



National Brownfields Assessment Pilot

Greenfield, MA

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

OVERVIEW

EPA has selected the Town of Greenfield as a Brownfields Pilot. Greenfield is the seat of Franklin County and a major regional employment center. The town has experienced a significant decline in its industrial base over the last 20 years as a result of the abandonment of many older industrial/commercial buildings in the town's center. The town also has experienced a 37 percent loss in manufacturing jobs between 1980 and 1990, and estimates that 900 additional jobs were lost between 1990 and 1995. Greenfield and other Franklin County towns have been designated by the Commonwealth as an Economic Target Area. This designation enables Greenfield to receive priority for state capital funding and to offer tax incentives to prospective property developers.

The pilot site consists of an abandoned, 145,000 square-foot, machine tool manufacturing plant located along the Green River and dating back to the 1870s. Since the Greenfield Tap and Dye plant closed in 1993, the site has been vandalized, and open containers of hazardous materials have been identified on the property. Redevelopment of this site could provide needed space for expansion by local manufacturers, and is highly desirable with respect to existing transportation and infrastructure support. The pilot

PILOT SNAPSHOT



Greenfield, Massachusetts

Date of Award:
April 1997

Amount: \$125,000

Site Profile: The pilot will focus on an abandoned 145,000 square-foot manufacturing plant along the Green River in a rural area of Greenfield.

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project will develop a partnership between the town, Commonwealth environmental agencies, University of Massachusetts students, and private consultants to prepare an environmental assessment and remediation plan for this site.

OBJECTIVES

Greenfield's goals are to evaluate the environmental concerns at the pilot site, explore an innovative cooperative model for site assessment, create redevelopment opportunities, and plan for the restoration of the site as an asset to a blighted neighborhood. In particular, the pilot will focus on model approaches to reducing site assessment costs, and these models will be evaluated to determine their applicability for use at other sites in the area. Pilot goals also include the determination of future land use options and cleanup levels for the pilot site and are directed toward job training and workforce development for students.

ACTIVITIES

Activities planned as part of this pilot include:

- Conducting additional site assessments, characterizing hazardous wastes, and preparing a remediation work plan for the Greenfields Tap and Dye facility;
- Determining future land-use options for the facility;
- Identifying funding sources and private sector developers to assist in cleanup and redevelopment; and
- Expanding a cooperative partnership model between the local government, the Commonwealth, and University of Massachusetts.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.