



Rebuilding New England through Brownfields Investments



Contaminated lands can rob a community of its economic potential. Thousands of New England properties are abandoned because owners or developers fear environmental contamination and the associated liability. Called Brownfields, these properties are often unused while development consumes valuable open space. Smart investments lead to smart growth decisions. New partnerships are emerging among government agencies and private investors to restore and reuse these parcels.

Since 1994, EPA has invested \$74 million in grants to more than 100 New England communities, states, and agencies. This has resulted in another \$410 million in leveraged funding from government and private sources for cleanup and redevelopment, while also leveraging thousands of new jobs.

Brownfield properties across New England have been turned into schools, housing, playing fields, new businesses and green space. This booklet presents a few examples of how Brownfield dollars have revitalized neighborhoods and improved the quality of life in many communities.

Economic Development

New business ventures are thriving at over a dozen formerly contaminated properties in New England as a result of EPA investments, including:

- In **Chelsea, MA**, a \$17 million, 180-room Wyndham Garden Hotel employing 100 staff opened on a 65-acre Brownfields parcel and now contributes \$400,000 annually in tax revenues to the city.
- In **Stamford, CT**, a former Brownfield property is now a \$1.5 million, ten employee, Harley Davidson retail facility.
- In **Nashua, NH**, the five-acre Whitney Screw site was converted into 50,000 sq.ft. of retail space that includes Goodale's Bike Shop, the largest bicycle dealer in New England and resulted in an investment of \$2 million in private funds.



Before cleanup and redevelopment—former Whitney Screw property, Nashua, NH

- In **Lewiston, ME**, a 1.2 million sq.ft. mill building now employs 1,000 people in the new Banknorth facility, restaurants, and other business enterprises and leveraged \$41 million in state, private and local funds.

- In **New Milford, CT**, the 72-acre Century Brass manufacturing plant will be converted into a mixed use commercial and light industrial center promising new local revenues and jobs.



Bates Mill, Lewiston, ME

- In **Londonderry, NH**, the Northeast Enterprise Automobile Distribution Center sits on a 5-acre former Brownfields site. Following an initial federal investment of \$50,000 to determine environmental risks on the property, the state secured additional funding to cleanup the site and prepare it for redevelopment. Local revenues are enhanced by vehicle registration fees paid to the city.



- In **Old Town, ME**, an EPA \$20,000 environmental assessment at the former Lily-Tulip paper plate factory site on the banks of the Penobscot River, and the former owners' investment of \$100,000 to clean up the site,



New shops at Old Town, ME

resulted in a prime piece of real estate in the downtown area ready for redevelopment. The 3-acre property has new retail space with an outdoor store, museum, map store, and restaurant, as well as a popular park and public walkways. All told, this property adds \$21,300 yearly in tax revenues, and has brought 40 jobs to the area.

- In **Chicopee, MA**, television Channel 22 built a \$2 million state-of-the-art news and production studio on an 8.5-acre former lumberyard and bedding factory site. EPA conducted an environmental assessment that led to cleanup of the site, making the real estate valuable to the television station as an investor.

- In **Westfield, MA**, a 6.6-acre site of an old boiler foundry is now a busy Stop and Shop supermarket in the heart of downtown. EPA's \$175,000 investment leveraged another \$1 million in federal cleanup funds allowing the redevelopment to occur.

- In **Northampton, MA**, the city's downtown fire station now houses the non-profit Media Education Foundation and the Woodstar Café. EPA's initial \$98,000 environmental assessment raised a question about potential contamination in a hotspot area which was then determined not to present a problem for the property's redevelopment. The project brought nearly 20 new jobs to Main Street.



Woodstar Cafe, Northampton, MA

- In **Springfield, MA**, the city is seeing new tax revenues of \$100,000 annually, the result of commercial redevelopment and expansion of a former public works facility. The project used \$50,000 in EPA Brownfields funding for an environmental assessment that then leveraged \$5.6 million in redevelopment investments. The project led to the retention of 200 local jobs.

- In **Worcester, MA**, a 129-room Marriott Courtyard hotel sits on an old foundry site generating \$50,000 in new tax revenues and providing 50 permanent jobs. Marriott's \$15 million investment came after EPA's \$31,000 in Brownfields funds for environmental site assessment.



New ActionAir Systems, Manchester, CT

- In **Windsor, VT**, using some of the \$350,000 in Brownfields funding to the Southern Windsor County Regional Planning Commission for site assessment and cleanup, an eight person accounting firm was built and is operating on a site where low levels of industrial waste contaminants were found in groundwater.

- In **Manchester, CT**, EPA conducted a targeted Brownfields assessment on the site of a machine parts manufacturer that paved the way for ActionAir Systems to build its offices on the site. This redevelopment opportunity retained 40 local jobs and meant that the property would be back on the tax rolls, the first time in more than a decade.
- In **New Bedford, MA**, the first industrial park is under construction at a former textile mill on a 25-acre parcel that will generate 350 new jobs. In 1999, EPA made an initial investment of \$61,000 for a site assessment that showed some contamination that may have posed a redevelopment risk. With additional funding through EPA's Brownfields Showcase Community program, and matched with funds from other federal and state sources, a multi-million dollar cleanup and redevelopment were made possible.
- In the **Massachusetts cities of Everett, Malden and Medford**, the Mystic Valley Development Commission is redeveloping 207 acres of Brownfields sites into a modern, productive, and technologically sophisticated telecommunications center of approximately 1.8 million square feet of new office, research and development, and manufacturing space. The TeleCom City project has received \$1.8 million in federal services and funds and will result in new tax revenues and new jobs.

Parks, Recreation and Open Space

As development pressure mounts, New England's urban communities are trying to balance growth with access to parks and open space. Dozens of abandoned or contaminated properties and more than 100 acres of valuable urban lands in New England are now in the public domain where residents enjoy open space, greenways, waterfront parks, community and organic gardens and walk/bikeways, including:



Riverfront Park, Fitchburg, MA

- In **Providence, RI**, 39 acres of valued urban land are being preserved as part of the Woonasquatucket River Greenway project. Additional federal, state and local investments of \$1 million each also help make the Greenway project a reality.
- In **New Britain and Hartford, CT**, abandoned sites were converted into organic and community gardens servicing local residents and several of the region's restaurants, health food stores and grocery stores. These projects resulted in over \$1.2 million in site improvements.

- In **Fitchburg, MA, Ledyard, Derby and New London, CT**, reuse of

Brownfields sites is providing new access to valuable waterfront with the conversion of six acres into parks, marinas, boardwalks and bikepaths.

- In **Bridgeport and Waterbury, CT, Lewiston, ME, Greenfield, NH and Worcester, MA**, similar successful reuse projects can be found. A total of 40 abandoned acres have been turned into parks and recreational facilities in the heart of these cities, spurring other development projects.



Urban Oaks Farm, New Britain, CT



Sports and Entertainment Facilities

Throughout New England, many former junk yards, dumps, and abandoned manufacturing facilities have been converted into sports and entertainment arenas, ball fields and golf courses. Many of these projects were key to downtown revitalization. Here are just a few examples:

- In **Bridgeport, CT**, the former 8.5-acre Jenkins Valve Site was converted into a 5,500-seat ball park, skating rink and museum. The ball park was built with \$11 million in private investments, \$1 million of local funding, and \$2 million in state funding. This project added 68 jobs to the local economy.



Bridgeport Stadium, Bridgeport, CT

Brownfields assessment to be contaminated with lead and arsenic now sports the Buttonhole Golf Course for inner city youths and others to enjoy.

- In **Lowell, MA**, the Tsongas Arena and LeLacheur Park are state-of-the-art sports facilities built on marginal properties following \$70,000 in EPA grants for initial site studies. The Tsongas Arena is a 7,800-seat facility hosting concerts, festivals and sporting events while Le Lacheur Park is a 4,710-seat baseball and football stadium. Together scores of new jobs were created, and initial investments were matched by \$42 million for the development.



Tsongas Arena, Lowell, MA

Funding Brownfields Cleanup

EPA's Brownfields program was launched in 1995 as a pilot in Cuyahoga County, Ohio, and has grown to include investments in more than 800 communities nationwide. In New England, the program is credited with assessing and cleaning up more than 750 properties. Since signing the landmark *Small Business Liability Relief and Brownfields Revitalization Act* into law on January 11, 2002, President Bush has three times requested a doubling of funds for the program to \$210 million. In 2003, Congress approved nearly \$167 million and then gave an additional \$3.4 million for 2004. The President's 2005 request again includes \$210 million for Brownfields cleanup, a nearly \$40 million, or 24 percent, increase over the 2004 Consolidated Appropriations legislation level.

Visit www.epa.gov/ne/brownfields

School, Educational and Municipal Buildings

As available land becomes even more scarce, communities are redeveloping Brownfields into much needed educational and public service facilities. Below are a few examples:

- In **Everett, MA**, a 5-acre former commercial property was converted to a top notch educational facility serving 950 students. The Madeline English School opened its doors for the 2003-2004 school year with \$11 million in state financing to construct the much needed grammar school.

Chester and Lowell, MA, will have similar stories to tell when former Brownfields sites in those communities are cleaned up and construction is complete on new school buildings already in the works.

- In **Springfield, MA**, a 47,700 sq. ft. former school building is now a Head Start day care facility, thanks to a \$20,000 Brownfields assessment and \$1 million in private investments. This property now adds \$30,000 annually to the tax base and leveraged 34 new jobs.

- In **New Haven, CT**, the 4,300 sq.ft. “r” Kids Family Center opened its doors to provide services for 120 foster and adopted children and their families. EPA gave a \$267,000 Brownfields grant to the city, \$20,000 of which was used at this site for environmental assessment leading to the redevelopment of the former commercial property.

- In **Providence, RI**, the YMCA of Greater Providence borrowed \$500,000 from the Rhode Island Brownfields Cleanup Revolving Loan Fund to clean up the former Gorham Manufacturing site for redevelopment into a state-of-the-art YMCA recreational facility that includes a gymnasium, day camp, and community services. This will provide important social services to one of Providence’s low-income neighborhoods.



Madeline English School, Everett, MA

Funding to States

States and tribes play a significant role in identifying, cleaning up, and redeveloping Brownfield properties, and they spend millions of dollars each year to support these efforts. Over the past few years, EPA has tripled its funding of state Brownfield programs allowing them to establish or expand voluntary cleanup programs and to conduct site assessments and cleanups. EPA also funds state revolving loan programs that make available low interest loans and grants to qualified parties to clean up Brownfields. The loan usually requires the grantee to contribute only 20% of the costs. Rhode Island and New Hampshire and Connecticut have already set up state revolving loan programs to help finance Brownfields work.

	State Agency Funding since 1994	Total Funding in each state since 1994
Connecticut	\$ 2,890,627	\$16,715,627
Maine	\$ 1,270,437	\$ 5,799,454
Massachusetts	\$ 3,510,974	\$30,504,225
New Hampshire	\$ 3,163,662	\$ 7,443,662
Rhode Island	\$ 1,936,935	\$ 8,744,935
Vermont	\$ 765,030	\$ 4,715,030
Total	\$13,537,665	\$73,922,933



- Also in **Providence**, Save the Bay - a non-profit environmental organization, is building its headquarters on a 6-acre landfill at Fields Point where it is constructing a 17,600 sq.ft. marine educational center. EPA provided \$845,000 in Brownfields seed money for this project that included a site assessment and then a cleanup loan. The site is located on Narraganset Bay and offers spectacular views and resources for environmental education.
- In **Gardner, MA**, the Gardner Public Library is being built on the site of a former furniture manufacturing facility. EPA provided \$200,000 to the Montachusett Regional Planning Commission to identify potential real estate for reuse and to conduct environmental assessments on those properties. As a result, local and state funds were leveraged to meet 80 percent of the needed \$7.6 million for cleanup and construction of the library.
- In **Brattleboro, VT**, a four story, 120,000 sq.ft. intermodal transportation center recently opened on two city owned Brownfields properties that provide important links for regional buses, Amtrak, and taxi service, as well as providing parking and access for pedestrians and cyclists to Brattleboro's downtown area. EPA provided seed funding for site assessment work that allowed the city to leverage nearly \$8 million in other federal, state and local funds allowing the project to move ahead.
- In **New Ipswich, NH**, the town converted a nine-acre abandoned construction company site into town offices, a police station and office space for their schools. The town used \$53,000 in EPA funds to assess the property, then used its own funds to do the cleanup and redevelopment.

Housing

New England's housing demands are great. Redevelopment of downtown parcels is transforming town and city centers into lively and convenient neighborhoods to live in. Each of the following stories were made possible with a grant from EPA that determined that site reuse was possible.

- In **Burlington, VT**, a 2.6-acre former bus maintenance facility has been converted into 25 rental units of affordable housing, greenspace and commercial space.
- In **Boston, MA**, a 100-unit condominium building is being built on a former industrial site. EPA's initial investment has led to a \$1 million cleanup being paid for by the developer and another \$1 million investment from the city.
- In **Hartford, CT**, a planned renovation of a historic mansion on a 17-acre Brownfield site will include 56 townhouses of new construction. The redevelopment will add \$400,000 annually in tax revenue.
- In **Lynn, MA**, a former laundry facility has been converted into five new single family homes for low and moderate income families.
- In **Gardner, MA**, three single-family affordable homes are nearing completion on a former manufacturing site where contaminated soils needed to be cleaned up before redevelopment could occur. EPA provided a



*Groundbreaking with Mayor Menino,
505 Tremont Street, Boston, MA*

\$200,000 grant to the Montachusett Regional Planning Commission to identify potential real estate for reuse and to conduct environmental assessments on those properties. Each home is expected to sell for \$125,000.

- In **Lowell, MA**, the city used a portion of its \$200,000 Brownfields grant to determine potential uses of an 11,0000 sq.ft. commercial/industrial property. The property now consists of 49 loft-style artists residences, a café, retail space, and art gallery. With \$3.9 million in private development investments, the real estate contributes \$400,000 annually to Lowell's tax base and has a current value of \$9 million.



Former Vermont bus maintenance facility, Burlington, VT

- In **Somerville, MA**, the Visiting Nurses Association demolished an old mattress manufacturing facility to construct 97 units of assisted living needy seniors. The city used EPA Brownfields funds for an initial site investigation that determined redevelopment of the parcel was possible.

EPA provides funding and technical assistance to local, tribal, and state governments, to assess, safely clean, and sustainably reuse brownfields. Programs address the environmental, health, and economic concerns associated with brownfields.

EPA New England Brownfields Team Contacts:

**Program Coordinator and
Cleanup Grants**
Lynne Jennings
617.918.1210
jennings.lynne@epa.gov

**Targeted Brownfields
Assessments**
Jim Byrne
617-9181389
byrne.james@ep.gov

Revolving Loan Fund
James Chow
617.918.1394
chow.james@epa.gov

**Showcase Communities and
Assessment Grants**
Diane Kelley
617.918.1424
kelley.diane@epa.gov

Job Training Grants
Chris Lombard
617.918.1305
lombard.chris@epa.gov

Project Officers
Joonu Andrews
617.918.1630
andrews.joonu@epa.gov

John Smaldone
617.918.1207
smaldone.john@epa.gov

Myra Schwartz
617.918.1696
schwartz.myra@epa.gov

Legal Advisor
Rona Gregory
617.918.1096
gregory.rona@epa.gov

Visit www.epa.gov/ne/brownfields for additional stories and information on how EPA's Brownfields program is rebuilding New England, community-by-community.