

**Planning &  
Economic Development**

70 Tapley Street Springfield, MA 01104 413.787.6020 413.787.6524

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**IV.A. Narrative Information Sheet**

1. Applicant Identification

City of Springfield Office of Planning and Economic Development  
70 Tapley Street  
Springfield, MA 01104

2. Funding Requested

a. Grant Type: Single Site Cleanup

b. Federal Funds Requested

**\$5,000,000**

3. Location: Springfield, Hampden County, Massachusetts

4. Property Information

ES Pinevale  
Springfield, MA 01151

5. Contacts

a. Project Director

Wilson Darbin, Project Manager  
70 Tapley Street, Springfield, MA 01104  
413-750-2810  
[wdarbin@springfieldcityhall.com](mailto:wdarbin@springfieldcityhall.com)

b. Chief Executive/Highest Ranking Elected Official

Mayor Domenic Sarno  
36 Court Street  
Springfield, MA 01103  
[mayor@springfieldcityhall.com](mailto:mayor@springfieldcityhall.com)

6. Population: City of Springfield - 155,929

7. Other Factors

Sample Format for Providing Information on the Other Factors	Page #
Community population is 10,000 or less.	N/A

The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	Page 3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	Page 3
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

Notes: NA = Not applicable

8. Letter from the State or Tribal Environmental Authority – Letter from MassDEP attached
9. Releasing Copies of Applications: Not Applicable

#### IV.A. Narrative/Ranking Criteria

##### 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

###### a. Target Area and Brownfields

- i. Overview of Brownfield Challenges and Description of Target Area - Springfield, Massachusetts (the City) is in Hampden County on the eastern bank of the Connecticut River, 100 miles inland from the Atlantic Coast (Western Massachusetts). The City has a population of 155,929 covering an area of 33 square miles. Springfield is the 3rd largest city in the State; the 4th largest in New England. **Springfield is known as the “City of Firsts,”** a moniker earned through a history of innovation, including America’s first Armory and military arsenal and the first American made automobile. Springfield is also well known for two other innovations - the birthplace of basketball and Theodor Seuss Geisel (“Dr. Seuss”). *However, with a manufacturing history dating back to the 1700s, Springfield has also become known for its Brownfield challenges, and the contamination and negative impacts it has had on the health and welfare of its underserved communities.* According to the Massachusetts Office of Energy & Environmental Affairs, **100% of Springfield’s total population is in block groups designated as Environmental Justice neighborhoods due to low-income, minority and/or English fluency status.** Over the years, most of these former industries (textile, paper, distilleries, and metals, etc.) have disappeared, leaving many City residents living, working, and playing next to contaminated brownfields sites. **There are over 1,290 known hazardous release sites** in Springfield according to the Massachusetts Department of Environmental Protection (MassDEP), and the City estimates there are an **additional 250 Brownfield sites** – warehouses, abandoned mills, and former commercial buildings, gas stations, auto repair facilities and dry cleaners, tax foreclosed properties and vacant lots – from one to 10+ acres (**more than 200 acres total**). These properties are impacted with volatile organic compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), heavy metals (lead, arsenic), petroleum, and/or hazardous building materials (HBM, e.g., asbestos, lead-based paint and PCBs), resulting in decreased property values, increased public health and safety risks, crime, blight, neglect and diminished local business investment and tax base. Brownfields have also contributed to the significant economic disparities and amplified exposure to the underserved communities in the area.

**The Target Area is the neighborhood of Indian Orchard, identified as census tract 25013800102.** In addition to the clusters or large brownfield sites located within Indian Orchard, there are also minority and other underserved populations that experience the negative effects of their contamination. **Indian Orchard is among the most impoverished neighborhoods in Massachusetts** and it lacks quality employment opportunities and access to healthy foods. The City is in desperate need of this Cleanup Grant which is critical to help reverse some of the environmental, economic, and health and welfare challenges the residents in the Target Area and City have been plagued with for decades.

- ii. Description of the Proposed Brownfield Site(s) - **ES Pinevale** is an approximately 16-acre vacant parcel of land located on the east side of Pinevale Street, north of Goodwin Street, in the Indian Orchard Target Area of Springfield. The Site was formerly part of a 54-acre property owned and operated by the Chapman Valve Manufacturing Company, circa 1874, and the Crane Company, manufacturers of specialty metal valves for federal agencies, until the 1980s. Chapman Valve also supplied valves to the Manhattan Project and the Atomic Energy Commission, according to the U.S. Department of Labor. Historical manufacturing uses included brass and iron foundries as well as steel and iron machine shops and may have also included rolling operations on uranium metal. Crane Co. dissolved the 54-acre property into numerous parcels, which were sold to various parties, except for the target 16-acre ES Pinevale Street parcel. Crane Co. demolished the original 12 factory buildings located at the Site between the 1980s and 1996. Concrete slabs from the foundations of the historical manufacturing buildings remain across the property. The Site went through various property transfers between 2003 and 2013 before the City acquired the Site through tax title taking in May 2013. Documented releases at the Site include metals, petroleum hydrocarbons, PAHs, asbestos-containing material (ACM), VOCs, SVOCs, and PCBs in soil; and petroleum hydrocarbons, metals, VOCs, and SVOCs in groundwater. Soils on Site consist of varying types and amounts of fill materials from two (2) to 10 feet below ground surface (bgs). The

primary sources of contamination are historical Underground Storage Tanks (USTs) and surficial releases from former manufacturing activities that have co-mingled and migrated into the soil and groundwater. Metals (i.e., **lead**) and **PAH** impacts may also be the result of industrial by-products included in the fill materials and/or historical Site. **Asbestos** is present in surficial soils – the result of disturbance to already damaged ACM during previous excavations, demolition activities, and/or natural degradation.

#### b. Revitalization of the Target Area

- i. Reuse Strategy and Alignment with Revitalization Plans – Currently a non-profit organization is proposing to develop an “**Eco-Industrial Park**” on the target property that will build upon an existing hydroponic greenhouse facility located on the northwest corner of the Site. The redevelopment vision is for a **zero-waste, closed-loop site with a food and sustainability focus that combines greenhouse production with recycling and material use, sustainable energy generation, a landscaping business and open space**. The site would also include a farm stand and café / kitchen as well as **educational space** and would put Springfield at the forefront of urban green development nationally. The project would **create jobs**, model cooperative, eco-industrial and permaculture practices, and connect and inspire people with ecological dynamics, nature, gardening, abundance, and each other. The Permaculture, Landscaping and Construction Co-op would design, install, and maintain permaculture landscapes. Landscape wastes would be used in the proposed biodigester or as compost. The biodigester would process organic waste from institutions and households to **produce sustainable energy** (methane gas and electricity) to power co-op businesses, with the effluent used for composting and fertilizer. A Mushroom Farm Co-op would grow mushrooms on cardboard, biodegradable packing material, junk mail, wood chip, and coffee ground substrate. The Compost Co-op would compost wood waste, tree trimmings, used mushroom substrate, greenhouse waste, etc. Effluent from the biodigester would speed the process of composting. Compost would be used in the greenhouses and community gardens. **The Community Gardens** would include individual plots providing space for fruit and vegetable production, **helping community members meet their basic needs, mentoring and support in food growing, and room to expand**. The greenhouses would grow lettuce and other produce to expand access to year-round locally grown **produce for local retail/institutional markets as well as food deserts in the Springfield region**. The cafe would serve healthy light fare, with a focus on local sourcing. The space would **allow for community gatherings; cooking, nutrition, and permaculture workshops**; as well food processing. The proposed site reuse aligns with Springfield’s **2017 Strong, Healthy & Just – Climate Action & Resilience Plan (CARP)** which seeks to increase community resilience through adaptation to and mitigation of climate change impacts with a focus on the city’s vulnerable populations, maintaining an ongoing commitment to and emphasis on climate justice throughout all current and planned work. *The CARP commits the City to maximizing energy efficiency in new and current construction and investing in sustainable energy.* The CARP also commits the City to reducing greenhouse gas emissions. The city is also currently embarking on **a series of Neighborhood Investment Plans with partner Pioneer Valley Planning Commission (PVPC)**, a project funded by American Rescue Plan Act funding that will result in a new neighborhood plan for 11 Springfield neighborhoods including Indian Orchard Target Area. PVPC has been conducting regular community engagement activities and plan drafting.
- ii. Outcomes and Benefits of Reuse Strategy - Springfield anticipates tremendous environmental, social, economic, and public health benefits from the proposed Site cleanup and redevelopment. **Addressing this large, 16-acre site that has lied vacant and underutilized for almost 30 years, will provide significant health benefits** to residents – through reduced environmental exposures to Site contamination and healthier food choices – and **social benefits**, including community investment, reduced blight, crime and vandalism, new jobs, and community pride. **Indian Orchard is a geographically isolated neighborhood far from the City’s government center, and one in need of a vast redevelopment of this major blemish in the community**. The addition of new commercial opportunities will reinvigorate the Target Area by providing easily assessable quality and community services and resources that will improve the community’s quality of life while also **stimulating the local economy by expanding the City’s tax base and creating new jobs**. The

proposed operations on the Site will encourage nearby residents to “buy local”, improve access to fresh foods, and add cash flow in the local economy. Each acre of Brownfields redeveloped will also increase community pride and nearby residential property values. During redevelopment, Site contaminants will be cleaned up providing significant **environmental benefits** through improved quality of soil, groundwater, and air; removal of exposure pathways; and minimized impacts to sensitive and downgradient receptors. The Site is at risk of increases in air and water temperature, extreme precipitation, and more frequent/intense extreme storm events. **The proposed project will improve local climate adaptation / mitigation capacity and resilience to protect residents and community investments by employing practices that minimize resource use, waste generation, energy use, and greenhouse gas emissions.** Specifically, the proposed reuse as a zero-waste, reduced carbon footprint redevelopment associated with the implementation of closed loop commercial/light industrial uses, renewable energy generation and energy efficiency and/or sustainable practices.

**c. Strategy for Leveraging Resources** - Springfield will use key funding resources, as needed, to support the completion of assessment, remediation, and site reuse: *i) Resources Needed for Site Characterization* – Supplemental Site characterization may be completed to help refine areas of asbestos and other impacts to further support remedial planning and design efforts. Therefore, the City may use part of its FY23 Community Wide Assessment Grant Funds and/or apply to MassDEP or PVPC for additional site assessment and/or cleanup planning activities. *ii) Resources Needed for Site Remediation* – Springfield is requesting EPA Brownfields Cleanup funding sufficient to complete the remediation at the ES Pinevale Site, obtain regulatory site closure under the state’s VCP, and ready the Site for reuse. In the event additional cleanup resources are needed, the City will utilize our strong relationships with MassDevelopment and/or MassDEP to find additional funds. *iii) Resources Needed for Site Reuse* – **There is significant interest in the site from developers, but EPA Brownfields Cleanup funding is a critical first step to ensuring a financially feasible and successful development that aligns with the community’s priorities;** although there is significant developer interests, no firm leveraging commitments are yet in place for the Site reuse. The City is currently working with the community to refine development objectives for the Site. The inclusion of an Eco-Industrial Park and open space is among the redevelopment objectives; as such Springfield anticipates and is committed to working with the selected developer to pursue numerous leveraged resources to support the project which may include, but may not be limited to, resources identified in the following table:

Name of Resource   Is the Resource for Assessment, Cleanup, or Reuse Activities?	Is the Resource Secured or Unsecured? Additional Details or Information About the Resource
<i>EPA</i> <b>Assessment</b>	<b>Secured</b> - City’s \$500,000 FY23 Assessment grant may be used for assessment, public engagement and/or cleanup and reuse planning.
<i>PVPC</i> Assessment <b>Cleanup &amp; Reuse Planning</b>	<b>Unsecured / Pending</b> - Verbal commitment from PVPC’s FY23 Community Wide Assessment Grant, pending committee approval, to be used for cleanup & reuse planning. Additional funds may be requested for supplemental site characterization, if needed.
<ul style="list-style-type: none"> <li>• <i>MassDevelopment</i></li> <li>• <i>MassDEP</i></li> </ul> Assessment and/or <b>Remediation</b>	<b>Unsecured</b> - Funds generally up to ~\$250K in assessment and ~\$750k for cleanup available. Loans and/or grants will be applied for if needed, at applicable time.
<i>MA Brownfields Tax Credit Program</i> <b>Reuse</b>	<b>Unsecured</b> - Credit for cost incurred on a Brownfields remediation project. City will work with eligible developers / non-profit organizations as appropriate.
<i>MA New Market Tax Credit</i> <b>Reuse</b>	<b>Unsecured</b> - Created to stimulate business investment in designated low-income communities.
<i>MA Municipal Vulnerability Preparedness (MVP)</i> - Assessment, Cleanup and/or <b>Reuse</b>	<b>Unsecured</b> - Climate resiliency planning and adaptation implementation funding. May be applied for at appropriate time.

i. **Use of Existing Infrastructure** - The E/S Pinevale Site has complete access to municipal water, sewer, electrical, natural gas, public transit, and broadband services that are fully equipped to accommodate future growth. Springfield’s zoning ordinances uphold several of the City’s most important values – protecting community health and safety, promoting economic development, encouraging appropriate land use, and preserving the

City’s cultural, historical, architectural, and open space heritage. The City’s design standards require sustainable and green building design components and infrastructure (e.g., raingardens and/or bioswales for stormwater retention, etc.) and renewable energy to be incorporated during site redevelopment.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Community Need**

- i. **The Community’s Need for Funding - The Target Area is a designated Minority EJ population block group by the State of Massachusetts with the following characteristics: Minority population: 44.5%; and Median/Low household income: \$47,234, which is 49% of the MA MHHI. The City has a median household income of \$44,286** (adjusted for inflation) which is 46% of the MA MHHI. Along with low median incomes, events in recent years have adversely impacted the City’s fiscal health. According to the Mayor’s FY22 Recommended Budget, the COVID-19 pandemic and the resulting business shutdowns, **cost the City of Springfield \$10+ million in lost annual revenue**, leaving an impact on vital services and programs. Additionally, the rapidly escalating rate of inflation is also impacting the City and its residents’ ability to draw on other sources of funding to redevelop brownfields properties in the Target Area. Pandemic inflation rates have decreased since the all-time high of 9.1%, but as of September 2023, inflation is still high at 3.7%. Utility rates in Massachusetts are expected to see a significant increase for gas and electricity commencing this month as the long winter heating season begins. Massachusetts’s major utility companies, National Grid and Eversource, recently announced a 30% and 23% (respectively) increases in their utility prices. **Indian Orchard is in the 95% for housing costs exceeding 30% of household income and the 86% for households with income less than or equal to twice the federal poverty rate (CEJST)**. City resources are further strained by legacy costs from a category EF-3 tornado that damaged or destroyed 800 buildings and displaced over 300 families in the City in June 2011 as well as a November 2012 a major gas explosion that damaged dozens of buildings throughout the downtown. The City had to borrow ~\$300k for removal and disposal of 2,000 tires and waste drums, a Hazmat Survey, removal/disposal of asbestos, and removal of 2,300 gallons of oil/water from a former car crusher on an abandoned, tax-title property. The City also had over \$2M in costs in cleaning up from the fire that destroyed the former Chestnut Junior High School.
  - ii. **Threats to Sensitive Populations – (1) Health or Welfare of Sensitive Populations** - The Target Area has high concentrations of sensitive populations, including children (ages 0-14) 19.8% and seniors (ages 55 and older) 23.5%. Indian Orchard is also in the 70-95% for proximity to hazardous materials. 51.7% of Indian Orchard housing units are renter occupied, meaning that half of Indian Orchard residents are more likely to have less stable housing. Springfield also has significant health and welfare impacts from contaminated properties and environmental exposures. **According to the EPA’s EJSCREEN and CEJST, Indian Orchard is identified as an Underserved Community** due to low income (78% poverty) and high minority (60-90%) status. 19.4% of the individuals aged 25 and over in the Target Area do not have a high school degree. Target Area residents are exposed to contaminants daily via dermal contact, ingestion, and/or inhalation, including children passing sites on their way to school and runoff and/or air particulates during weather events, which are only expected to get worse from climate change. Due to the age of the City’s housing stock and other structures, many buildings in the city contain hazardous building materials such as asbestos, PCBs, and lead-based paint. The Target Area is in the 70-90% for presences of lead. Due to widespread structural damage to buildings in the city resulting from the tornado in 2011, more hazardous building materials were released to the environment, subjecting Springfield’s sensitive and disadvantaged populations to additional pollutants.
- (1) **Greater Than Normal Incidence of Disease and Adverse Health Conditions** - The Target Area is in the 77% for Low Life Expectancy and City residents have **experienced higher rates of health disparities including asthma, lead poisoning, and other illnesses**. Per EJSCREEN, most of the neighborhoods in Springfield, including Indian Orchard, are within the 95-100% for asthma occurrences. While it has made strides since recently being known as the “**Asthma Capital of the United States**” in 2019 by the Asthma and Allergy Foundation, Springfield still ranks as the 46th most challenging place to live with asthma in the country in the

latest report. Springfield residents of color are at substantially greater risk of experiencing complications from asthma. Latinx residents visited the emergency room for asthma-related emergencies at nearly five times the rate of white Springfield residents. Children ages 0-14 also experienced these inequities with the highest rates among Latinx children with rates double those of whites (PVAC). Asthma in older adults is a serious problem in Springfield, with the second highest rate of hospitalization of any age group and on the rise. Asthma-related incidents in Springfield account for twice the State average and are representative of unsafe conditions resulting from high number of Brownfield sites adjacent to residences. Type 2 diabetes is one of the City’s most significant health problems, and the target neighborhood is in the 65% for type 2 diabetes occurrences (CEJST). Highways including Interstates 91 and 291 encompass the City and cross through several neighborhoods, including Indian Orchard, near schools increasing exposure to air pollution. The Target Area is in the 70-100% for traffic proximity and volume (CEJST). Springfield is defined as a **“high-risk” community for lead poisoning** by MA Department of Public Health. Approximately 90% of the houses in Springfield were built before 1979, so there is a significant presence of lead paint and other HBM. Although statistics are limited, it is reasonable to presume Target Area residents are adversely affected from exposure to PAHs (liver disorders; cancer), petroleum (nervous system, immune, liver, kidney, respiratory damage; cancer), heavy metals including lead (immune, cardiovascular, developmental, gastrointestinal, neurological, reproductive, respiratory, kidney damage; cancer), VOCs (liver, kidney, nervous system damage; birth defects; cancer) and HBM including asbestos (lung scarring, mesothelioma and lung cancer) and PCBs (immune, hormone and neurological system; liver and skin disease). Cleanup and redevelopment of the ES Pinevale Street site, which is located in a largely residential neighborhood surrounded by sensitive populations, will help address these problems and improve the overall health and wellbeing of Target Area residents by improving soil, groundwater and air quality at the site, decreasing the likelihood of residents encountering toxic substances and exposure to environmental contaminants and providing access to healthier foods, while also providing educational opportunities and access to other goods and services.

- (2) Environmental Justice - (a) Identification of Environmental Justice Issues: The Target Area maintains a high concentration of poverty and minority populations relative to remaining portions of the City and have been disproportionately impacted. **Springfield is a designated EJ community and consists of approximately 49% Latino, 21% African American, 3% Asian and 26.5% non-Latino white** (2022 American Community Survey). Approximately 39% of Springfield residents speak a language other than English in the home (2022 ACS). In addition to environmental impacts associated with Brownfields, Springfield suffers high unemployment, high poverty, extremely low median income, and low educational attainment. A study conducted by PVPC confirms that our education and transportation systems are two major contributing factors preventing City residents from attaining good-paying jobs. **Approximately 20% of our youth population (18 to 24) have not achieved a high school degree.** The Springfield Metropolitan Area unemployment rate, which has dropped significantly since the spike in unemployment from Covid-19, is now 4.4%, which is 69% higher than the state’s (2.6%). Despite having Pioneer Valley’s highest total employment opportunities, we currently experience higher unemployment rates. According to the New England Public Policy Center, the City’s workforce participation, educational attainment, and homeownership are all extremely low. **Hampden County has the highest rate of childhood and overall food insecurity at 15.3% for children and 12.2% overall** ([foodbankwma.org](http://foodbankwma.org)). (b) Advancing Environmental Justice: **After cleaning up and redeveloping the Target Property, the opportunities for economic development at the Site will improve neighborhood conditions for the disadvantaged communities.** With additional tax base from the site, neighborhood improvements can be more readily made. The Target Site will provide much needed resources, including increasing job opportunities, eliminating food deserts by providing access to local fresh produce and healthy food options, providing educational opportunities and access to other goods and services. Remediation will improve soil, groundwater and air quality and decrease the likelihood of residents encountering toxic substances, improving their overall health and wellbeing. Based upon the City’s successful brownfields redevelopment experience, **the City does not anticipate the proposed revitalization plans to cause displacement in the Target Area. Proper strategies and/or policies will be implemented to minimize the**

**displacement of residents and/or businesses if needed, such as community benefit agreements, small business preservation programs, inclusionary zoning, community land trusts, tax abatement and/or financial programs.** If relocation is needed, the Springfield Redevelopment Authority (SRA) will assist with managing relocation and the City will comply with State relocation mandates and regulations.

**b. Community Engagement**

**i. Project Involvement / ii. Project Roles**

ORGANIZATION / POINT of CONTACT	SPECIFIC INVOLVMENT IN PROJECT/ASSISTANCE
<b>Indian Orchard Citizens Council</b> Zaida Govan 413-209-8240 <a href="mailto:IOCC.council@gmail.com">IOCC.council@gmail.com</a>	<b>Liaison between City and Target Area residents.</b> Neighborhood organization that will perform education and outreach about the Site and the role of brownfields redevelopment in the community. Will assist the City by engaging the public for input with respect to the decisions associated with the cleanup and future reuse of the Site. Will provide meeting notice to Target Area residents and space for public meetings as needed. Commit to participate in QEP selection process with City and Brownfields Committee.
<b>Pioneer Valley Planning Commission - PVPC</b> <i>(Regional Planning Commission for County)</i> Erica Johnson 413-781-6045 <a href="mailto:ejohnson@pvpc.org">ejohnson@pvpc.org</a>	<b>Contracted with city to produce Target Area neighborhood plan</b> including community engagement in the Target Neighborhoods. As a <b>Brownfields Advisory Committee (BAC) member</b> , will participate in QEP selection and assist the with cleanup and reuse planning activities.
<b>MassDevelopment</b> Richard Griffin 413-731-8848 <a href="http://www.massdevelopment.com">www.massdevelopment.com</a>	A significant <b>Brownfields funding partner for the city</b> , MassDevelopment provided assessment money to the site and will assist through financial resources and expertise to advance the future reuse of the site. <b>BAC Member.</b>
<b>Springfield Redevelopment Authority</b> Amanda Pham 413-787-6020 <a href="mailto:apham@springfieldcityhall.com">apham@springfieldcityhall.com</a>	Quasi agency separate from City responsible for Urban Renewal Planning. Will <b>assist the City with community engagement</b> and provide support to the city and future developer with respect to reuse planning efforts. <b>BAC Member.</b>
<b>Wellspring Cooperative</b> Fred Rose 413-461-8203 <a href="mailto:fred.rose@wellspringcoop.org">fred.rose@wellspringcoop.org</a>	Local nonprofit and project abutter with interest in purchasing the site post-cleanup. <b>Has conducted community engagement &amp; surveys related to proposed reuse of site and will be involved with community engagement.</b>

ii. **Incorporating Community Input** - Springfield has a strong track record using the resources of our community-based organizations and forming partnerships within the local target community and area developers to achieve brownfields success. In 2022, the city embarked on a significant neighborhood planning process with PVPC that will result in the development of distinct neighborhood plans for each of our 17 neighborhoods, including the Target Area of this application. Through this process we will include information on the Brownfields program and gather community feedback on cleanup and reuse plans, as well as potential impacts and opportunities. We are fortunate there are active neighborhood organizations as well as non-profit groups to assist in the community engagement portion of projects. Throughout the grant, community involvement will include **BAC Meetings**: Quarterly virtual, in-person or hybrid meetings to discuss cleanup and reuse planning activities and alternatives. **Public Meetings**: We intend to hold up to four (4) public meetings at various project milestones (e.g., pre-cleanup to discuss Phase II results and proposed remedial alternative, during remediation to discuss project progress and reuse planning, and post cleanup to discuss next steps and redevelopment planning). Meetings will be hybrid, when feasible. The public meetings will be held at different times during the day in person and/or via Zoom to accommodate working parents, seniors and others. Recordings will be available online for those who were unable to attend. In-person meetings will be at handicapped accessible spaces with access to transit. **Outreach Materials**: Program flyers and other educational materials will be distributed at in person community events to meet the residents where they are, such as at local farmers market or other community gatherings. **Website & Social Media**: Updates regarding program, public meeting notices, online repository of project files and reports, etc. **Surveys**: Solicit community feedback and input on proposed cleanup and redevelopment plans, as well as the needs/desires of community & Target Area residents. **Translation Services**: As Spanish is the second most spoken language in the Target Area, translation services will be provided for meetings and materials.



**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

a. **Proposed Cleanup Plan** - The goals of the project are to protect and improve human health and the environment and bring a vacant and underutilized property back to beneficial use for the community. The site is not currently suitable for reuse due to the presences of comingled lead, PAH and asbestos contaminated soils at the Site. Regulatory closure can be achieved if the source of impacts is eliminated or controlled. Therefore, the proposed cleanup plan is to install an engineered control in the form of a cover system, consisting of an 18-inch clean soil cap underlain with a geotextile barrier, to prevent access to contaminated soils that pose the greatest potential exposure risk to future users of the Site. Institutional controls in the form of an Activity and Use Limitation (AUL) deed restriction will be required to prohibit disturbances to the cap to prevent potential exposure to impacted soils. The proposed remedial alternative will allow for future Site redevelopment and will attain and maintain a condition of “No Significant Risk” under the Massachusetts MCP; 310 CMR 40.0000 – the state of Massachusetts’ voluntary cleanup program (VCP) and achieve regulatory Site closure by effectively removing the contaminant exposure pathways from soil.

**b. Description of Tasks/Activities and Outputs**

**i. Project Implementation / ii. Anticipated Project Schedule/iii. Task Activity Lead/iv. Outputs**

<b>Task #1 – Cooperative Agreement Oversight</b>
<b>EPA funded tasks/activities:</b> Manage and conduct cooperative agreement (CA) oversight activities which include: EPA Reporting (ACRES, MBE/WBE, FFR and Quarterly Reports, Close Out); Competitively procure and manage qualified environmental professional (QEP) and remediation contractors; Conduct financial reporting and drawdowns; Establish information repository, public website and maintain project files; Project coordination with stakeholders and BAC; Ensure program remains on schedule and budget. Travel/attend National Brownfields Conference and local events.
<b>Non- EPA grant resources needed:</b> City will provide in-kind services (in the form of staff time, travel, materials) for any additional activities not budgeted as part of this task.
<b>Anticipated Project Schedule:</b> Task will be completed over the four (4) year grant performance period. Springfield anticipates completing the procurement of a QEP by December 31, 2024. Kick off program January 2025. Quarterly BAC mtgs. Quarterly reports will be submitted within 30 days of end of each quarter (Jan April/July/Oct), and MBE/WBE and FRR reports annually by Oct. 30 each grant year. ACRES will be updated upon grant award and at regular intervals as project cleanup and redevelopment milestones are achieved and/or new information available. Final closeout report will be submitted within 90-days after the end of the C.A. performance period (no later than 12/30/28).
<b>Task/Activity Lead(s):</b> Springfield will lead CA oversight tasks to ensure compliance with Brownfields Programmatic Requirements. QEP will be Springfields partner and provide technical support, as well as information and updates to ACRES and annual reports, and general programmatic assistance related tasks and activities.
<b>Output(s):</b> EPA Reporting (ACRES/DBE/FRR reports, 16 Quarterly Reports, Closeout Report), prepare Request For Qualifications for QEP & remedial contractor procurement, drawdown requests, 16 BAC Meetings, general C.A. oversight and attend National Brownfields Conference and local brownfield events.
<b>Task #2 - Community Outreach &amp; Engagement</b>
<b>EPA funded tasks/activities:</b> City will conduct extensive outreach & communication with Target Area residents & community stakeholders throughout project implementation. The City will establish an information repository at the City’s Office of Planning and Economic Development and will designate a Community Relations Spokesperson. The QEP, in collaboration with the City of Springfield, will prepare a community involvement plan (CIP) which will detail the steps to ensure adequate public notice and opportunity for the community to provide input / feedback on the proposed cleanup/reuse plan and response to comments, etc. Reports and other materials will also be posted to the City’s website. Public notice of the updated draft ABCA and CRP will be provided and presented at a public meeting with a 30-day comment period for members of the community to review and provide their input. Written responses to public comment will be provided and incorporated into the finalized CRP and ABCA. The City will closely coordinate with project partners to ensure target area community input on the proposed remediation and redevelopment.
<b>Non- EPA grant resources needed:</b> The City will provide in-kind services (staff time, mailings, postage, travel, materials, etc.) for any additional activities not budgeted as part of this task.
<b>Anticipated Project Schedule:</b> Outreach activities are anticipated commence in the Spring 2025 with the generation of the CIP and occur over the following three (3) years throughout project implementation, until cleanup related filed work is completed, estimated to be Spring 2028. Outreach anticipated to be conducted at the following project

<p>milestones: 1) <b>Spring 2025</b>: Post CIP and present updated draft ABCA. 2) <b>Spring 2026</b>: Pre-cleanup and to solicit feedback from the community regarding proposed redevelopment. 3) <b>Fall 2027</b>: During Cleanup to discuss status of remediation and reuse planning update. 4) <b>Spring 2028</b>: Post cleanup and next steps.</p>
<p><b>Task/Activity Lead(s)</b>: Springfield will lead community engagement activities. QEP will be the City’s partner and generate the CIP and ABCA and provide technical expertise and support at meetings. Springfield will review deliverables to ensure compliance state/federal Brownfields Programmatic Requirements. The City will provide translation services in-house.</p>
<p><b>Output(s)</b>: Outreach materials, website updates, public notices, meeting presentation materials, social media posts. Four (4) public meetings held at key project milestones to share information, solicit feedback.</p>
<p><b>Task #3 – Site Specific Cleanup Activities</b></p>
<p><b>EPA funded tasks/activities</b>: QEP will prepare documentation required for cleanup implementation, including a Health and Safety Plan (HASP), Quality Assurance Project Plan (QAPP), Remediation / Engineering Plans &amp; Specifications, and MCP/VCP required documents and Remedial Action Plans. Springfield will prepare a public bid package with support from QEP for the procurement of a cleanup contractor. QEP will provide bid support to the City during competitive procurement process. Cleanup contractor will implement cleanup tasks with oversight from QEP.</p>
<p><b>Non- EPA grant resources needed</b>: Springfield will provide in-kind services (staff time &amp; materials) for any additional support activities not budgeted as part of this task. If necessary, City will apply for supplemental funds from MassDevelopment and/or MassDEP and/or other resources.</p>
<p><b>Anticipated Project Schedule</b>: <b>Spring 2025</b>: Coordination with potential developer to ensure final cleanup plan supports site reuse design features. <b>Spring to Winter 2025</b>: Generate cleanup plans, remediation / engineering designs and specifications, issue invitation for bids for cleanup contractor. <b>Winter 2025 to Spring 2026</b>: award cleanup contractor, secure permits. <b>Spring/Summer 2026</b>: Commence site remediation. <b>Spring/Summer 2027</b>: Complete site remediation related field tasks.</p>
<p><b>Task/Activity Lead(s)</b>: Springfield will lead procurement of cleanup contractor with QEP support. QEP will prepare ABCA, QAPP, MCP/VCP reports and remedial engineering plans &amp; specifications. Springfield will review deliverables to ensure compliance state/federal Brownfields requirements. Cleanup contractor will obtain permits and implement specified cleanup tasks with QEP support / oversight.</p>
<p><b>Output(s)</b>: HASP, QAPP, MCP/VCP report(s), remedial engineering plans &amp; specifications, site remediation &amp; restoration. Engineered control / cap installation over soils: import of 15,200 cy of clean soil (clean backfill and loam) over 200,000 sq yds orange demarcation layer. Risk to reuse removed.</p>
<p><b>Task #4 - Site Cleanup Oversight and Cleanup/Completion Reports</b></p>
<p><b>EPA funded tasks/activities</b>: During site remediation, the QEP will perform observation activities and document activities in the field to ensure cleanup is performed in compliance with the EPA approved ABCA and the MCP / state VCP requirements. The QEP will prepare and submit state required Remedial Action Plan, Remedial Status Reports, and Cleanup Completion reports to the MassDEP and EPA. The QEP will review construction of the cover system is consistent with the drawings and specifications. Site will be surveyed for as-built plan and institutional controls; AUL deed restriction will be recorded. QEP will issue closure report to MassDEP and EPA.</p>
<p><b>Non- EPA grant resources needed</b>: Springfield will provide in-kind services (staff time, travel, materials) for additional activities not budgeted as part of this task.</p>
<p><b>Anticipated Project Schedule</b>: Cleanup activities and oversight are expected to occur <b>Spring/Summer 2026 – Spring/Summer 2027</b>. Final documentation and Cleanup Completion report is anticipated in <b>Spring 2028</b>.</p>
<p><b>Task/Activity Lead(s)</b>: QEP will provide technical oversight, conduct disposal characterization sampling for materials required to be disposed of off-site following grubbing / clearing, and document remedial activities for compliance with applicable MassDEP/EPA standards &amp; requirements. Springfield will review deliverables to ensure compliance state/federal Brownfields Programmatic Requirements and record AUL with the Registry of Deeds.</p>
<p><b>Output(s)</b>: Bills of Lading/Manifest, Remedial Action Plan, three (3) Status Reports, and Cleanup Completion &amp; Closure Report. AUL. Regulatory closure under MCP/VCP through a Permanent Solution Statement with Conditions (PSC). 16-acres ready for reuse that does not pose a threat to human health or the environment completed in 4 years.</p>

**c. Cost Estimates - The City is requesting \$5,000,000 to be used to complete the tasks above.** Costs have been estimated based upon past experience and estimates from environmental contractors and in consultation with the EPA’s Interim General Budget Development Guidance for Applicants and Recipients of EPA Financial Assistance guidelines. **Please note, no fringe, indirect, equipment, supply or other costs are requested.** **Task 1:** Personnel = \$12,500 (~4hrs/mo x 48 mo x \$65/hr); Travel: \$9,000 Brownfield

Conferences – 2 attendees (registration, air travel, lodging, per diem = \$2,500/pp for national conference + \$1,000/pp for registration/mileage/hotel/per diem per regional event for 2 events). Contractual = \$34,320 [General Cooperative Agreement Assistance, Quarterly Reports (16) and ACRES updates (~5hrs/mo x 45 mo @ \$152.50/hr average)]. **Task 2: Personnel** = \$5,200 (80hrs x \$65/hr); Contractual = \$34,000 [QEP (~\$2,500/mtg x 4 public meetings) + \$8,000 for CRP and ABCA + \$7,000 for production of outreach materials (40 hrs @ \$175/hr average) + \$9,000 Translation Services (~\$1000/mtg for live interpretation + ~\$1000/mtg for materials + ~\$1000 for public survey)]. **Task 3: Personnel** = \$3,140 (~8 hrs/mo x 6mo x \$65/hr); Contractual: \$214,375 [QEP =1225 hrs @ \$175/hr average for: HASP, QAPP, Remediation/Engineering Plans & Specifications, and MCP/VCP required documents and Remedial Action Plans]; Construction: Remediation Contractor \$4,498,210 [*\$1,178,010 in remediation contractor costs* {including mobilization (\$214,500), site preparation expenses (\$700,000 for erosion controls, clearing & grubbing, dust controls/air monitoring, utilities/site trailer, silt curtain/catch basin protection, windscreens, etc.), and permits (\$57,000)} for 16 acre site; + *\$701,700 in on-site consolidation of asbestos containing soil* {including non-traditional asbestos abatement work plan, HASP by certified Industrial Hygienist, Excavation and Relocation, and transportation and disposal of non-consolidation materials such as rootballs, etc.} + *\$2,618,500 in cover system construction* {\$854,400 geotextile barrier (79,111 sy @ ~\$10.80/sy) + \$1,764,100 import and placement clean material [\$1,015,260 clean backfill (30,765 CY of @ \$33/cy) + \$664,860 loam placement {(79,150 sy @ \$8.40/sy) + \$56,700 grading + \$27,110 seeding}]. **Task 4: Personnel** = \$4,160 (~8 hrs/mo x 8 mo x \$65/hr); Contractual = \$185,095 [QEP = \$105,600 (960hrs @ \$110/hr average) for ~8 months of remediation oversight &/or construction administration services plus \$30,000 for survey required for AUL / institutional controls; plus \$49,495 (365 hours @ \$135/hr for AUL and regulatory cleanup completion/closeout report for compliance with MassDEP/EPA requirements].

Budget Categories		Project Tasks (\$)				Total
		Cooperative Agreement Oversight	Community Engagement	Site Specific Cleanup Activities	Cleanup Oversight & Report	
Direct Costs	Personnel	\$12,500	\$5,200	\$3,140	\$4,160	\$25,000
	Travel <sup>1</sup>	\$9,000				\$9,000
	Contractual	\$34,320	\$34,000	\$214,375	\$185,095	\$467,790
	Construction <sup>3</sup>			\$4,498,210		\$4,498,210
Total Direct Costs <sup>4</sup>		\$55,528	\$39,200	\$4,715,725	\$189,255	\$5,000,000
<b>Total Budget</b>		\$55,820	\$39,200	\$4,715,725	\$189,255	\$5,000,000

d. **Plan to Measure and Evaluate Environmental Progress and Results** - The City will track and measure progress with support from the QEP. The Project Manager will utilize project management software in conjunction with quarterly reporting to track timelines, expenditures, and project progress. The collected data will be entered into ACRES at appropriate milestones as well as long-term outcomes such as the number of jobs created, funding leveraged, the number of acres made ready for reuse, and volume of soil remediated. A work plan will be prepared that details those project milestones, and the City will track and measure progress against the work plan and goals to ensure grant funds are expended as planned within the three-year grant period. This process has been followed in the past and has been both successful and effective. If a project is not on schedule or track with Work Plan, the issue will be documented in the quarterly report and a corrective action plan will be implemented immediately. Reports prepared to satisfy state VCP requirements will further document cleanup activities and the effectiveness of the selected remedial action.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability**

i. Organizational Structure / ii. Description of Key Staff - The city has not encountered any adverse audit findings. We have an excellent record of management and compliance on all grants. The Office of Planning & Economic Development (OPED) shall serve as the project lead. **Project Manager, Wilson**

**Darbin** has 4 years of experience within grant and project management. Wilson will oversee the performance of cleanup activities ensuring the timely and successful expenditure of funds and the completion of all technical, administrative, and financial requirements of grant. **Cathy Buono, Director of Administration and Finance**, will assist Wilson by managing and monitoring all financial transactions. Cathy has managed federal grant funds for the City for over 25 years, including HUD, EPA, and EDA funding. **Brian Connors, Deputy Director of OPED**, is our liaison between OPED and other City, state, and federal partners. He will serve as interim or replacement project manager in the event of project manager loss or re-assignment. Brian has over 20 years combined experience in directing EPA Brownfields programs and successfully managed several EPA Brownfields grants. He currently provides a support role offering technical guidance and assistance while overseeing the performance of assigned directives. Springfield has experienced staff throughout these departments as backup should staff turnover occur. The **City's Law Department** will review contracts with QEP and remedial contractor and provide legal assistance. iii. Acquiring Additional Resources - The City will hire a QEP/MassDEP-approved Licensed Site Professionals (LSPs) using a competitive qualifications-based selection (RFP) process in accordance with City policies and Massachusetts law. The City's bidding requirements are consistent with 40 CFR Part 30. The City of Springfield also requires public construction projects be compliant with its Responsible Employer Ordinance (REO) minimum requirement percentages for employment opportunities for Springfield residents, minorities, women, and veterans. The EPA Cooperative Agreement Terms and Conditions will be included in the RFP and as part of the final contract. Translation services are expected to be competitively procured as part of QEP services. In addition, a qualified remedial contractor will also be competitively procured to conduct cleanup activities at the Site. The City prioritizes local hiring and procurement; the cleanup and anticipated redevelopment for the site will necessitate a variety of contractors and vendors, and the City plans to utilize local workforce as frequently as possible. Language about this priority will be incorporated into the RFP. The City will provide its own translation services.

#### **b. Past Performance and Accomplishments**

##### **i. Currently Has or Previously Received an EPA Brownfields Grant**

The City of Springfield has received 12 EPA grants dating back to the program's inception in 1998, most recently receiving a FY2023 Community-Wide Assessment Grant of \$500,000 for site assessments throughout the City. The City has successfully managed all grants to closure. **(1) Accomplishments:** Springfield has successfully managed EPA Brownfields grants since 1998. The City has accomplished many projects with Brownfields funding in recent years, including: 2019 Community-Wide Assessment Grant: Four (4) Phase I / Phase II ESAs have been completed. 2014 Petroleum and Hazardous Waste Assessment Grant: 6 Phase I ESAs and 1 Phase II ESA have been completed. 2011 Cleanup Grant: \$95 million cleanup, restoration and redevelopment of historic Union Station on Frank B. Murray Street in downtown Springfield was completed in 2017, which integrated multiple transit modes (local and inter-city bus; Amtrak inter-city and planned New Haven, Hartford, Springfield commuter rail; and taxi, bicycle and pedestrian travel in one state-of-the-art transportation complex. *The Union Station project won the Phoenix Award for Region 1 and the grand prize for best Brownfields redevelopment project in the Nation in 2017, awarded at the National Brownfields Conference in Pittsburgh, PA.* **(2) Compliance with Grant Requirements:** The City's compliance has remained consistent throughout the reward periods. Assessments were completed in accordance with all applicable state and federal regulations. Overall, programs completed in accordance with workplan, schedule and terms and conditions. All funds, with the except of minor 'leftover change' were expended by the end of the grant periods. The city prepared and submitted all quarterly reports, ACRES reporting, FFR, WBE/MBE measures and status reports on time. Accomplishments, including leveraged funding, was entered into ACRES and updated regularly. Cleanup activities were complete and closure under the MA VCP.

### III.A. 4 Threshold Criteria for Cleanup Grants

#### 1. Applicant Eligibility

- a) **The City of Springfield, Massachusetts, Office of Planning and Economic Development (OPED), is an eligible applicant as a “General Purpose Units of Local Government” as defined under 40 CFR Part 31. The Mayor of the City of Springfield has designated OPED to represent the city for this grant application.**
- b) The City of Springfield is not an organization exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

#### 2. Previously Awarded Cleanup Grants

The proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

#### 3. Expenditure of Existing Multipurpose Grant Funds

The City of Springfield, MA, does not have an open Multipurpose Grant.

#### 4. Site Ownership

The City of Springfield, MA is the current sole owner of the site, which was acquired through tax title in May 2013, as recorded in the Registry of Deeds in Hampden County Registry of Deeds, Springfield, Massachusetts, Book 19822 Page 136 (copy attached).

#### 5. Basic Site Information

- a) The site name is ES Pinevale.
- b) The address of the site is ES Pinevale St, Springfield, MA 01151.

#### 6. Status and History of Contamination at the Site

- a) Contamination: The Site is contaminated by Hazardous Materials.

- b) Operational History and Current Use:

The Site historically operated as the former Chapman Valve Manufacturing Company for approximately 85 years between at least 1874 and 1959. Chapman Valve primarily manufactured valves for the Navy. In 1959, Crane Company acquired Chapman Valve and continued to manufacture valves at the Site until the 1980s. Crane Co. demolished the original 12 factory buildings located at the Site between the 1980s and 1996, leaving the slabs and foundations in place. The Site went through various property transfers between 2003 and 2013 before the City of Springfield acquired the property through a municipal tax taking, which was finalized in May 2013.

The Site encompasses a 15.93-acre parcel of land located on Pinevale Street in Springfield, Massachusetts. The former facility ceased operations over 40 years ago and the property has sat vacant for the last approximately 30 years. Currently, the Site is heavily vegetated with tall grasses and trees. Concrete slabs from the foundations of the original factory buildings remain across the Site, several of which are covered below a layer of soil and vegetation. Evidence of historical uses are present at the Site and include wood block flooring within concrete slab foundations, an exposed subsurface vault in the northwestern corner, historical railroad tracks, and various debris piles associated. Debris piles consist of mainly concrete with some brick and metal rebar, and several stockpiled debris piles

appear to be covered in vegetation. A chain link fence is present along the entire perimeter of the Site, with a locked access gate located at the middle of the western section of the fence on Pinevale Street.

- c) Environmental Concerns: Documented releases of oil and hazardous materials (OHM) at the Site include metals, PAHs, asbestos-containing material (ACM), PCBs, and petroleum hydrocarbons (co-mingled VOCs and SVOCs) in soil; and metals and petroleum hydrocarbons (VOCs and SVOCs) in groundwater. Numerous response actions including underground storage tank (UST) removal, impacted soil removal, and asbestos impacted soil and C&D debris removal have been conducted at the property. Residual impacts to soil include metals, PAHs, PCBs, petroleum constituents (co-mingled), and asbestos.
- d) How Site Became Contaminated/Nature and Extent of Contamination: In general, soils across the Site consist of varying types and amounts of fill materials to depth ranging from two (2) to 10 feet below ground surface (bgs). The primary source of contamination at the Site is believed to be related to releases from USTs and other surficial releases from the former manufacturing activities that have co-mingled and migrated into the soil and groundwater. Metals (i.e., lead) and PAH impacts may also be the result of industrial by-products included in the fill materials and/or historical Site use as a valve manufacturing facility. ACM impacts in surficial soils may be the result of disturbance to already damaged ACM insulation and building materials at the Site during previous investigations, excavations, demolition activities, and/or natural degradation.

## 7. Brownfield Site Definition

The site meets the EPA's definition of Brownfield under CERCLA § 101(39) as described in the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k). Additionally, the site is not:

- a) listed or proposed for listing on the National Priorities List;
- b) subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or
- c) subject to the jurisdiction, custody, or control of the U.S. government.

## 8. Environmental Assessment Required for Cleanup Grant Applications

An ASTM E1903-19 equivalent Phase II Environmental Site Assessment (ESA) was performed for the site in summer 2023. The Phase II ESA Report was delivered to the City of Springfield on October 25, 2023. The report summarizes historical investigations, the ESA activities conducted in 2023, presents data collected from soil and groundwater at the site, and includes a site-specific risk characterization (Method 3) conducted in accordance with the Massachusetts Department of Environmental Protection (MassDEP) voluntary cleanup program known as the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000.

## 9. Site Characterization

- b) Attached to this application is a current letter from the MassDEP supporting the City's application for the FY24 Cleanup Grant application and indicating:
  - i. That the site is eligible to be enrolled in the state voluntary response program.
  - ii. That the site is currently enrolled in the state voluntary response program (under

RTN 1-170).

- iii. That there is a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin on the site.

**10. Enforcement or Other Actions**

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

**11. Sites Requiring a Property-Specific Determination**

The site does not meet any of the criteria of special classes that require a “Property-Specific Determination” from the EPA to be eligible for funding.

**12. Threshold Criteria Related to CERCLA/Petroleum Liability**

**a) Property Ownership Eligibility – Hazardous Substance Sites**

- i. Property Ownership Eligibility – Hazardous Substances Site: The City of Springfield is eligible for a Brownfields Grant to address hazardous substances at this site because the City is exempt from CERCLA liability.
  - (1) Exemptions to CERCLA Liability
    - 3) Property Acquired Under Certain Circumstances by Units of State and Local Government
      - a) The parcel was acquired through tax delinquency.
      - b) The tax taking was finalized on May 15, 2015.
      - c) The disposal of all of hazardous substances occurred prior to the City of Springfield taking ownership of the site.
      - d) The City of Springfield has not caused or contributed to any release of hazardous substances at the site, and:
      - e) The City of Springfield has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

**13. Cleanup Authority and Oversight Structure**

- a) The Site is a known release site (RTN 1-170) with the Massachusetts Department of Environmental Protection (MassDEP) and is therefore currently enrolled in the voluntary Massachusetts Contingency Plan (MCP) cleanup program. A qualified environmental professional (QEP) and Massachusetts Licensed Site Professional (LSP) will oversee the cleanup. These services will be solicited using competitive procurement practices and in accordance with all federal (2 CFR §200.317 through 200.327) and state requirements. The City of Springfield has established procedures include seeking statements of qualifications and price. Professionals with previous EPA Brownfields experience will be encouraged to compete. This technical expertise will be in place prior to beginning any cleanup activities. The QEP/LSP will comply with and submit all required state and federal requirements to ensure that the cleanup project protects human health and the environment. A QEP/LSP will also develop review and necessary design and institutional control plans, as needed.
- b) The City of Springfield has ownership with complete access to the Site and does not expect to require access to adjacent or neighboring properties. If access becomes

necessary for other properties, OPED will work with the property owners to develop an acceptable access agreement for completing any necessary activities.

#### **14. Community Notification**

OPED published a public meeting notice and notice of intent to apply an EPA Cleanup grant and requested comments on the draft application and draft Analysis of Brownfield Cleanup Alternatives (ABCA) in The Republican, a local newspaper, on October 27, 2023. The draft application, ABCA, narrative and other documentation along with public meeting information was also posted on the OPED website at [www.springfield-ma.gov/planning/](http://www.springfield-ma.gov/planning/) and on the City of Springfield's Development Services Division Facebook page at <https://www.facebook.com/SpringfieldDevelopmentServicesDivision/> on October 26, 2023.

The public meeting was held on November 1, 2023, at 4:00 pm at 70 Tapley Street in Springfield, MA. Information about the site, draft application, and ABCA were presented, and residents were given the opportunity to comment and ask questions about the application as well as potential future uses of the remediated site. Assistance for non-English speaking and/or hearing-impaired residents was provided if requested at least four (4) business days prior to the scheduled meeting.

No public comments were received at the meeting or during the comment period. Therefore, a summary of comments is not included as part of this application because it is not applicable. Additionally, a response to comments is not included as part of this application, as it is not applicable.

Attached to the proposal are the following documents:

- A copy of the draft ABCA
- A copy of the public meeting notices soliciting community feedback
- A summary of the public meeting and public comments
- A sign-in/participation list

#### **15. Contractors and Named Subrecipients**

- Contractors: Not applicable. Contractors will be selected in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 prior to award. OPED will follow public procurement best practices per the EPA's Best Practice Guide and the City of Springfield guidelines and ordinances, including equitable procurement regulations.
- Named Subrecipients: There are no named subrecipients. Not applicable.





Commonwealth of Massachusetts  
Executive Office of Energy & Environmental Affairs

## Department of Environmental Protection

100 Cambridge Street Suite 900 Boston, MA 02114 • 617-292-5500

Maura T. Healey  
Governor

Kimberley Driscoll  
Lieutenant Governor

Rebecca L. Tepper  
Secretary

Bonnie Heiple  
Commissioner

November 3, 2023

*Via Email*

Wilson Darbin, Project Manager  
City of Springfield - Office of Planning and Economic Development  
70 Tapley Street  
Springfield, MA 0110

**RE: STATE LETTER OF ACKNOWLEDGMENT**

City of Springfield – Brownfields Cleanup Grant  
ES Pinevale Street, Springfield [RTN 1-00170]  
Assessor Map Identification Number 097550086

Dear Mr. Darbin:

I am writing to support the application submitted by the City of Springfield under the Fiscal Year 2024 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. We understand that the City of Springfield is proposing to undertake cleanup activities at the subject property, ES Pinevale Street, which is a portion of the former Chapman Valve Manufacturing Company project area where historic manufacture of specialty metal valves (circa 1870's through 1990's) resulted in releases of contaminants to the environment on the property.

The City took ownership of the property through tax taking in 2013, and the property is enrolled in the Massachusetts voluntary cleanup program. According to information provided by the City and their consultant, the level of assessment conducted to date is sufficient to design and initiate the proposed cleanup activities.

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available resources and 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 support the City of Springfield to help make this project a success.

We greatly appreciate EPA's continued support of Brownfield efforts in Massachusetts.

Sincerely,

David Foss, CPG, LSP

Statewide Brownfields Coordinator, Bureau of Waste Site Cleanup

cc: Dorrie Paar, US EPA  
Brian Connors, City of Springfield  
Caprice Shaw, MassDEP Western Regional Office

This information is available in alternate format. Please contact Melixza Esenyie at 617-626-1282.  
TTY# MassRelay Service 1-800-439-2370  
MassDEP Website: [www.mass.gov/dep](http://www.mass.gov/dep)

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