



Brownfields Assessment Demonstration Pilot *Springfield, MA*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

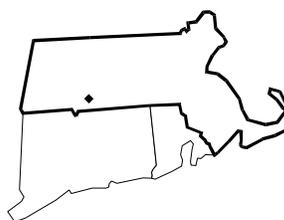
EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Since 1995, EPA has funded more than 150 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. 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.

BACKGROUND

EPA has selected the City of Springfield for a Brownfields Pilot. Springfield, with a population of 156,983, saw its labor force decline by almost one-third in the 1980s. The city has a federally-designated Enterprise Community (EC) and a state Economic Target Area (ETA). The poverty rate in the EC is 40%, twice the rate in Springfield and four times the state rate. The city has a limited amount of vacant industrial space, which tends to be older, environmentally contaminated, and incompatible with modern industrial processes. These conditions have an adverse impact on adjacent residential communities.

Springfield established its own Brownfields Redevelopment Program in 1995 as a core element of its overall economic strategy. Since then, the Springfield Brownfields Program has had success in carrying out reuse strategies in some parts of the city. Still, the city estimates that almost 60% of its vacant parcels are brownfields and/or are subject to other environmental constraints. With the EPA Pilot, Springfield will address two remaining priority brownfields projects. One project, the Carew-Bond-Patton area, is located in the EC and has been identified by the city and a local citizens council as a high priority. Carew-Bond-Patton is a two-block area

PILOT SNAPSHOT



*Springfield,
Massachusetts*

Date of Announcement:
May 1998

Amount: \$200,000

Profile: The Pilot targets two sites, totaling approximately 60 acres; one site is in the center of the Enterprise Community, the other is in the heart of the city's industrial area.

Contacts:

Office of Economic
Development
City of Springfield
(413)747-5190

Regional Brownfields Team
U.S. EPA - Region 1
(617) 573-9681

Visit the EPA Region 1 Brownfields web site at:
<http://www.epa.gov/region01/remed/brnflfd/>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

covering seven acres in downtown Springfield. The area was home to a trolley construction and repair facility, an electrical substation, and a school that has stood vacant for more than ten years. The city owns the school and plans to acquire the other major brownfields properties in the area. The other project, the former Cottage Street landfill, poses a threat to local water resources.

OBJECTIVES

EPA funds for this Pilot will be used for a Phase I assessment of the Carew-Bond-Patton site and a Phase II assessment and an environmental impact report for the Cottage Street site. The city anticipates that these assessments will help mitigate fear of perceived contamination at these areas, providing comfort to nearby residents and prospective purchasers. Further, the city has committed to monitoring industrial development at these sites over a 10-year period. The Pilot partnership will help the city obtain its overall objective of sustainable environmental enhancement by maximizing its resources through the assessment, planning, cleanup, and redevelopment of brownfields.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Conducting a Phase I environmental site assessment at the Carew-Bond-Patton project properties;
- Completing a Phase II environmental site assessment at the Cottage Street landfill site;
- Issuing an environmental impact report for the Cottage Street landfill project; and
- Planning for cleanup and redevelopment at both targeted sites, including property transfer and financing options.

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