FUSS & O'NEILL
Disciplines to Deliver

Presentation to

Town of Framingham

Board of Selectmen

Brownfield Assessment Program

September 28, 2010

What is a Brownfield Site?

United Wire: Before & After

US EPA:

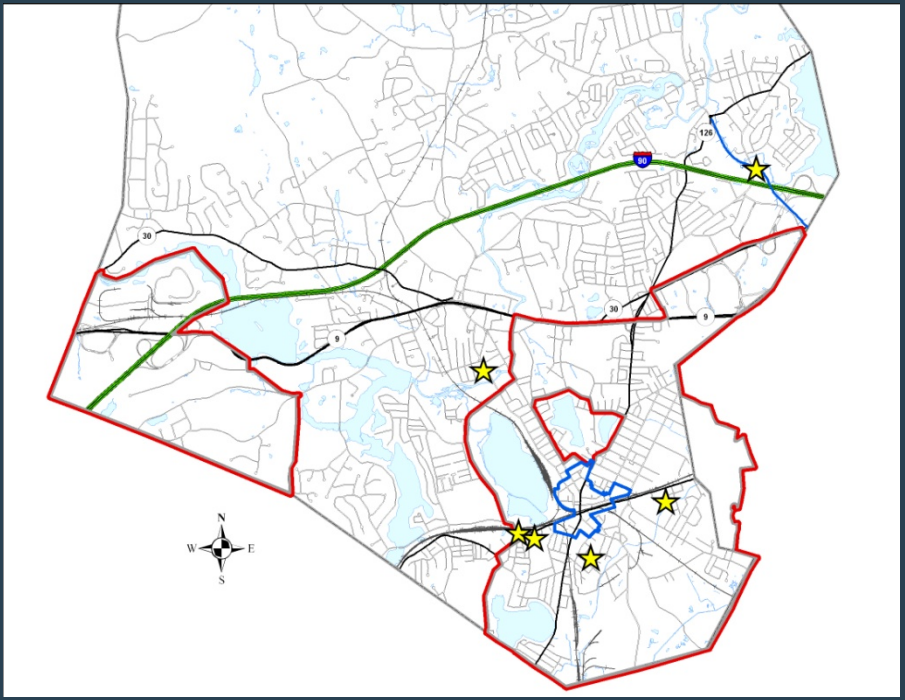
"Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." Common examples are abandoned gas stations and dry cleaners, railroad properties, and factories.

National Brownfield Association:

Easy to recognize, hard to define, and yet, simply put, it is "a real estate transaction with environmental personality."

Brownfield Program – Municipal Objectives

- Maximize Real Estate Redevelopment Value
- Support Diverse Socioeconomic Demographics
- Focus on South Framingham & Central Business District
- Promote Long-Term Planning Goals
- Balance Petroleum & Hazardous Materials Grants



US EPA Brownfield Assessment - Scope

- **Phase I Environmental Site Assessments a.k.a. "21E"**
- **Phase II Environmental Site Assessments**

  Testing soil, groundwater, surface water, sediments, etc.
- **Permitting, Site Design, Remediation Planning**

  MCP Phase III planning – Remediation Design

  Redevelopment Planning
- **Public Outreach**
- **Brownfield Redevelopment & Area Wide Planning**

THE METROWEST DAILY NEWS

Back Home

Framingham receives $200K brownfields grant

By Dan McDonald/Daily News staff
The MetroWest Daily News
Posted May 12, 2009 @ 01:10 AM

FRAMINGHAM — The town has received a $200,000 grant that will fund the assessment of co

The grant came as part of a state bundle of federal money that included nearly $2.7 million from Environmental Protection Agency brownfields general program funding. The idea of that progra sites, turning them from problem properties to productive community use, according to the EPA

"EPA's Brownfield's program has been an incredibly powerful economic engine, helping commu reclaim abandoned parcels, returning property to productive uses," said Ira Leighton, acting reg a statement. "We are proud that with an additional $2.7 million for Brownfields work in Massach local economies, putting people to work creating a cleaner and healthier environment."

This is the second round of funding the town has received to assess Brownfields.

This money will be used to assess sites suspected of being contaminated by petroleum product economic development director.

Ultimately, said Steinfeld, the town will apply for Brownfield cleanup funds.

Brownfield Program Development

- EPA Coordination
- Hiring a Consultant
- Municipal Inventory
- Site Eligibility
- Public Outreach

Setting Priorities

Prioritization Criteria

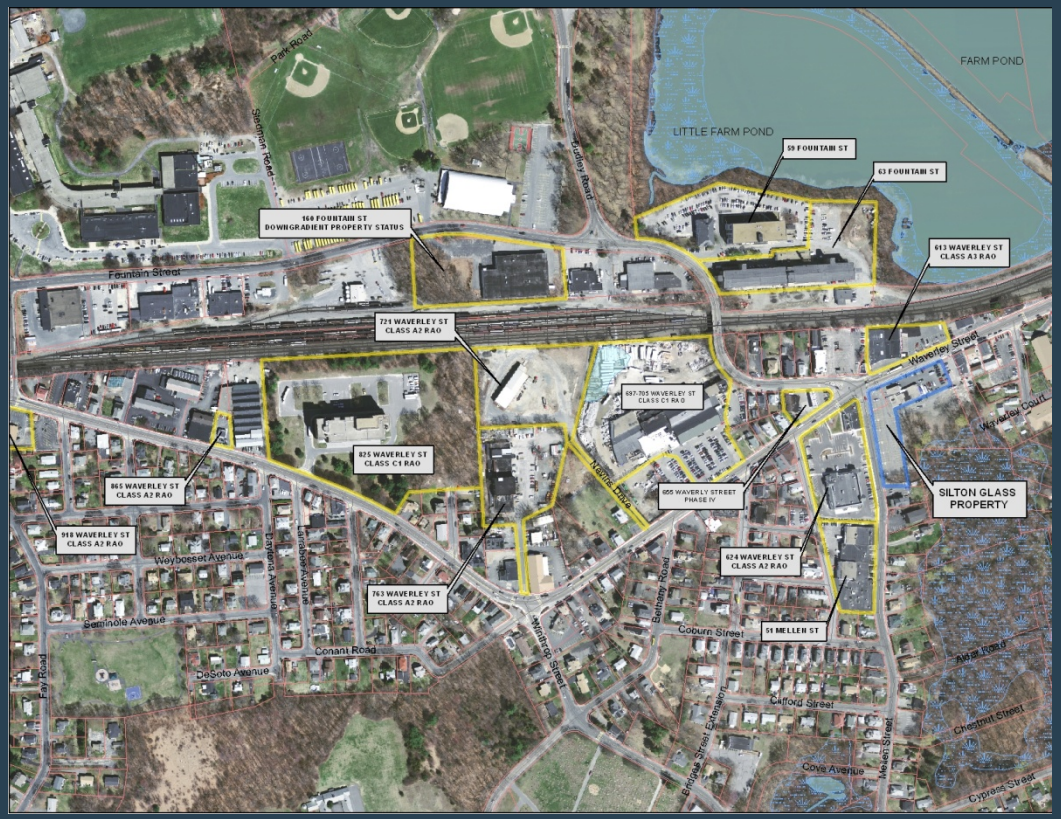
- Location
  EJ / CBD / Infrastructure
- Environment
  Wetlands / Database Listing
- Property Size & Current Use
- Redevelopment Potential
- Catalytic Effects
  Cluster / TOD / SmartGrowth
- Town Priority
  Tax Default / Abandoned

Brownfield Assessment Progress

- Utilize Inventory
- Outreach

EPA / Eligibility

- Prelimary ESA's
  - 530 Union Ave
  - 655 Waverly Street
- Phase I ESA's
  - Cochituate Rail Trail
  - 43 Morton Street
  - 48 Pratt Street
  - 612 Waverly Street



- Phase II ESA's
  - 48 Pratt Street
  - 612 Waverly Street

EPA QAPP Approval

Phase I Assessment – Cochituate Rail Trail

- 1.5 mile segment of CRT
- Historic Rail Bed
- Recognized Environ. Conditions (REC's)
  - Historic Site Use
  - Four MassDEP Sites along rail, documented releases under MCP
- Leveraging other Funding Sources
  - Sewer Project
  - CDBG
  - Rails-to-Trails

Phase II Assessment – 48 Pratt Street

- Municipal Land
- Planned Community Garden / Greenspace
- Historic Commercial Use
  Trucking / Warehouse
- Data under QA/QC review

Phase II Assessment – 612 Waverly Street

SILTON GLASS

Voluntary participant

- Historic Gas Station / Auto salvage yard
- Assessment to support financing for business expansion
- Data = Further MCP actions required

What are we looking for?

- Interested Property Owners
- Candidate Sites / Properties
- Maximizing Real Estate Redevelopment Value
- Promoting the Town's Priorities?

Brownfield program – We can provide

Cost Savings

Minimizing Liability

Permitting Efficiency

- **Assessments for financing**
- **Environmental services to support clean-up & redevelopment**
- **Planning to maximize real estate redevelopment value**
- **New in FY2011 – Area Wide Planning**

Successful Brownfield Redevelopment

Former Brookfield Engineering Labs

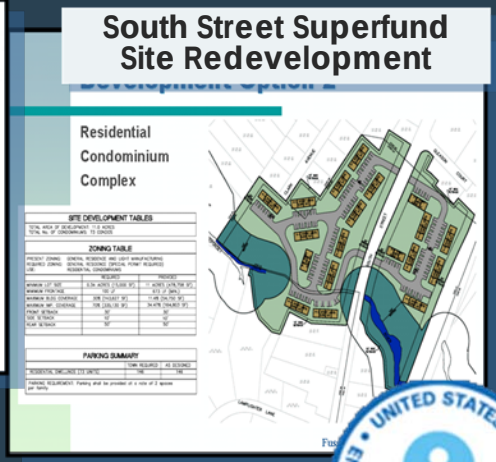
Jefferson Hilton (Former United Wire)

CCRI & New Visions (Former Connell Manor (Navy) Housing Area)

Former Shell Oil Bulk Distribution Facility

Woonsocket RI Middle School Campus

Stone Harbour Condominiums (Former Coats America Thread/MGP)



South Street Superfund Site Redevelopment

Brownfield Program Team

Community and Economic Development

Contacts

Please call Gene or Erika

at (508) 532-5455

On-line information available at

www.framinghamma.gov/brownfields

or by email at
brownfields@framinghamma.gov

Brownfield Assessment Program

Questions and Discussion

- **Notes**: _____
- _____
- _____
- _____
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- _____

Thank you