

City of Springfield, Massachusetts
U.S. EPA Community-Wide Assessment Grants Application
Due on November 19, 2012

NARRATIVE PROPOSAL DRAFT

1. Community Need

a. Health, Welfare, and Environment

With a population of 153,060, the City of Springfield is the third largest city in the State of Massachusetts and the fourth largest in New England. With a rich history of manufacturing industries dating back to the 1700's, Springfield was built over several centuries around heavy industry and commerce, mixing housing with industry in the same neighborhoods. However, most of the manufacturing industries such as textile and paper mills, distilleries, and metal manufacturing have disappeared from Springfield, and many residents live on or near former industrial and commercial sites.

The City of Springfield has made strides to work with the community to prioritize brownfields cleanup efforts. DevelopSpringfield and the Springfield Redevelopment Authority (SRA) led a collaborative planning process to build a community vision for the future of the tornado impacted neighborhoods and Springfield as a whole. In response to the June 1st tornado that struck the City, the ReBuild Springfield Initiative was created. The scope of the ReBuild Springfield goes far beyond simple rebuilding. Citizens, city government, private businesses and other stakeholders rallied together to use the June tornado as a catalyst for rethinking Springfield's future. Over 5,000 residents were involved in the ReBuild initiative. The ReBuild Springfield Master Plan integrated community input with planning expertise to develop a realistic action plan for realizing the vision of neighborhoods and the City as a whole.

According to records provided by the Massachusetts Department of Environmental Protection, approximately 985 oil and hazardous waste sites have been documented in Springfield since the State of Massachusetts started tracking hazardous waste sites in the mid-1980s. In 2012, the City estimates there are currently over 250 Brownfields sites ranging in size from one acre to over ten acres each and covering more than 200 acres of land.

The City of Springfield is designated as an Environmental Justice community. Springfield consist of 38% Latino (any race), 22% African American, 2% Asian and 38% non-Latino white¹. Approximately 30% of Springfield residents speak a language other than English in the home². Large clusters of Brownfields sites are located within these seven neighborhoods: Memorial Square, Brightwood, Metro Center, Six Corners, McKnight, Old Hill, and South End. These neighborhoods have the highest concentration of poverty and minority populations compared to the rest of the City and are disproportionately impacted by brownfields.

¹ 2010 U.S. Census

² 2010 U.S. Census

Clusters of brownfields sites throughout the City have contributed to decreased property values, public safety issues, and lack of private business investment. The prevalence of brownfield sites in particular neighborhoods of the City have led to significant economic disparities and increased disproportionate exposure for sensitive populations. McKnight, Old Hill, and Six Corners are among the poorest neighborhoods of the City and have been identified as “food deserts”. This means that these areas are lacking full-line grocery stores, access to farm fresh food. The sensitive populations in these neighborhoods (particularly children and seniors) continue to grow more dependent on fast and processed food easily available at fast food chains, and small convenience stores at gas stations. The reliance on processed foods by residents in these neighborhoods increases their risk for diabetes, obesity, and other nutrition-related health problems.

The sum of health, socio-economic, and environmental disparities affecting Springfield and surrounding areas, led the University of Wisconsin's Population Health Institute to rank Hampden County worst in the State of Massachusetts for health outcomes and factors in 2011. The table below summarizes the health disparities in the City where the environment is a major contributing factor:

Health Disparities with Environmental Component	Springfield	Massachusetts
Asthma among public school children	21%	11%
Asthma ER visits for children 0-14 (Age-adjusted to 2000 US standard pop.)	1,839	808
Infant Mortality Rate (per 1000 live births)	10.6	5.1
African American Infant Mortality Rate (per 1000 live births)	15.4	11.3
Lung Cancer Mortality Rate	65.5	52.4
Female Breast Cancer Mortality Rate	25.9	23.0
Obesity Rate (Age-adjusted to 2000 US standard pop.)	66	56
Diabetes Hospital Discharge Rate (age adjusted per 100,000)	274.2	132.4
Diabetes Death Rate (age adjusted per 100,000)	27.1	18.4
Hypertension Hospital Discharge Rate (age adjusted per 100,000)	75.7	38.7
Premature Death Rate (per 100,000 persons under 75, age-adjusted to 2000 US standard pop. under 75 years)	466	317

Source: Pioneer Valley Asthma Coalition (PVAC)

As many as 1 in 5 adults living in Springfield have asthma. Data from the Massachusetts Department of Health and Human Services (MassCHIP 2007)³ reveals that children ages 0-4 have the lowest incidence of asthma, with the percentages growing exponentially as they age (5-

³ MassCHIP– www.mass.gov/dph/masschip

11 years = 16.5% and 12-17 years = 20.0%). Many of these children are the same students that make up the 161 health alerts the nurses' keep on record in their system. The highways Interstate 91 and 291 wrap around the City and cross through several neighborhoods near schools and hospitals. For example, the South End Middle School, Gerena Middle School, Brightwood Elementary, Chestnut Accelerated Middle School, BayState Place (senior care), BayState Medical Center and Mercy Hospital are all located less than a quarter mile from the interstate highways.

In addition to air pollution, according to the Pioneer Valley Asthma Coalition (PVAC) Springfield has industrial and biological pollution in all ponds and waterways. This is due to pollutants in the soil migrating to water bodies and century-old storm drain systems mixing sewage with storm runoff, pouring into Springfield's ponds and lakes.

There are several key initiatives under the ReBuild Springfield Master Plan that will tie into Springfield's Brownfields Program activities. These initiatives will require bringing community partners together to:

1. Coordinate with public investments in infrastructure, facilities, parks, and programs.
2. Streamline infill housing development with vacant lot management strategies.
3. Design, develop, and operate places and spaces that are efficient and respectful of natural and human resources

Brownfields attract gangs, illegal dumping, and harbor many other illicit activities. Personal safety remains a top concern for many residents and the high incidence of crime surrounding blighted and abandoned sites deter residents from utilizing outdoor open spaces for recreational purposes. A major goal of the City's Brownfields Program is to revitalize neighborhoods and improve the quality of life of residents by linking open spaces and schools with connections that are safe, attractive, and green, and will help encourage people to walk and use alternative methods of transportation.

The City of Springfield is home to approximately 2,400 acres of open space, including parks, terraces, playgrounds, ponds, and forests. Of the 17 neighborhoods in the city, all have at least one "pocket park" or larger park, which allows our residents access to both active and passive recreation in a natural setting. Parks provide walking trails, playing fields, basketball courts, swimming facilities, splash pads and passive open spaces that promote an active and healthy lifestyle to improve the overall quality of life for our residents.

The following parks and open space areas need to be examined to determine their environmental safety issues and the role they play within their specific neighborhood. Each property is owned and maintained by the City of Springfield Department of Parks, Buildings and Recreation Management and are at vary in their development needs. In accordance with the Rebuild Springfield Initiative Master Plan, addressing these areas of concern coincide with the goals of the Brownfields program, while also providing opportunities to address Physical, Cultural and Social Domains indicated in the redevelopment initiative. The brownfield sites suspected having the greatest impact on the city's parks/open spaces are summarized in the following section:

Walsh Park: located on Freeman Street, this 4 acre park is suitable for active and passive recreation for the Liberty Heights Neighborhood. This park was formerly a city dump and has had Phase 1 environmental assessment performed. While the property has been cleared of wood debris, additional testing is needed to determine any health risks to the neighborhood. At this time we need to complete a Phase 2 assessment to restore this park for public use.

Nathan Bill Park: An existing park with extreme potential to improve the recreational quality of life for the East Forest Park Neighborhood. With 20 acres of open space, including playing fields, walking trails, tennis courts and a playground area, Nathan Bill is, or at least has the potential to become, the perfect neighborhood park. In 2003, after Phase 1 assessments, the property was capped due to presence of heavy metals and an 18-20 inches deep restriction was put in place for future construction. The next step for this park is to complete a master plan that maintains the integrity of the past environmental work and of the landfill cap.

Parking Lot behind Liberty Branch Library: Located behind the Liberty Branch Library this parking lot needs Phase 1 assessment to determine safety and environmental concerns on converting this parking lot into a public park. The addition of open space connected to the Library will increase programming potential for the Liberty Heights and Hungry Hill neighborhoods.

Wesson Park: Formerly the site of the Smith & Wesson Shooting Range Building, this 16.27 acre open space parcel is located at the intersection of Roosevelt Avenue and Wilbraham Road. To date environmental assessment and building removal have been completed due to the high levels of lead found on the property. Phase Two assessment is needed to convert this area into useable open space for the Upper Hill Neighborhood. The master plan for this park includes walking trails and wetland conservation.

The City is also focused on projects with significant economic benefits potential based on estimated jobs to be created or retained, amount of private investment committed, estimated new tax benefits to the City, and overall public benefits.

Court Square Redevelopment: This is a “catalytic project” under the U.S. Department of Housing and Urban Development’s (HUD) Sustainable Communities Regional Planning Grant Program managed by the Pioneer Valley Planning Commission. Originally constructed in 1892 as a five story, six bay block, the Court Square Building was significantly enlarged in 1900 with the addition of a sixth floor; increasing the Elm Street façade to eight bays; creating a Court House Place façade of 16 bays; and a State Street façade of three bays. Having once housed the Court Square Hotel and the Court Square Theater, the Court Square Building is one of the most significant buildings within Springfield’s National Register listed Court Square Historic District. The proposed redevelopment plan includes the substantial rehabilitation of the interior and exterior of the building and will include revitalized ground floor retail spaces and upper story office space and residential units on the top stories of the building.

495 Chestnut Street: Formerly Chestnut Middle School, the property consists of a vacant school building built in 1901 on a 138,916 square foot lot. The three-story is owned by the City of Springfield and contains a total of 169,744 square feet of gross building area. The property is

located in the northwest corner of Springfield and is part of the city's "North End". Although the section of the neighborhood where the property is located is primarily residential, the neighborhood also has a mix of commercial uses. Future re-use plans for the property include over 100 residential units of affordable and market rate housing as well as office space.

b. Financial Need

Brownfields sites throughout the City contribute to decreased property values by discouraging private investment near the sites. Vacant properties and dilapidated buildings are also a contributing factor to the high crime rate in neighborhoods with large clusters of Brownfields. All of these factors have resulted in decrease in tax revenues for the City. In addition, City monies are severely limited and there are many competing priorities for resources including myriad social programs and economic development initiatives.

Recent natural disasters have also had a negative impact on the City's fiscal health. On June 1, 2011, category EF-3 tornado tore through Springfield, causing widespread damage. Over 800 buildings were damaged and 200 had to be condemned because they posed a safety hazard to the public. More than 300 families were displaced from their homes and housed in temporary shelters. The total cost to the City to recover from the Tornado is estimated at \$21.8 million and this estimate does not include the economic losses of businesses throughout the City.

This extreme weather event was followed by two more nationally-declared disasters, Tropical Storm Irene and the "October 2011 Snowstorm" which brought down giant tree limbs and left Springfield with a number of unsound buildings, debris filled vacant lots, and environmental concerns. The total cost to the City to recover from the snowstorm is estimated at \$28 million and this estimate does not include the economic losses due to businesses closing and relocations.

The hazards created by the recent natural disasters must also be assessed as the City continues its revitalization efforts by improving residents' access to open spaces and bringing back to tax rolls vacant land and abandoned properties. The timing of the EPA Brownfields Assessment grant funding optimal in giving the City the tools it needs to continue to move forward.

In addition to environmental impact on the City's fiscal stability, the City suffers high unemployment, high poverty, extremely low median income, and low educational attainment. A study by the Pioneer Valley Planning Council confirms educational attainment and lack of transportation are two major factors that make good paying jobs unattainable to many City residents. Roughly 43 % of the City residents between the ages of 18 and 24 have less than a high school degree and about 23% of Springfield households are without cars, making them dependent on mass transit.

Unfortunately, public transportation in Springfield has suffered state budget cutbacks which have greatly limited the number of active bus routes and the frequency of bus trips. Regular fare increases are commonplace. As a result, those residents without cars are access-limited to opportunity and resources provided by inter city transportation. Overall, inner-city public transportation does not yet allow for full, free and easy movement of City residents to work, school, shopping, and limits their access to opportunities for improving their quality of life.

	City of Springfield, Massachusetts	State	National
Unemployment	7.7%	6.2%	6.5%
Age 18 to 24 Less than high school graduate	19.6	11.4%	15.9%
Poverty Rate of people under 18 years	41.2	15.2%	22.5%
Poverty Rate of people 65 years or older	18.1%	9.3%	9.3%
Percent Minority	45%	19%	26%
Median Household Income	32,124	62,859	50,502

Source: U.S. Census Bureau American FactFinder 2011 ACS 1-Year Estimates

2.a Project Description and Feasibility of Success

The activities to be funded through the City-Wide Assessment grant will support the implementation of the ReBuild Springfield Master Plan which integrates sustainability, livability, and equitable development principles which will guide future development in the City. This plan identifies redevelopment of deteriorated areas and revitalization of neighborhoods as key objectives.

The Rebuild Springfield Initiative was created in response to the June 1st tornado that struck the City of Springfield. However, the scope of the initiative goes far beyond simple rebuilding. Citizens, city government, private businesses and other stakeholders rallied together to use the June tornado as a catalyst for rethinking Springfield's future. The Rebuild Springfield Master Plan integrated community input with planning expertise to develop a realistic action plan for realizing the vision of neighborhoods and the city as a whole.

The objectives of the ReBuild Springfield Master Plan are aligned with the primary goals of the City's Brownfields program with are: (1) assessment of priority brownfields sites (list of projects under section 1.a); (2) additional assessment of sites that have been preliminary assessed using previous grants; and (3) assessment of smaller, potentially impacted parcels located throughout the City which local developers or new/existing businesses may be interested in redeveloping.

In addition, there are several key initiatives under the ReBuild Springfield Master Plan that tie into Springfield's Brownfields Program activities. These initiatives will require bringing community partners together to:

1. Coordinate with public investments in infrastructure, facilities, parks, and programs.
2. Streamline infill housing development with vacant lot management strategies.
3. Design, develop, and operate places and spaces that are efficient and respectful of natural and human resources

The Springfield Brownfields Assessment Program targets city owned properties identified as potential brownfields and which have been taken through the tax foreclosure process. The

program is funded primarily through the US Environmental Protection Agency, with supplemental funding from the Massachusetts Department of Environmental Protection (DEP), Pioneer Valley Planning Commission Brownfields Revolving Loan Fund, and Mass Development’s Brownfields Fund.

The City will collaborate with community partners such as the Housing Assistance Partnership (HAP), the Alliance to Develop Power (ADP), neighborhood councils, and the Massachusetts Department of Environmental Protection (MassDEP) among others. The results of assessments will be disseminated to the community through public meetings and notification of community organizations (listed in Section 3.a-3.c). If health threats are identified, the Springfield Health department will be immediately notified. If needed, the City will seek additional funding from local and state agencies and additional U.S. EPA Assessment Grants and /or Cleanup Grants for assessment activities and subsequent environmental response activities. Throughout this process, the City will provide in-kind services to support the management of grant funds and the operation of the projects. By completing this project, the City hopes to continue its effective Brownfields program, provide incentives for business and residents to invest in the community, and achieve the goals and objectives of the ReBuild Springfield Master Plan.

2.b Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging Other Resources

Springfield is applying for two U.S. EPA community-wide assessment grants for both hazardous and petroleum contamination (\$400,000 total).

Budget for \$200,000 for Environmental Assessment Grant for Hazardous Substances

Budget Categories	Project Tasks				
	Environmental Site Assessments & Redevelopment Planning	Brownfields Inventory and Selection	Community Engagement and Outreach	Brownfields Conferences	Total
Personnel					0
Fringe Benefits					0
Travel ¹		250		3,000	3,500
Equipment ²					0
Supplies		250	1,000		1,000
Contractual ³	188,000	3,500	4,000		195,500
Other (specify)					0
Total	188,000	4,000	5,000	3,000	200,000

¹ Travel to Brownfields-related training conferences is an acceptable use of these grant funds.

² EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for assessment grants.

³ Applicants must comply with the procurement procedures contained in 40 CFR 31.36, or for non-profits, with 40 CFR 30.40 through 30.48.

Budget for \$200,000 for Environmental Assessment Grant for Petroleum Substances

Budget Categories	Project Tasks				
	Environmental Site Assessments & Redevelopment Planning	Brownfields Inventory and Site Selection	Community Engagement & Outreach	EPA Brownfields Conferences	Total
Personnel					0
Fringe Benefits					0
Travel ¹		250		3,000	3,250
Equipment ²					0
Supplies		250	1,000		1,250
Contractual ³	188,000	3,500	4,000		195,500
Other (specify)					0
Total	188,000	4,000	5,000	3,000	200,000

¹ Travel to Brownfields-related training conferences is an acceptable use of these grant funds.

² EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for assessment grants.

³ Applicants must comply with the procurement procedures contained in 40 CFR 31.36, or for non-profits, with 40 CFR 30.40 through 30.48.

The budget justification is the same for both HazMat and Petroleum.

Task 1: Site Assessment Activities & Redevelopment Planning: The budget includes Site Assessment Activities and Redevelopment Planning costs of \$376,000 (\$188,000/ each grant) for environmental site assessments of priority Brownfields sites (see list of projects under section 1.a); additional assessment of sites that have been preliminary assessed using previous grants; and assessment of smaller, potentially impacted parcels located throughout the City which local developers or new/existing businesses may be interested in redeveloping. In addition, funds will pay for preparation of ABCA's and redevelopment plans.

Task 2: Brownfields Inventory and Selection: A comprehensive Brownfields Inventory will be created with property information and photos. The Consultant hired by the City work with City staff, residents, and MassDEP officials to ensure all properties of concern are included in the inventory. The Consultant will also train City staff on how to maintain the inventory. The budget for this task is \$8,000 (split \$4,000 each for hazardous substances and petroleum). These costs include travel cost estimates at \$500 for identifying new sites and showing sites to interested parties (\$250/each grant). The task also includes a \$500 budget for supplies which may include a new camera which will be extremely useful for the inventory as well as for property disposition (\$250 under each grant). As the project progresses, the City will require that all sites that use Assessment Grant funds be included in the inventory. The City will provide in-kind staff resources collecting, evaluating, and implementing a site prioritization scheme as needed. The City will begin the sites assessments (Task 1) in conjunction with continued site inventory compilation.

Task 3: Community Engagement & Outreach: The total amount of funds allocated under this task is \$10,000 (\$5,000 each for hazardous substances and petroleum). These costs include \$4,000 for each grant for coordinating and conducting community involvement and outreach

programs/meetings as described in Section 3. The budget also estimates the use of \$2,000 for preparing, printing, and mailing project information and marketing documents (\$1,000 for each grant). While the Consultant will be paid from this budget line for their time spent at community meetings, the City will provide in-kind staff resources needed to facilitate meetings, draft press releases, update the City's Brownfields Program website as new information is generated, and other activities to complete the community outreach programs.

Task 4: EPA Brownfields Conferences: The travel budget item is an estimate of travel expenses for two staff members attending the annual US EPA Brownfields Conference and US EPA regional conferences. Based on past experience, each staff member travel cost for a conference averages \$1,700-\$2,000 depending on the location. Therefore, we have allocated a total of \$6,000 under this budget item.

ii) Tracking and Measuring Progress: Ms. Samalid Hogan, Senior Project Manager and Brownfields Coordinator for the City of Springfield will be responsible for data collection, tracking and measuring program outcomes. She will work closely with the EPA Project Manager and MassDEP to set realistic goals for the brownfields project based on the output and outcomes measurements described in the table below. The brownfields database will be utilized in conjunction with EPA's ACRES online tracking system to produce quarterly reports identifying sites assessed, changes in the work plan or program goals, and any other relevant information.

Task	Output Measurement	Outcome Measurement
Task 1: Environmental Site Assessments & Redevelopment Planning	# of Phase I ESA's # of Phase II ESA's # of Phase III ESA's # of ABCA's # of Redevelopment Plans	# of Acres of Property Assessed (for all three outputs) Acres Redeveloped into Greenspace Dollars Leveraged in the Redevelopment Jobs Leveraged and/or Created Tax Impact of Redeveloped Properties
Task 2: Brownfields Inventory and Site Selection	# of Brownfield sites	# of Acres of Brownfield sites
Task 3: Community Engagement & Outreach	# of Brownfields Advisory Committee Meetings # of Public Meetings # of Community Group Meetings Quantity of Outreach Materials Distributed # of Public Announcements Printed/Aired	# of Attendees at Meetings # of Groups and # of Attendees # of Public Inquiries Received Circulation
Task 4: EPA Brownfields Conferences	# of Staff who Attended EPA Conferences	# of EPA Conferences Attended

iii) Leveraging: Assessment grant funds can be a vital component for catalyzing a Brownfields redevelopment project because they can cover the costs of initial site assessment needed to support liability management, project design, and remediation planning. However, this alone is

rarely sufficient to ensure a successful redevelopment. The City has compiled applicable local, state, and federal Brownfields redevelopment incentives from which the needed financial capital can be assembled for assessment grant operations, supplemental assessments and environmental response activities, and redevelopment support:

- MassDevelopment Priority Brownfields Program.
- Pioneer Valley Planning Commission Brownfields Revolving Loan Fund.
- U.S.Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds (assessment and cleanup activities are eligible under CDBG).
- Massachusetts Environmental Protection Agency LUST Grant funds and Environmental Site Assessment Funds.

Letters of support from the organizations mentioned above can be found on appendix ____.

To support assessment grant operations, the City will leverage and contribute in-kind services. The City will provide staff and resources (meeting rooms, limited educational materials, etc.) needed for public notices, information sessions, and public hearings. In addition, City staff will be responsible for maintaining the Springfield Brownfields Program website and the City GIS database which will compliment community outreach activities. The City will also provide staff to oversee the financial transactions associated with grant activities.

2.c Programmatic Capability and Past Performance

i. Programmatic Capability

The City is ready to implement City-wide Assessment Grants, and, if awarded will seek approval to begin community outreach activities prior to Cooperative Agreement approval. A project team has been established for the City's Brownfields program and has successfully managed multiple U.S. EPA Brownfields grants including two EPA Clean up Grants the City is currently managing for the Union Station site.

The Brownfields' Team will include Ms. Samalid Hogan and Mr. Richard Griffin from the Office of Planning and Economic Development, Mr. Ben Fish and Ms. Eva Torr from MassDEP, Ms. Cathy Buono from the Office of Community Development, representatives from Neighborhood Councils, and a qualified environmental consultant. The City's Office of Planning and Economic Development will be the lead department on the project.

Ms. Hogan has been with the City as part of the Brownfields' Team since 2007 and was recently promoted to Senior Project Manager. She currently manages the City's Brownfields Redevelopment Program and will oversee the performance of the site assessments under EPA grants, to include the City-wide Assessment Grant if awarded.

Ms. Hogan has extensive experience managing programs funded through State and Federal grant funds. She has successfully managed over \$2 million in CDBG grant funds, over \$800,000 of EPA funds, and \$3 million of EDA funds. Ms. Cathy Buono, Director of Administration and Finance, will assist Ms. Hogan by managing and track all financial transactions and generate required financial reports. Ms. Buono has managed federal grant funds for the City of Springfield for over 15 years, in particular, the annual Community Development Block Grant allocation which has ranged from \$3.6 to \$6 million annually.

Mr. Brian Connors, Deputy Director of the Office of Planning and Economic, will step in immediately as interim or replacement project manager in case of the loss/re-assignment of the active Brownfields' project manager. Mr. Connors has over 10 years experience in municipal Brownfields in directing the EPA Brownfields Program of Lowell, MA and in Springfield. He presently serves in a programmatic review and support role for the Brownfields Team.

ii) Adverse Audits

The City has not had any adverse audit findings from an OMB Circular A-133 audit and has an excellent record of management and compliance on its current Brownfields grant as well as all of its Federal, state and other grants.

iii) Past Performance

The City currently has U.S. EPA cleanup grants for Union Station and completed its most recent EPA Brownfields Assessment Grants on September 30, 2010. The City has also successfully completed EPA Brownfields Cleanup Grants in the past. The charts below illustrate the EPA Brownfields grants awarded to and implemented by the city over the past five years:

Grant Name/Number:	EPA Cleanup Grants -BF-96150801
Performance Period:	10/01/2011 - 09/30/2014
Funds Expenditure:	As of October 29, 2012, \$8,000 has been expended.
Compliance:	The City of Springfield will continue to prepare and submit all progress reports, brownfields reporting measures, and annual financial status reports for each grant and submits them quarterly, as required, to EPA. The City of Springfield is current with all of its required EPA reporting.
Accomplishments:	The rehabilitation and redevelopment of Union Station located on Frank B. Murray Street in downtown Springfield is estimated to be \$78 million project which integrates multiple transit modes (local and intercity bus; Amtrak intercity and planned New Haven, Hartford, Springfield commuter rail; and taxi, bicycle and pedestrian travel in one state-of-the-art transportation complex.
Grant Name/Number:	EPA Petroleum and Hazardous Waste Assessments Grant - BF-97181501
Performance Period:	10/01/2007 – 9/30/2010
Funds Expenditure:	Out of the \$400,000.00, the city expended \$398,710.35. Funds remaining added up to \$1,289.65.
Compliance:	The City of Springfield prepared and submitted all progress reports, brownfields reporting measures, and annual financial status reports for each grant and submits them quarterly, as required, to EPA. The City of Springfield is currently working on submitting the Grant Closing documents for this grant which is due October 30, 2010.
Accomplishments:	With the EPA funds provided under this grant, the City of Springfield

	assessed a total of 12 properties and completed 9 Phase I Environmental Site Assessments, 8 Phase II Environmental Site Assessments, and 1 Phase III. Further, the City Springfield completed its inventory of Brownfields for the entire City and leveraged over \$50,000 in additional Brownfields fund from MassDevelopment and its CDBG allocation.
Grant Name/Number:	Brownfields Clean Up Grant for the Former Gemini Plant –BF-97142101
Performance Period:	10/1/2006 – 9/30/2008
Funds Expenditure:	\$200,000 grant. All funds were fully drawn and expended.
Compliance:	The City of Springfield prepared and submitted all progress reports, brownfields reporting measures, and annual financial status reports for each grant and submits them quarterly, as required, to EPA. The City of Springfield is current with all of its required EPA reporting.
Accomplishments:	This city-owned 3 acre site was formerly home to a 100,000 SF turn-of-the-century textile mill. The building burned to the ground in 2003. In 2006, the City secured a \$200,000 EPA Clean up grant to address the remaining Brownfields issues. Remediation of this site was completed in the summer of 2008.

The Springfield Brownfields Program has enjoyed the following success in past years.

- **Site Assessments:** Completed over 40 site assessments with US EPA funding since the year 2000. Leveraged funding from other sources to complete six more in other locations. Over half of these sites have been developed or are in the process of redevelopment.
- **Plainfield Street Soccer Facility:** Formerly a junk yard, this site has been cleaned and is now a soccer facility for the Brightwood Neighborhood.
- **Bing Theater:** Formerly a gasoline filling station and auto repair shop, the site was redeveloped into a community arts center.
- **Former Carew Street School:** The Carew Street School was constructed in 1894 and sat on a 36,000 square foot parcel. Located adjacent to the school was an electrical sub-station, constructed in 1931. Using US EPA Brownfields assessment funds, the city determined that the site was clean and required little clean-up work. A new day care facility on the former school site and a new veteran’s center. Total project investment is \$4 million and the project employs over 100 people.
- **Hampden Color and Chemical:** This former solvent recycling facility was acquired by the City for delinquent taxes. It is a seven acre industrial parcel with a 160,000 square foot building. MassDEP paid for initial site assessment and the City secured US EPA funds for cleanup. The new property owners have invested \$3 million in the property and cleaned it to a point where no Activity Use Limitation is even needed.
- Former Springfield DPW yard, Taylor Street. Redeveloped for the new Hampden-Zimmerman showroom and expansion of Springfield Foods facility.

3.a Community Engagement and Partnerships

The Brownfield Assessment team has created key partnerships and is taking a neighborhood-driven, grass-roots approach to neighborhood revitalization. This assessment grants will be key in our neighborhood developed a revitalization strategy and plan to address Springfield economic, physical, and social ills. The Revitalization Strategy and Plan consist of a couple of major components (Safety/Security; Neighborhood Appearance; Housing; Infrastructure; Workforce Development and Economic Development).

After the tornado in 2011 DevelopSpringfield and the Springfield Redevelopment Authority (SRA) lead a collaborative planning process to build a community vision for the future of the tornado impacted neighborhoods and Springfield as a whole. Tornado-impacted neighborhoods have been organized into three planning districts that provide a framework for advancing the planning process. The community met at a central location shared their ideas for how we can work together to make a community vision a reality. They shared ideas for housing, infrastructure, green space, public facilities, and other important issues. A consulting team was selected to facilitate the planning process. In addition to the city wide meetings people were asked to share their ideas online, via mail, and through email. Plans were discussed and placed on a presentation board for every to view online and make additional comments.

The Springfield Brownfields Team has continued these efforts by meeting with the heads of each neighborhood council of our target Brownfields redevelopment areas. During these meeting we have provided maps with the addresses of city owned sites taken by tax title with potential hazardous contamination. We have asked the leaders of these councils to go out and prioritize the most problematic and unsightly abandoned industrial/commercial city owned buildings in their neighborhoods so that we can come together and put together a strategic plan. While our target area consists of several neighborhoods, they share border lines and for the most part have the same concerns. Once all the councils are finished with their list they have been asked to host a community meeting to get the feedback of their community. Meetings will be the most productive way to get feed back due to the poverty of people in these areas.

When the actual redevelopment sites are chosen we have asked the councils to schedule another set of meetings to inform the community of the environmental assessment activities that will be performed in their neighborhood and get their feedback. Ms. Samalid Hogan, Project Manger and Brownfields Coordinator for the City of Springfield, is equally fluent in both English and Spanish. Spanish is the second most spoken language in the targeted area, and Ms. Hogan will be available to translate at the meetings and provide material in Spanish. In addition, environmental consultants, and the community based organizations were asked whether or not they have staff that speaks other languages in case they are needed for community meetings. Press releases for announcements such as the City's receipt of Brownfields assessment funding or public meetings to discuss reuse of a particular property, will be posted online on the City's website, and in The Republican newspaper. Flyers will be distributed to the local neighborhood councils and we have asked them to post an announcement on their newsletter or distribute the flyer to the residents by mail.

3.b. Partnerships

The City of Springfield Brownfields Program closely collaborates with local, state, and federal government organizations. Planning and Economic Development, HUD, MassDEP and HAP Housing will be key in revitalizing our target areas. The Office of Planning and Economic Development is reaching out to local business owners in our target areas and offering them small business assistance programs. Springfield's Small Business Assistance Program is funded by Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG). The FY13 program offers \$150,000 to be awarded in the form grants and \$60,000 to be awarded in the form of loans. On October 23, 2012 Planning and Economic Development offered a "Best Retail Practices Workshop" which offered professional advice to independent retailers in all aspects of store and restaurant design, layout and visual merchandising, customer service and both traditional and social media marketing through workshops and one-on-one consultations. Springfield's Best Retail Practices is a 3-part program that begins with a free two hour workshop in which visual examples of current best practices are shared.

The Springfield Brownfields Program works closely with the Massachusetts Department of Environmental Protection (DEP) to ensure that public health issues are considered during the redevelopment process. Massachusetts law requires that resulting levels of human health risk and exposure be a criteria for the level of cleanup as it relates to a specific use. It is our goal to extend our relationship with the DEP has now extended into the city's property bidding process. With this new relationship, DEP will review the bid documents and make themselves available to the new property owners who must undertake the remediation and closure of the site's environmental problems. MassDEP has also started a "2012 Urban Initiative". In this MassDEP surveys neighborhoods for unpermitted activities such as illegal water discharges, air pollution, illegal dumping, auto body shops, and junkyards. The goal is to provide compliance and technical assistance. MassDEP will also inspect and regulate businesses (manufacturers/warehouses, medical buildings, asbestos removal projects, and transportation related businesses, hazardous waste storage area remedy any non-compliance while providing technical assistance as necessary.

HAPHousing is playing a key role in collaborative efforts to strategically revitalize Springfield's neighborhoods once filled with reasonably priced owner-occupied homes but suffering from significant disinvestment. A master planning process sponsored by the City of Springfield, Springfield College and HAPHousing has made the commitment to increase homeownership as a major key to the revitalization effort.

Three nonprofit housing developers, HAPHousing, Springfield Neighborhood Housing Services and Greater Springfield Habitat for Humanity came together with the Old Hill Neighborhood Council to form the Old Hill Revitalization Collaborative. Together, they have committed to developing over several years 100 new or rehabilitated, energy-efficient homes for first-time homebuyers. Each home replaces a vacant and abandoned structure or utilizes a vacant lot, reducing neighborhood blight and bringing new homeowners to Old Hill. To facilitate the acquisition of key parcels, the Collaborative created a Limited Liability Corporation. HAPHousing acts as its manager and obtained a \$1.5 million loan at a very favorable rate with a guarantee from Springfield College. This commitment is part of a larger effort, the Partnership for the Renewal of Old Hill, which has more than 45 partners and supporters working on a

variety of improvements to public safety, educational opportunities and infrastructure such as parks and streets.

While the City has undertaken an aggressive demolition effort and HAPHousing and its partners have been successful in turning vacant properties into new homes, the increase in foreclosures threatens revitalization efforts. In response, HAPHousing secured funding and is actively re-developing key foreclosed properties. As of June 2012, HAPHousing and its partners had produced 45 new homes in Old Hill, eliminating eyesores.

3.c Key Community-Based Organizations

Each of the community base organizations listed will play an important role in the Brownfields program by working collaboratively with the city to select priority sites within neighborhoods. They will work on motivating residents and local businesses to attend community meetings to discuss the Brownfields assessment, cleanup, and reuse process. Based on past experience, local residents have important information about past uses and history of the properties which is extremely important to the accurate environmental assessment.

~ **HAPHousing** - Over 35 years, HAPHousing has earned a reputation for providing innovative forms of housing assistance to tenants, homebuyers, homeowners and rental property owners. HAPHousing is the largest nonprofit developer of affordable housing in Western Mass, and a collaborative partner in urban neighborhood revitalization.

~ **Alliance to Develop Power** - Members of Alliance to Develop Power are Real People with Real Solutions building Real Power. ADP grassroots leaders fight for just policy reform, create new cooperatively controlled businesses, and build strong, vibrant communities, all while empowering a diverse grassroots base - we are creating a sustainable community economy that leverages power, relationships, and resources.

~ **DevelopSpringfield's** mission is to help create conditions that encourage private development, with a bricks-and-mortar focus and always with an eye toward understanding and meeting Springfield's unique and diverse redevelopment needs. DevelopSpringfield brings to the development process a noteworthy measure of flexibility and a clear commitment to demonstrating that development in Springfield can make economic sense.

~ **Maple High-Six Corners Civic Association** is a community-based organization comprised of volunteers and it is recognized as the official voice relating to all neighborhood issues. The Maple High-Six Corners Civic Association is dedicated to improving the social and economic climate for all Maple High-Six Corners residents and businesses.

~ **Old Hill Neighborhood Council** is a community-based organization comprised of volunteers and it is recognized as the official voice relating to all neighborhood issues. The Old Hill Neighborhood Council is dedicated to improving the social and economic climate for all Old Hill residents and businesses.

~ **The New North Citizens Council (NNCC)** is a community-based family-service agency that provides specialty services to low income families. The NNCC has over 35 years experience

servicing thousands of the City's most vulnerable citizens particularly in the Brightwood and Memorial Square neighborhoods. This organization provides all services in English and/or Spanish. Services include day care, information and referral, home visiting, "Healthy Families", family-based services, HIV services and substance abuse treatment.

~ **McKnight Neighborhood Council** mission is to preserve and improve the quality of life in the neighborhood. The Council considers such issues as housing, public safety, education, health, employment, youth, elderly, and other important aspects of people's lives. They have Special informational meetings on specific topics, Community building, Neighborhood clean-up campaigns, Advocacy for neighborhood needs with the City.

4. Project Benefits

a. Welfare and/or Public Health

The Brownfields Assessment funds will be used to facilitate the identification and reduction of human exposure to environmental health threats that exist at each of our sites. The Brownfields Assessment funds will, at the most basic level, identify the concentration of pollution at each of the identified locations through the environmental assessments performed. This activity will allow us to facilitate the identification of any threats to human health that may exist, especially any immediate ones. Once the potentially hazardous human exposure risks are identified, we can move forwards toward facilitating and addressing reduction of those risks.

Springfield is in a position to reduce the threats that existed previously through the property disposition process. When the City disposes of the property and puts it in the procurement system for redevelopment, there are strict stipulations on what the future use of the property can and cannot be. In every case, the allowable uses for the redevelopment include only those that do not present a risk to the environment or human health. Furthermore, the uses that are allowed are generally dictated by the surrounding neighborhood and are uses that require a level of cleanup that significantly reduces the risks of future exposure. For example, the neighborhood may request that the future use be for housing, recreation, or a neighborhood retail or service use that is mixed with housing, all of which require a more rigorous standard of cleanup. By eliminating these prior polluting uses and promoting safe and clean re-uses, we reduce the current and potential future environmental threats that have been linked to asthma, cancers and birth defects.

b. Economic Benefits and/or Greenspace

This project will stimulate economic development in the following ways. First, most of the properties targeted are city owned properties that were taken under tax foreclosure. By disposing of these properties to new developers, we will place these sites back on the tax roles, generating new income for the City. Next, as mentioned before, each of these properties in their current blighted and polluted state drive investment out of their communities, leaving the area economically crippled.

By investing in these sites and making sure that their reuse is safe and productive for the surrounding area, additional capital investments will be made and jobs will be created as a result. Finally, we have made an effort to cluster the properties targeted for site assessment so

that they can have a bigger impact in the overall redevelopment process for the neighborhoods. As mentioned previously, many of our sites are small and need to be assembled with other parcels for redevelopment. By targeting several properties at once in a specific area, the synergies of redevelopment will be more widespread and the opportunities for economic development more diverse.

Through the Brownfields Program, Springfield is able to promote development that increases transit use and pedestrian activity and that strengthens a quality of life that invites people to move back into the inner city of Springfield. A vibrant community is one where people are seen walking around, talking to their neighbors, taking advantage of opportunities to relax, and moving to and from work or services.

By inviting new investment into these neighborhoods, we will emphasize connections to these green spaces and require that each new property developer provide pedestrian links to existing parks and landscape their property in a way that integrates the parks with the surrounding neighborhoods. These improvements will be in the form of well maintained tree belts and sidewalks, and properly landscaped properties that offer vegetative buffers from the hard, impervious surfaces that surround them. Furthermore, Springfield has an astounding 17% open space but much of it goes unused for the reason mentioned. Through our process, we will not only improve the links for getting to open space, we will help re-activate hundreds of acres of open space that has been neglected and considered a liability for years.

4.c Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

Smart growth, including sustainable reuse, is a major focus of the City's Brownfields Program. The City is committed to helping the sites assessed under this grant be successful examples of sustainable reuse. Springfield has the most open space per capita of any US City. Linking these open spaces and schools with connections that are safe, attractive, and green will help encourage people to walk and use alternative methods of transportation. Parks provide walking trails, playing fields, basketball courts, swimming facilities, splash pads and passive open spaces that promote an active and healthy lifestyle to improve the overall quality of life for our residents.

The parks and open space to be examined by the EPA Assessment Grants (i.e. Walsh Park, Nathan Bill Park, etc) will provide safe recreational opportunities for children and adults throughout the City. Furthermore, projects with significant economic benefits such as the Court Square Redevelopment and 495 Chestnut Street will leverage millions of dollars in private investment and bring back to life buildings that were a blight and safety hazard to neighborhoods.

Urban infill is an important focus of the City's Brownfields Program and the City encourages the construction of mixed-use buildings that sustain street edges and eliminate the gaps created by empty and abandoned lots. These architectural street edges define pedestrian and vehicular pathways which in turn define a sense of place. Urban infill also raises density of living areas, ties into existing infrastructure and works to revive neighborhoods. By encouraging growth in the dense urban core, Brownfields redevelopment in the will help slow unsustainable low-density development in Springfield's suburbs. As part of these major brownfields projects, new

pedestrian-friendly street infrastructure including new sidewalks, safer crossings, and lighting, have been planned throughout the City to compliment and support these projects.

DRAFT

Assessment Grant Transmittal Letter

IV.C.2.a Applicant Identification

City of Springfield, Massachusetts

36 Court Street, Springfield, MA 01103

IV.C.2.b Applicant DUNS number

DUNS #073011921

IV.C.2.c Funding Requested

Community-Wide Assessment Grants.

\$200,000 - U.S. EPA Environmental Assessment Grant for Hazardous Materials

\$200,000 - U.S. EPA Environmental Assessment Grant for Petroleum Contaminated Sites

IV.C.2.d Location

Hampden County: City of Springfield, Massachusetts.

IV.C.2.e For site-specific proposals: Property name and complete site address including zip code

Not Applicable.

IV.C.2.f Contacts

Project Director: Ms. Samalid M. Hogan

Department: Office of Planning and Economic Development

Address: 70 Tapley Street, Springfield, MA 01020

Phone: 413-787-6525

Email: shogan@springfieldcityhall.com

Mayor Domenic J. Sarno

City of Springfield

36 Court Street, Springfield, MA 01103

413-787-6100

IV.C.2.g Date Submitted

Grant proposal submitted on November 16, 2012.

IV.C.2.h Project Period

The project period for the assessment grants will start on October 1, 2013 and end on September 30, 2016.

IV.C.2.i Population

According to the 2010 U.S. Census, the total population in Springfield, Massachusetts is 153,060.

Population of Target Areas

Neighborhood	Number of Persons
Brightwood	3,912
McKnight	5,069
Memorial Square	4,134
Old Hill	4,471
Six Corners	6,767
TOTAL	24,353

Source: U.S. Census Bureau 2009 Estimates.

IV.C.2.j Special Considerations Checklist