
**Town of Framingham
Division of Community & Economic
Development
Brownfields Redevelopment Program**

**Community Forum
July 21, 2008**

Definitions

- The US EPA defines a brownfield as:
 - Real property, the expansion, redevelopment, or reuse of which MAY be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.
- Massachusetts does not have a formal definition for brownfields.

Framingham's Context

- Established community with few vacant parcels
- Manufacturing history has led to underutilized parcels
- Other underperforming commercial properties
- Brownfields Redevelopment is
 - Good Tool for Economic Development
 - Well Suited to Framingham
 - Eligible for Federal and State Grant Programs

Brownfields Redevelopment Program

- Goal is to turn underutilized and idled properties into economic generators
- Address negative visual and environmental impacts
- Target specific highly visible properties
- Reach out to property owners who:
 - Fear potential liability so do nothing
 - Provide environmental data to assist redevelopment
- Create public/private partnership to achieve community goals
- Undertake community outreach and education

Comm & Ec Development Role

- Initiated Brownfields program in 2006
- Part of CED's coordinated economic development program
 - Downtown planning/TOD
 - Attract new development and promote business retention expansion and recruitment
 - Maintain and improve town's infrastructure
 - Cultural facilities planning
- Support EDIC redevelopment activities

3 Phase Approach

- Phase I:
 - Initial data collection and program development
 - Conduct preliminary EDIC sponsored outreach
 - Sponsored Brownfields conference March 2007
 - Applied for EPA Brownfields Assessment Grant
 - Unsuccessful in 2007
 - Successful in 2008

3 Phase Approach

- Phase 2:
 - Implement EPA Brownfields Assessment Grant
 - Hire consultant to develop comprehensive brownfields inventory
 - Target sites (public and private)
 - Conduct environmental assessments
 - Phase 1 (5-8 sites)
 - Phase 2 (3-5 sites)
 - Apply for Additional EPA Grant Funding

3 Phase Approach

- Phase 3:
 - Assist in public and private property redevelopment
 - Target additional site specific grant funding-
 - State (Mass Brownfield Redevelopment Fund, TIFs)
 - EPA
 - Potentially acquire sites for redevelopment (as EDIC has liability relief under Brownfields Act (Chapter 206, Acts of 1998)

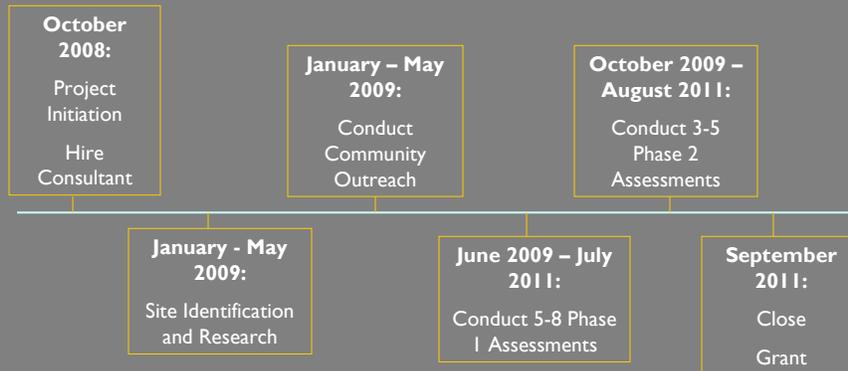
Program Design

- Pre Award Activities
- Task 1 – Site Inventory/Phase I Assessments
- Task 2 – Phase 2 Assessments/Cleanup Planning
- Task 3 – Public Outreach/Community Involvement
- Task 4 – Program Development/Management

Program Budget

Environmental Consultant and Phase 1 & 2 Assessments.....	\$163,000
Grant Management.....	\$20,000
Training/Travel.....	\$8,000
Supplies/Advertising/Registrations.....	\$9,000
 Total	 \$200,000

Program Timeline



Comments/Questions?

- 30 Day Public Comment Period
- Contact the Project Manager at 508 532-5455 OR Brownfields@framinghamma.gov
- www.framinghamma.gov/brownfields
 - Periodic updates
 - Maps, data and reports