

City of Springfield, MA Brownfields Assessment Project Narrative:

The following historical information and site background characterization was taken from EPA's 2015 Removal Program After Action Report for cleanup at the Pinevale site:

Site History/Previous Actions:

In 1874, Chapman Valve Manufacturing Company (Chapman) moved from Boston to Springfield at the current site location. Chapman was one of the world's largest manufacturers of valves, especially for fire hydrants.

In 1948, Brookhaven Laboratory contracted Chapman to manufacture uranium metal. The work was associated with government defense-related projects conducted under the Manhattan Engineer District (MED) and the Atomic Energy Commission (AEC). Upon termination of the contract, the MED and AEC decontaminated the Site in accordance with the standards and survey methods in use at the time. In 2004, U.S. Department of Energy (DOE) issued a Certification of Radiological Condition for the site. The certification provided assurance that reasonably foreseeable future use of the site would not result in radiological exposure above current DOE radiological criteria and standards for protecting members of the general public and occupants of the property.

In 1959, Crane Company (Crane Co.) purchased Chapman. Crane Co. continued valve manufacturing operations on site. Crane Co. ceased all on-site operations in the 1980s, and sold all but 16 acres to various parties. Prior to 1996, Crane demolished the original 12 factory buildings, leaving only the slab foundations on site.

In October 2003, ATC Associates of West Springfield, on behalf of the Crane Company, prepared a Post-Audit Completion Statement and Addendum Risk Characterization Report demonstrating that a level of No Significant Risk had been achieved on the site, and a Class A-2 Response Action Outcome (RAO) Statement was appropriate.

In December 2003, Crane Co. sold the site to Indian Orchard Property Consultants, LLC (IOPC). In October 2005, Goodwin Realty, LLC (Goodwin) purchased the Site from IOPC.

In 2006, O'Reilly, Talbot & Okun (OTO) conducted environmental sampling on behalf of Westmass Area Development Corporation and discovered soil contamination on the property. Elevated levels of lead, arsenic, polychlorinated biphenyls (PCBs), and petroleum hydrocarbons were detected below the floor slabs of some of the former buildings. In February 2009, after the contamination had been addressed by Goodwin, WGF Geoconsultants of Wilbraham, MA, published a Release Abatement Measure (RAM) Completion Report, on behalf of Goodwin. Activities covered in this report were a summary of results from the soil-boring program implemented on site; the subsequent excavation of impacted soils in June 2007 and March 2008; and the transport and disposal of approximately 161 tons of this contaminated soil.

In 2010, the City of Springfield contracted OTO to conduct an asbestos assessment at the site. OTO estimated that approximately 30,000 cubic yards of debris with asbestos-containing material (ACM) concentrations as high as 40% were present on the property. In September 2010, MA DEP sent a

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notification letter to Goodwin regarding MA DEP's intent to assess a Unilateral Administrative Order against Goodwin Realty, LLC for conducting a RAM on site without approval.

In March 2011, MA DEP requested assistance from the EPA Region I Emergency Planning and Response Branch (EPRB) to investigate the Site and determine the extent of ACM contamination in on site soil and debris piles. The initial investigation consisted of a Preliminary Assessment/Site investigation (PA/SI) that included reviewing existing data in the site file and conducting sampling using the Framework for Investigating Asbestos-Contaminated Superfund Sites (OSWER Directive 9200.0-68 September 2008). The PA/SI results confirmed the presence of ACM in several debris piles (maximum 20% asbestos) located in the central portion of the site, and trace levels of asbestos fibers (less than 1%) in surface soils at three isolated locations on site. Observations made during the PA/SI indicated that the site was abandoned consisted mainly of 12 building slab foundations, open trenches, monitoring wells, various piles of debris (some of which contain ACM), overgrown vegetation, and scattered trees. An entombed tunnel running north-south under the site contains debris and ACM. Evidence of trespassing was observed as indicated by breaches in the perimeter fence and household waste dumping. Air monitoring indicated no levels above background. The City of Springfield completed repairs to the fence surrounding the property in 2014. Data summary tables and analytical data for the 2011 PA/SI sampling events can be found in a separate report, entitled Removal Program Preliminary Assessment/Site Investigation Report for the Former Chapman Valve/Crane Company, Springfield, Hampden County, Massachusetts, dated August 2012.

In May of 2013, the City of Springfield acquired the property through a municipal tax-taking process. The City of Springfield is the current owner of the property.

In October of 2015 roughly 1000 tons of ACM were removed from the site and disposed of via an EPA Emergency Response Actions.

Plans for the Property:

The City of Springfield aims to offer up this property of significant acreage for redevelopment. This will be accomplished by publishing a public request for proposals and will result in a committee that chooses the best reuse preproposal based upon criteria ranking. A proposed use is not currently identified; however the City has been approached by Wellspring Cooperative as a potential party. This is the last brownfield's parcel in the former Chapman Valve site that hasn't yet been fully remediated and subsequently redeveloped. We seek to build upon the success of the solar farm to the south and the Wellspring greenhouse facility to the north.

Environmental Work to be Performed:

Highlights of past cleanup work at the site include demolition of buildings, soil remediation and asbestos remediation. Although significant amounts of cleanup activities has occurred to date, more information is required to get this site ready for redevelopment. A Phase II Environmental Site Assessment will be performed and a report/reuse analysis will be the deliverable. This work is described in detail in the Scope of Services section of the application.

Listing of Environmental Reports*:

- U.S. ENVIRONMENTAL PROTECTION AGENCY POLLUTION/SITUATION REPORT
Former Chapman Valve Site - Removal Polrep Final Removal Polrep, Sept. 2015
- Environmental Site Assessment; O'Reilly Talbot & Okun; April 23, 2010
- Asbestos Assessment: O'Reilly Talbot & Okun; 2010
- Release Abatement Measure (RAM) Completion Report; WGF Geoconsultants of Wilbraham,
MA; Feb. 20, 2009
- Removal Program After Action Report; EPA; October 2015
- Unilateral Administrative Order; MA DEP; Sept. 30, 2015
- Building Demolition and Abatement of Hazardous Materials; Weston and Sampson; June 2007

*All reports will be uploaded to a thumb drive and sent via USPS

Licensed Site Professional Information:

George D. Naslas, PG, LSP
Vice President
Weston & Sampson
55 Walkers Brook Drive, Suite 100
Reading, MA 01867
LSP # 6524

Scope of Services:

The scope of services will be submitted as a separate attachment

Release Tracking Numbers for Site:

The site is regulated under the MCP and listed by MA DEP as **RTN 1-170**.

Current Assessed Value:

The land at the Pinevale site is currently assessed at \$845,600. There are no buildings on this site.

Project Development Schedule:

Currently the project only includes work to perform a Phase II Environmental Site Assessment in the effort to gather more information and push this site closer to a potential developer. The timeline for these services can be found in detail in the Scop of Services attached to this application.

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Site Photograph:



260 Goodwin St

Site Photo for Pinevale Brownfields Site



Image capture: Sep 2019 © 2021 Google

Springfield, Massachusetts

Google

Street View - Sep 2019



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Aerial/Locus and Environmental Justice Maps (attached separately)

Evidence of Site Control:

The City of Springfield retains full ownership of the parcel. It was acquired through the tax title program in 2013. The property card information is attached to this application. The City of Springfield acknowledges that a copy of any reports generated by the LSP will be submitted to the Massachusetts Department of Environmental Protection.

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