Richard J. Kos
Mayor

CITY OF CHICOPEE

December 20, 2016

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

Subject: Uniroyal Building #27 Brownfields Cleanup Proposal; Chicopee, MA

Dear Mr. Gardner,

The Uniroyal property (the Site), 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 an industrial powerhouse during the 19th and 20th centuries.

This complex once employed some 7,000 local residents who manufactured 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 Chicopee Falls home. Since the 1980s, however, the factories have stood mostly vacant as Uniroyal Tire eventually ceased operations.

After the City took ownership of the property, 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 expedite redevelopment. Additional emphasis has been placed on the Site by MassDevelopment, the Commonwealth's development and finance authority, with the 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 realistic market conditions and weaves the neighborhood's desires into an inspiring, viable vision endorsed by residents and City officials alike.

Continuing progress will be critical to prepare the Site for its future. However the City continues to face an uphill struggle that challenges our current momentum. Identifying and securing the funds necessary to continue cleanup activities, including the management of hazardous building materials, is the primary inhibitor to project progress.

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

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

a ***$200,000 Cleanup Grant*** to support the cleanup of hazardous building materials within Uniroyal Building #27.

Required information as follows:

a. ***Applicant Identification:*** City of Chicopee
17 Springfield Street Chicopee, MA 01013

b. ***Funding Requested:*** i. Cleanup Grant
ii. $200,000; not requesting a cost-share waiver
iii. Hazardous Substances

c. ***Location:*** City of Chicopee, Hampden County, Massachusetts

d. ***Property Information:*** Former Uniroyal Building #27
154 Grove Street Chicopee, Massachusetts 01020

e. ***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

f. ***Population:*** i. 55,298
ii. The City of Chicopee is a general purpose unit of local government.
iii. The City of Chicopee is not located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.

g. ***Other Factors Checklist:*** Please see the attached document.

h. ***Letter from the State or Tribal Authority:*** Please see the attached document.

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

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.	
	Target 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
X	Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress.	6
X	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	5,6
	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.**	7,8,11
X	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	7,8,11

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

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

November 29, 2016

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, Former Uniroyal Building 27

Dear Mr. Gardner:

I am writing to support the proposal submitted by the City of Chicopee (the "City") under the Fiscal Year 2017 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 at Building 27 of the former Uniroyal facility to prepare the structure for future demolition and redevelopment as a parking garage facility to support the redevelopment of the entire Uniroyal property. 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 23, 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 19, 2015 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,

Rodney M Elliott

Rodney Elliott
Brownfields Coordinator, Bureau of Waste Site Cleanup

ec: Lee Pouliot, Planning Director, Planning Department, City of Chicopee
Cynthia Pawlowski, Brownfields Coordinator, MassDEP Western Regional Office
Caprice Shaw, 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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Ranking Criteria for Cleanup Grant

1. Community Need
a. Target Community and Brownfields
Community and Target Area Descriptions: The City of Chicopee has undergone an urbanization process that began in the early 1800s. Chicopee's industrial history began with three villages- Chicopee Falls, Cabotville and Willimansett. The targeted Site for this Cleanup Grant proposal is located in the northwest corner of Chicopee Falls

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

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

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

Today, Chicopee Falls is no longer recognizable when compared to its original design as a walkable, vibrant neighborhood. Now the neighborhood consists of a building stock with diverse yet segregated uses, including low-to-moderate income residences, commercial buildings, light industrial operations and public services.

Demographic Information and Indicators of Need: Chicopee Falls consists of two U.S. Census Tracts: 8107 and 8108, with the Site being located in the latter. **Tables I, II,** and **III** outline population, housing stock and demographic data for both census tracts and the Chicopee Falls

neighborhood. The high unemployment and poverty rates show that the residents are underserved by a weak local economy. Compounding the lack of opportunities for the disadvantaged residents is an aged and disproportionately costly housing stock, which is shown in **Table III. These data confirm that Chicopee Falls contains a significant population of youth, seniors and low-to-moderate income citizens whose health, welfare and environment are negatively impacted by the presence of Brownfields within their neighborhood.**

Table I. General Population and Financial Indicators

	Target Community						
	Census Tract 8107	Census Tract 8108	Chicopee Falls	City of Chicopee	Hampden County	Massachusetts	United States
Population	6,151	3,823	**9,974**	55,298§	463,490§	6,547,629§	314,107,084
Population Density/Sq.Mi.	4,394	3,823	**4,156**	2,422§	751§	840§	87§
Unemployment Rate	13.3%	10.6%	**12.3%**	5.9%	7.6%	4.6%	5.0%°
Poverty Rate	16.4%	18.1%	**17.1%**	12.9%	17.7%	11.6%	15.6 %
Per Capita Income	$26,775	$21,738	**$24,844**	$25,251	$26,249	$36,441	$27,319
Median Hshld Income	$49,229	$40,202	**$45,690**	$47,276	$50,036	$67,846	$53,482

Table II. Population Vulnerability Indicators

	Target Community						
	Census Tract 8107	Census Tract 8108	Chicopee Falls	City of Chicopee	Hampden County	Massachusetts	United States
Veteran Status	12.3%	5.9%	**10.0%**	5.4%	6.2%	5.7%	5.1%
Disability Status	20.1%	10.5%	**16.7%**	19.0%	18.6%	13.5%	14.9%
Percent Minority	23.50%	33.90%	**27.5%**	22.9%	33.9%	25.0%	37.2%
Less than HS Education	17.3%	14.0%	**16.6%**	18.5%	19.2%	11.0%	15.0%
Population < 19	23.50%	26.40%	**25.2%**	23.7%	26.3%	24.2%	26.3%

Table III. Housing Stock Indicators

	Target Community						
	Census Tract 8107	Census Tract 8108	Chicopee Falls	City of Chicopee	Hampden County	Massachusetts	United States
Renter-Occupied Rate	39.0%	59.1%	**47.2%**	43.1%	38.5%	37.7%	35.6%
Hshlds >HUD Burden*	43.6%	48.7%	**45.7%**	40.0%	43.1%	42.4%	42.2%
Hsng Built Pre-1939	47.4%	64.6%	**54.4%**	33.9%	31.7%	34.3%	13.3%

- All data from the 2014 American Community Survey 5 year estimates. Margins of error not accounted for in the above data.
- § Indicates data from 2010 U.S. Census.
- ° Indicates data from the Bureau of Labor Statistics (The Employment Situation – March 2016).

The Massachusetts Office of Environmental Affairs (EEA) lists portions of both Census Tracts 8107 and 8108 as meeting two of four Environmental Justice population criteria: 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 demographics including income, poverty and empowerment zone status. Chicopee is a federally designated Entitlement Community per the U.S. Department of Housing and Urban Development (HUD), with all block groups in Tract 8108 and three 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.

Brownfields and Their Impacts: The Uniroyal Site was originally developed during the late 1800s. Uniroyal 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 1980. Nine vacant buildings, encompassing nearly one million square feet, remain at the Site. The Uniroyal Site is located adjacent to the former Facemate property. Together, both properties are known as RiverMills at Chicopee Falls – the largest Brownfields redevelopment project in Chicopee's history. To date, the City has invested over $35 million at RiverMills to address site security, demolition, cleanup, site preparation and construction of the City's new Senior Center. This proposal is specific to Uniroyal Building #27.

b. Welfare, Environmental, and Public Health Impacts

Welfare Impacts: Civic pride and community stability are challenged by the large-scale blight of the Site as its appearance creates an aura of danger and disinvestment. Considered by residents, stakeholders and City officials alike to be an extreme case of urban blight, the Site provides no benefits to the City and its residents. The degraded state of the Site actively detracts from the neighborhood's economic, social and environmental attributes. Most Site structures have deteriorated beyond economically feasible reuse and structural failures are considered imminent. This threat creates a significant 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 Site. Chicopee's Police and Fire personnel monitor the alarm system 24 hours a day. An entry protocol was also established and is strictly enforced when access is required.

Buildings experiencing this level of decay pose challenges for the City and private investment as they strive to accumulate the political will and financial capital sufficient for impactful investment. A lack of interest in the property from the private sector is clear, as evidenced by over 30 years of vacancy at a Site with direct access to and stunning views of the rich environmental resource that is the Chicopee River. Improving the welfare of the neighborhood

will require these sites to be cleaned up and primed for redevelopment so that private interests may be enticed to invest in Chicopee Falls.

Cumulative Environmental Issues: The Uniroyal Site represents 28 acres of Brownfields located near the geographic center of the City. The environmental danger presented by the current state of structural decay at the Site is the release of hazardous building materials to the atmosphere by way of building collapse. This would negatively impact Chicopee Falls residents who suffer from a high prevalence of asthma and other respiratory illnesses.

As the area was a mill village with heavy industrial development, the Site is located adjacent to other Brownfields including the former Facemate and Savage Arms properties. At the Savage Arms site, a fire during the mid-1900s resulted in the demolition and on-site burial of debris. This property is currently undergoing a Phase II assessment by a private owner.

Cumulative Public Health Impacts: The presence of the Uniroyal Site in Chicopee Falls is detrimental to the health of local residents by harboring large quantities of hazardous contaminants in its buildings, soil & groundwater, obstructing neighborhood navigability by foot, and characterizing the social climate of Chicopee Falls as one of overwhelming depression and blight. Additionally the decaying buildings present an imminent threat of internal structural failures which compounds the Site's danger to the public.

The Site effectively cordons-off a portion of the Chicopee River from the rest of the neighborhood and makes walking the banks for recreation an impossible endeavor. This adds to the overall feeling that Chicopee Falls is not a walkable neighborhood, despite its origins as such. Additionally, the Uniroyal Site is located near a primary road intersection that leads to Memorial Drive, the City's retail corridor. Traffic is common at this intersection and often congests the adjacent neighborhood.

Chicopee Falls' population is impacted by higher prevalence of various health issues currently tracked by the Commonwealth of Massachusetts. According to MassCHIP (Community Health Information Profile), Chicopee Falls residents suffer from higher rates of asthma, bronchus & lung cancers, cardiovascular diseases and diabetes when compared to Massachusetts. 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**. The following contaminants, confirmed to be present in Building #27 not only compound the health issues described above but have been linked to additional health complications:

- **Asbestos** exposure has been linked to lung cancer, mesothelioma and nonmalignant lung/pleural disorders including asbestosis according to the Agency for Toxic Substance and Disease Registry (ATSDR);
- **Lead** exposure has been linked to kidney and nervous/reproductive system damage. The Department of Health and Human Services, the U.S. EPA and the International Agency for Research on Cancer have all determined that lead can also reasonably be considered a human carcinogen;
- **Mercury** exposure can severely impact the nervous system and permanently damage the brain, kidneys, lungs and developing fetuses according to ATSDR;

- **Polychlorinated Biphenyls (PCBs)** exposure has been linked to cancer and immune, reproductive, neurological & endocrine effects according to the U.S. EPA;
- **Arsenic** exposure can affect the skin, liver, digestive, nervous and respiratory system. According to ATSDR, arsenic can combine with carbon and hydrogen in plants and animals to form an organic compound, therefore it is considered a human carcinogen;
- **Polynuclear Aromatic Hydrocarbons** exposure typically affects the nervous system. These compounds can also affect the immune system, blood, skin, lungs and eyes. According to ATSDR, some studies have found certain compounds may also be carcinogenic and have effects on developing fetuses; and
- **Pigeon guano & other animal droppings** exposure can lead to both fungal and bacterial infections if inhaled by humans. Histoplasmosis and Cryptococcosis both cause fatigue, fever and chest pains. According to the New York City Department of Health and Mental Hygiene (NYC DOHMH) individuals with compromised immune systems are generally at higher risk for contracting either disease.

Today, the presence of these contaminants in Building #27, places a disproportionate burden on Chicopee 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

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 tax income to the City for over 13 years. Over $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 redevelopment efforts. Costs associated with security and legal issues are currently estimated at $225,000 and are ongoing. To date, the City has expended over $35 million in federal, state and local funds on the Uniroyal and adjacent Facemate properties to advance environmental assessment, cleanup and redevelopment efforts.

While Chicopee Falls' list of manufacturing milestones is a source of local pride, deindustrialization has left the City with concentrated areas of abandoned industrial complexes that provide no economic benefits. Further, most of the structures remaining on the Uniroyal Site have been vacant for nearly 40 years and have deteriorated beyond financially feasible reuse. As such, a significant burden has been placed on Chicopee's economy and property values, which directly impacts the City's tax base. To benefit Chicopee Falls and the City, cleanup efforts must be completed so redevelopment can meet contemporary needs while producing new jobs & amenities for residents and new tax revenue for the City.

Recent instances of industrial flight have further stressed the City's financial resources. In December 2016, Friendly's Ice Cream announced plans to close its Chicopee Distribution Center which will result in a loss of 50 local jobs. Further, Avery Dennison, a binder and label manufacturer located in the Westover Industrial Park, announced in fall 2013 plans to close their facility in Chicopee and relocate production and distribution to existing facilities in Meridian, Mississippi and Tijuana, Mexico. The closure resulted in the loss of 250 local jobs. Finally,

Electro-Term, Inc. and Schermerhorn Box, two major industrial tenants in a Chicopee Center mill have ended their leases and relocated outside 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 hit the region on October 31, 2011 and dropped nearly two feet of snow on the City and resulted in over $7 million dollars in cleanup costs.

Economic Effects of Brownfields: Abandoned industrial complexes like Uniroyal pose serious economic challenges for the neighborhoods they once supported. As the factories closed employees were forced to find employment elsewhere. Between the years of 2005 and 2009, the City's unemployment rate skyrocketed from 6.5% to 11%. Since 2009, the City's unemployment rate has improved to 5.9% although it remains 1.3% higher than the Commonwealth's average as seen in **Table I**. 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 Site is located within Census Tract 8108, where the poverty rate is significantly higher than Tract 8107. The following data illustrate that a significant portion of both Census Tracts earn well below City, County and State median household income values.

Table IV. Households earning below median household income levels

	Census Tract 8107	Census Tract 8108	Chicopee Falls
Households < Chicopee Median Household Income	50.9%	59.9%	**54.4%**
Households < Hampden Median Household Income	56.7%	65.7%	**60.3%**
Households < Massachusetts Median Household Income	68.8%	79.6%	**73.1%**

- All data from the 2014 American Community Survey 5 year estimates. Margins of error not accounted for in the above data.

2. Project Description and Feasibility of Success

a. Project Description

Existing Conditions: Building #27 encompasses a footprint of approximately 33,175 square feet (0.76 acres) of the Uniroyal property with approximately 199,050 square feet of vacant industrial manufacturing space on six floors. The building is connected to Building #42 at the south end. A structural analysis was completed for the building in 2010 which rated the building in

fair to poor condition with extensive water damage evident on most floors, significant structural cracks and exposed reinforcing steel on several floors as well. Exterior concrete beams and columns were also noted to be in poor condition. Hazardous building materials including asbestos, lead, mercury, polychlorinated biphenyls (PCBs), bird guano & carcasses and other miscellaneous hazardous materials are all anticipated to be present within the building, and are the subject of this cleanup proposal.

Proposed Cleanup Plan: **The former Uniroyal and Facemate properties represent the largest Brownfields cleanup project in Chicopee's history.** The proposed cleanup plan includes abatement and off-site management of hazardous building materials from Building #27 to prepare the structure for redevelopment or demolition. A Non-Traditional Abatement Work Plan from the Massachusetts Department of Environmental Protection (MassDEP) will be developed to request the relaxation of certain abatement requirements, given the magnitude of the project and site-specific circumstances. A Beneficial Use Determination (BUD) for the reuse of building materials (primarily including coated asphalt, brick and concrete) on-site was approved by MassDEP and will result in reduced costs and waste volumes following the completion of demolition activities, which will be funded separately by the City. 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 pursue redevelopment efforts prior to advancing demolition of Building #27.

Alignment with Revitalization Plans: The City of Chicopee is intent on revitalizing its urban centers. The most crucial aspect to catalyzing the revitalization process is cleanup of Brownfields. Cleanup is necessary in order to attract developers, improve public health & safety, and channel greater investment into neighborhoods. Nowhere is this more important than Chicopee Falls; as the neighborhood is disproportionately impacted by the pressure and scale of the Uniroyal Site. Redevelopment visioning for the former Uniroyal and adjacent Facemate properties was completed in December 2010. Known collectively as 'RiverMills at Chicopee Falls,' the Vision Plan proposes the creation of an active and passive recreational network that reconnects the neighborhood to the Chicopee River. This network is the armature upon which a mixed-use community of residential and commercial development is built. The first phase of redevelopment began during fall 2011 when the Facemate buildings (northern portion of RiverMills) were demolished to prepare for construction of the City's new Senior Center, which opened in September 2014. The City anticipates the Center acting as a catalyst, spurring further RiverMills redevelopment efforts. Additionally, the City has moved forward with Phase II of the Chicopee RiverWalk, a rail-trail conversion that will link the Uniroyal Site to the Chicopee Center neighborhood. The vision for RiverMills is based on extensive market analysis and community input, and envisions the following:

- An active and passive recreational network;
- 33,500 square feet of new commercial/retail space;
- 131,000 square feet of new office space;
- 131 new residential units;
- A 34,500 square foot Community Recreation Center; and

- A 21,000 square foot Senior Center (completed).

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

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

b. Task Descriptions and Budget Table

Task Descriptions

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

Task I includes the cost of two City Officials travelling to the National Brownfields Conference currently scheduled for December 2017 in Pittsburgh, PA. Those officials will also participate in regional Brownfields related trainings. The City will commit CDBG and local funds to cover staff time to fulfill the necessary reporting requirements to the U.S. EPA, allowing more grant funds to be applied to the proposed cleanup project. 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: Community Outreach & Engagement ($1,500)

Task II includes supply costs to support expenses related to community engagement, including ongoing management of the City's Brownfields Program website and other community outreach materials.

Outputs and Outcomes: Updated and accessible H.E.A.L Chicopee website and pamphlets for public distribution detailing progress at the Site.

Task III: Abatement Design & Procurement ($40,000)

Task III includes 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 IV: Abatement Activities & Monitoring ($196,000)
Task IV includes cleanup contractor costs for mobilization/demobilization and abatement at Building #27 and third party air monitoring during and following completion of all cleanup activities. 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 and confirmation that the surrounding environment has been protected from a potential release of contamination.

Budget Table

Categories	**Project Tasks**				
	Task I	Task II	Task III	Task IV	**Total**
Personnel					
Fringe Benefits					
Travel	$2,500				$2,500
Equipment					
Supplies		$1,500			$1,500
Contractual			$40,000	$156,000	$194,000
Federal Funding					
Cost Share				$40,000	$40,000
Total Budget	**$2,500**	**$1,500**	**$40,000**	**$196,000**	**$240,000**

c. Ability to Leverage
The City has the ability to leverage additional Community Development Block Grant (CDBG) funds to supplement U.S. EPA grant funds during the project, if necessary. The City has prioritized Uniroyal redevelopment and is committed to implementing the RiverMills Vision Plan. To date, the City has invested nearly $18 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. Additionally, 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. Engaging the Community
Community engagement regarding the Uniroyal Site has been ongoing since RiverMills visioning began in February 2010. The planning team held three public meetings where over 50 residents participated. Information gathered at these meetings informed a 'preferred' vision.

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 70 residents attended both meetings in total. 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 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 2017 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 directing interested parties to where they might find additional project information.

The planning team will address 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 & 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 RiverMills. The BST strives to build collaboration between required local, state & federal agencies to streamline the redevelopment process. Dedicated partners on the BST include MassDEP, U.S. EPA, the Massachusetts Department of Transportation (MassDOT), MassHistoric, MassDevelopment and the Massachusetts Attorney General's Office. These government agencies have assisted the City with technical expertise, review of environmental reports and the identification of funding for assessment and cleanup efforts.

The City's Health Department has worked on the City's internal Task Force, created specifically to inform key City Departments of 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-DOT-EPA Partnership for Sustainable Communities grant awarded to PVPC, including a U.S. EPA Brownfields Area-Wide Planning grant to complete an Area-Wide Brownfields Plan for the City's West End neighborhood.

c. Partnerships with Community Organizations

Community Organization Description & Role: The City of Chicopee is pleased to partner with following organizations to advance cleanup and redevelopment of the Uniroyal Site;

- **Friends of the Chicopee Senior Center** is a 501(c)(3) non-profit organization that is raising $2 million in support of the City's new Senior Center. With construction complete, the group continues to support the Center's programs and has placed emphasis on supporting the cleanup and redevelopment of Uniroyal as the new Center is located a ¼ mile from the Site;
- **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 Site developed in a way that enhances activities occurring at the Senior Center;
- **Edward Bellamy Memorial Association/Chicopee Historical Society** is dedicated to advertising community meetings, dispersing/collecting community surveys and circulating planning documents. The group is also working to establish a collection of images, plans, maps and memorabilia regarding the Uniroyal and Facemate properties and plays a key role in preserving Chicopee's industrial heritage;
- **Greater Chicopee Chamber of Commerce** represents the interests of the City's diverse business community. The Chamber has participated as a stakeholder on various Brownfields steering committees and has been an advocate for ongoing assessment and cleanup projects in both Chicopee Falls and Chicopee Center.
- **Valley Opportunity Council (VOC)** manages an array of programs designed to benefit senior citizens and low-to-moderate income residents. VOC is also involved in the redevelopment and management of neglected buildings in the Pioneer Valley in order to provide low cost housing & commercial space to area residents.

Letters of Commitment: Letters of Commitment along with attendance lists from public meetings can be found in the Attachments Section.

Subawards to Community Organizations: No subawards are intended by the City.

d. 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).

4. Project Benefits

a. Welfare, Environmental, and Public Health Benefits

The cleanup of hazardous building materials will remove the potential of release 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 respiratory disorders. The proposed greenway network for the property will offer residents new recreational opportunities, reducing rates of cardiovascular ailments, diabetes and obesity. Additionally, the greenway network will provide alternative modes of transportation, reducing automobile emissions and creating a healthier environment for the neighborhood's sensitive populations. A recent studio project from the UMass Landscape Architecture and Regional Planning Department assisted in advancing the planning of the greenway network by proposing strategies to increase local and regional pedestrian & bicycle paths between City destinations.

Additionally, the redevelopment of this property will provide new construction and general employment opportunities in the neighborhood. The Vision Plan for redevelopment is based on the neighborhood's desires for the property. 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 capitalizes on existing development patterns to avoid gentrification. The proposed project initiates the removal of severe blight from the neighborhood and will showcase the City's commitment to completing the cleanup of the Uniroyal Site. This cleanup project will bolster civic pride and incentivize renewed interest for private investment. Removing these materials now eliminates the potential for structural collapse and the release of hazardous materials to the surrounding environment.

Redevelopment of the former Uniroyal Site will incorporate a number of sustainable practices as were defined in a visioning process 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' through redevelopment. To date, the following environmental benefits from infrastructure and sustainable reuse have been identified:

- Improvement of the local ecology for a designated Environmental Justice population;
- Pursuit of 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;
- Employment of alternative energy systems (especially geo-thermal) on a site-wide scale;
- Consideration of the Sustainable Sites Initiative (SITES) inclusion of layered recreation and stormwater, low impact design (LID) elements and habitat restoration;
- Preservation of existing ground-water wells for use following redevelopment;
- Reuse and salvage of building material and use of demolition material as on-site backfill for basements (reducing off-site trucking of waste and on-site trucking of required fill materials);
- Reuse of existing utilities including water and sewer systems;
- Re-establishment of access between the City and Chicopee River; and
- Expansion of the Chicopee RiverWalk and Bikeway and connection with the Connecticut River Walk and Bikeway, linking the City and Site to a regional recreation resource.

The Uniroyal Site is located in the geographic center of the City and benefits from close proximity to public transportation routes, community services, neighborhood retail and a variety of existing housing options. Being located in one of the oldest urban areas of the City, redevelopment may capitalize on existing transportation, service and infrastructure networks.

b. Economic and Community Benefits
Complete redevelopment of the Uniroyal Site unleashes many economic outcomes for Chicopee Falls and the City. Demand for housing at all income levels is a major need which will be addressed through Uniroyal's redevelopment. Also, new neighborhood-scale commercial spaces will be developed which can be filled by local entrepreneurs and may provide retail opportunities within easy walking distance of a large portion of Chicopee Falls residents. As a result of redevelopment, local property values will increase and support a renaissance of redevelopment in Chicopee Falls. Private investment at RiverMills is expected to reach $100 million.

5. Programmatic Capability and Past Performance
a. Audit Findings
The Department of Planning & Development and the Office of Community Development received no 'Adverse' Audit findings during the past year.

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

Chicopee has been receiving Community Development Block Grant (CDBG) and HOME funds as an entitlement community for the past 40 years. Staff includes Michael Vedovelli, Director of Community & Economic Development; Kathleen Lingenberg, Housing Specialist; Jillian Ferguson, Planner & Administrator and Julia Dias, Operations Manager. These four individuals are responsible for the administration of the CDBG and HOME programs. Lee M. Pouliot, Director of Planning & Development is a former employee of the OCD with five years of experience managing the City's Brownfields program. Lee and the Brownfields Program transferred to the Planning Department in December 2014.

Lee Pouliot and the Assistant Planner, Jack S. Benjamin will be responsible for project management in the Planning Department. 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. Jack is a new addition to the Planning Department; well-versed in project management, Jack will regularly measure project expenditures and work progress in conjunction with the budget and schedule. Lee, Jack and all

OCD staff are firmly committed to completing redevelopment of the Uniroyal Site as we strongly believe this project will contribute to the betterment of Chicopee Falls and the City.

Should leadership need to be replaced at any time during the management of this project, City Officials will move quickly to identify qualified and invested individuals to step into the position(s). The City is committed to offering opportunities for new individuals to engage with local government. The challenges associated with projects like the Uniroyal Site are highly attractive to young professionals, as evidenced by Lee's and Jack's commitment to the project and City.

The Site is 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 the BST are committed to the City and have been available to assist with Brownfields related issues. 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 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.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Outputs: The Planning Department will measure outputs against tasks outlined in the comprehensive bid package and tracked through contractor invoices. The City will take a proactive approach to the project management aspect of the cleanup process. Utilizing the LSP as a resource for tracking progress in a responsive manner, the City will also utilize the Work Plan as a scheduling tool to advance the stages of the project. The ultimate output from the cleanup process will be the redevelopment or demolition of Building #27.

Outcomes: The Planning Department envisions the ultimate outcome of this project to be the reuse of Building #27 as part of the RiverMills plan in order to advance the greater goal of improving quality of life for residents in Chicopee Falls.

d. Past Performance and Accomplishments

Currently or Has Ever Received an EPA Brownfields Grant

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

- **Former Bay State Wire Company** – 1996, an initial Brownfields Pilot Assessment grant of $59,000. Assessment work confirmed the presence of trichloroethylene (TCE), oil, grease and cadmium in the site's soil and groundwater. These activities led to a $310,000 cleanup effort, funded with CDBG resources. The property was then sold to a private developer for redevelopment as office space.

- **Former Conway Bedding/Hallahan Lumber** – 1997, additional $30,000 in Assessment funds. Completed assessments led to cleanup and demolition activities supported with CDBG resources. The site was sold to an affiliate of CNBC who constructed an $8 million digital broadcasting station for Channel 22 News.
- **Former J.G. Roy Lumber** – 1998, $111,000 in Assessment funds. This site received $41,600 for assessment activities. The property was then sold to J. Polep Distribution, who completed remediation activities and demolished existing structures for expansion. The City assisted with cleanup by providing a CBDG loan.
- **Former Tri-City Cleaners** – Additional $35,000 for Assessment activities. A tax-foreclosure, this site had a documented 67 year history of contamination. Assessments were completed by 2000 and with the support of CDBG & other City/State funds the property was redeveloped as a local Department of Motor Vehicle (DMV) branch.

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

- **FY2012** – Three Cleanup Grants, 10/1/2012 – 09/30/2015; (final closeout documents submitted to U.S. EPA in December 2015). The grants supported the abatement of three Uniroyal buildings that were then demolished.
- **FY2012** – One Community-Wide Assessment Grant, 10/01/2012 – 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 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.
- **FY2016** – Three Cleanup Grants, 10/01/2016 – 9/30/2019; Project is in beginning stage of implementation. These grants will address the remediation of hazardous materials in three buildings on the Uniroyal site and prepare for their ultimate demolition.

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

Narrative Proposal Attachments

Committed Leveraged Resources

Chicopee Auditing Department

Chicopee Department of Community Development

MassDevelopment

Pioneer Valley Planning Commission

Letters of Commitment from Community Organizations

Chicopee Council on Aging (Executive Director)

Chicopee Council on Aging (Chairperson)

Edward Bellamy Memorial Association/ Chicopee Historical Society

Friends of Chicopee Senior Citizens, Inc.

Greater Chicopee Chamber of Commerce

Valley Opportunity Council

CITY OF CHICOPEE
MASSACHUSETTS

AUDITING DEPARTMENT

Sharyn A. Riley
City Auditor

Tiana M. Steffenhagen
Assistant City Auditor

December 6, 2016

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

City of Chicopee, Massachusetts
Department of Community Development

38 Center Street - Chicopee, MA 01013
Tel: (413) 594-1490 Fax: (413) 594-1495
www.chicopeema.gov

Michael L. Vedovelli
Director of Community &
Economic Development

Richard J. Kos
Mayor

December 20, 2016

Attn: Lee M. Pouliot ASLA, Director
c/o City of Chicopee Department of Planning & Development
274 Front Street, 4th Floor
Chicopee, MA 01013

Re: Fiscal Year 2017 EPA Brownfields Cleanup Grant Funding

Mr. Pouliot:

The City of Chicopee's Office of Community Development continues to support the Department of Planning & Development in its efforts to fund proposed Brownfield cleanup activities in the City.

The support pledged to the City's efforts will be in the form of Community Development Block Grant (CDBG) funds. These funds will be used to assist in the cleanup process for Uniroyal Buildings #15, 27, & 42. It is understood by the Office of Community Development that Brownfield assessment and remediation work is an endeavor containing variables that may result in unforeseen outcomes and must be accommodated for with contingency funding plans. Additionally, CDBG funds will be allocated to cover the required cost share for each of the three proposed cleanup projects.

Through previous EPA funded cleanup projects and city-funded projects at the Uniroyal property, over $1.8 million in CDBG resources have been invested in the cleanup of this Site and preparations for redevelopment. The Office of Community Development will continue to be a major partner and funder of projects at the Uniroyal property until redevelopment goals are realized.

Should the Planning Department require any additional information regarding the Office of Community Development's continued support for Brownfields cleanup work at the Uniroyal property, please contact me directly at (413) 594-1489.

Sincerely,

Michael L. Vedovelli
Director

MASSDEVELOPMENT

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

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

December 7, 2016

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 applications being submitted by the City of Chicopee for EPA Brownfields Cleanup Grants relating to hazardous building materials abatement for buildings 15, 27 and 42 at the former Uniroyal industrial site, as well as the Community-wide Assessment grant.

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 funding fell short of providing all of the funds necessary to bring the site to a marketable and developable condition, but we are encouraged that EPA funding has continued to be a resource 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.

We look forward to continuing to work with you and the City of Chicopee on the redevelopment of brownfield sites, and strongly support the applications for EPA funding submitted by the City of Chicopee.

Sincerely,

Sean C. Calnan,
Senior Vice President, Predevelopment Finance

Printed on recycled paper manufactured in Massachusetts

Catalyst for Regional Progress

PVPC

Timothy W. Brennan Executive Director

December 5, 2016

Lee Pouliot, ASLA LEED Green Associate
Planning 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 #15, #27 and #42. As you are well aware, the City and the Pioneer Valley Planning Commission (PVPC) have partnered on a number of Brownfield projects in past years, including 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. A commitment of a $200,000 sub-grant from PVPC's former 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 #15, #27 and #42.

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 and Assessment 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 16, 2016

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

Re: FY2017 Brownfields Assessment & Cleanup Grants

Dear Mr. Lee Pouliot:

Since opening the RiverMills Center in September 2014, a vibrant community of older adults have attended events and benefitted from the resources we offer. Once forlorn and forgotten, this site is now a breath of fresh air for residents of Chicopee Falls and the greater community. With access to parts of the Chicopee River opened up, residents now enjoy the natural setting and use the area for recreational purposes.

The City's plans to continue improving River access and cleaning up the former Uniroyal property are important to all community members. Residents are hopeful that Chicopee Falls will become a place of renewed economic and social activity. The Council continues it's by-monthly newsletter mailings to all residents who are 60 years older or older. We plan to include updates on the Uniroyal and other Brownfields projects to help distribute information and maintain community members' interest. With EPA funding from the Brownfields Cleanup and Assessments programs and subsequent cleanup efforts, revitalizing the Chicopee Falls neighborhood becomes a less distant vision.

It is our sincere hope that the City of Chicopee receives aid from the U.S. EPA for their efforts. Having witnessed the building of RiverMills Center and what it has done for local residents one can only imagine the unlocked potential of a revitalized Chicopee Falls neighborhood and the Chicopee River.

Sincerely,

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

December 16, 2016

Lee Pouliot ASLA, LEED Green Associate

Planning Director

Department of Planning & Development

274 Front Street, 4th Floor City Hall Annex

Chicopee, MA 01013

Dear Mr. Pouliot,

It is with great enthusiasm that I write this letter of support for our City's pursuit of 2017 EPA Brownfields Assessment and Cleanup Grants that will focus on the removal of hazardous waste from target areas throughout the City, including the Uniroyal property. We are very grateful for the past and current work that has been completed on these sites.

In recent years there has been significant assessment and removal of hazardous materials from properties along the Chicopee River both in the West End and Chicopee Falls areas. With the removal of blighted properties, the River is becoming more accessible and community members have begun to take walks and enjoy the river landscape. A 21,000 square foot senior center was built in 2014 and has allowed for further programming and outreach to these community members. The center has become a treasured community space.

As the cleaning and redevelopment continues in areas throughout the City, older adults will have access to both vibrant pockets of nature and commercial areas. With the continuation of the City's cleanup goals the vision of Chicopee's future continually brightens. We offer our enduring support of the Planning Department as they bring this revitalized vision into fruition.

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 16, 2016

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

THE BELLAMY HOUSE
CHICOPEE'S HISTORIC MUSEUM

Re: FY2017 Brownfields Assessment & Cleanup Grants

Dear Mr. Lee Pouliot:

The Board of Directors of the Edward Bellamy Memorial Association, Incorporated continues its support for the City of Chicopee's work in regards to Brownfields Cleanup and Assessment projects.

The Edward Bellamy House, a National Historic Landmark, represents an asset to the greater Chicopee Falls area. The Church Street neighborhood was declared a federal historic district in 1978, and is thus an important historical area located adjacent to the former Uniroyal property along the Chicopee River. Within this famous author's home are the offices of the Chicopee Historical Society and the Chicopee Historical Commission where informative events are hosted in regards to Chicopee's industrial past and the work of Edward Bellamy.

Members of the Association are in support of the efforts underway at the former Uniroyal property to remediate or remove industrial buildings. Many of our members volunteer at the RiverMills Center which serves seniors in the community and participates in the Mayor's RiverMills Task Force on recent redevelopment efforts at the Fisk and Uniroyal properties. We strongly believe the efforts of the City of Chicopee's Department of Planning and Development will have significant impacts on restoring the image of the Chicopee Falls neighborhood, including providing access to the Chicopee River. These EPA grants, both Assessment and Cleanup, are necessary steps toward the rehabilitation of this important community asset and a celebration of the history of industry in this City.

The Association will continue its support of the City's assessment and cleanup efforts by regularly informing members of the redevelopment work at the Brownfields properties. Chicopee's Planning Director, Lee Pouliot, annually presents to our membership to notify of progress at these properties. The Bellamy Library and Museum is open to host these public presentations.

Restoring access to history, natural resources and a prosperous future is a significant cause for celebration, and we plan to play a supportive role in this ongoing effort.

Sincerely,

Stephen R. Jendrysik

Stephen R. Jendrysik, President
Edward Bellamy Memorial Association, Inc.

Friends of Chicopee Senior Citizens, Inc.

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

December 16, 2016

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

Dear Mr. Pouliot,

The Friends of Chicopee Senior Citizens, Inc. is a 501(c)3 organization dedicated to helping elders in Chicopee. To date, we have raised nearly 1.6 million dollars of the two million pledged to support the construction of the RiverMills Center, the City's new senior center that is located on the former Facemate property- a Brownfields site located adjacent to the Uniroyal parcel.

Early in 2014 we moved into the RiverMills Center at 5 West Main Street. The site is beautiful and the new building offers healthy, well-lit spaces for senior community members to gather. It is our hope that funding from the EPA Brownfields Assessment and Cleanup Grants will continue to improve blighted areas throughout our City and make Chicopee a better place to live for all, especially our older citizens. Buildings throughout the City that have ceased operating, especially in the manufacturing trade, have deteriorated and left a negative impression amongst the older generations. We would like to see these areas become renewed with businesses, housing and recreation areas alike.

We ask the EPA Brownfields Program to support the City of Chicopee's efforts through its Brownfields Program with a Community-Wide Assessment Grant and Cleanup Grants for the remaining buildings on the Uniroyal property.

Sincerely,

Al Picard

Al Picard
President

Greater CHICOPEE CHAMBER OF COMMERCE
established 1962 crossroads of new england

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

December 16, 2016

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

Re: FY2017 EPA Brownfields Assessment & Cleanup Grants

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 a Community-Wide Brownfields Assessment Grant and three Brownfields Cleanup Grants for the former Uniroyal property in Chicopee Falls. The Chamber is a private, not-for-profit organization with a mission to encourage economic development in Chicopee and the Pioneer Valley of Western Massachusetts. Through our network of affiliates and partners, the Chamber leads and collaborates on numerous endeavors that support local business and the community at large.

If funded, these Brownfields grants will enable the City to continue its remediation and cleanup activities at this former industrial property which has been largely deteriorating since Uniroyal's closing in 1981. Chicopee has successfully finished cleanup activities at the neighboring Facemate site and completed construction of a 22,000 square foot Senior Center as the initial phase towards the site's redevelopment vision. These cleanup initiatives have helped to remove a number of buildings from the Uniroyal property, bringing the RiverMills vision that much closer to realization. The Chamber strongly supports the efforts to complete remediation and redevelopment at the Uniroyal property because it aligns closely with our mission: to stimulate private investment, increase business opportunities, create jobs and improve the quality of life for all residents of the Greater Chicopee area.

The Chamber served on the Steering Committee for Brownfields Redevelopment visioning in the West End neighborhood during the Brownfields Area-Wide Planning process. Currently, the Chamber serves as a member of the Steering Committee for another EPA Assessment Grant that will close in 2016. If these grants are obtained, the Chamber will serve as a conduit for dissemination of information regarding the proposed project with the larger business network in Chicopee. The Chamber again will commit to a role on the Steering Committee for the new

Assessment Grant and will provide its membership with information regarding access to assessment funds, should a member have the need. For Cleanup Grants, the Chamber can help communicate information about the project.

EPA funds are imperative to leveraging other sources beyond the required match and will enable Chicopee to continue its efforts to bring many properties back to a healthy and marketable condition. With support from the EPA, the renewed sites 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 EPA Brownfields Cleanup and Assessments Grants. This funding is a crucial step in the attainment of marketable site conditions and attracting private investment throughout Chicopee's neighborhoods.

Thank you for your time and consideration.

Sincerely,

Ben Garvey
Chair of the Greater Chicopee Chamber Board of Directors
264 Exchange Street
Chicopee, Massachusetts 01013

Tel: (413)781-2410
Fax: (413) 731-9539

VALLEY OPPORTUNITY COUNCIL

the Business of
Opportunity
Building.

35 Mt. Carmel Avenue, Chicopee, MA 01013
413.552.1554 • Fax: 413.552.1558

Stephen C. Huntley,
Executive Director

Community Action Agency
Serving Chicopee and Holyoke and Surrounding Communities

Energy Assistance
Nutrition
Early Education & Care
Youth Services
College Access
Adult Education
Senior Services
Housing
Money Management
Transportation
Preschool Enrichment Team

December 16, 2016

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

Dear Mr. Pouliot,

I am pleased to offer support for the City of Chicopee's application to the Environmental Protection Agency (EPA) for Brownfields Assessment and Cleanup funds. As Executive Director of Valley Opportunity Council (VOC), I know that Chicopee's economy is vital to the clients we serve. Not only has VOC served on the Stakeholders' Committee for the West End Brownfields Area-Wide Plan, VOC has a long history of actively participating in the revival of neighborhoods through ownership, redevelopment and operation of residential, educational and commercial facilities in Chicopee's neighborhoods and throughout the region.

The grants provided under the Brownfields Program will provide necessary funding to evaluate the environmental condition of properties prioritized for redevelopment. Much of Chicopee has witnessed disinvestment as historic industries have been replaced or relocated to suburban industrial parks. Assessment funding will provide a basis for understanding the challenges and associated costs to cleanup these target sites. Furthermore, funding for the cleanup of Brownfields (including the Uniroyal property) can initiate potential investment for future redevelopment and reuse of these now abandoned lots.

VOC is committed to continuing its partnerships with the City and will assist with disseminating information on the Brownfields program to our staff and the residents we serve. We are also committed to assisting the Steering Committee through ongoing efforts to advance assessment projects should the City's proposal be funded.

Chicopee's efforts in bringing underutilized land back into productive use across its neighborhoods will benefit the region as a whole, especially people that rely on our services. On behalf of the agency and the people we serve, I ask for the EPA to favorably support the City of Chicopee Brownfield Assessment and Cleanup Grant applications.

Sincerely yours,

Stephen C. Huntley
Executive Director

Threshold Criteria for Cleanup Grants

1. **Applicant Eligibility:** The City of Chicopee, Massachusetts is a general purpose unit of local government.

2. **Site Ownership:** The City of Chicopee acquired the former Uniroyal Tire 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.

3. **Basic Site Information:**

   a. *Name of the Site:* Former Uniroyal Tire Complex – Building #27
   b. *Address of the Site:* 154 Grove Street Chicopee, MA 01020
   c. *Current Owner of the Site:* City of Chicopee
   d. *If not the current owner, the date you plan to acquire ownership of the site:* Not Applicable, the City of Chicopee is the current owner of the subject property.

4. **Status and History of Contamination at the Site:**

   a. *Whether this site is contaminated by petroleum or hazardous substances:* The Site (i.e. Building #27) is contaminated with hazardous substances.

   b. *Operational history and current use(s) 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 utilized as a lumber yard by the Chicopee Manufacturing Company. From 1896 to 1898, the property was owned by the Spaulding and Pepper Company, which 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 as well as adhesives from 1898 to 1981. Uniroyal, Inc. closed the facility 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 nine vacant buildings, encompassing approximately 750,000 square feet, remain at the Site.

   Building #27 encompasses a footprint of approximately 33,175 square feet (0.76 acres) of the Uniroyal property with approximately 199,050 square feet of vacant industrial manufacturing space on six floors. The building is connected to Building #42 at the south end. A structural analysis was completed for the building in 2010 which rated the building in fair to poor condition with extensive water damage evident on most floors, significant structural cracks and exposed reinforcing steel on several floors as well. Exterior concrete beams and columns were also noted to be in poor condition. Hazardous building materials including asbestos, lead, mercury,

polychlorinated biphenyls (PCBs), bird guano & carcasses and other miscellaneous hazardous materials are all anticipated to be present within the building, and are the subject of this cleanup proposal.

The Site has remained vacant and has not been actively used since the City gained ownership in 2009. Beginning in February 2010, the City initiated a visioning process with Vanasse Hangen Brustlin, Inc. (VHB). On March 26, 2010, through VHB, an Existing Conditions Report for all Site buildings was completed by Tighe & Bond and a Market Analysis for redevelopment was completed by RKG Associates, Inc. The visioning process was finalized in December 2010.

Additionally, the Site was utilized for academic study by Cornell University Master of Landscape Architecture students, during the Spring 2010 academic semester. The team completed a parallel vision plan which included substantial community participation and visioning exercises. The team presented their final vision plan to the City and community in May 2010. Outside of visioning exercises for redevelopment, on-site activities have been limited to environmental cleanup advanced by Uniroyal's successor, Michelin North America, Inc. and building demolition by the City.

c. *Environmental concerns, if known, at the site:* Former manufacturing operations entailed the use of approximately 22 underground storage tanks (USTs) and five above-ground 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 polychlorinated biphenyls (PCB)-based dielectric fluids.

Michelin North America, Inc. (MNA) acquired the assets of Uniroyal 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 most of the 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 the Toxic Substances Control Act (TSCA) regulations over a portion of the rail bed located on Parcel #147-10.

Other documented releases of hazardous materials to the environment include:

- Solvents released from underground storage tanks; and
- Pesticide, herbicide, heavy metal and PCB-impacted rail bed soils.

In addition, remaining site buildings, including Building #27, contain significant amounts of friable and non-friable asbestos containing building materials, including roofing, siding, flooring, mastics, thermal insulation, window & building caulking,

and glazing. Recent sampling and analyses have also identified PCBs in caulking, mostly at windows and doors. Sampling of adjacent building materials (substrates) for migration of PCBs is currently underway to ensure that any additional contaminated materials can be managed appropriately, as PCB bulk product waste.

d. *How the site became contaminated, and to the extent possible, describe the nature and extent of the contamination:* Contamination at the Uniroyal property is predominately the result of historic industrial operations and the utilization of hazardous building materials during construction and/or renovation of Site structures. 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 stormwater drainage systems and in the toe drain system for the flood control dikes along the western boundary of the Site. MNA has cleaned many of the stormwater and toe drain systems during 2011 and 2014, under an EPA-approved TSCA Work Plan.

Additionally, all remaining Site buildings contain hazardous building materials including asbestos, lead, mercury, PCBs and others that were included in various building materials utilized during the construction and/or renovation of structures. The City, through this application, is focused upon the abatement of hazardous building materials within Building #27 to facilitate future redevelopment of this structure.

The majority of Site contamination outside the footprints of remaining buildings has been delineated; however, a significant portion of the Site is still covered by buildings that prevent cost effective assessment and response actions to deal with any sub-slab contamination. The City continues to work with MNA to advance assessment and any required cleanup activities as buildings are demolished at the Site. MNA is implementing required supplemental subsurface investigations. During 2014 and 2015, subsurface investigations were conducted by MNA after demolition of former Uniroyal Buildings #7, #8, #14, #33 and #43.

It is important to note that MNA's obligation for environmental response actions will not fully achieve redevelopment requirements. 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), the Resource Conservation and Recovery Act (RCRA) and the Toxic Substances Control Act (TSCA) regulations. The assessment and abatement of hazardous building materials within on-site buildings, along with the 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 13 buildings, leaving nine structures to be abated and demolished to allow redevelopment plans to advance.

5. **Brownfields Site Definition:** The former Uniroyal property is:

   a) not listed or proposed for listing on the National Priorities List (NPL);
   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 U.S government.

6. **Environmental Assessment Required for Cleanup Proposals:** Various consultants have completed environmental studies on the Uniroyal property, dating back to the early 1980s. A Phase I Limited Site Investigation was completed by Environmental Compliance Services, Inc. (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. Gannett 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 supplemental Hazardous Building Materials Study of existing Uniroyal structures including Building #27 was completed by CDW Consultants, Inc. on October 31, 2012.

7. **Enforcement of Other 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.

8. **Sites Requiring a Property-Specific Determination:** The Uniroyal property does not include:

   - properties subject to planned or ongoing removal actions under CERCLA;
   - properties with facilities that have been issued or entered facilities 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 the Resource Conservation and Recovery Act

(RCRA), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA);
- properties with facilities subject to RCRA corrective action (§3004(u) or §3008(h) to which a corrective action permit or order has been issued or modified to require implementation of corrective measures;
- properties that are land disposal units that have submitted a RCRA closure notification or that are subject to closure requirements specified in a closure plan or permit;
- properties where there has been a release of PCBs where all or part of the property is subject to TSCA remediation; and
- properties that include facilities receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) Trust Fund.

Note: 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 (MNA). The City's proposal pertains solely to the cleanup of hazardous building materials within Building #27. For this reason, we believe that a property-specific determination is not necessary.

9. Site Eligibility and Property Ownership Eligibility:

a. *Property Ownership Eligibility – Hazardous Substance Sites*

1. *CERCLA §107 Liability:* The City of Chicopee, as the current owner of the Site, is not liable for contamination at the Site under CERCLA §107 as the City of Chicopee is a local government entity that acquired the property through tax foreclosure.

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

   i. *How you acquired or will acquire ownership:* The City of Chicopee acquired the former Uniroyal Tire Complex properties as a result of a levy and execution on a money judgment.
   ii. *The date you acquired the property:* The former Uniroyal Tire properties were acquired on May 11, 2009 as recorded in the Hampden County Registry of Deeds, Book 17783, pages 139 & 142.
   iii. *The nature of your ownership:* The City of Chicopee owns the Uniroyal properties via fee simple title.
   iv. *The name and identity of the party from whom you acquired ownership:* All properties were acquired from former Facemate Corporation President, Walter F. Mrozinski.
   v. *All familial, contractual, corporate, or financial relationships or affiliations you have or had with all prior owners or operators of the property:* The City has no current or prior familial, corporate,

or financial relationships or affiliations with the previous owners/operators of the Uniroyal property.

b. *Timing and/or Contribution Toward Hazardous Substances Disposal:* The City of Chicopee has in no way caused or contributed to any release(s) 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.

c. *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.

i. *The types of site assessments performed, the dates of each assessment, and the entity for which they were performed:* Various consultants have completed environmental studies on the Uniroyal property, dating back to the early 1980s. A Phase I Limited Site Investigation was completed by Environmental Compliance Services, Inc. (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. Gannett 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. This assessment work has been completed on behalf of Michelin North America (MNA), acting as the primary responsible party (PRP) dealing with residual contamination at the Uniroyal property.

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 supplemental Hazardous Building Materials Study of existing Uniroyal structures including Building #27 was completed by CDW Consultants, Inc. on October 31, 2012. This assessment was completed on behalf of the City.

ii. *Who performed the AAI investigation of Phase I environmental site assessments and identify his/her qualifications to perform such work:* A Phase I Limited Site Investigation was completed by Environmental

Compliance Services, Inc. (ECS) in March 1991. ECS staff associated with this assessment include Page Fallon, Professional Geologist (Project Manager) and Mark Haynes (Health & Safety Officer). As the Commonwealth of Massachusetts' Licensed Site Professional (LSP) program did not exist at the time this assessment was completed, these individuals with such qualifications would have been likely consultants to complete such efforts.

iii. *If your original AAI investigation or Phase I environmental site assessment was conducted more than 180 days prior to the date you acquired the property, affirm that you conducted the appropriate updates in the original assessment within 180 days prior to your acquisition of the property in order to take advances of the bona fide prospective purchaser, innocent landowner, or contiguous property owner provision:* Not applicable; 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.

d. *Post-Acquisition Uses:* The Site has remained vacant and has not actively been used since the City gained ownership in 2009. Beginning in February 2010, the City initiated a visioning process with Vanasse Hangen Brustlin, Inc. (VHB). On March 26, 2010, through VHB, an Existing Conditions Report for all Site buildings was completed by Tighe & Bond and a Market Analysis for redevelopment was completed by RKG Associates, Inc. The visioning process was finalized in December 2010.

Additionally, the Site was utilized for academic study by Cornell University Master of Landscape Architecture students, during the Spring 2010 semester. The team completed a parallel vision plan which included substantial community participation and visioning exercises. The team presented their final vision plan to the City and community in May 2010. Outside of visioning exercises for redevelopment, on-site activities have been limited to environmental cleanup advanced by Uniroyal's successor, Michelin North America, Inc. and building demolition by the City.

e. *Continuing Obligations:* The City is unaware of any continuing releases or threatened releases at the Site. Should such a situation arise in the future, the City in collaboration with its Licensed Site Professional (LSP), will take all required steps to:

- stop any continuing releases;
- prevent any future threatened release; and
- prevent or limit exposure to any previously released hazardous substance.

To date, the City has installed an alarmed fence around the Site to control 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 construction and demolition (C&D) debris.

Redevelopment of the Uniroyal property is crucial to the revitalization of Chicopee Falls and to re-establishing community connections to the Chicopee River. Addressing the current environmental issues is critical to propelling redevelopment forward. Therefore, the City is committed to:

- comply with all land-use restrictions and institutional controls;
- assist and cooperate with those performing the cleanup and provide access to the property;
- comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- provide all legally required notices.

10. *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 cleanup program however, 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 Massachusetts 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 the Department of Planning & Development. BETA's services related to subsurface contamination are funded through the MassDevelopment Brownfields Priority Project Fund and local funds appropriated by the Chicopee City Council. Services related to building inspections, demolition and other related services are separately funded as projects are advanced by the City. 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. *If access to adjacent or neighboring properties is needed, provide your plan to acquire access to relevant property(ies):* In the event that access to adjacent properties is required, the City is prepared to execute access agreements with adjacent property owners, including extending 'additional insureds' 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.

11. Cost Share:

a. *Demonstrate how you will meet the required cost share, including the sources of the funding or services, as required for this cleanup grant:* The City of Chicopee will meet the 20% cost share through the use of Community Development Block Grant (CDBG) funds administered by the City's Office of Community Development as well as local government funds as appropriated by the Chicopee City Council.

b. *If you are requesting a hardship waiver of the cost share, provide an explanation for the basis of your request as part of your proposal:* The City of Chicopee is not requesting a waiver of the required cost share.

12. Community Notification: The City hosted a public meeting in City Council Chambers, 274 Front Street, 4th floor City Hall Annex on December 14, 2016 at 6:00p.m. The public meeting was announced through advertisement in the area's newspaper, The Republican, on Sunday, December 4, 2016. 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 Department's webpage. Two representatives from the Department of Planning & Development were present to discuss the grant proposal. No community members attended the public meeting. No

comments were submitted to the Department of Planning & Development by the December 15, 2016 deadline. Required documentation including the advertisement, sign-in sheet, public meeting presentation, agenda and notes are included as Attachments.

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 (Community Engagement and Partnerships) of the Narrative Proposal for further information.

Threshold Criteria Attachments

Draft Analysis of Brownfields Cleanup Alternatives

Community Notification

Public Hearing Agenda

Public Hearing Sign-In Sheet

Documentation of Previous Public Hearings

Draft Analysis of Brownfields Cleanup Alternatives

Former Uniroyal Tire Complex – Building #27
City of Chicopee, Massachusetts

Introduction and Background

Site Location: Former Uniroyal Tire Complex – Building #27
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 utilized as a lumber yard by the Chicopee Manufacturing Company. From 1896 to 1898, the property was owned by the Spaulding and Pepper Company, which 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, as well as adhesives from 1898 to 1981. Uniroyal closed the facility in 1980 and sold the property to the neighboring Facemate Corporation in 1981. Facemate leased portions of the Uniroyal buildings to various companies for manufacturing, printing, machine shops, office, storage and health care facilities. Currently nine vacant buildings, encompassing approximately 750,000 square feet, remain at the Site.

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, Boston and Maine Railroad tracks bisect the Site. Railcars historically delivered carbon black to the complex for use in tire manufacturing.

Building #27 encompasses a footprint of approximately 33,175 square feet (0.76 acres) of the Uniroyal property with approximately 199,050 square feet of vacant industrial manufacturing space on six floors. The building is connected to Building #42 at the south end. A structural analysis was completed for the structure in 2010 which rated the building in fair to poor condition with extensive water damage evident on most floors; significant structural cracks and exposed reinforcing steel were documented on several floors as well. Exterior concrete beams and columns were also noted to be in poor condition. Hazardous building materials including asbestos, lead, mercury, polychlorinated biphenyls (PCBs), bird guano & carcasses, and other miscellaneous hazardous materials have been identified within the building and are the subject of this cleanup proposal.

Past Assessment Findings: Michelin North America, Inc. (MNA) acquired the assets of Uniroyal circa 1990 and is considered the primary responsible party (PRP) dealing with residual contamination at the Uniroyal Site. 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 Toxic Substances Control Act (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 levees along the western boundary of the Site. MNA cleaned many of the storm water and toe drain systems during 2011 and 2014, under an U.S. 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 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, 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 some of the buildings on the 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 Investigations***" for a discussion of the hazardous materials inspection reports completed to date.

Project Goals: The former Uniroyal Site 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. Redevelopment is anticipated to support approximately 200 construction jobs and the creation of 275 new full and part time jobs while sustaining 100 existing positions.

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 forty (40) 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 is pursuing 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 thirty-five 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 Site 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 #27:

- GZA provided a preliminary hazardous materials inspection letter report of all buildings for the City of Chicopee in 2007;
- 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 Commonwealth's 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 (OCD) and the Department of Planning & Development. BETA's services related to subsurface contamination are funded through the MassDevelopment Brownfields Priority Project Fund and local government 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 Brownfields Cleanup 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.

Cleanup 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, 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, 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 U.S. 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); and
- Guidance for Controlling Asbestos-Containing Materials in Buildings (EPA Document 560/5-85-024).

Evaluation of Cleanup Alternatives

Cleanup 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.

Cleanup 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.

Cleanup Alternative C – Alternative Work Practices

As a Brownfield Support Team (BST) site, there has been significant discussion and a willingness on the part of 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 traditional work zone set-up and monitoring requirements. This is primarily due to the presence of large quantities of asbestos containing building materials and, with the exception of asbestos workers, 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 non- and 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 re-use of building materials (primarily including coated asphalt, brick and concrete) on-site, 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 BUD, 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

Cleanup Alternative A – No Action

Not Applicable

Cleanup Alternative B - Conventional Abatement

Conventional abatement of asbestos and other regulated building materials will be feasible in Building #27. 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 $2.5 million. For the project contemplated under this ABCA, pre-demolition abatement, using conventional methods, inclusive of a 20% contingency is estimated to cost approximately $350,000.

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

Cleanup 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) is $280,000.

Recommended Cleanup Alternative:
It is recommended that Alternative C – Alternative Work Practices be selected as the cleanup alternative.

City of Chicopee

Brownfields Program: FY 2017 EPA Assessment and Cleanup Grant Proposals
Request for Public Comment & Notice of Public Hearing

November 29, 2016
Department of Planning & Development
274 Front Street, 4th Floor
Chicopee, MA 01013

The Department of Planning & Development invites public input on one (1) 2017 U.S. Environmental Protection Agency (EPA) Community-Wide Brownfields Assessment Grant and three (3) Brownfields Cleanup Grant proposals for cleanup work planned at the following locations:

- Building #15;
- Building #27; and
- Building #42

At the former Uniroyal property,
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 December 5, 2016.

A Public Meeting will take place:

Wednesday, December 14, 2016
City Council Chambers, 4th floor, City Hall Annex
274 Front Street
6:00p.m.

All comments received by the Planning Department will be considered prior to finalizing and submitting the proposals to EPA. To be considered, written comments must be received by the Planning Department by December 15, 2016 at 5:00p.m.

Springfield landlord looking to attract new restaurants downton, online at masslive.com/news

SOUND OFF

Proposed Springfield tax rate would hike average homeowner's bill by $148.65: "Why do you need to raise the tax rate? Don't you have a casino coming in? Aren't they providing extra monies to support the city for any inconveniences?" – aubrie5 on masslive.com

City of Chicopee

Brownfields Program:
FY 2017 EPA Assessment and Cleanup Grant Proposals
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City of Chicopee

Department of Planning & Development

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

Lee M. Pouliot
Director

James Dawson
Development Manager

Michelle Santerre
GIS Coordinator

Jack S. Benjamin
Assistant Planner

Wednesday, December 14, 2016, 6:00pm

EPA Brownfields Grant Program FY 2017
Assessment and Cleanup Grant Applications
Public Hearing

City Council Chambers, Chicopee City Hall
274 Front Street, 4th Floor
Chicopee, MA 01013

Agenda

1. Hearing Open
2. Planning Department Staff Introduction
3. Presentation by the Department of Planning and Development
4. Public Comment and Questions
5. Hearing Close

FY 2017 EPA Brownfields
Assessment & Cleanup Grant Proposals
Community-Wide Assessment Grant
&
(3) Cleanup Proposals for
Former Uniroyal Property – Buildings #15, 27 & 42

December 14, 2016

Name:	Street:	Contact # or Email
Lee Pouliot	Planning Dept.	x 1516
JACK BENJAMIN	PLANNING DEPT.	x 1485

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

Name	Address	Phone	Email
Carol Lasher	5 Valley View Ct.	532-0262	
Marge + Harry Lytton	5 Pine Ave	593-9704	
Kate Brown	27 Laurel St	594-1516	kbrown@chicopee.me

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

Name	Address	Phone	Email
Carl Dietz	28 Center St	594-1490	cdietz@chicopee.ma.gov
Al Hanscom	315 Norwood Park S	781/255-1982	Ahanscom@beta-inc.com
~~Zygmunt Wachte~~	Norwood MA		
Zygmunt Wachte	19 Walnut Ave	592-2191	ZYGWA@AOL.COM
Paul & Yvette Courchaine	81 Northwood ST	592-1214	—
Sandra Lazelle	7 Valley View Ct.	594	
Carol Ann Tarrel	79 Sunflower Ave	592-5637	
Susan Tarrel	79 Sunflower Ave.	592-5637	
Sherry Gelinas	150 Mountainview St	593-6054	
Guy Dottin	47 Waterman Ave, E.L.	532-1682	gdottin@gfnet.com
Ann Lutsenciter	134 Mountainview	593-6077	
Ruth Nawrocki	22 Simonich St.	592-0880	ruthnawrocki@verizon.net
Robert A. Sedlarowicz	64 Elberton St	592-0010	
Chris Myhre	88 Fa	272-6281	cmyhre@berkeley.edu
Fred Krampit	430 East	592-1950	
[illegible]	20 Manis St	594-6078	
Dante M. Nawrocki	22 Simonich St	592 0880	vze3mcw3@verizon.net

VHB Computations

Project:		Project #	
Location:		Sheet	of
Calculated by:		Date:	
Checked by:		Date:	
Title	Public Meeting #2 4-22-10		

SIGN-IN SHEET

Name	Affiliation	Phone or E-Mail
Ed Starzec	MassDevelopment	estarzec@massdevelopment.com
JEFF GALARNEAU	VHB	jgalarneau@vhb.com
M.A. Rizzo R.N.	Senior Center	
HARVEY LAFLEUR		None
WILFRED TISDELL	C.O.A. member	N/A
EULA MOREAU	C.O.A.	N/A
EDNA DESROSIERS	C.O.A. member	N/A
MARGE WICKSTROM	SENIOR CENTER	
RON ZLEMBA	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 NALLEN		413 592 3615	
Maurice Piotte		413 536-7054	
Sandra Rapolle			
Ronald J. Ray		413-534-1529	
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 Vermasir	58 Washington St	534-1497	
Dennis Paulist	122 Clark St	5332823	
Rudi Swoc	160 State St	532-2110	

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

NAME	ADDRESS	PHONE#	EMAIL
Anthony Rizzuto	38 Stonewall St	592-9129	
Fran Morse	10 Chapel St	534-8565	
Bill Tindell	40 Chapel St	534-5865	
Rick Rizzo	37 Barbara St.	538-7051	
KENN W. DELUDE	255 PROVIDENCE St.	593-6421	
Robert A. Pedersen	64 Ellerton St	592-0010	
SUZANNE WRIGHT	184 MOUNTAIN VIEW ST	593-3840	
BOB WRIGHT	184 MOUNTAIN VIEW ST	593-3840	
BILL ZASKEY	11 LEEDS ST	592-5651	WMZ@VERIZON.NET
Bill Robbins	Chicopee Water Board	594-4195	
MARY BETH COSTELLO	66 VOSS AVE. CHIC	532-925	

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

NAME	ADDRESS	PHONE#	EMAIL
N. Ewick	153 Jean Dr.	unlisted	ewickne@yahoo
Joe Mathieu	84 Rich St.	594-8226	
John Moran	16 Leach Cr	594-6458	
Donald J. Lamothe	169 Marden ST	532-1918	
Nicolette Williams	302 Grove St	nicolette.williams@gmail.com	
Stefanie Linderman	59 Taylor St.	459-5167	slinderm@student.umass.edu
Steve Jendrysik	215 Newbury St.	Chez	MA 01013
George R. Thoven	Councilor W-7.		
Peter Hebert	51 Conrad St.	594-9382	
Brent Pagel	592-5028		

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

NAME	ADDRESS	PHONE#	EMAIL
Ralph Shreosbury	72 Auzien Terr	533861	RShreos38@AOL.C
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