



**Program Summary &  
Success Stories  
September 2001**



Program Summary

---

*“Brownfields are abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination”*

*(Current EPA definition of Brownfields)*

Originally begun as an EPA initiative in January, 1995, the national brownfields program has since evolved into a collaborative effort involving more than 15 federal partners. This collaborative, referred to as the Brownfields national Partnership, was created by President Clinton in June, 1997 to promote beneficial re-use of contaminated sites.

EPA’s Brownfields Program consists of various initiatives designed to work with local, state and tribal partners to foster locally-driven, environmentally-sound brownfields re-use solutions. Below is a summary of the funding for each of the key initiatives.

## Summary of Brownfields funding in New England

PROGRAM	CT	MA	ME	NH	RI	VT	TOTAL
ASSESSMENT DEMONSTRATION PILOTS	\$4,190,000	\$7,776,842	\$1,135,000	\$840,000	\$850,000	\$1,250,000	\$16,041,842
TARGETED BROWNFIELDS ASSESSMENTS	\$999,100	\$1,615,000	\$270,000	\$341,500	\$195,000	\$150,000	\$3,645,600
REVOLVING LOAN FUND PILOTS	\$4,750,000	\$8,468,119	\$1,750,000	\$2,450,000	\$1,000,000	\$0	\$18,418,119
JOB TRAINING PILOTS	\$600,000	\$1,150,000	\$0	\$0	\$0	\$0	\$1,750,000
STATE VOLUNTARY CLEANUP PROGRAM	\$1,113,636	\$1,257,925	\$233,027	\$1,111,074	\$542,790	\$0	\$4,258,452
STATE BROWNFIELDS SITE ASSESSMENT	\$414,960	\$375,000	\$245,380	\$513,557	\$253,115	\$208,000	\$2,010,012
SHOWCASE COMMUNITIES	\$300,000	\$700,000	\$0	\$0	\$300,000	\$0	\$1,300,000
<b>TOTAL</b>	<b>\$12,442,696</b>	<b>\$21,342,886</b>	<b>\$3,633,407</b>	<b>\$5,256,131</b>	<b>\$3,140,905</b>	<b>\$1,608,000</b>	<b>\$47,424,025</b>

## Key Brownfields Programs:

### Brownfields Assessment Demonstration Pilots

Brownfields Assessment Demonstration Pilots are grants to local, tribal and state governmental entities to conduct site assessment and related activities at brownfields sites. An important goal of this program is to assist recipients in developing a long-range strategy for brownfields re-use. Pilots are selected through a national competition. A total of 399 pilots have been awarded nation-wide, 59 in New England.

#### CONNECTICUT

Bridgeport  
Bristol  
Danbury  
Haddam  
Hartford  
Middletown  
Naugatuck Valley Regional Planning Agency  
New Britain  
New Haven  
New London  
New Milford  
Norwich  
South Central Regional Council of Governments  
Stamford  
Winsted

#### MAINE

Lewiston  
Maine State Planning Agency  
Portland  
Westbrook

#### MASSACHUSETTS

Boston  
Brockton  
Central Massachusetts Economic Development Authority  
Chelsea  
Chicopee  
Colrain  
Fitchburg  
Great Barrington  
Greenfield  
Lawrence  
Lowell  
Lynn  
Mansfield  
Marlborough

#### MASSACHUSETTS (cont.)

Massachusetts Department of Environmental Protection  
Methuen  
Montachusett Valley Regional Planning  
Mystic Valley Redevelopment Authority  
New Bedford  
North Adams  
Pioneer Valley  
Salem  
Somerville  
Springfield  
Taunton  
Walpole  
Westfield  
West Springfield  
Worcester

#### NEW HAMPSHIRE

Concord  
NH DES  
Nashua  
NH Office of State Planning

#### RHODE ISLAND

Providence  
RI Department of Environmental Management  
RI Economic Development Corporation

#### VERMONT

Burlington  
Southern Windsor County Regional Planning Commission  
Two Rivers Ottauquechee Regional Commission  
Windham Regional Commission

## Targeted Brownfields Assessments

Under this initiative, EPA uses its contractors to conduct brownfields assessments at sites identified by the local entity as being a high-priority for re-use. Brownfields assessments typically involve a review of existing site records, site sampling and preparation of a preliminary clean-up cost estimate. The information gathered allows local government officials and developers to make informed decisions regarding the redevelopment potential of a site. A total of 60 targeted brownfields assessments have been initiated by EPA in New England.

### CONNECTICUT

Buckland Manufacturing, Manchester  
Derby Downtown Business Revitalization District,  
Derby Erickson Property, Ledyard  
Field-Holstein Property, Glastonbury  
50 Miles Street, Bridgeport  
H.J. Mills Box Factory, Bristol  
Hartford Car Wash, Hartford  
Hockanum Mill, Vernon  
International Silver - Factory H, Meriden  
169 Bartholomew Avenue, Hartford  
InterRoyal Mill, Plainfield  
Occum Roto Print, Norwich  
Penn Central Transportation Co., New London  
Rolfite Chemical, Derby  
Roosevelt Mills, Vernon  
Samarius Property, Shelton  
Swan Engraving, Bridgeport  
U.S. Cap, Inc., Prospect

### MAINE

Ayers Island, Orono  
Lily Tulip, Old Town  
W. S. Libbey Mill, Lewiston  
Lewiston & Auburn RR Co., Water Street, Lewiston

### MASSACHUSETTS

Alden Corrugated, New Bedford  
Amesbury Wharf, Amesbury  
Assets Building, Lowell  
Bargaineer, Brockton  
Boston's Hope, Dorchester  
Boston Specialty Rehabilitation Hospital, Boston  
City Pier, Fall River

### MASSACHUSETTS (cont.)

Church Coal, Taunton  
Davidson Street, Lowell  
Gilbertville Woven Label Site, Hardwick  
15 & 23 Hope Avenue, Worcester  
Hallmark Van Lines, Holyoke  
Knapp Shoe, Brockton  
Modern Electroplating, Boston  
Ferdinand Block/DPH, Boston  
*former* Tremont Villa, Everett  
*former* Beacon Chevrolet, Lynn  
*former* DPW Yard, Newburyport  
Marine Railways Property, Gloucester  
Montello Auto Body, Brockton  
Old Northampton Fire Station, Northampton  
Omniwave Electronics, Gloucester  
Quarry Street Highpoint Property, Quincy  
Roundhouse Parking Lot, Northampton  
Spicket River (Oxford Paper Mill), Lawrence  
Standard Times Field, New Bedford

### NEW HAMPSHIRE

Ambargis Mill, Newport  
Craig Supply, Durham  
Former Tannery Site (Milton Mills), Milton  
Henry's Tire Property, Sutton  
Lamont Labs, Londonderry  
J.P. Stevens Mill, Franklin

### RHODE ISLAND

Narragansett Landing, Providence  
Raus Fasteners, Providence  
Save The Bay, Providence  
Spintex Mill, Central Falls

### VERMONT

TLR Complex, Rockingham  
Taylor Street Car Lot, Montpelier

## Revolving Loan Fund Pilots

Under this initiative, pilots are awarded to eligible local, tribal and state entities to establish and capitalize revolving loan funds to assist private and public entities in cleaning up contaminated sites. A total of 128 pilots have been awarded nation-wide, 26 in New England. Grants are for up to \$1,000,000 and eligible communities may team together to establish larger revolving loan funds pools.

### CONNECTICUT

Berlin  
Bridgeport  
Hartford  
Naugatuck Valley / Danbury  
New Milford  
Stamford  
Winchester

### MAINE

Lewiston  
Orono  
Portland

### MASSACHUSETTS

Boston  
Brockton  
Central Massachusetts Economic Development Authority

### MASSACHUSETTS (cont.)

Franklin Regional Council of Governments  
Gloucester  
Lawrence  
Lowell  
Lynn  
Montachusets Regional Planning Commission  
Mystic Valley Development Authority  
New Bedford  
Pioneer Valley  
Somerville  
Taunton

### NEW HAMPSHIRE

State of NH

### RHODE ISLAND

RI Department of Environmental Management / RI Economic Development Corporation

## Brownfields Job Training Pilots

Brownfields Job Training Pilots are used to train workers in the field of hazardous waste assessment and remediation. To be eligible for these pilots, the applicants must be affiliated with existing Brownfields Assessment Demonstration Pilot recipients. Forty-six pilots of up to \$200,000 each have been awarded nation-wide, eight in New England.

### CONNECTICUT

City of Stamford  
Middlesex Community Technical College  
The WorkPlace, Inc

### MASSACHUSETTS

Boston Connects People to Economic Opportunities, Inc.  
Brockton  
Jobs For Youth - Boston  
City of New Bedford  
STRIVE-Boston

## Financial Assistance to State Brownfields Programs

EPA offers three types of funding to directly support state brownfields activities:

- **Voluntary Clean-up Program (VCP)** funding is available to assist states in developing or enhancing their voluntary clean-up program infrastructure. This may include regulation development, program management, outreach efforts and other non-site specific activities.
- **Brownfields Site Assessment** funding is site specific and allows States to perform Targeted Brownfield Assessments in their state.
- **Tax Relief Act** funding provides funds for state staff time to evaluate site eligibility for a federal brownfields tax exemption provided for under the Tax Relief Act of 1997. Under the Act, the authority for determining eligibility was delegated to the state government.

## Showcase Communities

As part of the multi-federal agency Brownfields National Partnership, sixteen communities were selected to receive Showcase Community designations following a national competition. The federal partners will work with selected communities to revitalize brownfields properties.

EPA provided each Showcase Community with a \$200,000 Brownfields Demonstration Pilot and assigned an EPA-employee to work full time at the designated community for two years.

**CONNECTICUT**  
Stamford

**MASSACHUSETTS**  
Lowell  
Mystic Valley (Malden, Medford, Everett)  
New Bedford

**RHODE ISLAND**  
Providence



## For Further Brownfields Program Management Information

Dennis Huebner, Associate Director ..... 617-918-1203  
Lynne Jennings, Brownfields Coordinator ..... 617-918-1210

### General Information & Brownfields Job Training Pilots

Theresa Carroll..... 617-918-1305

### Brownfields Assessment Demonstration Pilots

Diane Kelley ..... 617-918-1424

### Targeted Brownfields Assessment

Jim Byrne, Lead ..... 617-918-1389  
or James Chow ..... 617-918-1394

### Brownfields Cleanup Revolving Loan Fund Pilots

Lynne Jennings ..... 617-918-1210

### Brownfields Showcase Communities

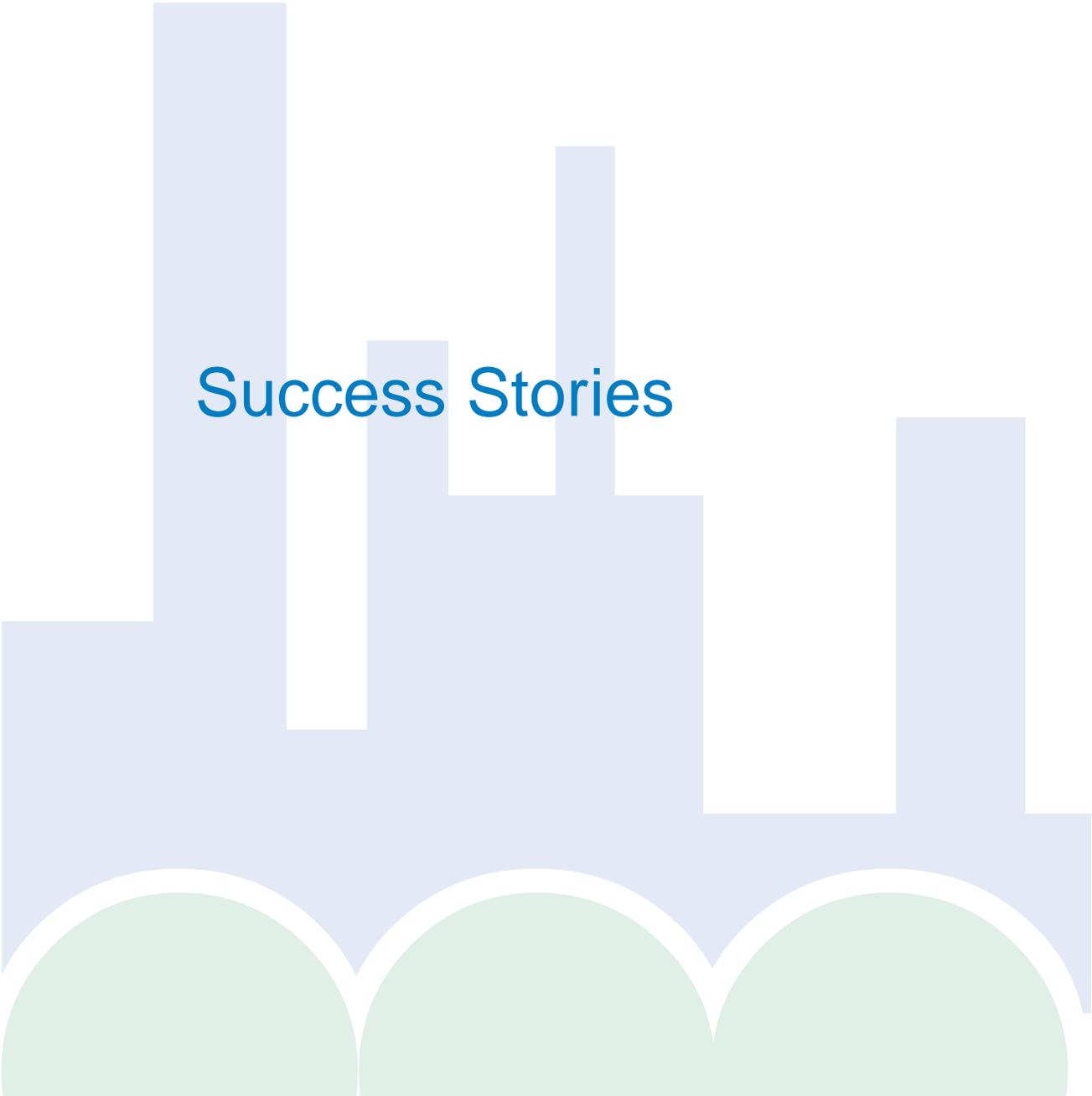
Diane Kelley ..... 617-918-1424

### Financial Assistance To State Brownfields Program

Lynne Jennings ..... 617-918-1210

**Web Site:** [www.epa.gov/region01/brownfields](http://www.epa.gov/region01/brownfields)

# Success Stories



# ActionAir Systems



## **Brownfields (broun'felds') n.**

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in EPA Conducted Targeted Brownfields Assessments

An EPA-Conducted Targeted Brownfields Assessment contributed to the successful redevelopment of a property abandoned for nearly 13 years in the Town of Manchester, CT. In 1997, EPA New England conducted a \$50,000 assessment of the property at 131 Adams Street, also known as the former Buckland Manufacturing Company site. The redevelopment of the property kept ActionAir Systems, a growing local business employing approximately 40 people, in the Town of Manchester. The project put an abandoned property and building back into use providing revenue for the town and diminished negative environmental impacts on public health.

Buckland Manufacturing Company was a machinist and metal working shop which made components used by the aircraft industry. Common activities associated with this type of operation include machining, painting, and degreasing. No municipal taxes were paid on the property since 1986 and the site remained out of use from 1988 to 2001.

The 1.63 acre site is in an industrial zone and an aquifer area which serves the town's municipal water supply. There was a 17,534 square foot building on the site which was abandoned in poor condition.

**Before Construction**



*131 Adams Street*

**After Construction**



*131 Adams Street*

Under the Targeted Brownfields Assessment, EPA hired consultants to conduct environmental assessments. The findings were critically important to inform prospective buyers about the condition of the property and the estimated cost of remediation. Due to a lack of information on the extent of contamination on site due to solvent spills and failing septic systems and fear of the legal liabilities of ownership, the town had not pursued a tax sale or foreclosure action, the bank avoided foreclosure, and private parties had not wanted to spend the money for

the necessary environmental site assessment. The site subsequently remained abandoned for nearly 13 years.

In April 1998, the Targeted Brownfields Assessment was completed. The assessment revealed soil contamination of metals, petroleum hydrocarbons, and solid waste. The assessment also included recommendations for cleanup, further work, and the cost to implement the recommendations, estimated to be \$110,000. The Town of Manchester worked closely with

the EPA New England Brownfields Team and the Connecticut Department of Environmental Protection's Urban Site Remediation staff.

The Town sold the tax liens to ActionAir Systems for \$50,000. They then foreclosed on the site, cleaned the property to CT DEP commercial cleanup standards at a cost of under \$80,000, and put it back into productive use. ActionAir Systems designs, installs, and services HVAC systems. Doors opened at the new site in March 2001.

**Program Contact:**

Mark Pellegrini ..... (860) 647-3044  
Director, Planning and Economic Development  
Town of Manchester

**EPA Contact:**

James Chow, Project Officer ..... (617) 918-1394



# New London Waterfront Revitalization



## Brownfields (broun'felds') n.

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in EPA-Conducted Targeted Brownfields Assessments

In January 2000, a \$50,000 EPA-Conducted Target Brownfields Assessment (TBA) was completed on the former Penn Central property in the City of New London, CT. The TBA provided essential information that enabled the successful redevelopment of the property from an abandoned and contaminated rail yard to a public waterfront boardwalk. This success is part of a comprehensive plan to open the city back up to the waterfront area and to take advantage of its recreational and educational resources.

The 1.0 acre site is located along the Thames River. In March 1999, the Penn Central site was purchased by the City of New London. Combined with several adjacent, city-owned waterfront properties, the composite was targeted for redevelopment. The Penn Central rail yard had been used mainly for routine maintenance and refueling. The TBA began in June of 1998 and was completed in January 2000. Contaminants included petroleum hydrocarbons, metals, and degreasers.

Based on the environmental site assessment and recommendations supplied by EPA's TBA, New London was able to proceed with additional assessments and a phased-approach for cleanup and redevelopment. The cleanup and construction are ongoing and simultaneous. Thus far a portion of the site has been cleaned and a public waterfront boardwalk constructed. The boardwalk provides increased access to the river for recreational uses and educational opportunities. The project was a collaborative effort between the City of New London, the State of Connecticut, and EPA. The boardwalk officially opened in March 2001.



*Rail Yard of former Penn Central Property*



*Public Waterfront Boardwalk & Discovery Pier*

**Program Contact:**

Bruce Hyde..... (860) 447-5203  
Director of Development and Planning  
City of New London

**EPA Contact:**

James Chow, Project Officer ..... (617) 918-1394



# Harley Davidson/Buell Dealership of Stamford



## Brownfields (broun'felds') n.

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

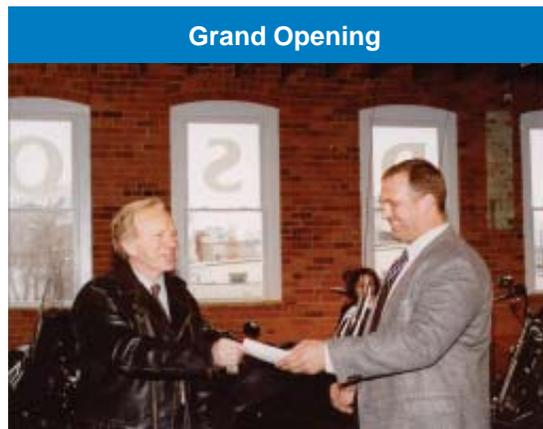
EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in Brownfields Clean Up Revolving Loan Fund Pilot

In July 1998, the City of Stamford was recognized nationally as a Brownfields Showcase Community. In 1999, the City of Stamford, CT was awarded \$750,000 to capitalize its Brownfields Cleanup Revolving Loan Fund (BCRLF) to make loans facilitating the cleanup and redevelopment of brownfields properties.

The 575 and 579 Pacific Street properties, totaling 0.672 acres, are located in a mixed use area of commercial, industrial, and single and multiple residence dwellings. The site housed a variety of commercial operations since the late 1890's. Two dilapidated brick buildings occupied approximately 30% of the site. Blue's Brother's, LLC, purchased the properties as well as 3 contiguous abandoned lots with the goal of building a motorcycle shop, maintenance facility, and a parking lot. Owner and President, Fritz Blau, borrowed \$160,000 from the BCRLF to defray from the total cost of abatement and removal of contaminated material and became the 3<sup>rd</sup> project in the nation to receive BCRLF assistance. For the \$1.5 million redevelopment project, Mr. Blau worked with the residents in the neighborhood of the South End and took their comments and suggestions for cleanup and redevelopment.

The City of Stamford Community Development Office was the lead agency, responsible for ensuring compliance during cleanup with all applicable laws and regulations and to ensure funding was used for authorized purposes. The Army Corps of Engineers provided site management through an Interagency Agreement with EPA. Hygenix, Inc. completed the Phase I and II assessment by May of 1999. Approximately 3,000 tons of soil contaminated with chromium, lead, cadmium, petroleum hydrocarbons, PCB's, and arsenic were removed by



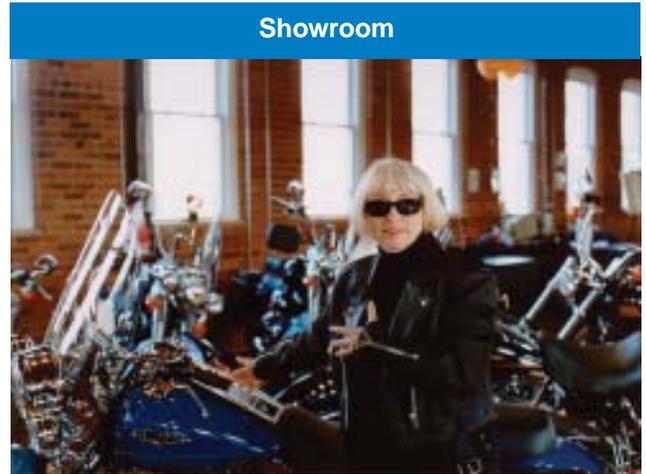
*Sen. Joseph Lieberman of CT at grand opening with Owner Fritz Blau*



*Newly Renovated Motorcycle Showroom*

October 1999. The pollution was most likely the result of previous industrial uses, including plastics manufacturing and foundry operations. The site was cleaned to residential standards to maximize options for future use. One of the existing brick buildings was renovated for use as a motorcycle showroom and office.

On December 1, 2000 the community celebrated the grand opening of the Harley Davidson / Buell Dealership of Stamford. The project reduced public exposure to toxic pollutants and created 7 to 10 new jobs for community residents. The project was also unique with respect to the strong partnerships formed between City, State and Federal agencies, the local business community, and the local residents. Demonstrating the true essence of a Showcase Community, these partnerships demonstrated how strengths and resources were brought together to effect positive change in the community.



*Linda Garczynski, EPA's Director of Outreach & Special Projects*

**Program Contact:**

Tim Beeble, Director of Community Development .....(203) 977-4864  
City of Stamford, CT

**EPA Contact:**

Lynne Jennings, Project Officer .....(617) 918-1210

# Former Lily-Tulip Factory Site



## Brownfields (broun'felds') n.

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in EPA-Conducted Targeted Brownfield Assessments

In 1996, a \$20,000 EPA-Conducted Targeted Brownfields Assessment (TBA) was carried out at the former Lily-Tulip factory site. Information gained during this assessment was used as a strategic marketing tool to sell the property to developers. The successful transformation of the underutilized contaminated site to a revitalized waterfront park and commercial property was a partnership between the proactive city government of Old Town, the Maine Department of Environmental Protection's (ME DEP) Voluntary Response Action Program (VRAP), and the U.S. EPA Brownfields Program, with additional support of the private sector.

From the early 1900's until 1983, the factory, located on a 3-acre waterfront site along the Penobscot River, produced paper products. When manufacturing ceased in 1983, the Lily-Tulip paper plate factory was owned by Owen-Illinois Company. In 1984 the building was purchased by a local resident and used for storage. The building served as a storage facility until 1997 while the conditions rapidly deteriorated.

Beginning in the late 1980's, city officials were very interested in acquiring the site for redevelopment as part of ongoing efforts to revitalize the downtown. For almost a decade little headway was made due to incomplete information on the extent of contamination at the site, uncertainty about costs of the associated cleanup, and uncertainties of the legal liabilities of acquiring the property. In 1996, the City brought in Andy Hamilton, an environmental lawyer experienced

### Before Construction



*Former Lily Tulip Factory*

### During Construction



*Tank removal and soil excavation*

in brownfields redevelopment, and other qualified consultants from S.W. Cole Engineering, and VRAP. This initiated the necessary momentum to acquire the property. Following much discussion, the city council supported the purchase and redevelopment of the site. The most recent owners, Owens-Illinois Company and Sweetheart Cup Company agreed to pay a combined \$100,000 towards cleanup and demolition.

In 1996, EPA conducted a TBA with overview by VRAP. Additional assessments were conducted by S.W. Cole and Sewall Company. The combined efforts fully characterized the limited extent of PCB contamination. Cleanup activities included removal of extensive structural and asbestos materials, 4 underground storage tanks, several electrical transformers containing PCBs, stock tanks, the contents of an oil/water separator, and removal and treatment of 2,570 cubic yard of petroleum contaminated soil. Upon completion of these activities, the City of Old Town acquired the property in 1997.

Coplon Associates, a landscape architectural firm, was retained by the city to develop plans for the redevelopment. They worked with the community to develop criteria for the site, which included recreational facilities, play grounds and green space, commercial buildings for Old Town Canoe, trails and sidewalks linking local businesses to the nearby Main Street shops, enhanced views of the Penobscot River, and improved Main Street landscaping and lighting. Two local real estate investors, Jack Cashman and Bob Baldacci, aggressively marketed the site and assisted the city in developing creative finance options for the tenants.

A 9,000 square foot retail building, "Marsh Island Carry", is now open at the south end and has three tenants. They include a map store, a wooden boat museum, and an outdoor store run by Johnson Outdoor, the parent company of Old Town Canoe. In 2001, a 5,000 square foot restaurant will open at the north end of the property. A community park with an

### After Construction



*Marsh Island Carry*

open green, a playground, a gazebo, and a riverfront walk will occupy the center portion of the property. The redevelopment was made possible by several additional grants from federal and state agencies. They include a \$400,000 Enhancement Grant from ME DOT for the park and walkways; a \$400,000 Community Development Block Grant for infrastructure around the commercial buildings, a \$24,500 from the National Trails Recreation Act for trails, walkways, and river stabilization, and \$8,000 from ME Forest Service for tree planting.

In addition to enabling Old Town to better market itself to prospective retail clients as a revitalized community, the development has provided more tax revenue to the city in the form of local property tax - which went from \$3700 to \$21,300 per year -, added sales revenue to the region, and has directly or indirectly created 30 local job and 5 to 10 jobs elsewhere in ME. It has also provided numerous environmental benefits and diminished local threats to public health.

#### Program Contact:

Nick Hodgkins, ME DEPVRAP ..... (207) 287-2651  
Program Director

#### EPA Contact:

Jim Byrne, Project Officer ..... (617) 918-1389

# Jobs For Youth – Boston, Inc.



## **Brownfields (broun'felds') n.**

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in Brownfields Environmental Job Training Pilot Program

In 1998, Jobs For Youth-Boston, Inc. (JFY) was awarded \$200,000 to develop and implement a Brownfields Environmental Job Training Pilot Program. JFY is Boston's largest workforce development resource and one of its oldest. Their mission is to provide low-skilled, low-income youth and adults with skills to become economically productive. The Program was implemented over two years. Two cycles of environmental training were offered each year on procedures for handling and removing hazardous substances. The training included sampling, analysis, and site remediation through the use of innovative technologies. JFY's program provided a comprehensive educational program in both technical expertise as well as professional and life skill development to residents living in communities impacted by brownfields.

JFY partnered with two Brownfields Assessment Demonstration Pilot cities in Boston metropolitan area, Lynn and Somerville. Other stakeholders that helped make JFY's job training program so successful, were UMASS Lowell / The New England Consortium, UMASS Boston, and Suffolk University. These stakeholders worked with JFY to develop the curriculum as well as to provide educators and facilities for the Program.

Of 43 participants who completed the Brownfields Environmental Job Training program, 100% were employed upon graduation. The average starting wage for graduates was \$26,311. Prior to entering the program, many participants were unemployed, underemployed, welfare-to-work, or otherwise disadvantaged. Upon completion of the program, participants are employed full-time and earning living wages with full benefits. Many participants will have opportunities through their employers for further education. Some graduates reported the desire and means to earn an Associates or Bachelors degree based on the skills and confidence gained through their experience with JFY.



*Learning about personal protective equipment*

**Program Contact:**

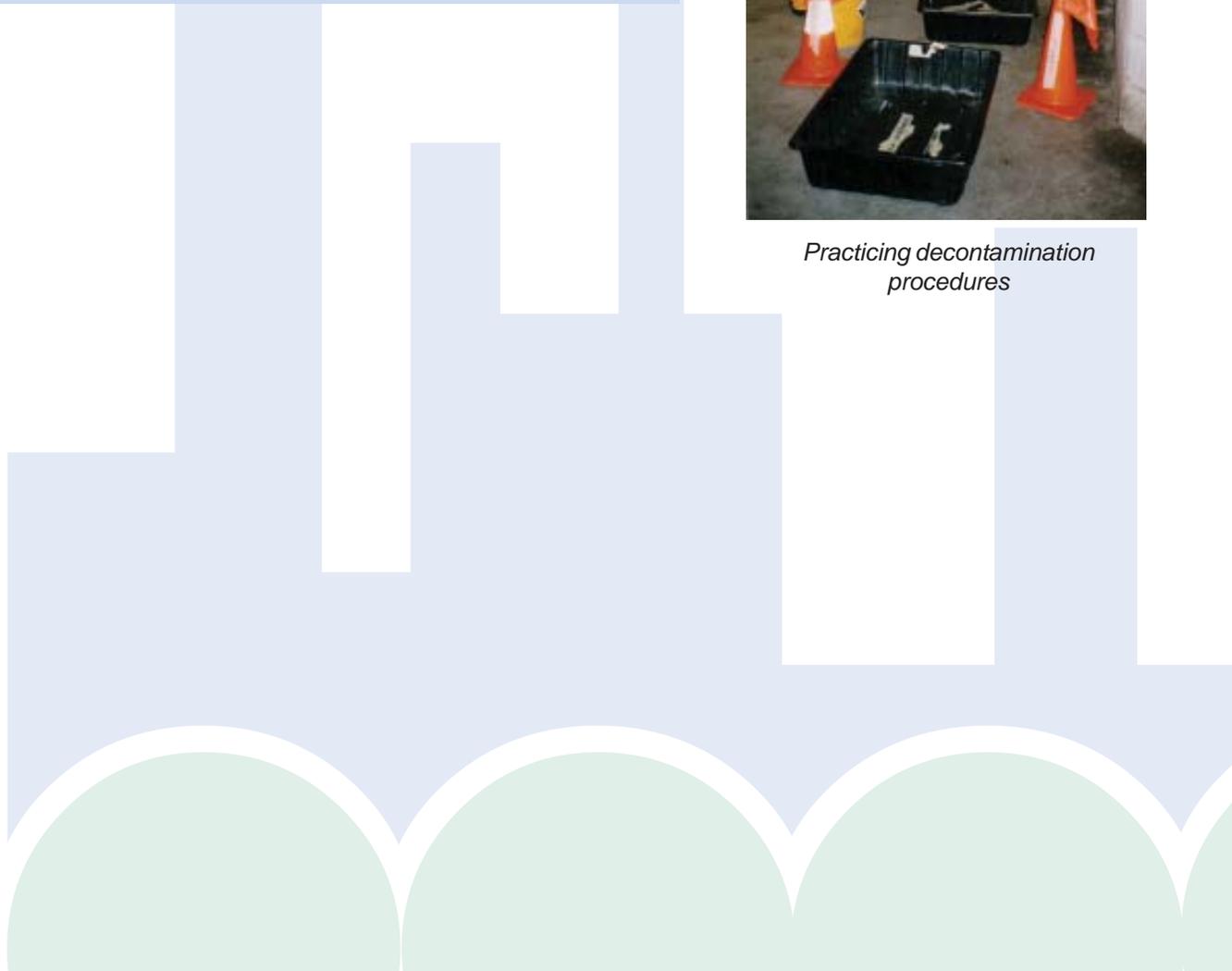
Gary Kaplan ..... (617) 338-0815  
Executive Director, Jobs for Youth-Boston, Inc.

**EPA Contact:**

Theresa Carroll, ..... (617) 918-1305  
Project Officer



*Practicing decontamination procedures*



# Everett Ave. Urban Renewal District



## Brownfields (broun'felds') n.

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in Brownfields Assessment Demonstration Pilot

Located in the city of Chelsea, the primary land use within the Everett Avenue Urban Renewal District is outdoor storage of junk cars and equipment. Using Brownfields Assessment Demonstration, the City began the redevelopment process of this 65-acre property by conducting a site assessment on a 10-acre site.

The Houston-based Wedge Group purchased 2 of the 10 acres for \$1.2 million to construct a \$17 million, 180-room, full-service Wyndham Garden Hotel. The seven-story facility is scheduled to open in October 2000, and is the first major hotel within Chelsea's borders. It will serve as the centerpiece of the Everett Avenue Urban Renewal District. The new hotel is expected to employ as many as 100 workers and generate approximately \$400,000 in tax revenue annually.

The Wedge Group also pledged \$1 per night per rented room for the next five years to the Chelsea Boys and Girls club, a commitment that will total \$250,000. This pledge will kick-off the Boys and Girls Club's \$10 million capital campaign to build a new, permanent Chelsea clubhouse.

### Program Contact:

Ned Keefe ..... (617) 889-8236  
City of Chelsea, MA

### EPA Contact:

Meghan Cassidy ..... (617) 918-1387



# WWLP-22 Television Station



## Brownfields (broun'felds') n.

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in Brownfields Assessment Demonstration Pilot

This 8.5-acre site was formerly home to both the Conway Bedding factory and the Hallahan lumber yard. The Conway property was used for light assembly, manufacturing, and warehousing for 39 years. The site contained several above-ground storage containers and had asbestos contamination. The Hallahan site was used for a car dealer, public storage, furniture stripping, and a lumber yard. The lumber company was built in 1925, and a fire destroyed one building at the site in 1990. The site also contained underground storage tanks.

The City of Chicopee took title to both properties in 1996 for delinquent taxes and begun efforts to redevelop the site. The City used funds from its EPA Brownfields Assessment Demonstration Pilot to complete a site assessment. This assessment led to the excavation of a 6,600 gallon storage tank, removal of five electrical transformers, and removal of asbestos and other hazardous materials from the 52,871 square-foot building. The building was later demolished.

The redeveloped site was sold to WWLP-22, Channel 22 for \$250,000 in 1998. Channel 22 invested approximately \$2 million to build a two-story, 1,600 square-foot news studio; a two-story, 4,800 square-foot production studio; and offices for news, weather, and sports reporters. Construction plans also included a 6,000 square-foot garage for news vehicles, a 1,200 square-foot courtyard, and a 25-foot television transmitting/receiving antenna.

Before Redevelopment



During Construction



**After Redevelopment**



**Program Contact:**

Daniel Zawidowski ..... (413) 594-1495  
City of Chicopee, MA

**EPA Contact:**

Diane Kelley ..... (617) 918-1424

# Tsongas Arena & LeLacheur Park

Lowell, Massachusetts

Volume 1 - September 2001



## Brownfields (broun'felds') n.

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in Brownfields Assessment Demonstration Pilots

This site, which contained contaminants such as chlorinated solvents, polyaromatic hydrocarbons, asbestos, and heavy metals since the 1800's, now hosts the Paul Tsongas Arena and Lawn. The City utilized the EPA Brownfields Assessment Demonstration Pilot grant to identify the extent of contamination on the site. The 7,800-seat arena, named after US Senator Paul Tsongas, opened on January, 1998. He was instrumental in acquiring the funding for the project. Concerts and local sporting events are held in the arena throughout the year. The arena also maintains a lawn with a 3,500 person capacity for outdoor concerts, festivals, and special events. In addition, continuing efforts will result in a wrap-around walk called Riverwalk.

This site was a former junkyard and ash dump. The City utilized the EPA Brownfields Assessment Demonstration Pilot grant to identify the extent of contamination on the site. The redevelopment of the site was achieved through a collaboration among state, federal and local governments. The 4,710-seat stadium opened on June 22, 1998, and is now home to both local baseball and football teams. The ballpark was named after retired State Representative Edward A. LeLacheur, a crucial player in securing state funding for the Assessment Pilot.



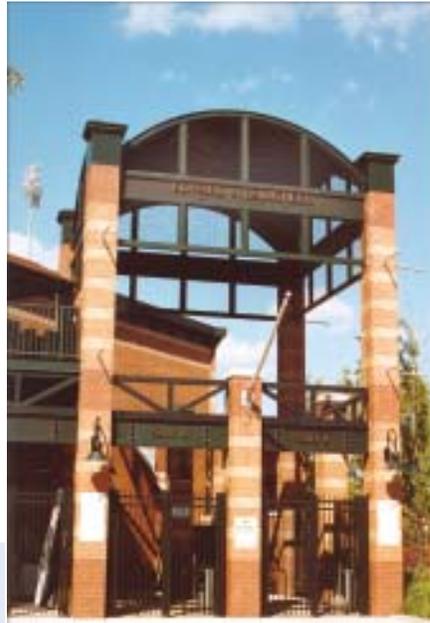
*Gov. Christine Todd Whitman meets with the Lowell Spinners*



*Gov. Christine Todd Whitman meets with the Lowell Spinners*



*Tsongas Arena*



*LeLacheur Park*

**Program Contact:**

J. Matthew Coggins ..... (978) 970-4256  
City of Lowell, MA

**EPA Contact:**

Diane Kelley ..... (617) 918-1424



# New Bedford Job Training Program



## Brownfields (broun'felds') n.

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in Brownfields Environmental Job Training Pilot Program

In 1998, the City of New Bedford partnered with New Directions and Bristol Community College and was awarded \$200,000 by EPA to develop and implement a Brownfields Environmental Job Training Pilot Program. The Program was implemented over two years. A 17-week Environmental Tech Aide Program was offered twice each year. The training included sampling, analysis, and site remediation through the use of innovative technologies. The Program provided a comprehensive education in both technical expertise as well as professional and life skill development to residents living in communities impacted by brownfields.

New Directions and Bristol Community College worked together to develop the technical curriculum and to provide educators and facilities for the Program. Founded in 1993, New Directions is an administrative entity for the Job Training Partnership Act and Welfare to Work funds for the Greater New Bedford Service Delivery Area. New Directions provides educational, training, and placement services to over 5,000 economically disadvantaged and dislocated workers annually.

In 2001, the City of New Bedford was recognized nationally as a Brownfields Showcase Community. Part of that recognition was of the success of programs in New Bedford like that of the Brownfields Environmental Job Training Pilot Program. Of the 39 participants who completed the Program, 2 were employed at graduation in the environmental technology field, six were working outside field, and one was continuing education.

The average starting wage for graduates was \$12.36 per hour. Prior to entering the program, many of the participants were unemployed, underemployed, welfare-to-work, or otherwise

Waste Water Treatment Facility



Waste Water Treatment Facility



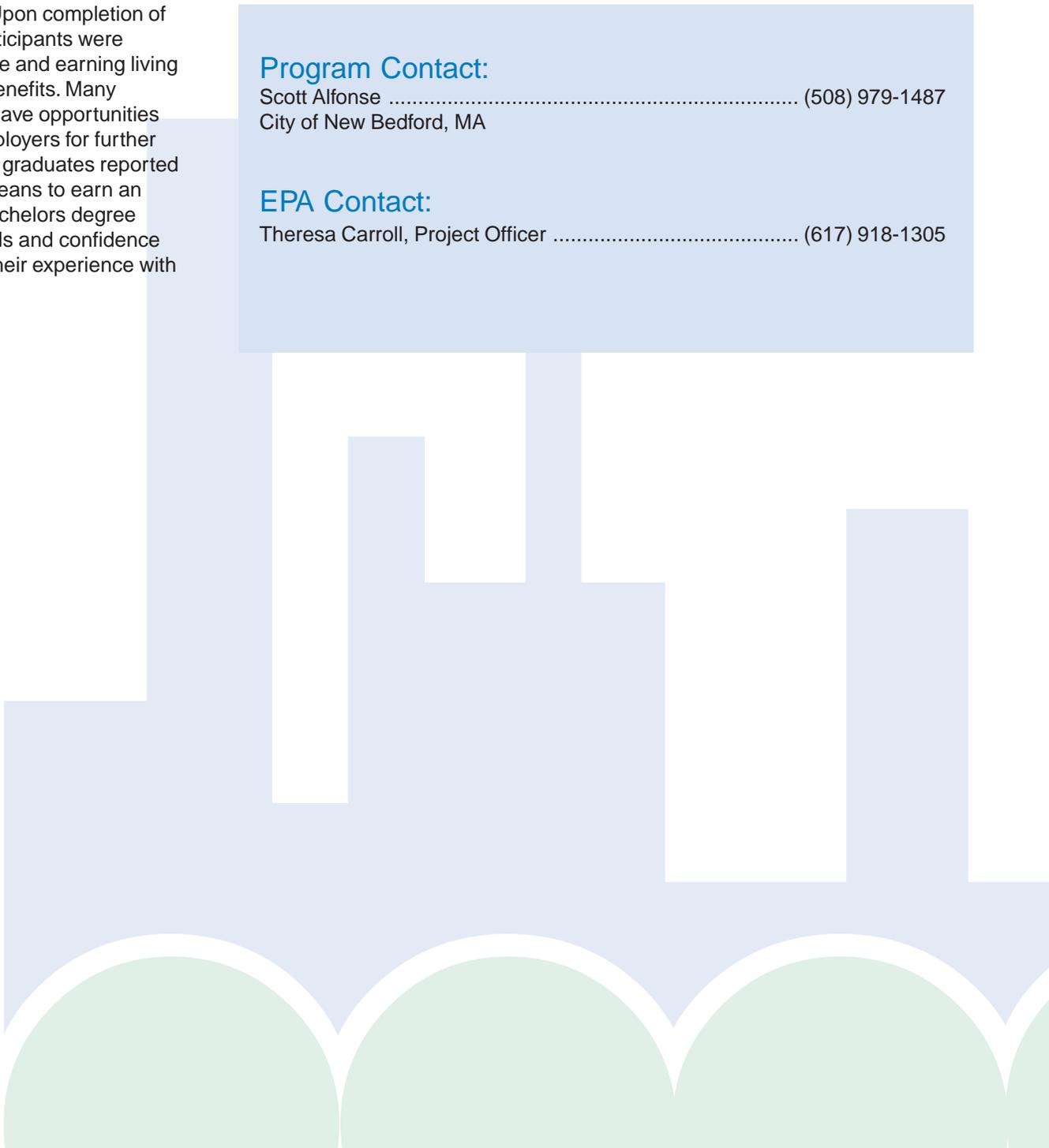
disadvantaged. Upon completion of the program, participants were employed full-time and earning living wages with full benefits. Many participants will have opportunities through their employers for further education. Some graduates reported the desire and means to earn an Associates or Bachelors degree based on the skills and confidence gained through their experience with New Directions.

**Program Contact:**

Scott Alfonse ..... (508) 979-1487  
City of New Bedford, MA

**EPA Contact:**

Theresa Carroll, Project Officer ..... (617) 918-1305



# Standard Times Field



**Brownfields (broun'felds') n.**  
Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in EPA-Conducted Targeted Brownfields Assessments

In 1999 a \$61,000 EPA-Conducted Targeted Brownfields Assessment (TBA) was completed for a 25.5 acre site immediately adjacent to the Acushnet River in the City of New Bedford, MA. A nationally recognized Brownfields Showcase Community, the City of New Bedford worked with Massachusetts

Department of Environmental Protection to identify over 40 potential redevelopment sites throughout the city. In 1998, the New Bedford Redevelopment Authority acquired the site, also known as the Standard Times Field site, and targeted it for redevelopment as a 10 lot industrial subdivision.

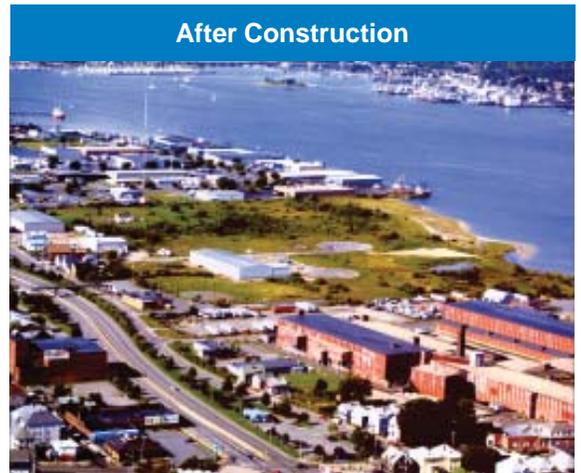
The site was occupied by a textile mill between the 1880's and the 1930's. Mill operations ceased, the buildings were demolished by 1935, and the site has remained largely unoccupied and unused since. The site is located south of New Bedford's South Terminal, an area in which many fish processing facilities are located. Due to its location, it is considered prime industrial land and the New Bedford City Council voted to extend the "Working Waterfront Overlay District" to include the site and to encourage development.

Although environmental assessments conducted in the early 1990's did not reveal widespread contamination, the city chose to reassess the property to provide up-to-date information to prospective buyers. The EPA-Conducted TBA revealed some localized contamination issues, such as the presence of a large underground storage tank with surrounding soils contaminated with petroleum hydrocarbons, a layer of coal 1 to 2 feet below the soil surface in an area suspected of being a former coal bin, and some asbestos associated with building debris. Soil throughout the site contained hydrocarbons, PAH's, pesticides, PCB's, and metals. There were elevated levels of PCB's in the groundwater on one lot and of heavy metals on a few lots.

The City created 10 lots for an industrial subdivision at the site. The Massachusetts Executive Office of Transportation and Construction provided \$341,500 in funding for the design, engineering and construction of the subdivision roadway. The Massachusetts Department of Housing and Community Development



provided a \$168,000 grant for the design and construction of utilities. The City and the New Bedford Redevelopment Authority have aggressively marketed the parcels at the site, using site assessment data from both the TBA and more detailed assessment activities conducted under the City's Brownfields Pilot program. To date, four lots have been sold at an average cost of \$125,000 per acre. Construction is underway at three of the parcels, resulting in a total private investment of over \$1.5 million in construction costs. It is expected that over 350 jobs will be created once construction is complete.



**Program Contact:**

Scott Alfonse ..... (508) 979-1487  
Senior Environmental Planner  
City of New Bedford, MA

**EPA Contact:**

Diane Kelley ..... (617) 918-1424  
Project Officer for Showcase Community Program

# Visiting Nurses Assisted Living Center

Somerville, Massachusetts

Volume 1 - September 2001



## **Brownfields (broun'felds') n.**

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in Brownfields Assessment Demonstration Pilot

The site of a former mattress factory, this 82,000 square foot parcel had been vacant for more than two years. To spur redevelopment, the City of Somerville used funds from its EPA Brownfields Assessment Demonstration Pilot to complete a site assessment. Contaminants found to be present included barium, lead and petroleum waste.

The project's redeveloper, the Visiting Nurses Association, remediated the site and demolished the existing structures to construct an assisted-living facility and health center, containing 97 units for low-to-moderate income seniors.

Potential clean-up cost overruns for the project were underwritten by the City of Somerville through an innovative environmental stop-loss insurance program developed through the City's Brownfields pilot.

During Construction



After Construction



**Program Contact:**

Mary Jo Bohart ..... (617) 625-6600 xt.2500  
City of Somerville, MA

**EPA Contact:**

Lynne Jennings ..... (617) 918-1210



# Enterprise Regional Distribution Center

Londonderry, New Hampshire

Volume 1 - September 2001



## Brownfields (broun'felds') n.

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in EPA-Conducted Targeted Brownfields Assessments and the Brownfields Assessment Demonstration Pilot Program

The New Hampshire Department of Environmental Services

(NHDES) worked closely with the Town of Londonderry and the EPA New England Brownfields Team to coordinate site assessments under the Targeted Brownfields Assessment (TBA) and Assessment Demonstration Pilot (ADP) Programs to

successfully redevelop the property at 6 Perimeter Road on the Manchester / Grenier Industrial Air Park. EPA conducted a TBA at the site to characterize the scope of contamination, locate underground storage tanks, make recommendations for remediation activities, and provide a cost estimate for those recommendations. NHDES used funds from the ADP program to conduct a site investigation and to develop a remedial action plan based on the recommendations. The Town of Londonderry assumed the costs of the remediation. This is a great example of cooperation between local, state, and federal government agencies.

In the 1940's, the site, now occupied by Enterprise, was developed to provide housing for military personnel. In 1967 the Londonderry Housing Authority acquired the 5-acre site property from the Air Force, which it later sold to a private party in 1971. The site subsequently housed several light industries, including a company making garage doors and a moving van and storage company. Most recently, Lamont Labs, Inc., a company which formulated, packaged, and stored finished chemical products such as windshield washer fluid and pool maintenance chemicals occupied the site.

Open for business in 1983, operations ceased in 1992 and

Before Construction



Former Army barracks

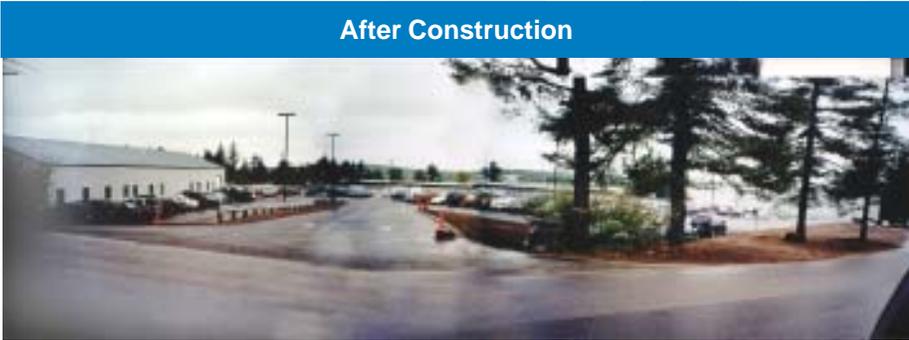
During Construction



the property was abandoned. The company declared bankruptcy in 1994 following a fire which destroyed a section of an unoccupied building. From September 1994 to May of 1995, EPA conducted an emergency removal action to segregate and remove thousands of containerized chemicals (products and raw materials) and UST residuals (except fuel oil.) The Town of Londonderry acquired the property in May 1997 by tax foreclosure. In August of 1997 EPA conducted a \$50,000 TBA. It was estimated that it would cost \$146,500 to remove six

remaining storage tanks and contaminated soils, conduct asbestos abatement, and obtain a groundwater management permit. NHDES received a \$200,000 award under the EPA Brownfields Assessment Demonstration Pilot Program and used a portion of it to conduct further assessments to develop a remedial action plan. The remediation activities were implemented using town funds. The total cost of investigation, removal, and remediation activities conducted in this cross-agency effort totaled approximately \$756,000.

The results of the TBA and the ADP proved a powerful tool to generate interest in redevelopment as part of the overall Manchester Airport Development Authority expansion project. In 2000, Londonderry Housing and Redevelopment Authority acquired the property. It is currently under purchase / lease agreement with the Enterprise Northeast Distribution Center. Automobiles rented through Enterprise in New England are brought first to the Londonderry distribution center, registered to the town, and then sent to the satellite centers. This allows Londonderry to collect additional revenue through the vehicle registration fees.



After Construction

*Enterprise Regional Distribution Center*

**Program Contact:**

Michael J. Wimsett ..... (603) 271-6422  
NH DES - Brownfields

**EPA Contact:**

Lynne Jennings, ..... (617) 918-1210  
Project Officer

# New Baseball Stadium for Bridgeport Bluefish



## **Brownfields (broun'felds') n.**

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in Brownfields Assessment Demonstration Pilot

By the year 1990, Bridgeport had become one of the poorest yet most highly taxed cities in the nation. No where in the City was this economic decay more evident than at the former Jenkins Valve site, located directly at Bridgeport's main gateway. Visitors coming in via the City's ferry, from Amtrak and Metro-North Railroad cars arriving at Bridgeport's train terminal, and in vehicles buzzing overhead on the Interstate 95 overpass were all subjected to a clear view of the abandoned, run-down property. Using a portion of the \$200,000 grant provided to the City in August 1994 as part of EPA's Brownfields Pilot Initiative, a site evaluation was performed on the Jenkins Valve property. Based on this evaluation, the Zurich Re corporation stepped in and invested \$11 million to clean up and redevelop the site. An additional \$1 million was provided by Bridgeport, and \$2 million by the State. This long-idle property is now home to a new, 5,500-seat ballpark, and will eventually include an indoor ice-skating rink and a new museum. The ballpark project alone created 361 jobs, 68 of which are permanent. The collaboration and partnership of multiple Federal agencies have allowed Bridgeport's cleanup and redevelopment efforts to progress well beyond the assessment and planning stages enabled by EPA's initial \$200,000 brownfields grant. As stated by John Podgurski, Brownfields Coordinator for EPA Region 1: "To give you an idea about how much things have changed, the City of Bridgeport has received over 200 inquiries about this pilot from developers and other investors [since the program was initiated]...we continue to build on the momentum generated by the brownfields pilot." Visitors to Bridgeport greeted by a view of the former Jenkins Valve property, with its new ballpark, can testify to the success of the City's efforts.

### Program Contact:

Richard McHugh..... (203) 335-0794 xt. 3016  
Grow Bridgeport

### EPA Contact:

James Chow..... (617) 918-1394



# O'Sullivan's Island



## Brownfields (broun'felds') n.

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

## Success in Brownfields Assessment Demonstration Pilot

The Connecticut cities of Ansonia, Beacon Falls, Derby, Naugatuck, Oxford, Seymour, Thomaston, Waterbury, and Watertown are encompassed not only by the Naugatuck Valley but by EPA's Naugatuck Valley Brownfields Pilot. Awarded in October 1996, the Pilot was designed to help remove contamination uncertainties regarding former commercial and industrial properties, or brownfields. In Derby, a former mixed-use property is being assessed by the Pilot using more than \$180,000 in leveraged funding. Also in Derby, the Brownfields Pilot performed assessments on O'Sullivan's Island, and is now working with EPA Region 1 to determine the feasibility of phytoremediation--an innovative technology that uses plants or trees to extract contaminants from soil--to further prepare the site for redevelopment. Eventually, the riverbanks surrounding O'Sullivan's Island will be restored to pristine condition, and residents will enjoy a new park, a marina, and pedestrian and bicycle paths.

In addition to providing the assessment funding needed to remove potential developers' fear of the unknown, the Brownfields Pilot is helping to form partnerships between developers, local environmentalists, property owners, and city officials. In Beacon Falls, the owners of a 60,000-square-foot former manufacturing facility paid more than \$500,000 in back taxes to the city, following assessment proposals by the Brownfields Pilot. And in Thomaston, the Pilot's assessments of the former Plume & Atwood Brass Mill prompted the site's owner to negotiate with the city for payment of more than \$81,000 in back taxes, rather than risk losing the property to foreclosure.



### Program Contact:

Richard Eigen ..... (203) 735-8688  
Valley Regional Planning Agency

### EPA Contact:

Jim Byrne ..... (617) 918-1389





### Brownfields (broun'felds') n.

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

EPA's Brownfields Program consists of various initiatives designed to foster locally-driven and environmentally-safe approaches to the cleanup and reuse of brownfields properties. Currently, more than 150 cities and towns in New England participate in the Brownfields Program.

### Success in Brownfields Assessment Demonstration Pilot

In the north end of downtown Worcester, Massachusetts lies the site of a former steel foundry, owned by U.S. Steel until just after World War II. By 1960, U.S. Steel's manufacturing plant had been demolished, and the idle property was purchased by Parker Realty Corporation (PRC), who used the site as a parking lot for more than 30 years. In 1998, Marriott approached CMEDA—an organization established by the state in 1995 to oversee the area's



Worcester Marriot Hotel

brownfields revitalization efforts—with an interest in redeveloping the 2.4-acre PRC site into a new Courtyard hotel. While initially dissuaded by the discovery of residual lead contamination, Marriott's discussions with CMEDA and reassurances of liability protection for site purchasers convinced the company to proceed. As part of that protection, the title of the 2.4-acre parcel was transferred to CMEDA prior to cleanup, to end the chain of liability with the Authority. PRC spent more than \$130,000 on assessment and cleanup of the parcel, and paid CMEDA \$15,000 in administrative fees for the Authority's oversight during the four-month cleanup process. EPA's Brownfields Pilot contributed \$31,800 in assessment funding, and the Massachusetts Department of Environmental Protection (DEP) provided an additional \$8,000 for assessments. Marriott completed foundation work on the property in March of 1999, and CMEDA transferred the property's title—along with liability protection in the event that any additional contaminants were discovered—to the hotel chain that same month. Marriott's subsequent \$15 million redevelopment project created 25 construction jobs and 50 permanent jobs; the new, 129-room hotel opened its doors in October 1999. Annual tax revenues from the hotel's operation are expected to exceed \$50,000 per year.

Central Massachusetts, through the Central Massachusetts Economic Development Authority (CMEDA), is providing examples of how



Blackstone River Valley Visitors Center

partnerships between federal, state, and private entities and the local community can produce results far beyond what a single organization might expect. In June 1996, EPA awarded a \$200,000 Brownfields Pilot grant to CMEDA, an organization established one year earlier by the state to oversee the area's brownfields efforts. The Brownfields Pilot has helped CMEDA form partnerships to leverage millions to restore an abandoned mill property into a recreational greenspace. A key outcome of this effort will be a unique museum that celebrates the rich industrial history of Worcester.

Beginning in January 1999, meetings were held that included CMEDA, the City of Worcester, community representatives, the state Department of Environmental Management (DEM), the Blackstone River Valley National Heritage Corridor Commission (BRVNHCC), Preservation Worcester, the Worcester Historical Museum, and the Massachusetts Audubon Society. Together they have formed the "Visitors Center Task Force" and are working to transform a selection of former industrial properties into a visitors center with a History of the Indus-

trial Revolution theme, and an environmental training facility that will cover the spectrum of HAZMAT prevention and cleanup. Funding for this transformation is coming from a variety of sources, including EPA's Brownfields Pilot, the Massachusetts Highway Department, \$260,000 from members of the BRVNHCC, \$500,000 from the state DEM, and a Brownfields Fund established by the state and managed by the Massachusetts Development Office.

**Program Contact:**

Kathy Robertson ..... (508) 791-0445  
Central Mass. Economic  
Development Authority

**EPA Contact:**

Lynne Jennings ..... (617) 918-1210





U.S. Environmental Protection Agency

♻️ Printed on 100% recycled, 100% post-consumer waste, using vegetable or soy based inks

[www.epa.gov/region1/brownfields](http://www.epa.gov/region1/brownfields)