



TOWN OF FRAMINGHAM

Memorial Building, 150 Concord Street, Room 121, Framingham, MA 01702
508-532-5400 | 508-532-5409 (fax) | selectmen@framinghamma.gov | www.framinghamma.gov

Interim Town Manager

Valerie Mulvey

Assistant Town Manager

David R. Williams

November 22, 2011

Board of Selectmen

Jason A. Smith, Chair
Charles J. Sisitsky, Vice Chair
Laurie Lee, Clerk
A. Ginger Esty
Dennis L. Giombetti

Environmental Management Support, Inc.

Attn: Mr. Don West

8601 Georgia Avenue, Suite 500

Silver Spring, MD 20910

Dear Mr. West,

Attached please find the Town of Framingham's application for EPA Brownfields Assessment grant funding. Framingham is the largest town in Massachusetts and its historic street patterns, growing immigrant populations, and industrial past make it an urban outpost in Boston's fast-growing suburbs. As Framingham's population diversifies, both economically and ethnically, the Town's underutilized brownfield properties are an increasing constraint to the development of affordable housing and safe, outdoor spaces for recreation and ecological balance. As Framingham's economy transitions from industrial and manufacturing, our brownfield properties also present a significant barrier to sustainable economic growth and job creation.

The Town is applying for assessment funds for hazardous and petroleum substances in order to leverage existing EPA brownfields funds and continue our successful brownfields assessment program. Proposed work includes an update of our inventory of brownfield properties; up to 16 Phase I, and eight Phase II Assessments town-wide, but focusing on Downtown and Southeast Framingham; and associated clean-up and re-use planning. The target area has been selected because it is home to the largest number of potential brownfields as well as Framingham's most vulnerable populations.

The inventory and assessment work and the accompanying community outreach activities will set the stage for the revitalization of a long-underserved community. Taking the first step towards brownfields redevelopment will help Framingham demonstrate to the private development community that it is committed to attracting and sustaining private investment in its neighborhoods most ripe for smart, transit-oriented growth.

Project Facts:

- a. Applicant: Town of Framingham
Memorial Building
150 Concord Street
Framingham, MA 01702
- b. DUNS Number: 149821097

- c. Funding Requested
- i) Grant Type: Assessment
 - ii) Funding Request: \$400,000
 - iii) Contamination: Hazardous Materials (\$200,000)
Petroleum (\$200,000)
 - iv) Location: Community-wide
- d. Location: Town of Framingham, MA
- e. Site Specific: This is not a site-specific proposal.
- f. Contacts:
- Main Address: Town of Framingham
150 Concord Street
Framingham, MA 01702
- Project Director: Eugene Kennedy, Assistant Director
Community and Economic Development
Room B2
- tel/fax/email*
- phone: (508) 532-5455
- fax: (508) 532-5461
- email: brownfields@framinghamma.gov
- web: www.framinghamma.gov/brownfields
- Chief Executive: Board of Selectmen
c/o Valerie Mulvey, Interim Town Manager
Room 121
- tel/fax/email*
- phone: (508) 532-5400
- fax: (508) 532-5409
- email: selectmen@framinghamma.gov
- g. Date Submitted: November 28th, 2011
- h. Project Period: Three (3) years
- i. 2010 Population: Town-wide: 68,000 / Target-area: 21,500

I look forward to a successful review of our application, so that we may begin our work! Please call with any questions.

Sincerely,



Valerie Mulvey
Interim Town Manager



FRAMINGHAM COMMUNITY AND ECONOMIC DEVELOPMENT

150 CONCORD STREET □ ROOM B-2 □ MEMORIAL BUILDING

FRAMINGHAM, MA 01702-8325

TELEPHONE: 508.532.5455

FAX: 508.532.5461

MEMORANDUM

TO: DON WEST

FROM: EUGENE KENNEDY, ASSISTANT DIRECTOR

RE: TOWN OF FRAMINGHAM ELIGIBILITY FOR EPA BROWNFIELDS ASSESSMENT GRANTS

DATE: NOVEMBER 28, 2011

III.C. THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

1. Applicant Eligibility

In accordance with Section III.C.1. Applicant Eligibility of the EPA Grant Application Guidelines, the Town of Framingham is the responsible entity applying for this EPA Assessment Grant. The Town qualifies for this grant as a “General Purpose Unit of Local Government.”

The Town of Framingham was incorporated as a Town on June 25, 1700. Chapter 143 of the Acts of the 1949 established the Town of Framingham Representative Town Government by Limited Town Meetings. The Board of Selectmen and the Town Manager form the executive branch of the town, with the Town Meeting serving as the legislative branch.

2. Letter from the State or Tribal Environmental Authority

See attachments for Letter of Support from Kerry Bowie of the Massachusetts Department of Environmental Protection.

3. Site Eligibility and Property Ownership Eligibility

We are submitting a community-wide, not a site-specific proposal.

Should you have further questions please contact me:

Eugene Kennedy, AICP
Brownfields Program Manager and Assistant Director,
t: (508) 532-5455
e: efk@framinghamma.gov

1. COMMUNITY NEED

Location: The Town of Framingham lies twenty miles due west of Boston in the MetroWest region of Massachusetts. MetroWest, which consists of ten communities located in the arc between I-95 and I-495, is predominantly comprised of small suburban cities and towns that have historically served as bedroom communities for Boston's professional workforce. As employers have been increasingly drawn to its relative affordability and excellent highway access, MetroWest has become a node for high-end office park development thus driving up land values and housing costs.

Framingham as a whole has benefited from the region's growth. The property values in the northern, historically agricultural part of town have increased substantially. However, Framingham's south side, the heart of the town's industrial legacy, has not kept pace. The downtown and the adjacent southeast neighborhoods have been identified as our target area for our Brownfields Assessment Program not only because they are the Town's historic industrial core but also because they have largely been left out of the region's economic growth and because they are home to Framingham's most vulnerable and underserved populations. Our target area is one of ten districts in all of Massachusetts that suffers from all four of the Environmental Justice threshold criteria and the only one in MetroWest¹.

1.a. Health, Welfare, and Environment

1.a.i. Number, Size and Impacts of Brownfields

Industrial History: The first industries in Framingham produced textiles mostly in the northeast section of town. Later, spurred by construction of the railroads, major industries located downtown including a large paper manufacturer, and several automobile manufacturers and related industries. In addition there are many areas of downtown where unregulated urban fill was used to create buildable sites. Currently, the area hosts a large number of auto repair and salvage operations that are continuing the environmental degradation.

Number and Size: The Massachusetts Department of Environmental Protection (MassDEP) maintains an inventory of contaminated sites that contains information on reported incidents of waste releases since the early 1980s. According to the latest inventory, there are currently 507 entries for Framingham. Based on our inventory, 648 parcels (out of 1,651 non-residential properties) were identified as potential brownfields priority parcels based on our scoring criteria and 575 of those (854 acres) were in the target area. The mostly smaller land owners and businesses cannot afford to address these issues and are therefore impeded from investing in the area.

Impacts: *Health:* Actual and suspected brownfields contamination lead to disinvestment and underutilization which keep property values low and fosters more concentrated poverty. Thus the target area suffers many of the secondary health impacts correlated to poverty and disenfranchisement. According to the 2007 Regional Health Status Indicators Report prepared by the Massachusetts Department of Public Health (DPH), Framingham's rate of individuals admitted into DPH substance abuse treatment programs was higher than the state rate: 21 admissions per 1,000 residents versus 16 per 1,000 respectively. Records from the Framingham Police Department indicate that the majority of drug offenses occur in southern Framingham, indicating illegal drugs are yet another urban problem besetting this area. The MetroWest Free Clinic – a regional clinic -- states

¹ As of October 2007 - www.mass.gov/mgis/ej.htm

that 50% of their clients are from the Target Area and in addition to orthopedic issues relating to manual labor, asthma, allergies and respiratory distress are the main reasons for their visits.

Welfare: The industrial legacy and environmental contamination—whether suspected or real—compounds the socio-economic conditions to deter investment in the target area. In many cases the actual contamination is small and/or manageable but owners and developers just do not want to know. This sustained lack of investment has destabilized once-thriving immigrant neighborhoods and results in reduced access to goods and services as well as general decline in the quality of life. Indications of this decline are seen in higher crime rates (in 2010 16% of all arrests occurred in the Downtown), higher foreclosure rates and lower income and educational attainment rates.

Environmental: The target area is home to numerous mapped wetland resource areas protected by state and municipal law. With a total area of roughly 3,700 acres, the area includes approximately 600 acres of wetlands. There is evidence that contamination on known sites is migrating into wetlands. The assessments conducted through the Brownfields Program will continue to help the Town evaluate the extent of these problems so that we can formulate a plan to protect the Town's valuable wetlands resources from further damage and to remediate existing contamination.

1.a.ii. Environmental Issues and Disproportionate Impacts

The target area also suffers from higher rates of asthma than other parts of the town or region. From 2004-2008 annual emergency room visits for asthma were 86% higher in Framingham than in the rest of the region and 23% higher than the rest of the state². This is partially due to higher rates of uninsured, but also due to the large number of trains—both freight and passenger—that not only idle in the three downtown rail yards and one train station, but clog up vehicular traffic compounding the asthma-triggering emissions being released. In addition, the dense urban fabric of the target area has limited open space and recreation options. MassDEP is also investigating permit compliance at a hazardous waste recycling facility in the target area that is adjacent to an elementary school and residential homes and is now leaching a plume of toxins into the air and groundwater. In addition, the target area is adjacent to the Town of Ashland, which hosts the Nyanza Superfund site.

1.a.iii. Health and Welfare of Sensitive Populations

Low-income households, including the majority of Framingham's immigrant and minority populations, which have been growing rapidly over the decade, are concentrated in downtown and southeast Framingham. These neighborhoods are home to three US Census tract blocks that meet all four of the Environmental Justice (EJ) criteria (Census Tracts: 383100.02, 383400.03 and 383100.04; EJ Criterion met³: Income, English Proficiency, Minority Population and Foreign Born) and six more census tract blocks that meet at least one criteria. It should be noted that only 4.8% of the land area in all of Massachusetts meet any EJ criteria. Thus, these three Framingham Census tracts epitomize the inequitable distribution of the town's environmental contamination and underserved population. Framingham's percentages of minority, Hispanic and Latino populations are dramatically higher than regional percentages. The percentage of linguistically isolated households in the target area is 18.5%—over four times higher than that of the region.

A portion of the grant target area, census tract 3831, is a federally designated medically underserved area (MUA) Medical conditions, such as those cited above, are known to be exacerbated by poor

² Asthma Emergency Visits 2004-2008. MetroWest Health Foundation data. www.mwhealth.org

³ According to Census 2000 Block Group and Tract-level Data. Equivalent data was not available for Census 2010.

environmental conditions. Our Brownfields Program is identifying existing contamination in the target area, and the outreach and community education associated with the program helps disseminate information relative to suspected brownfields. Education is an important outcome, but more importantly, the assessments will open the door for clean-up and redevelopment, ultimately removing some of the environmental conditions that have led to these alarming statistics.

1.b. Financial Need

1.b.i. Demographic Information

	Target Area²	Framingham	Massachusetts	National
Population¹	21,457	66,411	6,511,176	301,461,533
Unemployment rate³	5.80%	5.50%	7.30%	9.10%
Residents in poverty	13.60%	8.10%	10.10%	13.50%
Percent non-white	39.50%	24.90%	17.20%	25.50%
Percent Brazilian foreign-born	21.10%	10.40%	0.01%	0.001%
Median income	47,562	64,708	64,496	51,425
Linguistically Isolated residents⁴	27.20%	11.90%	37.86%	37.35%
Adults; secondary educ. or less	54.00%	34.80%	38.80%	44.80%
Youths (<18) in poverty	24.30%	13.20%	12.80%	18.60%
Foreclosure rate (2008)⁵	7.00%	3.90%	N/A	N/A
Residents receiving foodstamps (2009)	9.70%	5.90%	7.00%	8.50%

¹All data comes from the 2005-2009 American Community Survey (ACS) 5-year estimates except where noted. Framingham’s Census 2010 population is 68,318.

²Target Community is defined by Census Tracts 383100 to 383400.

³Bureau of Labor Statistics as of September 2011

⁴ACS defines **linguistically isolated household** is a household in which all members age 14 years and over speak a non-english language and also speak English less than “very well.”

⁵Based on HUD NSP-1 Data. Foreclosure rates based on % of mortgage holders.

1.b.ii. Economic Impact of Brownfields

The majority of sites with known contamination are located in southeast Framingham. While access to rail lines made southeast Framingham historically suitable for industrial use, newer industries rely on good highway access, limiting the appeal of southeast Framingham for new industry. While still representing an important source of jobs (about 11% of 37,000 total), Framingham’s manufacturing sector is declining, going from 14,888 jobs in 1985 to just over 3,775⁴ jobs today. In addition, a portion of the target area, census tract 3831, is eligible for two geographically targeted economic development incentive programs, the US Small Business Administration’s HUB Zone Program and Massachusetts’ New Markets Loan Fund. Despite these and other incentives, investment in the target area is stagnant.

⁴ 2009 MA Executive Office of Labor and Workforce Development

1.b.iii. Context for Community’s Economic Need

In addition to the decline in manufacturing jobs—including the April 2011 closing of a Breyers/Unilever ice cream plant resulting in over 200 lost jobs—more recent economic trends have hit Framingham extremely hard. Since the middle of 2007, the town has been in the midst of a foreclosure crisis with approximately 461 properties foreclosed⁵. This foreclosure crisis threatens to further destabilize an area that is already disadvantaged and is creating further disincentives for investment. The Town received \$1.2 million in Neighborhood Stabilization Program funds in June 2009.

There have also been a number of significant natural disasters in the past year that put an immense strain on municipal resources including Hurricane Irene in August—which cost the Town over \$225,000 and an early Nor’easter in late October 2011 which cost an additional \$165,000.

1.b.iv. Additional Financial Factors

Despite significant low- and moderate-income populations and a tax base that is limited by a large number of non-profit and governmental land uses, the Town does not receive the federal funding that some of its “city” issues might warrant. Without continued Brownfields funding, there are many sites in southeast Framingham that will not get assessed, cleaned up and put back into productive use. Example brownfield sites in the target area that we have helped include: automobile service facilities like Siltan Glass, and town open space projects such as the community garden created in the Target Area. There are however still parcels, such as the Downtown Cluster – a group of underutilized parcels on a highly visible corner, all owned by one owner – that we have not been able to assess yet. Growing blight exerts a negative pressure on the neighborhood and jeopardizes the health of neighborhood residents. Continued Brownfields funding will enable the Town to assess and clean up these sites, get them back on the tax rolls as productive properties, and improve the fabric of the neighborhoods and the health of its residents.

1.b.v. Need for Additional Brownfields Funding

The Town was awarded its first EPA Assessment Grant in April 2008 for Hazardous Materials and a second for Petroleum Assessments in 2009. To date, we have drawn down \$343,051 of our \$400,000 in grants. The remainder has been allocated to finishing current assessments but will be insufficient to continue all the successful brownfield initiatives begun under these grants.

2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS

2.a. Project Description

The Town of Framingham is requesting a Hazardous Substances Assessment Grant for \$200,000 and a Petroleum Assessment Grant for \$200,000. Framingham’s Brownfields Program is administered by the Division of Community and Economic Development (C&ED). These grants will supplement the two existing grants and enable us to continue our successful assessment program with additional site assessments and redevelopment planning.

Work accomplished under these grants will also inform a number of ongoing planning initiatives. Framingham is currently working on a Master Plan and a Downtown Revitalization Strategy, which will help identify areas of greatest potential for redevelopment. The Assessment grants will supplement both processes as they progress in tandem.

⁵ Framingham Building Department records – November 2011

A Brownfields Advisory Committee (BAC), works with C&ED staff as advisors and includes the Director of C&ED, one Selectman, a member of the Economic Development and Industrial Corporation (EDIC) and our EPA brownfields project officer.

Work to Date: As part of our economic development efforts and in anticipation of the first EPA Brownfields application, C&ED conducted some inventory work. Upon receipt of a Hazardous Materials and subsequently a Petroleum Grant, C&ED contracted environmental services with an LSP (Massachusetts Licensed Site Professional). With our consultant, we expanded our brownfields inventory and developed a ranking system and scoring criteria to prioritize sites. The division has undertaken outreach to inform the community of the extraordinary advantages of the program and to solicit participation, including engaging our community partners; developing and maintaining a Brownfields Program website; and presenting updates to various groups and at televised Board of Selectmen’s meetings. We have completed four preliminary environmental screenings, seven Phase I and four Phase II assessments. Two of the Phase II assessments have been comprehensive assessments of co-mingled petroleum and hazardous substance contamination to address a state-specific clean-up program (The Massachusetts Contingency Plan). One property, the Pratt Street parcel, progressed entirely through the Massachusetts clean-up program and a final closure (called a Response Action Outcome Statement) was submitted to the state in November 2011. Based on the assessment performed, redevelopment planning for this parcel was conducted, and a community garden was designed and constructed. The community garden had a successful growing season and provided low-income and EJ neighborhood residents an opportunity to grow their own produce, in a dense urban neighborhood..

Phase Is: A portion of the proposed grant will fund additional Phase I hazardous and petroleum assessments. A consultant will work with staff and the BAC to select up to 16 sites from the inventory for Phase I assessments.⁶ Once each site is approved as an eligible contamination site by the EPA and by MassDEP in the case of a petroleum site, Phase I assessments will proceed.

Phase IIs: Using information from Phase I, our LSP will conduct up to 6 Phase II assessments. Written approval for site access will be requested from each property owner prior to any Phase II work. C&ED staff and the LSP will work directly with property owners throughout the process to address any concerns. If approval is not ultimately granted, other sites from the Phase I pool will be investigated. After the Phase II Assessments have been conducted, the resulting information will be used to do clean-up and reuse planning as needed.

Planning: South Framingham has been the target of the Town’s FY08 and FY09 Brownfields grants as well as numerous planning initiatives over the past decade aimed at revitalizing our downtown consistent with smart growth principles, transit oriented design and improving the quality of life in our EJ neighborhoods. Brownfields assessment and related planning activities such as remediation design, re-use planning, and area-wide planning, are being integrated into and inform other planning efforts. The use of Brownfields funds for some area-wide planning activities could supplement our master planning process by looking more specifically at some of the key brownfields sites that are either inappropriately or underdeveloped. The Brownfields sites in these dense residential neighborhoods undermine our efforts to improve the quality of life for our vulnerable EJ

⁶ All Phase I and Phase IIs will be conducted by an LSP in accordance with Massachusetts General Law Chapter 21e and the Massachusetts Contingency Plan, the State laws and regulations governing the assessment and clean-up of Brownfields.

populations. Small area-wide plans focused on key sites as part of a larger planning effort will help create a vibrant, sustainable, livable environment in the target area while eliminating the impacts of underutilized brownfields properties.

2.b. Budget, Measuring Progress and Leveraging

2.b.i. Budget Table and Detailed Task Descriptions

Hazardous Substances Budget

Budget Categories	Task 1: Cooperative Agreement Oversight & Program Development	Task 2: Phase Is	Task 3: Phase IIs	Task 4: Public Outreach	TOTAL
Personnel	\$ 8,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 20,000
Fringe	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Travel	\$ 4,000	\$ 0	\$ 0	\$ 0	\$ 4,000
Equipment	\$0	\$ 0	\$ 0	\$ 0	\$ 0
Supplies	\$ 500	\$ 0	\$ 0	\$ 500	\$ 1,000
Contractual	\$ 0	\$32,000	\$ 128,000	\$ 12,000	\$172,000
Other	\$ 0	\$ 0	\$ 0	\$ 3,000	\$ 3,000
TOTAL:	\$ 12,500	\$36,000	\$132,000	\$19,500	\$ 200,000

Petroleum Assessment Budget

Budget Categories	Task 1: Cooperative Agreement Oversight & Program Development	Task 2: Phase Is	Task 3: Phase IIs	Task 4: Public Outreach	TOTAL
Personnel	\$ 8,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 20,000
Fringe	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Travel	\$ 4,000	\$ 0	\$ 0	\$ 0	\$ 4,000
Equipment	\$0	\$ 0	\$ 0	\$ 0	\$ 0
Supplies	\$ 500	\$ 0	\$ 0	\$ 500	\$ 1,000
Contractual	\$ 0	\$32,000	\$ 128,000	\$ 12,000	\$172,000
Other	\$ 0	\$ 0	\$ 0	\$ 3,000	\$ 3,000
TOTAL:	\$ 12,500	\$36,000	\$132,000	\$19,500	\$ 200,000

Task 1: Cooperative Agreement Oversight & Program Development: The C&ED Assistant Director serves as the Program Director and will contribute approximately 20% of his time to the project, and one Senior Planner will devote 25% of her time (the grant reimburses approximately 5% of each). One Administrative Assistant will provide program support. Wherever possible, the team combines administrative tasks for the two grants to avoid duplication of work. In addition to

program oversight such as processing consultant invoices, program development will include attendance at conferences, including the annual Brownfields National Conference. The \$4,000 per grant for travel will cover travel expenses for two staff members to attend four, two-day conferences (\$500 each for registrations, \$2,000 for airfare; \$1,500 for lodging and transportation). In addition, \$500 per grant in the “supplies” category has been allocated to continue building C&ED’s resource library with \$8,000 per grant allocated to personnel expenses. These activities total \$25,000 or 6.25% of the \$400,000 budget. Town staff will provide significant in-kind contributions to this Assessment project including significant staff time and benefits beyond this allocation. **Outputs:** quarterly EPA reports; updates to the Town’s Brownfields Program website; enhanced staff capacity/expertise in brownfields; conference presentations; and presentations to Town boards and committees.

Task 2: Phase I: Non-personnel costs for the grant will fund up to 16 ASTM Phase I Environmental Site Assessments (ESAs) at \$4,000 each, totaling \$64,000 which is approximately 16% of the total \$400,000 budget. Minor additional inventory and mapping work will be included to update the inventory. The LSP, in accordance with Massachusetts law, will conduct the assessments on properties selected by C&ED staff and the BAC and approved by Region I EPA staff and MassDEP. Information generated from the Phase Is will be added to the EPA’s ACRES database. **Outputs:** inventory update; up to 16 Phase I ESAs; one general public forum; updates to Town Brownfields Program website; and site information added in ACRES.

Task 3: Phase II: An LSP will conduct up to 6 Phase II hazardous or petroleum ESAs estimated at \$40,000 each, for a total of \$240,000 in consultant costs or 60% of the total budget. This includes planning activities to develop reuse goals for selected sites, which will provide the foundation for clean-up plans executed in future phases of work. Redevelopment and area-wide planning for key sites and clusters (\$16,000) will be integrated into other planning efforts to ensure consistency with the vision for the target area. **Outputs:** up to 6 Phase IIs; up to 3 area-wide plans; 2 neighborhood forums; one visioning charrette; 1 area-wide planning workshop; site reuse and clean-up plans; updates to the Town website; and inclusion of site information in ACRES.

Task 4: Public Outreach: The grant will fund the public outreach plan as described in Section 3.a., including staff time, advertising, consultant time, translation services, postage, and production of site maps and other printed materials. Town staff (\$4,000 per grant) will promote workshops and outreach activities to ensure participation from affected communities; \$24,000 will cover consultant’s time – including translators – as well as promotional materials. The \$6,000 in the “Other” category will fund advertisements in local papers to alert residents to the public workshops. An additional \$1,000 for supplies will cover markers, paper, and printed maps for the public meetings. This represents \$19,500 or 9.75% of the \$400,000 budget. **Outputs:** One general public forum; 2 neighborhood forums; one visioning charrette and one area-wide planning workshop; frequent Town website updates; and Brownfields Program brochures and other educational and outreach materials.

2.b.ii. Plan for Tracking and Measuring Progress

Project schedules and related task deadlines are included in all LSP procurement specifications. The Town’s project manager (PM) assures all tasks are completed on time and within budget. Regularly scheduled staff meetings and consultant communication provide general updates to the Director. The PM organizes project team meetings as needed or at least once a month. The Director holds quarterly meetings to review progress towards achieving the expected goals and outputs. At these meetings all pertinent issues are reviewed including budget, consultant management, and quarterly reporting. The Director keeps the Board of Selectmen updated.

C&ED reports to EPA at the end of each quarter describing accomplishments and providing an explanation of any problems, delays, or cost overruns. ACRES is updated as needed and represents a measure of project progress. The PM has established an excellent working relationship with the EPA Region I staff and contacts them as needed with any issues or questions. All required reporting is built into the project's schedule.

Outputs:

- Completion of environmental assessments including an update of the brownfields sites inventory that was completed under the FY08-11 and FY09-12 EPA grants as well as up to 16 Phase I and up to 6 Phase II ASTM ESAs.
- Initiation and completion of several smaller area-wide plans that capture the Town's vision for south Framingham.
- Implementation of a public outreach campaign including: 5 public meetings (1 public forum, 2 neighborhood forums, 1 visioning charette and 2 area-wide planning public meetings).
- Up to 2 postcard mailings to 8,400 households in the target area.
- Distribution of 5,000 copies of a Brownfields Program brochure.
- Update of our Brownfields inventory and GIS database and mapping tool.
- Enhancement and additional multi-lingual translation of Brownfields Program website.

Outcomes:

- Identification of brownfields sites to prioritize clean-up and redevelopment projects.
- Reduction in number of contaminated sites and acres of land; and halt to the spread of environmental contamination.
- Promotion of redevelopment of underutilized and vacant parcels in the target area.
- Increase in participation of the immigrant and minority residents of downtown and southeast Framingham as a result of grassroots outreach to 8,400 households.
- Creation and protection of open space resources (acres).

2.b.iii Leveraging of Additional Resources

The Town can contribute the following resources, as needed:

- C&ED staff will continue to provide in-kind services to meet the Brownfields Program's planning needs. C&ED will leverage the staff expertise of other departments including DPW, Conservation Commission and the Board of Health, to support program objectives. In addition, the C&ED Director has committed staff time to this project totaling four times more than allocated under the grant proposal. This commitment is budgeted in the FY13 C&ED budget and is very likely. (see attached letter of commitment)
- Framingham is designated by the State as an Economically Distressed Area, making it eligible for site assessment assistance from the Massachusetts Brownfields Redevelopment Fund and other State brownfields assistance and funding programs.
- The Town has adopted the Municipal Tax Abatement Program (Town Bylaw Article V, Section 20) authorizing the Town to negotiate back taxes with developers undertaking brownfields projects.

Leveraging Gap Financing: There are a number of additional resources we can access to directly support the clean-up and re-use of brownfields properties. Clean-up and redevelopment will require additional funding. When the assessment phases are complete and potential costs identified, the

following funding sources can be leveraged to do further assessment work, clean-up, reuse planning, and redevelopment in addition to the Town resources outlined above:

- Property owners can access interest-free loans from the Massachusetts Brownfields Redevelopment Fund. Up to \$50,000 is available for ESAs and up to \$500,000 for environmental clean-up. The Town can access these funds in the form of grants.
- Framingham is part of the Framingham-Marlborough Regional Economic Target Area (ETA). Since our designation as an ETA, Framingham has entered into eight TIFs, resulting in \$198 million in new investment and the creation of 7104 new jobs (with 20% of the new hires residents of the ETA).
- A Community Development Block Grant (CDBG) Entitlement Community, the Town can use CDBG funds for eligible brownfields work on a case-by-case basis. Redirecting these funds during the grant term is likely as long as the CDBG program continues to be funded.
- Future applications will be made as needed to the US EPA Brownfields Grant Program for further assessment and targeted site-specific clean-up funding.
- The Town will work with developers to leverage the following funding programs: Massachusetts Brownfields Tax Credit: tax credit of up to 50% after cleanup; Brownfields Redevelopment Access to Capital Program: State-subsidized environmental insurance for brownfields projects; MassBusiness Remediation Loans: clean-up loans of \$500,000-\$2,000,000 to fund environmental remediation projects and related pre-development activities; Federal Brownfields Tax Deduction Program: 100% federal tax deduction for brownfields cleanup costs incurred by an individual or entity with taxable federal income. In some cases the State can also offer State Subsidized Environmental Insurance and Liability Relief.

2.c. Programmatic Capability and Past Performance

2.c.i. Programmatic Capability

Staff: C&ED regularly manages federal grant-funded projects of various types and sizes. Projects are assigned to a PM who handles day-to-day activities. The PM works with the Director of C&ED, who oversees the project and assures that additional personnel are brought into the project as needed. The resulting project team meets regularly to assure a successful project.

C&ED's Assistant Director serves as the Brownfields Program PM. He has over 30 years of professional experience, including 15 years working for an environmental engineering company that was engaged in remediation projects. He has extensive expertise in GIS/database management and environmental permitting of remediation projects. He has managed a variety of projects including administering state grants, overseeing consultants, and coordinating citizen committees. The Senior Planner assigned as staff has over 12 years of professional experience including three years of experience managing EPA Brownfields Assessment Grants. The Director has made sustainable economic development through brownfields revitalization a priority for C&ED. These three key staff members have been involved in the management and execution of EPA's Brownfields Program in Framingham since its inception in 2008. C&ED also has an additional Planner and one Administrative Assistant (AA) on staff who assist with brownfields work as needed. The AA performs accounts payable activities and assists with financial and contract-related activities. The Town will hire LSP and other consulting services to conduct the site assessments and assist with planning and public outreach as needed.

Town of Framingham's Procurement Process: The Town is governed by the Massachusetts Uniform Procurement Law (MGL Chapter 30B), which sets the framework for the purchase of

goods and services. The Town issues a Request for Proposals (RFP) in order to select consultants based on the application of comparative evaluation criteria.

Contract Development and Execution: The Town uses a standard vendor contract, modified to accommodate the needs of each project including compliance with federal grant requirements. The contract is drafted by the Chief Procurement Officer (CPO) with input from the PM. The CPO, Town Counsel, Town Accountant and Town Manager must sign off on all contracts.

Payment of Invoices: A monthly project update report and related invoices are required of all vendors. Invoices are processed by the AA after review by the PM. The Town provides payment within thirty days of receiving an accurate invoice. The Town uses MUNIS, an integrated financial management software package, to track revenue and expenses. The Town Accountant audits all invoices for accuracy prior to payment. The PM, AA and Director monitor budgets with regular reports from MUNIS, assuring that project costs do not exceed available funding.

Requests for Reimbursement: The PM develops requests for reimbursement documentation (including completion of SF-270 Request for Advance or Reimbursement forms, or similar or supplemental forms as required by EPA).

History of Managing Federal Funds: Framingham's CDBG Program has received and administered \$21,000,000 during the past 35 years. In January 2009, the Town received \$1.2 million in Neighborhood Stabilization Program (NSP) funding for our foreclosure prevention program and, in April 2010, a commitment of \$680,000 in MassDOT transportation funds to complete a local rail trail. Since 2008, the Town has been an EPA Brownfields Assessment grantee. C&ED is currently managing two EPA Assessment grants (\$400,000 total) including one funded with American Recovery and Reinvestment Act (ARRA) funding which has additional reporting requirements. We have met all requirements for both of grants and have had one successful audit with no findings. C&ED staff is also currently managing a \$657,000 Federal Department of Energy grant (Energy Efficiency and Conservation Block Grant) funded by ARRA. C&ED complies with all CDBG monitoring requirements and the Davis Bacon Act for CDBG-funded infrastructure projects greater than \$2,500.

2.c.ii. Adverse Audits

C&ED has significant experience managing federal funds, none of which has had adverse audit findings or needed to comply with special "High Risk" terms and conditions. The Town received favorable desk audits on its Brownfields grants in 2009 and 2010 and had no adverse findings after a random on-site audit in 2009.

2.c.iii. Past Performance

2.c.iii.1 Current EPA Assessment Grant Funding: To date we have spent almost 86% of our \$400,000 in Brownfields funding. We submit regular reimbursement requests and have established a system for tracking time, expenses, consultant invoices and other costs reimbursable under this grant. We have met all of our reporting requirements, are following our workplan, and have an excellent working relationship with our Region I EPA project officer. We established a Brownfields Advisory Committee, communicate regularly with our Community Partners, created and regularly update our Brownfields Program website and have translated some of the more critical materials into Portuguese. We have created a Brownfield Assessment Program outreach brochure and Community Garden brochure and continue outreach programs to both property owners and the community in general in order to continue to spread the word. In addition, as our Petroleum Assessment Grant uses ARRA funding, we have been able to meet all the additional reporting and

spending requirements. The Town has a working inventory and GIS database with a subset of prioritized sites and has been reaching out to owners of high-priority sites. We work closely with the Town's Board of Selectmen and Economic Development and Industrial Corporation (EDIC) to dispel myths about brownfields and engage more owners in the program. We have completed seven Phase 1 and four Phase 2 Assessments, and have entered all relevant site data into ACRES. We have worked with our consultant on a number of preliminary screening assessments to gather background data on critical properties and clusters of high priority parcels in the target area.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.a. Community Engagement Plan

Stakeholders: There are three target audiences for outreach related to the Town's Brownfields program: the general community, property and business owners, and residents in the target area. Since each group is best reached in different ways, we designed a plan to maximize our success in reaching all affected parties.

The outreach budget includes funding for newspaper advertisements, postcard mailings, website notices, cable and radio advertising, translation services, and low- or no-cost strategies such as web site updates, press releases, email list serves, cable access, and notification through our community partners at key points throughout the project.

- **General Community:** The PM will report to the Board of Selectman regularly, representing an efficient mechanism to spread news town-wide since meetings are broadcast on the local cable access station and on streaming video via the Town website. In addition, the local press typically covers the meetings. C&ED has relationships with several reporters and can work with them on periodic press releases and stories in the local and Boston newspapers.
- **Property and Business Owners:** Since the majority of the brownfields sites are privately owned, we actively reach out to Property and Business Owners. Information must be presented carefully to property owners to show that the assessment is an opportunity and not an enforcement action. In addition, the MetroWest Chamber of Commerce partners with us to target member businesses and property owners. The EDIC has been particularly effective at outreach to potentially eligible owners.
- **Target Community:** Framingham's population is diverse and requires a variety of communication formats to reach all segments. Our community partners were chosen partly for their strong reach into the target area. Printed materials and the project website are translated into Portuguese and translators will be provided at all meetings and workshops. In the past, advertising events on the local Brazilian radio station and newspapers has proven to be an effective means of reaching the Brazilian population.

Brownfields Website: Our Brownfields webpage, www.framinghamma.org/Brownfields, includes a description of the program in English and Portuguese as well as the assessment process, program updates, Frequently Asked Questions, the EPA Assessment Grant proposals, important presentations documents, and Brownfields PM contact information.

Stakeholder Feedback: All program-related correspondence includes the Town's Brownfields website address and contact information. Comments may be submitted to the PM at any time, and all written and telephone comments will be documented and receive responses.

Printed Materials: As part of the previous grant, a general Brownfields program brochure has been developed to provide basic information about the Brownfields project and to educate property owners and community members about how they can participate.

E-mail Updates: Periodic program updates will be sent to Community Partners, subscribers to C&ED and other Town listserves.

3.b. Local, State and Tribal Partnerships

Interdepartmental Partnerships: Internally, C&ED is working with the Framingham EDIC, Board of Health, Conservation Commission (ConCom), Department of Public Works (DPW), and Planning Board (PB). The Board of Health is the primary point of contact for MassDEP. Any information gathered during the Phase I and II Assessments that relates to public health will be shared immediately with the Board of Health.

State Environmental Agency: Our partners at MassDEP, the state environmental protection agency, serve several roles: 1) As a *Technical Resource*, they can guide us through all phases of the assessment as well clean-up and re-development. 2) As a *Funding Resource*, MassDEP can help identify other sources of funding and serve as a potential source of gap funding. 3) *Site Approval* is required by EPA from MassDEP for any site being considered for petroleum assessment. MassDEP determines whether other sources of funding exist before EPA funding is approved. We have a protocol in place for requesting MassDEP approval for petroleum sites.

Licensed Site Professionals: As mandated by the Massachusetts Contingency Plan, the State law governing the remediation of contaminated land, an LSP will supervise the Phase I and II assessments. The LSP assures that all work is done safely and in accordance with statute, and will provide the technical expertise necessary to ensure that clean-up plans will accommodate the redevelopment goals established by the community.

U.S. EPA: The Town takes advantage of its strong working relationship with the EPA Region I Brownfields staff to stay current on best practices for public outreach and redevelopment.

Workforce Training: Although Framingham is one of 16 regional Workforce Investment Board (WIB) locations in the state, there are currently no local brownfields job training programs offered in Framingham. When a program develops, the Town will collaborate with the WIB to support a training program that includes brownfields assessment and remediation components. Training our residents in these fields supports the Town's long-term planning goals.

3.c. Community-Based Organizations

The Community Partners were chosen for their ability to help us reach a broad spectrum of constituents and for their general interest in economic development and/or the Downtown. This group includes church congregations, local merchants, business owners, civic organizations and downtown institutions. We send them periodic updates via mail and email and provide updates at meetings whenever possible.

Organization	Activities	Role
BRAMAS (Brazilian American Association) and NAACP Bill Robinson (774)-217-3850	Education and outreach to minority communities	BRAMAS gives a voice and provides information to Framingham's Brazilian population. They focus on making government more accessible to Brazilians and are an important conduit for information dissemination and feedback in the target area.

<p>Greater Framingham Community Church Rev. J. Anthony Lloyd (508) 626-2118</p>	<p>GFCC is a large African-American congregation in downtown</p>	<p>The GFCC is a valuable partner in reaching out to and understanding the issues facing minority populations in the target area. Rev. Lloyd, an advocate for his constituents and downtown, can help publicize and host local workshops.</p>
<p>MetroWest Chamber of Commerce Bonnie Biocchi (508) 879-5600</p>	<p>Business networking and advocacy organization</p>	<p>The Chamber has a wide reach in Framingham’s business community and is very active in the Town’s economic development activities. They will publicize Brownfield activities to members, serve as facilitator between the public and private sectors, and play a major role in later phases of redevelopment sites as they move into clean-up and reuse.</p>
<p>Framingham Downtown Renaissance (FDR) Dale Hamel (508) 626-4580</p>	<p>FDR is a non-profit organization dedicated to downtown revitalization</p>	<p>An “organization of organizations,” FDR bridges the business, cultural, institutional, government, and residential communities. FDR will be informed with regular updates and periodic outreach and will be instrumental with clean-up and reuse planning.</p>
<p>Sudbury Valley Trustees (SVT) Ronald McAdow (978) 443-5588</p>	<p>SVT is a regional land trust dedicated to conservation and protecting habitat in the Concord, Assabet and Sudbury Rivers basin</p>	<p>SVT, which owns over 3,600 acres of conservation land, has been instrumental in establishing permanent protections for an additional 6,000 acres. SVT closely collaborates with landowners, businesses, conservation commissions and government agencies, to preserve land and promote conservation.</p>
<p>MassDEP Kerry Bowie (617) 556-1007</p>	<p>State office for environmental affairs</p>	<p>See discussion of the State DEP role above in 3.b</p>

4. PROJECT BENEFITS

Our Brownfields project is designed to be holistic. Our vision is to increase economic activity and tax revenue, promote environmental and economic equity, create jobs in low income neighborhoods, restore environmentally damaged properties, and improve the health of target area residents.

4.a. Welfare and/or Public Health

Anticipated outcomes of this project include: removal of the blight of underutilized land; encouragement of more complimentary land uses; job creation for local residents; identification and elimination of risks to human health—including secondary health risks resulting from poverty; protection of wetland and water resources; and promotion of transit-oriented redevelopment around the commuter rail and public transportation hub. Assessing, cleaning up, and redeveloping brownfield sites creates new economic activity and opportunities for area residents to stay in town to work. These outcomes all directly relate to the C&ED mission to increase the tax base while protecting and enhancing residential neighborhoods and quality of life. They are reflected in both the Town’s recently completed master plan as well as in the ongoing planning for downtown revitalization, including reinforcing the EJ residential communities surrounding it. Brownfields

redevelopment and related planning efforts complement other initiatives underway in south Framingham including creating a hub of transit oriented development built around newly upgraded roads, sidewalks and pedestrian amenities. (see www.framinghamma.gov/downtownrailcrossing).

Social benefits include neighborhood revitalization through the re-activation of underutilized sites and the stabilization of property values. Brownfields assessment funding and associated planning and outreach efforts will also provide an opportunity for targeted outreach to under-represented and under-served populations, leading to better informed and empowered residents and building trust by opening new channels of communication that can support other Town initiatives like sustainable development, resource protection and creation of open space.

The Brownfields assessment grants will have lasting effects on the environment and public health of the Target Area. Identifying petroleum and hazardous materials contamination, is the first step towards protecting fragile wetland and stream ecosystems. Identifying impacts to shallow groundwater allows for better evaluation of potential vapor intrusion of volatile compounds in this dense residential area. With the master plan as a guide for redevelopment as brownfields sites are assessed, and then either cleared for re-use or cleaned, redevelopment will follow guidelines for supporting and enhancing properties in the downtown and surrounding communities. It meets livability and equitability principles by following master plan recommendations that increase affordable housing opportunities, near transit hubs, and support existing neighborhoods with appropriate new development.

4.b. Economic Benefits and/or Greenspace

4.b.i. Economic Benefits

Economic: Conducting the Phase I and Phase II assessments and related planning will help Framingham officials foster a vibrant, equitable and healthy community. Investing federal grant money in downtown and southeast Framingham sends a signal to the private sector, inspiring confidence that local, state, and federal entities deem the area a worthy investment. Redevelopment of underutilized land and mothballed properties near transit is Framingham's best option for housing, job creation and sustainable economic growth. The assessment and planning work will open the door for private developers to participate in the revitalization of Downtown and southeast Framingham. As most banks now require Phase 1 Assessments for commercial financing, this funding will directly leverage any development on targeted sites. New, mixed-use redevelopments, building on Framingham's economic strengths including light manufacturing, bio-technology, education, healthcare, and the creative economy, will enhance the Town's tax base, create jobs in the Town's poorest neighborhoods, and reinvigorate an area that has seen little private investment since the manufacturing sector began to diminish three decades ago.

Greenspace: Despite Framingham's wide spectrum of Town-owned and operated open spaces, downtown and southeast Framingham remain disproportionately underserved in terms of usable open space for active or passive recreation.

Framingham is committed to the creation and preservation of open spaces, not only for recreation, but for ecological health and balance. We have an impressive track record of leveraging redevelopment to clean-up and re-use Brownfields for that purpose, as evidenced by our use of Brownfields funds to move the Cochituate Rail Trail ahead, create the Pratt Street community garden, and leverage a fully landscaped (and refinanced) multi-use commercial property. These grants will help identify other target properties that are appropriate for projects that can help to protect existing, and possibly even create new, open spaces.

4.b.ii. Non-Economic Benefits

The Town has been able to leverage the Brownfields funding it expends on public land to: a) create a community garden, b) acquire funding for a rail trail to be completed in 2013, and c) further Town-led efforts to line-up funding for a new branch library. These non-economic benefits have an economic impact nonetheless and will improve the quality of life for residents in Framingham.

The town's ongoing master planning process will run concurrently with the Brownfields Program, providing the opportunity to integrate brownfields directly into the Town's overall economic development and land use plan. Other Town initiatives and planning efforts supported by the Brownfields program include the Neighborhood Strategic Plan and the Downtown Vision. Addressing underutilized commercial properties will stabilize neighborhoods suffering from extensive residential foreclosures, thereby bolstering public perceptions and confidence, and stimulating private sector investment. Creating opportunities for TOD development and more residential density close to jobs and transit according to these plans will reduce traffic and related health impacts such as asthma.

4.c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

Framingham is committed to pursuing smart growth and sustainable development. As a measure of our commitment, Framingham has consistently ranked among the top ten communities in the State's Commonwealth Capital Grant Program, which scores communities on the level of their achievement of the State's goals for sustainable practices. By assessing, remediating, and revitalizing the underutilized commercial parcels – including the auto repair and salvage parcels and the smaller property owners in the target area - we will pave the way for refinancing and reinvestment.

The target area has significant wetlands and water resources; the ESAs help to identify natural resources that benefit from remediation. Redevelopment of older properties will help ensure that our limited natural resources are restored where possible, and protected. With the reduction in permeable surfaces resulting from development in the 19th and 20th centuries, stormwater runoff in Beaver Dam Brook, Course Brook, and Farm Pond causes flooding during significant storms. Best Management Practices (BMPs) have reduced stormwater runoff in redeveloped areas by as much as 80%⁷; which will lead to less flooding, fewer drought conditions during dry weather and improvement in the surface water quality. The construction process during brownfield redevelopment projects will utilize BMPs to prevent erosion and maintain the water quality.

Framingham residents and businesses are also becoming more aware of sustainable land use and building practices. The Town recognizes that its existing infrastructure of roads, rail, and utilities is a valuable asset and must be used to support sustainable growth and development. Framingham is examining the steps necessary to participate in the State's "Green Communities" program. A wind turbine project was approved in 2008 by the Town's Zoning Board. The Greener Framingham Committee has a mandate to improve sustainable practices Town-wide. The Planning Board, which must approve most development projects, looks favorably on projects that incorporate sustainable site and building projects or neighborhood mitigation activities and has approved several high profile LEED certified buildings, including Genzyme's new Gold Certified R&D facility. The use of low impact development and sustainable design practices will be encouraged in brownfields redevelopment projects in the target area where these techniques have been underutilized to date.

⁷ Massachusetts Nonpoint Source Pollution Management Manual, published by the MassDEP April 2006.



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

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

DEVAL L. PATRICK
Governor

TIMOTHY P. MURRAY
Lieutenant Governor

RICHARD K. SULLIVAN JR.
Secretary

KENNETH L. KIMMELL
Commissioner

November 18, 2011

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

RE: STATE LETTER OF ACKNOWLEDGMENT
Town of Framingham Application for EPA Assessment Grant Funds

Dear Mr. West:

I am writing to support the proposal submitted by the Town of Framingham under the Fiscal Year 2012 U.S. Department of Environmental Protection Agency (EPA) Brownfield Assessment Grant Program for community-wide petroleum and hazardous substances assessment. Funding from EPA will allow the Town to continue assessments now that their program is gaining momentum as well as carry out some area-wide planning activities to guide land-use decision-making and infrastructure investments to encourage redevelopment in their targeted area.

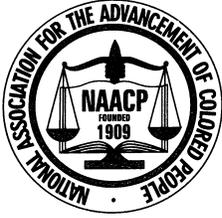
In Massachusetts our state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking brownfield projects have access to available incentives. The Massachusetts Department of Environmental Protection (MassDEP), through our regional offices, provides technical support to brownfield project proponents when regulatory issues arise. If this proposal is selected, MassDEP will work with our state and federal partners to provide the support to the City that will be needed to help make this project a success.

We greatly appreciate the EPA's continued support of brownfield efforts here in the Commonwealth!

Sincerely,

Kerry Bowie
MassDEP Brownfields Coordinator

Cc: Erika Oliver Jerram, AICP, Senior Planner, Town of Framingham, Division of Community and Economic Development, 150 Concord Street, Room B2, Framingham, MA 01702
Gene Kennedy, Assistant Director, Town of Framingham, Division of Community and Economic Development
Joanne Fagan, MassDEP Northeast Regional Office November 16th, 2011



South Middlesex Branch NAACP
55 Carl Road
Holliston, MA 01746
(508) 429-1379



Brazilian American Association
30 Union Street
Framingham, MA 01702
(508) 820-9400

November 22, 2011

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

RE: Hazardous Materials Assessment Grant and Petroleum Assessment Grant

Dear Mr. West,

The Brazilian American Association (BRAMAS) and the National Association for the Advancement of Colored People (NAACP) through its local participating unit, the South Middlesex Branch have been an operating coalition for several years. As a coalition, these two organizations have jointly provided civic engagement support on issues of common interest to the residents in the Town of Framingham. BRAMAS represents neighborhoods where 26% of the residents are foreign born and where the important second language is Portuguese. The NAACP is the oldest civil rights organization in the nation.

BRAMAS and the NAACP, who have jointly supported state legislative and civil rights advocacy activities, as well as the 2010 Census, will support the Hazardous Materials Assessment Grant and Petroleum Assessment Grant projects with the same level of intensity and community representation that has been successful in the past.

As a coalition, with organizational commitments, BRAMAS and the NAACP will allocate the necessary resources to provide leadership communications in support of the Hazardous Materials Assessment Grant and Petroleum Assessment Grant projects. To this effort, we will also encourage other community service organizations to assist BRAMAS and the NAACP in carrying out project activities. These activities include conducting community information

sessions, help in identifying sites, participate on committees and distribute outreach materials.

The members of the BRAMAS and NAACP organizational coalition believe it is extremely important to clean up and rehabilitate the neighborhoods in which we live.

Very truly yours,

A handwritten signature in black ink, appearing to read "William H. Robinson". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

William Robinson
Member of the South Middlesex Branch of the NAACP
BRAMAS Board of Directors

xc: Pablo Maia, BRAMAS President
Dennis Prefontaine, BRAMAS Board of Directors
Russell Ashton, President of South Middlesex Branch of the NAACP
Yvonne Brown, Past NAACP Branch President

Greater Framingham Community Church
FRANKLIN AND PARK ❖ P.O Box 629 ❖ FRAMINGHAM, MA 01704
Phone (508) 626-2118 ❖ Fax (508) 626-0506 ❖ WWW.GFCCNET.ORG

Rev. Dr. J. Anthony Lloyd, Pastor

November 8, 2011

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

Dear Mr. West:

On behalf of The Greater Framingham Community Church, located in Downtown Framingham I am delighted to not only write this letter of support but to also be a community supporter of the Town of Framingham's Brown Fields Assessment Grants for Hazardous Materials Assessment Grant and the Petroleum Assessment Grant. As a church we are situated in the heart of Southeast Framingham with a history of land used for industrial and manufacturing purposes. Sadly to say, my congregants who reside in these areas have seen the vast majorities of these companies move out of the area, in addition the sites of potential contaminations are numerous.

As a community church we focus a great deal on the physical wellbeing of our members with a desire for complete wholeness. This has meant giving attention to the environment in which we live in. The potential of environment contaminants in both the air and soil raise great concerns for the quality of health of our community. Throughout our community we have underperforming sites that have the potential petroleum contamination and these assessment grants in this area will go a long way in continuing the process. In addition such potential sites have a negative impact and pose barriers to the economic development of the community. With such grants, we as a community would support and look forward to working closely in creating a comprehensive vision for re-use of many of these sites. These grants will complement some of the ongoing work we have going on in downtown transportation improvements.

As the largest predominately African American church in MetroWest we fully support Framingham's application and request your office responds positively empowering our community to continue this important endeavor of improving the quality of life for its residents.

I can in vision our church working together with the town of Framingham in helping to publicize the brownfields program through our extensive community network. This will also involve in house and outside communication, educational forums, and outreach meetings to gather community input and ensure community engagement. Our expectation would be that of involvement in the redevelopment planning activities for assessed sites to promote community wholeness.

Sincerely,



Rev. Dr. J. Anthony Lloyd
Pastor



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Commonwealth Creative Associates
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EX OFFICIO MEMBERS

Peter Barbieri, Esq.
Fletcher, Tilton, P.C.
Chamber Counsel

Bonnie Biocchi
MetroWest Chamber
President & CEO



Premier Sponsor



November 21, 2011

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

Dear Mr. West,

Please accept this letter of support on behalf of the town of Framingham's request for grant funding via the EPA Hazardous Materials Grant and the Petroleum Assessment Grant programs.

The MetroWest Chamber of Commerce is the leading business organization in the area, representing 650 businesses throughout the region. We support every measure that would encourage the redevelopment of the economically and environmentally challenged areas of Framingham.

The Assessment Grant would allow the town to better develop a comprehensive vision for re-development and will allow greater community participation in the reuse of potential brownfields sites.

The MetroWest Chamber pledges to actively participate in the process via several initiatives. Through our weekly communication to our members we can help identify potential brownfields applicants and can disseminate information about the program to a wide audience. The Chamber also plans to coordinate a realtor's conference in the second quarter of 2011, which would include an educational component about the use of brownfields funding as a redevelopment tool.

The MetroWest Chamber could also host and publicize a series of roundtables regarding specific sites to enable participation and feedback from small, medium and large businesses which might be affected by remediation issues and would also provide greater public input as well. . This would ensure cross collaboration across all sectors, further strengthening the overall results of the funding.

These grants would allow the town to continue to create viable space for future business and commercial expansion which are vital to the success of the entire community of Framingham.

I hope you will look favorably on this request. If you have any questions, please feel free to call me.

Sincerely,

Bonnie P. Biocchi
President and CEO



November 11, 2011

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

Dear Mr. West,

On behalf of Framingham Downtown Renaissance, Inc. (FDR), I write in support of the Town of Framingham's application for an EPA Brownfields Assessment Grant. This program offers an opportunity to address specific, significant environmental concerns while supporting investment in areas of Framingham that have been burdened by environmental and economic disadvantage.

FDR's charter notes that it, "is a charitable non-profit 501(c)(3) public/private partnership to facilitate the development of Downtown Framingham as a vibrant commercial and residential/mixed use activity center. FDR's objectives are to encourage investment, generate jobs and income, and improve quality of life at a location that is highly visible and critically important to the MetroWest region." FDR is a broad-based coalition of community groups that serves as a forum to bring together the interests of businesses, residents, non-profit, government and non-governmental organizations. The FDR membership recognizes its roles as a critical stakeholder in this brownfields proposal and looks forward to working closely with the Town's Division of Community and Economic Development on building a successful brownfields program. Specifically, FDR will facilitate this process by:

- Helping to identify potential sites through its membership and relationships
- Active participation in planning and hosting community meetings
- Assisting with planning and redevelopment activities for assessed sites.

This latter activity of identifying potential redevelopment opportunities and follow-up is critical for the ultimate success of a brownfields initiative leading to community and economic revitalization; this is the central objective of FDR and we are committed to actively supporting this effort.

On behalf of Framingham Downtown Renaissance, I thank the EPA for the opportunity to support the Town of Framingham's proposal for Brownfields Assessment funding. We look forward to the opportunity this program offers to further our downtown revitalization efforts.

Sincerely,

Dale Hamel
President – FDR Board of Directors



SUDBURY
VALLEY
TRUSTEES

Conservation, Collaboration, and Community since 1953

Mr. Gene Kennedy
Assistant Director
Brownfields Program Manager
Framingham Community & Economic Development
150 Concord Street, Room B-2
Framingham, MA 01702

Dear Mr. Gene Kennedy,

On behalf of Sudbury Valley Trustees, a regional land trust, I would like to express support of the Town's proposals for EPA Brownfields Assessment Grants.

Sudbury Valley Trustees values its partnerships with the Town of Framingham. We are particularly satisfied with a recent project, the creation of a community garden at 48 Pratt Street. The vision was to transform the Town-owned brownfield site into a garden that would serve the community of Framingham, and Sudbury Valley Trustees welcomed the opportunity. The South Framingham Community Garden became a reality last summer with the help of dedicated individuals in the Town and day-to-day management by a community volunteer. The neighborhood of South Framingham now has a sunny place to plant vegetables, good soil provided by the chair of the Town's Agricultural Advisory Committee, and water supplied by the Town. Sudbury Valley Trustees is proud to have partnered with the Town in bringing this new community asset into existence.

The Town of Framingham has proven itself capable of successful brownfields revitalization and community development. The EPA Brownfields Assessment Grants will enable this important work to continue. You have Sudbury Valley Trustees' strong support for the Town of Framingham's grant applications.

Sincerely,

Ron McAdow
Executive Director

Appendix 3 Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection of the grant.

- Community population is 10,000 or less
- Federally recognized Indian tribe
- United States territory
- Applicant assisting a Tribe or territory
- Targeted brownfield sites are impacted by mine-scarred land
- Targeted brownfield sites are contaminated with controlled substances
- Community is impacted by recent natural disaster(s)
- Project is primarily focusing on Phase II assessments
- Community demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- Community experiencing plant closures (or other significant economic disruptions), including communities experiencing auto plant closures due to bankruptcy
- Applicant is a recipient of a HUD/DOT/EPA Partnership for Sustainable Communities grant