are the City's responsibility and are separately funded from MNA's efforts. To date, the City has demolished eleven buildings, leaving eleven structures to be abated and demolished to allow redevelopment plans to move forward.

A structural condition assessment report of the Uniroyal buildings was prepared by Tighe & Bond in May 2011 that documents the very poor structural condition of nine of eleven buildings on the former Uniroyal property. Subsequently, structural evaluations by BETA Group have identified additional buildings for demolition.

Reference is made to the section of this application entitled "***Summary of Phase I & II Assessment Reports and Other Environmental Investigation***" for a discussion of the hazardous materials inspection reports completed to date.

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

The RiverMills Vision Plan was completed in December 2010. Extensive community outreach resulted in a plan that reflects community desires and is endorsed by the City as the official redevelopment guide for the former Uniroyal and neighboring Facemate properties. The plan proposes the creation of an active/passive recreational network that reconnects the neighborhood to the Chicopee River. This network is the armature around which a mixed-use community is to be molded. This mixed-used scheme includes 33,500 square feet of new commercial space, 131,000 square feet of new office space, 131 new housing units, the City's new Senior Center, which opened in September 2014 and a proposed Community Recreation Center. Estimates indicate that this scheme will leverage an estimated $100,000,000 in private investment when full build out is achieved and support the creation of 275 new full and part time, local jobs.

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

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

Redevelopment Objectives

- *Mixed Use Redevelopment:* The City is interested in redevelopment schemes that provide a diverse mix of uses on the Site. This mix will include complementary uses that directly and indirectly enhance the area as a place to live, work, shop, dine, visit and connect with recreational and environmental amenities. Schemes should provide for high quality improvements that will actively contribute to the economy of the City, provide public access where appropriate and add to the neighborhood's vitality and tax base.

- *Site Legacy:* The City has a vested interest in preserving the Site's history as part of the redevelopment process. It is hoped that redevelopment schemes will address how the Site's industrial past can be incorporated into its reuse, honoring the Site's history.

- *Environmental Connections:* Development schemes should strive to surround proposed buildings with a series of green spaces linked with pedestrian walkways, greenways or trails that also take advantage of the Chicopee Canal & RiverWalk that is currently under development. The entire RiverMills development should strive to be a pedestrian friendly environment, while enhancing the Chicopee River. Redevelopment schemes should propose avenues through which the river can be accessed and utilized from RiverMills by the public.

- *Neighborhood Connections:* The RiverMills property has been inaccessible to the Chicopee Falls neighborhood for nearly thirty (30) years Redevelopment schemes should propose avenues through which the site will be reintegrated into the surrounding neighborhood and enable new connections to Chicopee Center and Memorial Drive's commercial corridor.

- *Green Development:* The City of Chicopee supports sustainable development practices and plans to pursue LEED certification for the City's new Senior Center. The use of 'green' development techniques, with respect to energy efficiency, materials, building systems, construction methods, long-term building operations and site planning will be key factors considered during the developer selection and bid process.

- *Effective Public-Private Partnership:* With City, state and federal agency investments of nearly twenty million dollars to date, redevelopment schemes should not place disproportionate requirements on City resources.

Summary of Phase I & II Assessment Reports and Other Environmental Investigations: Numerous environmental site investigations related to the release of oil and other hazardous materials have been performed at the Uniroyal property over the past several years by Gannett Fleming and GZA, on behalf of Michelin North America (MNA), the company who acquired the assets of the former Uniroyal Company. With respect to hazardous building materials, several assessments have been performed at the subject buildings and supplemental hazardous materials inspections will be conducted, as required, to supplement inspections conducted to date. Non-traditional asbestos abatement work plans were prepared and implemented at former Uniroyal Buildings #7 and #33 over the course of 2014. Additional non-traditional work plans are currently being implemented for Uniroyal Buildings #8 and #14. The following assessments have been used in preparing the proposed cleanup project for Uniroyal Building #28 North:

- GZA provided a preliminary hazardous materials inspection letter report of all buildings for the City of Chicopee in 2007;
- Smith & Wessel, under subcontract to BETA Group, completed a more detailed inspection and sampling program of Buildings 28S, 28N, 28N Extension and 33 in June 2011;
- CDW, using U.S. EPA grant funds, administered through MassDEP, conducted supplemental hazardous materials inspections of many of the remaining Uniroyal buildings in late 2011 and early 2012, where deteriorated building conditions did not prevent safe access;
- Supplemental sampling and analyses of regulated building materials has also been performed by BETA Group and Smith & Wessel to support waste management decisions and a beneficial use determination (BUD) under the Commonwealth's solid waste program. This determination has greatly reduced off-site management costs and resulted in significant benefits to the environment by reducing diesel fuel emissions by more than 40%.

Applicable Regulations and Cleanup

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

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

BETA Group reports directly to the City's Office of Community Development and BETA's services related to subsurface contamination are funded through the MassDevelopment Brownfields Priority Project Fund and through City funds appropriated by the Chicopee City Council. Services related to building inspections,

demolition and other related services are separately funded, when possible, through other funding sources. If additional funding is appropriated under U.S. EPA's Cleanup Grants program, BETA would continue to provide LSP and oversight services. Any additional services needed to perform the proposed cleanup projects will be retained following all federal (40 CFR 31.36) and state public procurement guidelines.

Clean-up Standards for Major Contaminants and Planned Reuse: The various regulated building materials subject to pre-demolition abatement for this project include:

- Asbestos containing building materials (ACBM), including both friable (easily crumbled, crushed, or pulverized by hand) and non-friable suspect ACBM within the buildings, including the following types of materials:

  - Thermal system insulation, such as pipe, boiler, tank and duct insulation;
  - Surfacing materials, such as fireproofing, acoustical and decorative plasters, or other coatings applied by spray or trowel; and
  - Miscellaneous materials, such as floor and ceiling tiles, mastics, roofing materials and blown-in insulation.

  The applicable federal and state standards require segregation and off-site disposal of asbestos waste containing greater than 1% asbestos on a weight basis.

  Releases of asbestos containing materials to the environment are also regulated under the Massachusetts Contingency Plan (MCP).

- Lead based painted surfaces pose a potential risk to the environment due to leaching of lead from wastes placed in a landfill. The primary cleanup standard that drives decision making for lead paint is the Resource Conservation and Recovery Act (RCRA) that regulates hazardous waste management.

  In the case of lead paint, the leachate standard is 5 mg/l for the Toxicity Characteristic Leaching Procedure Test (TCLP) that simulates an acidic environment of a landfill in the laboratory.

  The regulations require that representative sampling and testing be performed on the demolition debris that is to be disposed. In certain cases, exemptions apply when such materials are to be re-used or recycled. In either event, surfaces with greater than 5% lead content will be segregated and disposed as RCRA hazardous waste. That threshold value may vary, depending upon the nature and volume of the lead painted materials with respect to the total volume to be disposed or recycled.

- Polychlorinated biphenyls (PCBs) are primarily regulated under TSCA, with U.S. EPA maintaining jurisdiction over all PCB releases greater than 50 ppm. The management of most PCB-containing equipment and fluids is also regulated under TSCA, but may also be subject to various regulations under RCRA and the Massachusetts Contingency Plan (MCP). Releases to the environment less than 50 ppm may be regulated under the MCP.

Laws & Regulations Applicable to the Cleanup: There are three primary federal regulations that govern the pre-demolition abatement and disposal of regulated building materials:

- Resource Conservation and Recovery Act (RCRA);
- Toxic Substances Control Act of 1976 (TSCA); and
- Asbestos Hazard Emergency Response Act (AHERA) of 1986.

In addition to the regulations promulgated under the referenced laws, the MassDEP and U.S. EPA have provided numerous guidance documents and policies that govern the manner in which the presence of regulated building materials is determined and the manner in which they are removed, handled and disposed. Such regulations are very prescriptive and close adherence to the requirements is required, except in unusual circumstances when site-specific requirements are waived by state and/or federal regulators.

In this case, the MassDEP has jurisdiction over most activities involving the abatement and off-site management of regulated building materials. Several federal and state solid and hazardous waste regulations, including air and resource protection regulations govern the licensing and permitting of pertinent recycling and disposal facilities.

Specific state regulations that govern pre-demolition abatement and off-site recycling and disposal activities include:

- Solid Waste Regulations, administered through MassDEP (310 CMR 7.000 and 19.0000);
- Air Quality Regulations, Department of Labor Standards, Division of Occupational Safety (453 CMR 6.00);
- Massachusetts Contingency Plan (MCP) at 310 CMR 40.0000; and
- Massachusetts Hazardous Waste Regulations at 310 CMR 30.0000.

There are numerous policy and guidance documents that also regulate the handling, transportation and management of regulated building materials.

Sampling protocols for the inspection and assessment of asbestos containing building materials are based upon the following EPA guidance documents:

- The Asbestos Hazard Emergency Response Act, 40 CFR Part 763
- Asbestos in Buildings: A Simplified Sampling Scheme for Friable Surfacing Materials, (EPA Document 560/5-85-030a, October, 1985)
- Asbestos Exposure Assessment in Buildings, Inspection Manual (Yellow Book)
- Guidance for Controlling Asbestos-Containing Materials in Buildings (EPA Document 560/5-85-024)

Evaluation of Clean-up Alternatives

Clean-up Alternative A – No Action

The "no action" alternative is not feasible, since abatement of regulated building materials is required before building demolition can commence. Therefore, no further consideration of this alternative will be made.

Impacts on Regional Climate Change Projections: As the "no action" alternative is not feasible, a discussion of the impacts of climate change is not applicable.

Clean-up Alternative B – Conventional Abatement

As discussed previously, the abatement measures and off-site management requirements for all regulated building materials, including the handling, transportation, disposal and documentation requirements are very prescriptive and there are few opportunities to deviate from those requirements. This alternative includes complete compliance with all regulatory requirements.

Impacts from Regional Climate Change Projections: The Northeast region is projected to see increased temperatures in addition to an increase in the magnitude and frequency of heavy precipitation events should changes to regional climate characteristics continue. An increase in heavy precipitation events increases the potential of flooding. For Conventional Abatement, regional climate change impacts would not be expected to have any influence over the successful completion of the proposed work. As this project encompasses the abatement and off-site management of regulated building materials, all such materials would be removed and disposed of at appropriate facilities – no hazardous materials to be managed as part of the proposed project would be expected to be managed on-site.

Clean-up Alternative C – Alternative Work Practices

As a Brownfield Support Team (BST) site, there has been significant discussion and a willingness on the part of the MassDEP to relax certain abatement requirements, given the magnitude of the project and site-specific circumstances that enable abatement to proceed without many of the work zone set-up and monitoring requirements. That is primarily due to the presence of large quantities of asbestos containing building materials and, with the exception of asbestos workers, there are no sensitive receptors in the immediate vicinity of the work. A Non-Traditional Asbestos Abatement Work Plan has been obtained for past abatement and demolition projects (former Uniroyal Buildings #7, #8, #14 & #33) where conventional abatement was determined to be infeasible. Under this alternative, permission to relax work zone preparations and to wash and re-use certain semi-porous materials (asphalt, brick and concrete) on-site will be sought under a Supplemental Non-Traditional Asbestos Abatement Work Plan.

A similar initiative, Beneficial Use Determination (BUD) for the reuse of building materials (primarily including coated asphalt, brick and concrete) onsite, has been approved by MassDEP that will also result in significant project cost savings.

Impacts from Regional Climate Change Projections: The Northeast region is projected to see increased temperatures in addition to increase in the magnitude and frequency of heavy precipitation events should changes to regional climate characteristics continue. An increase in heavy precipitation events increases the potential of flooding. For Alternative Work Practices, regional climate change impacts would not be

expected to have any influence over the successful completion of the proposed work. As this project encompasses the abatement and off-site management of regulated building materials, all such materials would be removed and disposed of at appropriate facilities – no hazardous materials to be managed as part of the proposed project would be expected to be managed on-site. Design for on-site reuse of coated asphalt, brick and concrete, if any, under a Beneficial Use Determination, would need to ensure that it is placed above seasonal high groundwater levels, minimizing any risk of groundwater impacts during a future flooding event.

Cost Estimates for Each Alternative

Clean-up Alternative A – No Action
Not Applicable

Clean-up Alternative B - Conventional Abatement
Conventional abatement of asbestos and other regulated building materials will be feasible in Building #28 North. The estimate of probable pre-demolition abatement costs for the regulated building materials related to all of the remaining buildings located within the Uniroyal Complex is well over $10 million. For the project contemplated under this ABCA, pre-demolition abatement, using conventional methods, inclusive of a 20% contingency is estimated to cost approximately $465,000.

The abatement methods to be involved are routinely provided on similar projects and there is little concern that these methods would not be effective.

Clean-up Alternative C – Alternative Work Practices
Alternative Work Practices for this project are proposed to include:

- On-site washing and re-use of non- and semi-porous coated and uncoated materials (i.e. asphalt, brick and concrete);
- Preparation, submittal and approval of a Beneficial Use Determination (BUD) under the Commonwealth's Solid Waste program; and
- Relaxation of the pre-abatement work zone preparation requirements and construction of critical barriers only at windows, doors and other means of access and egress.

The estimate of probable costs for implementation of pre-demolition abatement of regulated building materials inclusive of a MassDEP approved Non-Traditional Abatement Work Plan and Beneficial Use Determination (BUD) $345,000.

Recommended Clean-up Alternative:
It is recommended that Alternative C – Alternative Work Practices be the selected clean-up alternative.

Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

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

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

December 13, 2015

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Mail Code: OSRR07-3
Boston, MA 02109-3912

RE: STATE LETTER OF ACKNOWLEDGMENT
City of Chicopee, Application for EPA Cleanup Grant Funds, Uniroyal Building 28 North

Dear Mr. Gardner:

I am writing to support the proposal submitted by the City of Chicopee (the "City") under the Fiscal Year 2016 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. Funding from the EPA will assist the City in the abatement of hazardous building materials to prepare the structure for future demolition and redevelopment. This property is part of a larger redevelopment project known as "RiverMills at Chicopee Falls" which encompasses 65 acres of post-industrial Brownfield properties along the Chicopee River.

On January 23rd, 2015, Governor Baker signed his first Executive Order, creating the Community Compact Cabinet, in order to elevate the Administration's partnerships with cities and towns across the Commonwealth. Lieutenant Governor Polito chairs the cabinet, which concentrates financial, technical, and other resources at the state level to a select group of projects including Brownfields. The City's compact was signed on August 19th, ensuring any funding provided by EPA will be supported by a focused commitment of state resources.

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

Sincerely,

Kerry Bowie
Brownfields Coordinator, MassDEP Commissioner's Office

ec: Lee Pouliot, ASLA, LEED Green Associate, Planning Director, Planning Department, City of Chicopee
Eva Tor, Brownfields Coordinator, MassDEP Western Regional Office
Angela Gallagher, Assistant Brownfields Coordinator, MassDEP Southeast Regional Office

This information is available in alternate format. Call Michelle Waters-Ekanem, Diversity Director, at 617-292-5751. TTY# MassRelay Service 1-800-439-2370
MassDEP Website: www.mass.gov/dep

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CITY OF CHICOPEE
MASSACHUSETTS

AUDITING DEPARTMENT

Sharyn A. Riley
City Auditor

Tiana M. Steffenhagen
Assistant City Auditor

December 10, 2015

Lee M. Pouliot, Planning Director
City of Chicopee
274 Front Street
Chicopee, MA 01013

Dear Mr. Pouliot,

You have asked that I provide you with information relative to the City of Chicopee's committed funding resources to date for the Uniroyal/Facemate Brownfield's project.

In FY'2015 the Chicopee City Council approved an appropriation in the amount of $185,000.00 for the Uniroyal Administration Building Stabilization/Preservation Project at its' January 6, 2015 Council Meeting. The funding source for this appropriation was the City's available Certified Free Cash.

In addition, in FY'2016 the Chicopee City Council approved appropriations totaling $860,000.00 related to the Uniroyal/Facemate Project at its' November 17, 2015 Council Meeting. These appropriations were broken down as follows:

1. $350,000.00 for ongoing MCP Coordination and Technical Support (Michelin).
2. $300,000.00 for completion of the demolition and backfilling of Buildings 8 & 14.
3. $60,000.00 for Lot #1 – Baskin Building – Site Remediation.
4. $15,000.00 for Sale of Reclaimed Roadway Sub-Base and Utility Trench Soils.
5. $25,000.00 for Lot #4 – Former Facemate Building #1 Parcel.
6. $80,000.00 for Backfilling Lower Tier of Uniroyal Site with Asphalt, Brick, and Concrete, Beneficial Use Determination of Materials, and Excess Constructions Soils.
7. $30,000.00 for the Redevelopment of Building #26, Including Uniroyal Building #27.

The funding source for all of these appropriations was the City's available Certified Free Cash.

I trust that this information will suffice to display the City's commitment to this project. If you require any further information, please do not hesitate to contact me.

Sincerely,

Sharyn A. Riley
City Auditor
City of Chicopee

MASSDEVELOPMENT

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

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

December 7, 2015

Lee Pouliot ASLA, LEED Green Associate
Planning Director
Planning Department
274 Front Street, 4th Floor City Hall Annex
Chicopee, MA 01013

Dear Mr. Pouliot:

Please accept this letter of strong support for the three applications being submitted by the City of Chicopee for EPA Brownfields Cleanup Grants relating to hazardous building materials abatement for buildings 28 North, 28 South and 28 North Extension at the former Uniroyal industrial site.

As you are aware, MassDevelopment has previously designated the Uniroyal site as a Brownfields Priority Project Site and has provided Chicopee with access to $2 million in cleanup funding from the Commonwealth's Brownfields Redevelopment Fund for each of the Uniroyal and adjacent Facemate sites – a $4 million commitment. Working with the City of Chicopee, MassDevelopment has collaborated on an extensive redevelopment planning effort for the adjacent Uniroyal and Facemate sites (the RiverMills Development). MassDevelopment continues to fund and support remediation work on the Uniroyal site under previously approved commitments which will contribute to the remediation, but will fall far short of providing all of the funds necessary to bring the site to a marketable and developable condition. Specifically on each of the North, North Extension, and South sections of Building #28 additional EPA funding will allow for the continued abatement of hazardous building materials.

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Jay Ash
Chairman

Marty Jones
President and CEO

Without the requested additional funding, and with MassDevelopment having reached its statutory maximum allocation of funding at the site, we are very concerned that remaining cleanup efforts will soon be put on hold at the site. We request EPA support for the Chicopee application so that the good work in progress at the Uniroyal site can continue.

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.

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We look forward to continuing to work with you and the City of Chicopee on the redevelopment of brownfield sites, and strongly support the three applications for EPA Brownfields Cleanup Grants submitted by the City of Chicopee for hazardous building materials abatement at the former Uniroyal site.

Sincerely,

Sean C. Calnan,
Vice President-Community Development

Timothy W. Brennan, Executive Director

December 9, 2015

Lee Pouliot, ASLA LEED Green Associate
Director
Department of Planning and Development
274 Front Street, 4th Floor – City Hall Annex
Chicopee, MA 01013

Dear Mr. Pouliot,

Please accept this letter in support of the City of Chicopee's application to the U.S. EPA for cleanup at the Uniroyal site specifically, Buildings #28 North, #28 North Extension and #28 South. As you are well aware, the City and the Pioneer Valley Planning Commission (PVPC) have partnered on a number of Brownfield projects in recent years, starting with the West End Brownfields Area-Wide Plan (AWP) funded by U.S. EPA in 2010. PVPC's Brownfields team is pleased to continue our involvement in the neighborhood through participation in the West End Brownfields Assessment Steering Committee and potentially through commitment of any additional assessment resources in the area should they become available.

PVPC and the City have also partnered at the Uniroyal property, initially under the state-led Brownfields Support Team (BST) program. This past year, a commitment to sub-grant $200,000 from PVPC's EPA-funded Revolving Loan Fund was made to enable asbestos abatement work at the historic former Uniroyal Administrative Building (Building #26). PVPC strongly supports the City's efforts to address similar environmental concerns in Buildings #28 North, #28 North Extension and #28 South.

Finally, please note that Chicopee Center (including the West End) and Chicopee Falls (including Uniroyal) are located within one of twenty 'Areas of Brownfields Interest' designated in PVPC's recent HUD-funded Regional Brownfields Plan. Sites located within these areas are a priority for future Brownfields funding through the Planning Commission.

Should questions arise, please feel free to contact me at any time. Regards and best of luck with the City's Cleanup applications.

Sincerely,

Christopher J. Dunphy
Principal Planner/Manager

Pioneer Valley Planning Commission 60 Congress Street - Floor 1, Springfield, MA 01104-3419
phone 413.781.6045 *fax* 413.732.2593 *TTY* 413.781.7168 www.pvpc.org

December 14, 2015

Lee Pouliot
City Planner
City of Chicopee
274 Front Street, 4th Floor City Hall Annex
Chicopee, MA 01013

Dear Mr. Pouliot:

It is with great enthusiasm and excitement that I write this letter of support for our city's pursuit of a 2016 EPA Brownfields Cleanup Grant focusing upon the Uniroyal property adjoining our RiverMills Center. This request would be for the removal of hazardous waste in 3 buildings on the site. We, of the Council on Aging, appreciate the many steps that have been taken for the clean up of this area.

Our new 21,000 square foot center for older adults was completed in September, 2014. It has attracted many, many new people and has allowed for expanded programming. It is truly wonderful to see an area so ugly turned into something so wonderful. The building has been used by the city to provide information to the public as well as for meetings of the people involved in the project.

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

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

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

Sincerely yours,

Claire Gemme

Claire Gemme
Chairperson

RiverMills Center
Chicopee Council on Aging
5 West Main Street, Chicopee, MA 01020-1864 Tel: 413-534-3698 FAX: 413-557-6989 Web: www.chicopeema.gov
Sandra Lapollo, Executive Director
Providing Quality Community Service

December 11, 2015

Lee Pouliot, ASLA, Leed Green Associate
Planning Director
Planning Department
274 Front Street, 4th Floor City Hall Annex
Chicopee, MA 01013

Lee:

The City has made tremendous progress on the rebirth of the /Uniroyal/Facemate properties. Buildings that were falling down are now being removed, inspiring everyone who goes by the area. RiverMills Center has been occupied by us for fifteen months now. This center's exterior reflects back to the history of the factories that once occupied that area. We have seen at least a 20% increase in the number of older people attending the council's programming. The response to the site has been very positive as people enjoy the natural setting.

Staff from community development and the city's planning department have used the new building to distribute materials, give presentations on the progress of cleaning up these old factory areas and hold site visits. We are proud of our beautiful, functional building serving a population that is almost 23% of the total population of the city.

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

The city has put out a parcel for development, and we are hoping that a developer will see the possibilities because of the senior center.

With funding from the 2016 EPA Brownfields Clean-up Grant, the Uniroyal area will have more hazardous waste removed. This will help the city move to the day when redevelopment could become a reality. People have seen the project moving forward with some of the demolition that has taken place this past season.

It is our hope that this funding will be awarded to the Planning Department, City of Chicopee so that older adults and the residents of that area will see another former brownfield become an economic and natural green area.

Sincerely yours,
Sandra Lapollo
Sandra Lapollo
Executive Director

RiverMills Center
Chicopee Council on Aging
5 West Main Street, Chicopee, MA 01020-1864 Tel: 413-534-3698 FAX: 413-557-6989 Web: www.chicopeema.gov
Sandra Lapollo, Executive Director
Providing Quality Community Service

THE BELLAMY HOUSE
CHICOPEE'S HISTORIC MUSEUM

CHICOPEE HISTORICAL COMMISSION
CHICOPEE HISTORICAL SOCIETY

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

December 10, 2015

Lee Pouliot
Planning Director
City of Chicopee

Subject : Brownfields Cleanup-Uniroyal Building # 28 North & Building # 28 South

Dear Mr. Pouliot :

The Board of Director of the Edward Bellamy Memorial Association Incorporated wishes to indicate our wholehearted support for the City of Chicopee's applications for 2016 Brownfields Cleanup Grants for Uniroyal Buildings #28 North and #28 South.

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

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

Today our members are active participants in the community wide planning effort to save the Uniroyal Administration Building, the City's most distinctive industrial structure. Our people are volunteers working at RiverMills Center – the City's new Older Adult Community Center, located adjacent to the Uniroyal property, while spearheading the Chicopee Riverwalk project and serving on the Mayor's RiverMills Task Force for redevelopment of the historic Fisk/Uniroyal properties.

In support of the cleanup projects proposed by the City, the Association will work with City Officials to keep members informed of the on-going work to prepare the Uniroyal property for redevelopment. As part of this effort, the Association will coordinate a monthly meeting to include a presentation by the City's Planning Director, Lee Pouliot, who will update the Association and guests on the significant work completed at the property. Further, the Association will make available space at the Bellamy Library and Museum for meetings related the project.

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

Sincerely,

Stephen R. Jendrysik , President
Edward Bellamy Memorial Association Inc.
(413) -594-6496 –Cell -218-5802

Friends of Chicopee Senior Citizens, Inc.

c/o Chicopee Council on Aging
RiverMills Center
5 West Main Street
Chicopee, MA 01020-1864

December 11, 2015

Lee Pouliot
Planner
City of Chicopee
17 Springfield Street
Chicopee, MA 01013

Dear Lee:

As you know, the Friends of Chicopee Senior Citizens, Inc. is a 501 (c)(3) organization dedicated to helping seniors in Chicopee. We made a commitment to raising 2 million dollars towards the cost of a new facility for us. We currently involved in that effort and have raised close to $1.6 million so far.

RiverMills Center has been our new home for 15 months now. We love our building and the beautiful site that is so natural and filled with wild life. It is our hope that with funding from EPA more of the Uniroyal property will be cleaned up so that it can become the jewel of the city that RiverMills. Because of our age, we remember when this area was a vital manufacturing center. We watched as the businesses closed and the buildings were allowed to deteriorate. We would like to see the area continue to become what it once was, a place bustling with activity from the new center, businesses, housing and green spaces.

You have our full support in making these efforts go forth.

Sincerely yours,

Adele Tawrel

Adele Tawrel
President

Greater CHICOPEE
CHAMBER OF COMMERCE
established 1962 connects of new england

264 Exchange Street
Chicopee, MA 01013
413-594-2101
www.chicopeechamber.org

December 11, 2015

Lee Pouliot ASLA, LEED Green Associate
Planning Director
Planning Department
274 Front Street, 4th Floor City Hall Annex
Chicopee, MA 01013

Re: FY2016 Brownfields Cleanup Grant

Dear Mr. Lee Pouliot:

The Greater Chicopee Chamber of Commerce fully supports the City of Chicopee's application to the United States Environmental Protection Agency (EPA) for cleanup of the former Uniroyal property in Chicopee falls. The Chamber is a private not-for-profit organization, whose mission, in part, is to encourage economic development in Chicopee and the Pioneer Valley of Western Massachusettts. Throughout network of affiliates and partners, the Chamber leads and collaborates on numerous endeavors that support local business and the community at large. The Chamber participated in the redevelopment visioning for the site and has supported the significant cleanup and redevelopment that has already occurred at what is now called RiverMills.

If funded, the EPA Grant will enable the City to continue its remediation and clearance activities at this former industrial property, which has been largely vacant, blighted and deteriorating since Uniroyal's closing in 1981. Chicopee has successfully completed clearance and cleanup activities at the neighboring former Facemate site and completed construction of a 22,000 square foot Senior Center as the initial phase towards the site's redevelopment vision. The Chamber strongly believes that continued efforts to complete remedial activities at the Uniroyal property will support private investment and change the look, feel and character of this neighborhood business center, ultimately increasing business opportunities and improving the quality of life for all residents of the Greater Chicopee area.

Corporate Leader **Benefactor: PeoplesBank**
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Patron Partners: Holyoke Medical Center and Polish National Credit Union
Advocates: Dave's Truck Repair, Inc.; First American Insurance Agency, Inc.; Insurance Center of New England, Inc.; Spectrum Business; United Bank; United Personnel

The EPA funds are key to leveraging other sources beyond the required match and will enable Chicopee to continue its efforts to bring this site back to a healthy and marketable condition.

Chicopee Falls was once a vibrant neighborhood, home to thousands of jobs, with factories running three shifts. It will never return to that industrial era, as times have changed significantly, however, with support from the EPA and this cleanup grant, the blight will be removed and the renewed site can be the foundation for an even more vibrant and productive community.

Again, the Greater Chicopee Chamber of Commerce fully supports the City of Chicopee's application for the Brownfields Cleanup Grant. This funding is a crucial step in the attainment of a marketable site condition and attracting private investment to this neighborhood.

Thank you for your time and consideration.

Sincerely,

Lynn Morrissette
Events Coordinator
Greater Chicopee Chamber of Commerce
264 Exchange Street
Chicopee, Massachusetts 01013

413-594-2101 (phone)
413-594-2103 (fax)

City of Chicopee

Brownfields Program: FY 2016 EPA Cleanup Grant Proposals
Request for Public Comment & Notice of Public Hearing

November 23, 2015
City of Chicopee – Department of Planning & Development
274 Front Street
Chicopee, MA 01013

The Department of Planning & Development invites public input on three (3) 2016 U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant proposals for cleanup work planned at the following properties:

- Building #28 North;
- Building #28 North Extension; and
- Building #28 South

at the former Uniroyal property

Location: 154 Grove Street Chicopee, MA.

Draft proposals will be available at the Planning Department (274 Front Street) and digitally from the City's website (www.chicopeema.gov) on November 23, 2015.

A Public Meeting will take place:
Tuesday, December 1, 2015
City Council Chambers, 4th floor, City Hall Annex
274 Front Street
5:30p.m.

All comments received by the Planning Department will be considered prior to finalizing and submitting the proposals to EPA. Written comments must be received by the Planning Department by December 9, 2015 at 5:00p.m. to be considered.

AMHERST

Students oppose Lord Jeff mascot

83% of respondents think tradition should be scrapped

By Dan Glaun
dglaun@masslive.com

A group of Amherst College student protesters calling themselves Amherst Uprising holds a sit-in at the Robert Frost Library, protesting racism on campus. DAN GLAUN PHOTO

Lord Jefferey Amherst appears to be short of friends on the Amherst College campus.

Amherst College students overwhelming indicated they wanted to replace the school's unofficial mascot in a poll released last week by the college's student government association.

A landslide 83 percent of the 1,600 respondents said they thought the mascot should be renounced.

The school's disassociation with Jefferey Amherst, a colonial British general whose connection with the school has drawn criticism due to his endorsement of using smallpox-infested blankets against Native Americans, was one of the top demands issued by the Amherst Uprising student protest group, which held a sit-in in the Robert Frost Library two weeks ago.

Amherst College President Carolyn "Biddy" Martin told MassLive that she would not issue a statement condemning the school's association with the mascot due to commitments to weigh alumni input before making a decision on the matter. Any formal change will wait until the school's January Board of Trustees meeting.

"We as a college committed to our alumni that we wanted to hear their views as well as our students' views before coming to a decision," Martin said.

But that has not stopped groups within the school from advocating for Jeff's removal from campus. A group of faculty held an informal vote supporting the mascot change last week, the Boston Globe reported.

While the recent protests reignited debate of Amherst's legacy, they did not start the discussion. Since a moose wandered onto campus last year, some students have led a sometimes mischievous campaign to replace Jeff with a moose mascot, according to a late October report in the New York Times.

A moose statue appeared in the school's library, and a student in a moose costume has appeared at the last two homecoming football games, to occasional boos and punches.

The Association of Amherst Students, the college's student government association, voted on Oct. 5 to officially oppose Lord Jeff as a mascot, according to the Amherst Student newspaper.

The student government association's poll made clear that students were not voting on any specific mascot to replace Lord Jeff, moose or otherwise.

The college's association with Jefferey Amherst dates back to a popular 1905 glee club song celebrating his campaign in the French and Indian War, according to a primer on the issue in the Amherst Student.

Before that, the link was indirect; while the town of Amherst is named after the general, Amherst College is named after the town, not Lord Jeff himself.

Jefferey Amherst became linked to the school's sports teams in the 1920s, and since then has appeared on athletics flyers and served as a nickname for the school's teams, according to the Amherst Student.

Amherst's notorious endorsement of biological warfare against American Indians came during his 1763 campaign against Pontiac, a chief of the Ottawa tribe who had allied with French forces against the British.

"You will do well to try to inoculate the Indians by means of blankets, as well as to try every other method that can serve to extirpate this execrable race," Amherst wrote to Colonel Henry Bouquet. "I should be very glad your scheme for hunting them down by dogs could take effect, but England is at too great a distance to think of that at present."

HOLYOKE

Salvation Army seeks volunteers

Help sought for Thanksgiving meal, providing Christmas assistance

By Mike Plaisance
mplaisance@repub.com

The Salvation Army Holyoke Corps is seeking volunteers to help with the Thanksgiving meal for the needy on Nov. 25 and distribution of Christmas gifts.

"With Thanksgiving and Christmas quickly approaching, the Salvation Army is once again prepared to assist those in our community that need it most," the organization said in a press release.

A Thanksgiving meal will be served at 3 p.m. the day before the holiday at the Salvation Army office here at 271 Appleton St.

Local families experiencing financial hardship can sign up for Salvation Army Christmas help. Families will receive toys for children up to age 13, the press release said.

To receive help with Christmas toys, registration will be held from Nov. 30 to Dec. 4 from 9 a.m. to 3 p.m. while supplies last.

Registration will require showing proof of address.

Anyone living in a shelter can supply a letter with their name and the shelter address or a letter from the state Department of Transitional Assistance, the press release said.

Those registering also must provide identification for everyone in the household, such as a driver's license or state-issued identification card and birth certificates for children, the press release said.

"No parent wants to think about their child having no gifts under the tree. Thanks to generous donors, we are able to assist families in need during this critical time," said Salvation Army Lt. Miguel Garces, who leads the Holyoke chapter with Lt. Nancy Garces.

Those interested in volunteering at the Thanksgiving meal or the Christmas toy distribution, or who want to donate a turkey, nonperishable food or toys, can contact the Garces at (413) 532-6312.

The Salvation Army is an international, evangelical part of the Christian church that operates 7,546 centers in communities across the United States, according to its website.

William Booth began the Salvation Army in 1865 to help people in the slums of London, England. Salvation Army Capt. Joseph McFee began what would become the famous "red kettle" collection stations in 1891 in San Francisco, Calif., to raise money to keep poor people from going hungry during the winter holidays, according to its website.

Cash

CONTINUED FROM PAGE C1

this year than in previous years because some accounts had not been balanced previously. Schmidt worked with outside auditors hired by the city in doing a comprehensive analysis of all accounts, a time-consuming review without which the city's free cash total would have been reduced, Morse said.

Alex Morse

The first major transfer from free cash, if the total is high enough, is expected to be $2.5 million to eliminate the deficit in the budget.

The city began the fiscal year July 1 with a budget of $125.5 million budget.

Kevin Jourdain

The new tax rate cannot be set unless the budget is balanced, and free cash has been the most obvious source to plug that annual hole.

Once the budget is balanced, the Board of Assessors, having recently received DOR certification of the latest property values here, will hold its annual public hearing on tax classification.

The assessors' hearing precedes the City Council vote on the new tax rate, an annual decision in which councilors weigh how much of the tax burden should be shared by home owners and how much by business owners.

The current tax rate is $19.04 per $1,000 valuation for residential property and $39.93 per $1,000 valuation for commercial property. The city has 10,046 taxable parcels of property.

School

CONTINUED FROM PAGE C1

Those enrichment activities, supported with the help of the Community Music School of Springfield and art students from Springfield College, really motivated and "helped the kids move along," Clark said.

The school has also increased its emphasis on writing, Clark said.

The state Department of Elementary and Secondary Education also nominated Community Day Charter Public School in Lawrence for the national Title I honor.

Both schools are eligible to receive $4,000 from Title I funding that will allow districts to help defray the costs of attendance at the National Title I Conference, which will be held in Houston, Texas, in January.

Clark said she and seven others from the school plan to attend the Houston conference.

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City of Chicopee
Brownfields Program: FY 2016 EPA Cleanup Grant Proposals
Request for Public Comment & Notice of Public Hearing
November 23, 2015
City of Chicopee – Department of Planning & Development
274 Front Street, Chicopee, MA 01013
The Department of Planning & Development invites public input on three (3) 2016 U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant proposals for cleanup work planned at the following properties:
• Building #28 North;
• Building #28 North Extension; and
• Building #28 South at the former Uniroyal property
Location: 154 Grove Street Chicopee, MA.
Draft proposals will be available at the Planning Department (274 Front Street) and digitally from the City's website (www.chicopeema.gov) on November 23, 2015.
A Public Meeting will take place:
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City Council Chambers, 4th floor, City Hall Annex
274 Front Street
5:30p.m.
All comments received by the Planning Department will be considered prior to finalizing and submitting the proposals to EPA. Written comments must be received by the Planning Department by December 9, 2015 at 5:00p.m. to be considered.

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Chicopee 533-8680
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EPA Brownfields Cleanup Grants Agenda

Tuesday, December 1st 2015 at 5:30PM

I. **Introductions** *(2 minutes)*

II. **Summary** *(5 minutes)*

- The Environmental Protection Agency's Brownfields Cleanup Grant is awarded to communities with property contaminated by hazardous substances and pollutants.
- Each parcel requires a separate application, and they are evaluated on how they will foster more sustainable and equitable developments. Grants are awarded up to $200,000 per parcel.
- The City of Chicopee is applying for three Brownfield Cleanup Grants for the Uniroyal Property for hazardous building materials abatement.
- The former Uniroyal Tire Complex is approximately 28-acres brownfield property. There are currently 11 vacant buildings totaling 1 million square feet. The following three properties have been identified for cleanup using these EPA Brownfield Cleanup Grants:

  - **Uniroyal Building #28 North** *(5 minutes)*
  - **Uniroyal Building #28 South** *(5 minutes)*
  - **Uniroyal Building #28 North Extension** *(5 minutes)*

III. **Open Discussion** *(15 minutes)*

City of Chicopee, Massachusetts
Planning Department

City Hall Annex - 274 Front Street - Chicopee, MA 01013
Tel: (413) 594-1515 Fax: (413) 594-1514
www.chicopeema.gov

Lee M. Pouliot
Director

James Dawson
Development
Manager

Meeting Notes - U.S. EPA Brownfields Grant Public Hearing
City Council Chambers
December 1, 2015

Planning Department Staff (Lee Pouliot) reviewed agenda items and provided background context of the U.S. EPA Brownfields Cleanup Grant program, grant requirements, site eligibility and planning funding availability for the FY 2016 grant round.

Planning Department Staff (Lee Pouliot) provided attendees with historic context of the Uniroyal property, assessment and cleanup efforts completed to date (including awards from the U.S. EPA) as well as planned activities moving forward.

Discussion of the three proposed buildings for which applications to fund hazardous building materials are being developed:

- Building #28 North;
- Building #28 North Extension; and
- Building #28 South.

Questions and Comments from attendees as follows:

- How has the City addressed the 20% Cost Share requirement?
  Response: Historically, the City has budgeted Community Development Block Grant (CDBG) Funds as well as MassDevelopment Brownfields Priority Grant funds to cover the Cost Share. The City has budgeted for the Cost Shares for FY 2016 utilizing CDBG funding.

- How much funding was awarded to the Uniroyal Administration Building (Building #26) and can the City submit another grant application for further funds to complete abatement of that structure?
  Response: The City received a $200,000 U.S. EPA Brownfields Cleanup Grant and a $200,000 sub-grant from the Pioneer Valley Planning Commission to complete abatement activities in the Administration Building. Those funds allowed the City to complete the abatement of the basement and Floors 1-3. Two floors remain to be

abated. U.S. EPA is statutorily limited to $200,000 per parcel in Brownfields awards; to complete the abatement the City will need to look for a different funding source.

- What is going on with the Delta Park property in Chicopee Center?
  Response: Delta Park is another Brownfields property in the City that is privately owned and is being cleaned up by the property owner. The property owner has been exceptionally responsive to the needs of that site and seems to be committed to the long term cleanup requirements the site requires.

- What is the timeline for these grant proposals?
  Response: Grant applications are due on December 18, 2015. After submission, the applications will pass through two stages of review: threshold and competitive (nationally). U.S. EPA tends to announce awards in late spring. Grant paperwork is completed in summer and funds are accessible on October 1st.

- What is the timeline to complete cleanup work at the Uniroyal property?
  Response: We anticipate a timeline of five to ten years to complete all required cleanup work in preparation for redevelopment activities.

EPA Brownfields Cleanup Grant Public Hearing
Sign-in Sheet
Date: Tuesday, December 1st 2015

PLEASE PRINT

Name	Address	Phone	email
PLANTE, GERARD RAYMOND	49 PARKWOOD DRIVE-CHICOPEE	413-594-9388	GRPLANTE@VERIZON.NET
Frank Loffiamme	25 BARIL LN	413-592-0474	
Lee M. Pauliot	Planning Dept	x 15116	lpauliot@chicopeema.gov
Eileen Gogol	16 LASKOWSKI LANE	413 594-4586	
Alexander Gogol	16 LASKOWSKI LN.	413-297-3053	agogol at umass.edu
William M. Laskey	11 LEEDS ST	413-592-5651	

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

Name	Address	Phone	Email
Carl Dietz	38 Center St	594-1490	Cdietz@chicopee-ma.gov
Al Hanscom	315 Norwood Park St	781/255-1982	Ahanscom@beta-inc.com
~~Zygmunt Wachta~~	Norwood MA		
Zygmunt Wachta	19 Walnut Ave	592-2191	ZYGWA@AOL.COM
Paul + Yvette Courchene	81 Northwood ST	5921214	—
Sandra Lapelle	7 Valley View Ct.	594	
Adele M Tawrel	79 Sunflower Av	592-5637	
Susan Tawrel	79 Sunflower Ave.	5925637	
Sherry Gelinas	150 Mountainview St	5936054	
Guy Dalton	47 Waterman Ave, Ed.	530-6682	gdalton@gfnet.com
Ann Cutsercitz	134 Mountainview	593-6077	
Ruth Nawrocki	22 Simonich St.	592-0880	ruthnawrocki@verizon.net
Robert C Kedzierowicz	64 Ellerton St	592-0010	
Chris Myhrow	BB&G	272-6281	cmyhrow@Bulkley.com
Fred Krampert	430 East	592-1950	
[illegible]	40 Madison ST	594-6078	
Daniel Nawrocki	22 Simonich St	5920880	vze3mcw3@verizon.net

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

Name	Address	Phone	Email
Carol Ladue	8 Valley View Ct.	532-0262	
Marge & Harvey Lafleur	5 Dupont Ave	593-9704	
Kate Brown	27 Laurel St	594-1516	kbrown@chicopeema

VHB Computations

Project:
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Calculated by:
Checked by:
Title Public Meeting #2 4-22-10

Project #
Sheet of
Date:
Date:

SIGN-IN SHEET

Name	Affiliation	Phone or E-Mail
Ed Starzec	MassDevelopment	estarzec@massdevelopment.com
JEFF GALARNEAU	VHB	jgalarneau@vhb.com
M A R [illegible]	Senior Center	
HARVEY LAFLEUR		None
WILFRED TISDELL	C.O.A. member	N/A
ELLA MOREAU	C.V.N.A	N/A
EDNA BOUCETTE	C.O.A. member	N/A
MARGE WICKSTROM	SENIOR CENTER	
RON ZIEMBA	FORMER RESIDENT	—
Steve Jendrysik	Chic.Hist Com	

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

NAME	ADDRESS	PHONE#	EMAIL
TOM NALIEN		413 592 3615	
Maurice Piotte		413 536-7054	
Sandra Rapolle			
Ronald J. Ray		413-534 1527	
Sandra A. Pered		413-594 6581	
Betty SHREWSBURY			
Donna K. Conroy		594 6295	
COURTNEY PATRICIA CONROY	303 E. MAIN	885-3256	
Daniel Laurin	Chicopee	594-5529	
Francis Dermarais	58 Worthington St	534-1487	
Dennis Pauliot	122 Clark St	533 2823	
Rudi Swol	160 State St	532-2170	

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

NAME	ADDRESS	PHONE#	EMAIL
Anthony Rusnich	38 Sherwood St	592-9129	
Fran Moreau	40 Chapel St	5345865	
Bill Tindell	40 Chapel St	5345865	
Rick Rege	37 Barbara St.	538-7051	
KEHN W. DELUDE	255 PROGRESS St.	593-6421	
Robert A. Fedorowicz	64 Ellerton St	592-0010	
SUZANNE WRIGHT	184 MOUNTAINVIEW ST	593.3840	
BOB WRIGHT	184 MOUNTAINVIEW ST	593-3840	
BILL ZASKEY	11 LEEDS ST	5925651	WMZ@VERIZON.NET
Bill Robbins	Chicopee Water Sled	594-4195	
Mart Betlt Costello	66 Vuss Ave. Chic	532-975	

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

NAME	ADDRESS	PHONE#	EMAIL
N. Ewick	153 Jean Cr.	unlisted	ewickne@yahoo
Joe Mathieu	84 Rich St.	597-7526	
John Moran	16 Leeds Cr	5946458	
Donald J. Lamothe	164 Meadow ST	532-1018	
Nicolette Williams	302 Grove St	nicolette.williams@gmail.com	
Stefanie Linderma	59 Taylor St.	459-5167	Slinderm@Student.umass.edu
Steve Jendrysik	215 Newbury St. Chic. MA 01013		
George R. Thovar	Councilor W-7.		
Pete Hebert	57 Conrad St.	594-9382	
Bert Pagel	5825.028		

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

NAME	ADDRESS	PHONE#	EMAIL
Ralph Shrewsbury	72 Lauzier Terr	5933861	RShrew38@AOC
Dorothy Moreau	101 Narragansett Blvd.		
Joseph Conroy	302 Grove St	594-6295	
Mark Vickers	170 Grove St	413 594 5529	
Lorraine Baron	95 Cyman Dr Chic. 01013	413-592-0126	lfbaron17@yahoo.com