Ten Mile Watershed Brownfields Assessment Grant

SRPEDD's Award and Next Steps

What is a Brownfield?

Federal Definition

Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.(CERCLA 101-39)

State Rules and Regulations

- Massachusetts Oil and Hazardous Material Release Prevention Act (Chapter 21E)
- Massachusetts Contingency Plan (MCP – 310 CMR 40)
- Brownfields Act (Chapter 206 of the Acts of 1998)
- Legislature periodically recapitalizes the Brownfields Redevelopment Fund

EPA Brownfield Assessment Grant Program

SRPEDD pursued the **Community-wide Assessment Grant** Option

- Specific site is not identified
- Applicant plans to spend grant funds on more than one brownfield site
- Up to $500,000 award
- Funds costs associated with the inventory, site prioritization, community involvement, site reuse planning, assessment, and cleanup planning for brownfield sites

SRPEDD’s Application

what and where

Award Deliverables

Site Re-Use Planning

(SRPEDD IN-HOUSE)

FIVE TYPES OF PLANNING DOCUMENTS

FOR THREE (3) PRIORITY SITES

- Site Reuse Assessment, one for each site (x3)
- Site Reuse Vision, for most advanced site (x1)

Reuse Assessment	Quantity: 3	@ $30,000 per	$90,000
Reuse Vision	Quantity: 1	@ $60,000 per	$60,000
		TOTAL	$150,000

TOTAL PLANNING BUDGET = $200,000

FOR TWO (2) PRELIMINARY SITES

- Land Use Assessment, one for each site (x2)
- Infrastructure Evaluation, one for each site (x2)
- Resource Roadmap, one for each site (x2)

Land Use Assessment	Quantity: 2	@ $5,000 per	$10,000
Infrastructure Eval	Quantity: 2	@ $10,000 per	$20,000
Resource Roadmap	Quantity: 2	@ $10,000 per	$20,000
		TOTAL	$50,000

Site Clean Up Assessment

(LSP ENVIRONMENTAL PROFESSIONAL)

THREE TYPES OF CLEAN UP DOCUMENTS

- 10 Phase I Environmental Site Assessments (ESA's)
- 7 Phase II Environmental Site Assessments (ESA's)
- 5 Site Clean Up Plans, on the basis of Phase I and Phase II ESA's

Phase I ESA	Quantity: 10	@ $5,000 per	$50,000
Phase II ESA	Quantity: 7	@ $25,000 per	$175,000
Site Clean Up Plan	Quantity: 5	@ $5,000 per	$25,000
		TOTAL	$250,000

TOTAL CLEAN UP BUDGET = $250,000

NOTE: Remaining $50,000 comprised of admin, staff time, supplemental community engagement funds, and small travel stipend.

Site Reuse Assessment

Planning Document Deliverables:

- **Site Reuse Assessment (x3)**
- Site Reuse Vision (x1)
- Land Use Assessment (x2)
- Infrastructure Evaluation (x2)
- Resource Roadmap (x2)

LINK TO FULL EPA DESCRIPTION ONE-PAGER:

https://www.epa.gov/sites/default/files/2018-10/documents/site_reuse_assessment_placeholder.pdf

How a Site Reuse Assessment can help: Provides a full evaluation of the opportunities, constraints and range of redevelopment possibilities related to the reuse of a brownfield site. Includes:

- Site characteristics and needs
- Area economy and demographics
- Physical, environmental conditions
- Applicable regulations
- Real estate market conditions

Influence on brownfields assessment, cleanup and reuse: Knowing the potential site reuse helps to plan efficient characterization and cleanup of contamination, and prospectively target appropriate real estate markets.

What is involved?

- Site walkthrough.
- Gathering and reviewing available site documentation.
- Interviews with key community members including local elected leaders and land use officials.
- Developing an inventory of site assets and infrastructure.
- Assessing market conditions.
- Analyzing opportunities and constraints.
- Identifying potential brownfield site reuse options.

When to conduct? As soon as possible after selecting the brownfield site to redevelop. Can be initiated anytime during the environmental investigation process, such as before, during or after the Phase I or Phase II environmental site assessments.

Site Reuse Vision

Planning Document Deliverables:

- Site Reuse Assessment (x3)
- **Site Reuse Vision (x1)**
- Land Use Assessment (x2)
- Infrastructure Evaluation (x2)
- Resource Roadmap (x2)

LINK TO FULL EPA DESCRIPTION ONE-PAGER:

https://www.epa.gov/sites/default/files/2018-10/documents/site_reuse_vision_placeholder.pdf

How a Site Reuse Vision can help: *A picture is worth a thousand words!* Illustrates the potential or preferred redevelopment scenario for a brownfield site. Design concepts include visual representations such as sketch illustrations, renderings and/or 3D models of the potential and preferred brownfield site reuse options, proposed land uses, access and key infrastructure. Complements the brownfields revitalization plan.

Influence on brownfields assessment, cleanup and reuse: Illustrates the location of proposed site structures and site features as per the desired reuse scenarios. Structure and feature placement affect site preparations, assessment and cleanup decisions. The site reuse vision helps reposition the site for redevelopment, and attract interested developers, tenants, end users, funding and financing.

What is involved? Creating an illustration for the site that reflects the community's reuse priorities, integrates site assets and limitations, incorporates neighborhood features and satisfies market demand.

Generally, the Site Reuse Vision is the result of a public planning process that defines the site and reuse goals, gathers input from various stakeholders, and identifies feasible reuse alternatives. The extent of community participation in developing a Site Reuse Vision varies. Some communities:

- Host a design charrette (a collaborative meeting during which planning professionals lead stakeholders through a process of exploring options and sketching reuse designs).
- Have design professionals draft reuse alternatives and present the concepts to the community through a series of public meetings.

When to conduct? Upon completion of a Site Reuse Assessment, after brownfield site conditions and market information are obtained and analyzed.

Land Use Assessment

Planning Document Deliverables:

- Site Reuse Assessment (x3)
- Site Reuse Vision (x1)
- **Land Use Assessment (x2)**
- Infrastructure Evaluation (x2)
- Resource Roadmap (x2)

LINK TO FULL EPA DESCRIPTION ONE-PAGER:

https://www.epa.gov/sites/default/files/2018-10/documents/lande_use_assessment_placeholder.pdf

How a Land Use Assessment can help: Analysis reveals surrounding land uses and local, regional and state land use regulations and strategies that pertain to redevelopment of the brownfield site. Includes review of local zoning laws, specialty zones and incentives, land use planning strategies and other entitlement requirements.

Influence on brownfields assessment, cleanup and reuse: Identifies land use incentives and opportunities to drive redevelopment. Targets potential and desired land uses based on community and economic development priorities. Clarifies the land entitlement process and timeline/strategy needed to obtain regulatory approvals and permits.

What is involved?

- Identifying, collecting, and reviewing local, regional and state land use regulations.
- Interviewing key land use officials.
- Documenting the necessary approval and permitting processes.

When to conduct? Early in the site reuse planning process. Typically, part of a site reuse assessment, but can be completed independently.

Infrastructure Evaluation

Planning Document Deliverables:

- Site Reuse Assessment (x3)
- Site Reuse Vision (x1)
- Land Use Assessment (x2)
- **Infrastructure Evaluation (x2)**
- Resource Roadmap (x2)

LINK TO FULL EPA DESCRIPTION ONE-PAGER:

https://www.epa.gov/sites/default/files/2018-10/documents/infrastructure_evaluation_placeholder.pdf

How an Infrastructure Evaluation can help: Provides availability and location of infrastructure servicing the brownfield site. Evaluation includes utilities (water, sewer, electric, broadband, gas, etc.), roads, nearby transit and on-site improvements. Can range from a simple inventory of existing or available infrastructure to a detailed analysis of age, condition and capacity.

Influence on brownfields assessment, cleanup and reuse: Factors long-term infrastructure availability and location into potential site reuse scenarios, which expands or limits site reuse options. Location of infrastructure onsite affects site preparations, assessment and cleanup decisions.

What is involved? An Infrastructure Evaluation depends on the type of property, its location, assets and the potential site reuse options. Includes an *Infrastructure Inventory*, which is a list of all infrastructure existing or available to and on the site, such as:

- Onsite infrastructure (such as fire and life safety; utilities such as boiler house, electrical substation; security; specialized industrial equipment, assets, services and chemicals).
- Infrastructure serving the site (electric, natural gas, fiber optic cable, water, sewer, stormwater, wastewater systems and other utilities or resources).

When to conduct? Early in the site reuse planning process. Typically, part of a site reuse assessment, but can be completed independently. As a preferred site reuse scenario emerges, a more in-depth infrastructure evaluation will fill data gaps.

Resource Roadmap

Planning Document Deliverables:

- Site Reuse Assessment (x3)
- Site Reuse Vision (x1)
- Land Use Assessment (x2)
- Infrastructure Evaluation (x2)
- **Resource Roadmap (x2)**

LINK TO FULL EPA DESCRIPTION ONE-PAGER:

https://www.epa.gov/sites/default/files/2018-10/documents/resource_roadmap.pdf

How a Resource Roadmap can help: Identifies the brownfield site and related revitalization priorities, key components and phases of the priority projects, and the estimated cost and potential funding and financing sources for each key component and phase. Typically designed as a matrix. Serves as a strategic guide to project leveraging by matching individual project components to appropriate funding and financing sources. Shows how matching-fund commitments will be met.

Influence on brownfields assessment, cleanup and reuse: Outlines a strategy for identifying and tapping into available funding sources for individual brownfield project components from federal, state, philanthropic, private sector and local financing sources such as bonds, loans, special districts, funding matches, or tax incentives.

What is involved?

- Defining the specific project components and phases for each priority brownfield project.
- Estimating costs for each component and phase.
- Identifying the best sources for funding each component and phase.
- Creating a chart or matrix with this information, organized by project component and phase.
- Updating the Resource Roadmap as funding commitments are pursued and secured.

When to conduct? Once site revitalization goals are defined and individual brownfields project components and phases are identified.

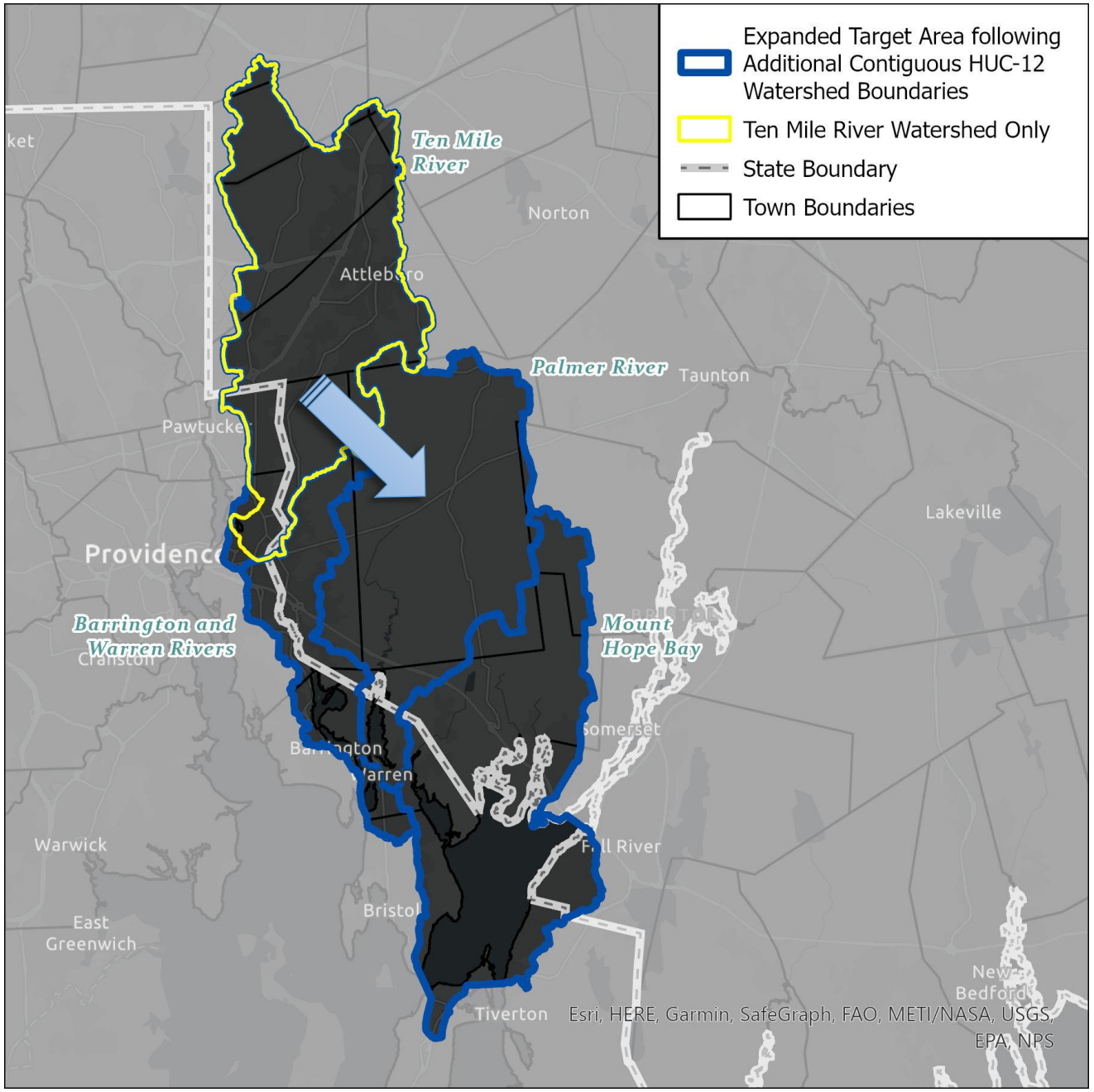
Another way to look at site types

1 of 3 Priority Sites Also gets a Reuse Vision		Site 1	
3 Priority Sites (that get a Reuse Assessment)	Site 1	Site 2	Site 3
2 Preliminary Sites (that get a Land Use Assessment, Infrastructure Evaluation, and Resource Roadmap)	Site 4		Site 5

If they have not previously been completed, these 5 sites are the priorities on the environmental analysis end, to receive Phase I / Phase II analyses and Site Cleanup Plans… but even if every single one of these 5 sites needs a Phase I and Phase II, there is still room for **5 more** sites to receive Phase I analysis, and **2 more** sites to receive Phase II analysis

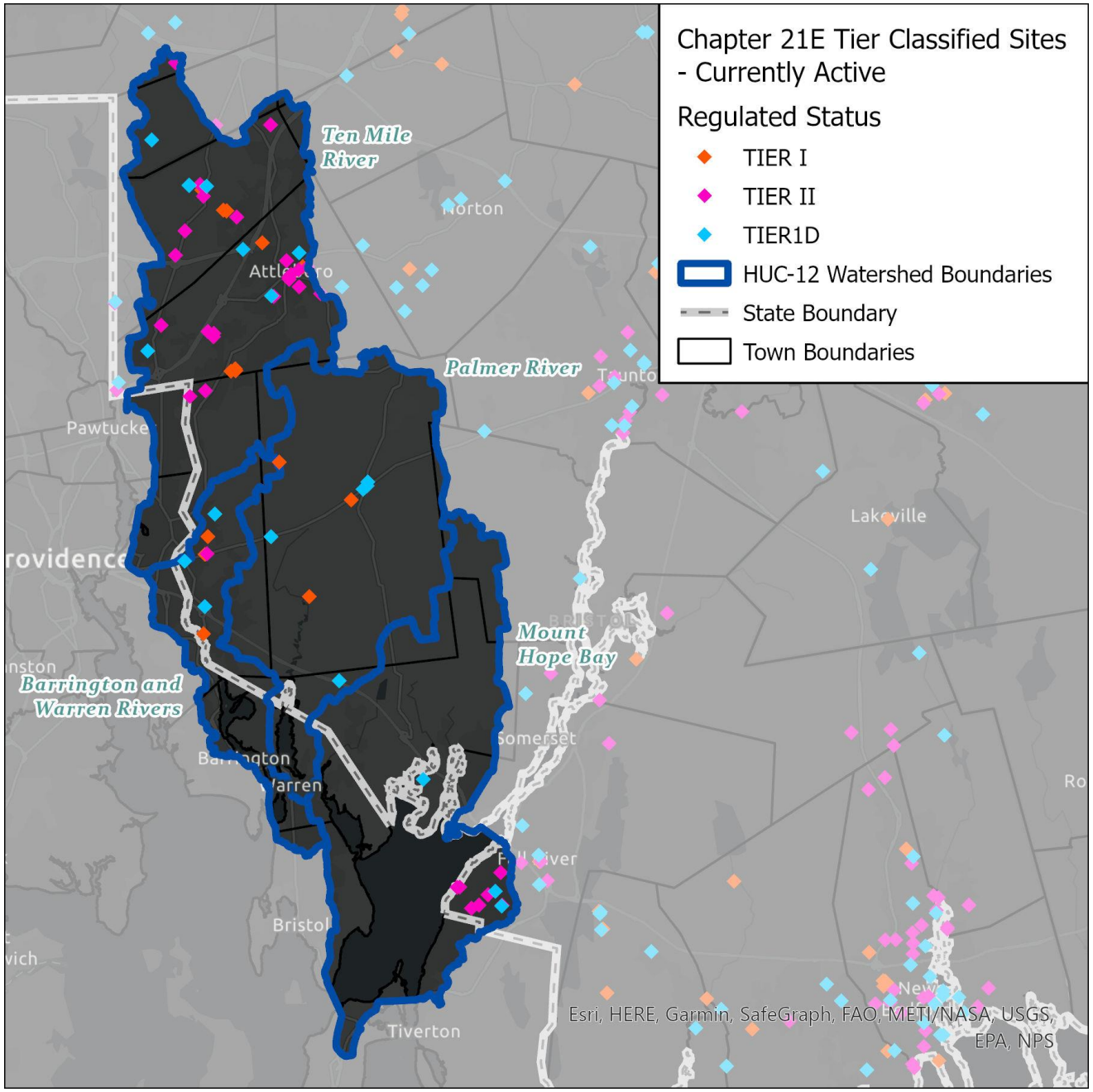
Expanded Target Area: *Ten Mile River to Mount Hope Bay Brownfields Assessment Program*

Captures a contiguous watershed-based extent of the western edge of the region to Mount Hope Bay



Many Tier Sites to choose from as a starting point…

… can explore which are most primed for analysis given community interest, ownership status, additional resources, etc.

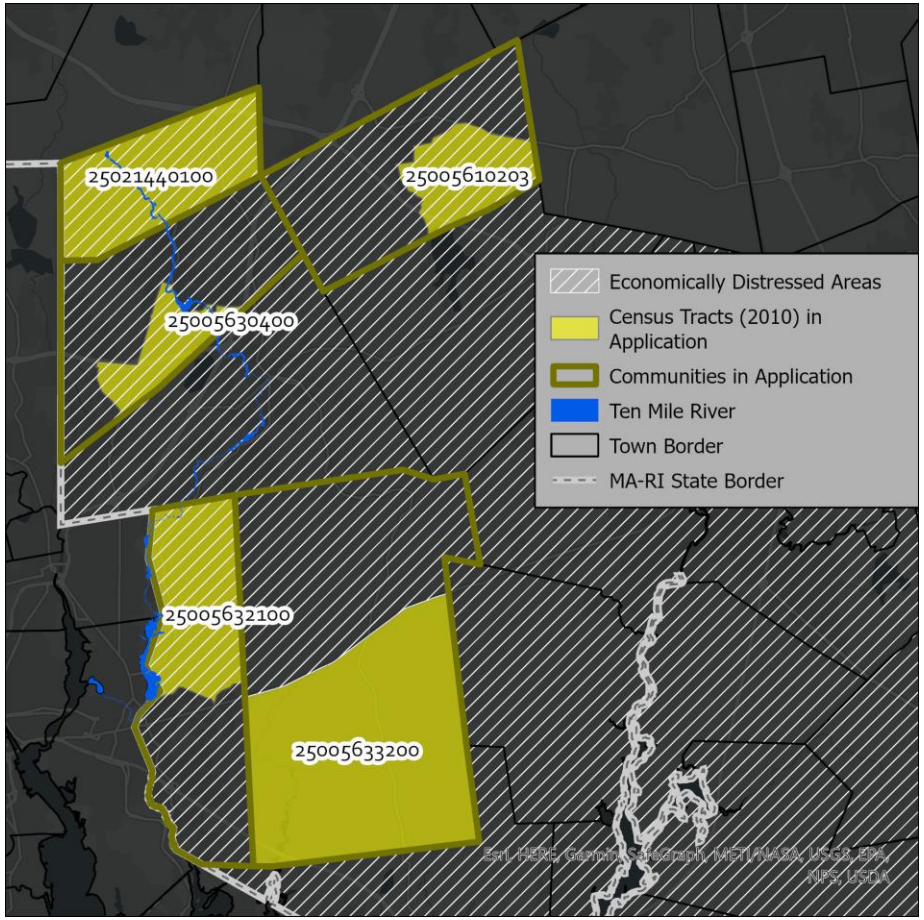


Important Economic Development Considerations

Benefit of aligning with state-designated **Economically Distressed Areas (EDA) and Economic Target Areas**:

MassDevelopment Brownfields Redevelopment Fund (part of one stop)

- Site must be located in an EDA
- Applicant must have site control



Timeline & Next Steps

Immediate and long-term

Overarching Timeline

First 18 Months (Oct 2022 - Mar 2024)

- Site Reuse Assessments (x3)
- Phase I ESAs
- Phase II ESAs

Second 18 Months (Apr 2024 – Sep 2025)

- Site Reuse Vision (x1)
- Land Use Assessment (x2)
- Infrastructure Evaluations (x2)
- Resource Roadmaps (x2)
- Phase I ESAs
- Phase II ESAs
- Cleanup Plans

Immediate Timeline (Pre-Work Period)

- Inform SRPEDD Boards
  - September Commission Meeting Presentation
  - RESC Presentation (?)
- Steering Committee Formulation & First Meeting
  - July/Aug Brownfields Steering Committee (BSC) Invitations go out
  - September: First BSC meeting
- Continue pulling together GIS Data
- Publish initial Brownfields program webpage
- September 14 – Finalized contract with EPA came through
- Oct/Nov – Get RFQ finalized to hire Environmental Professional

Preliminary Potential Sites

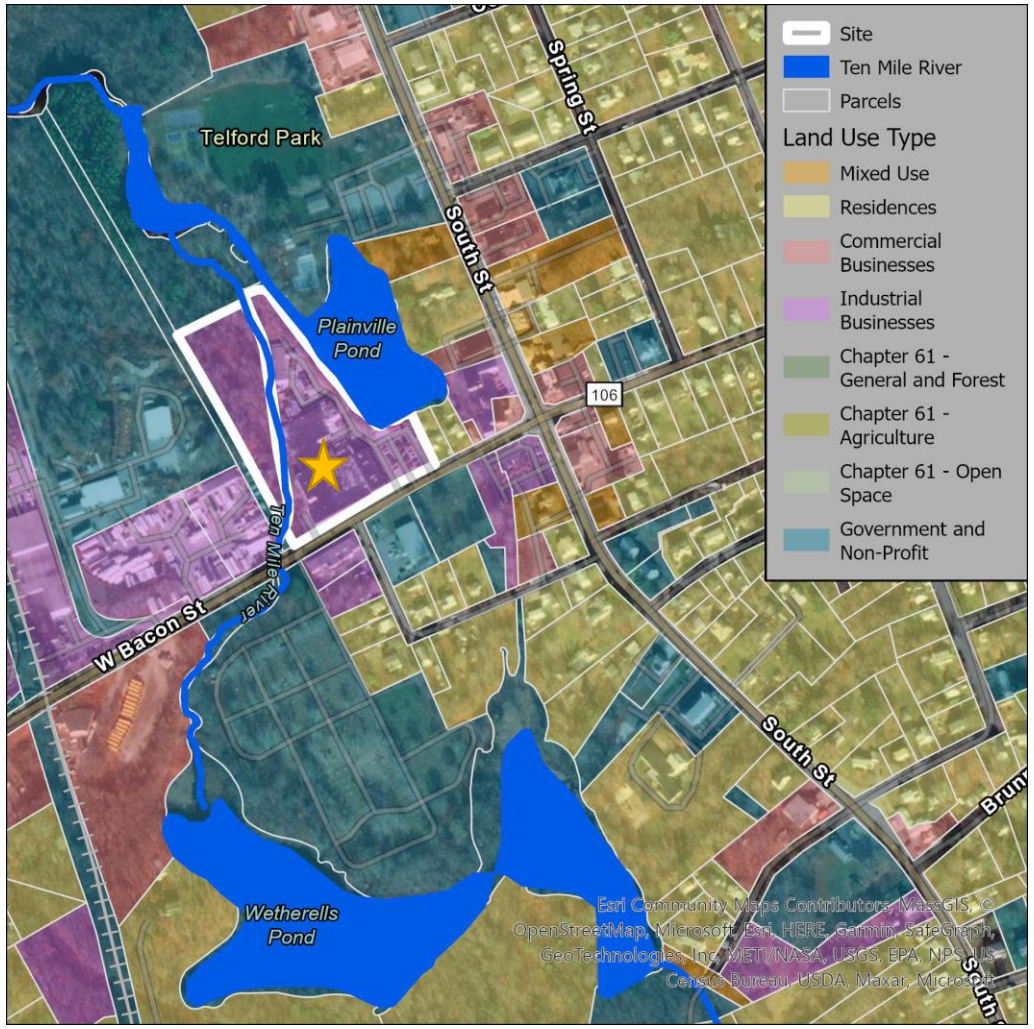
Preliminary thinking – subject to change with community input

3 Specific Priority Sites referenced in the Application

- **Plainville:** 23 West Bacon Street (Whiting & Davis)
- **North Attleborough:** 35 Robinson Street (town is targeting for RLF $)
- **Seekonk:** Pond Street Properties (near Attleboro Dye Works)
- Also mentioned at Brownfields Conference: Swan Finishing, **Swansea**

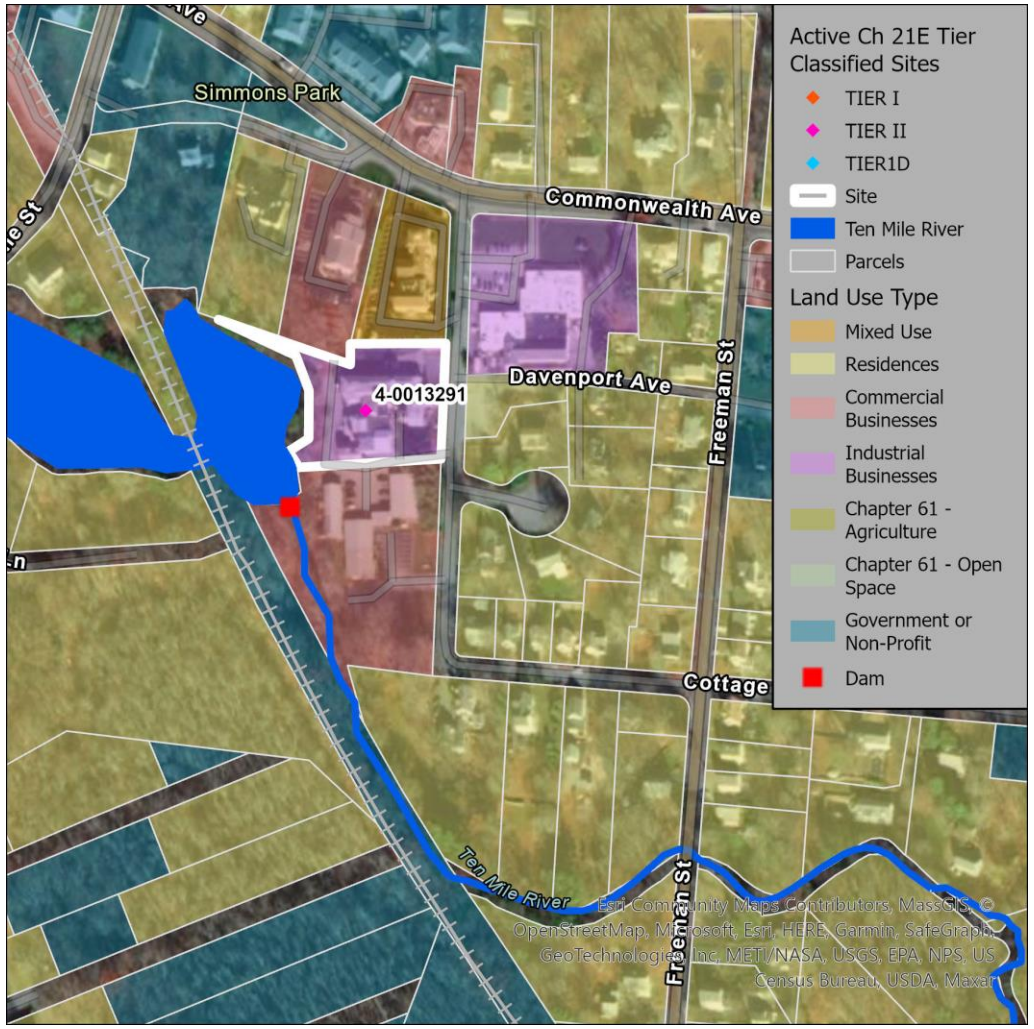
These are not set in stone. They can and very well may change as the priority sites. We also still have the task of identifying two additional sites for preliminary analysis.

23 West Bacon Street – Plainville
AKA West Bacon Co. / Whiting & Davis



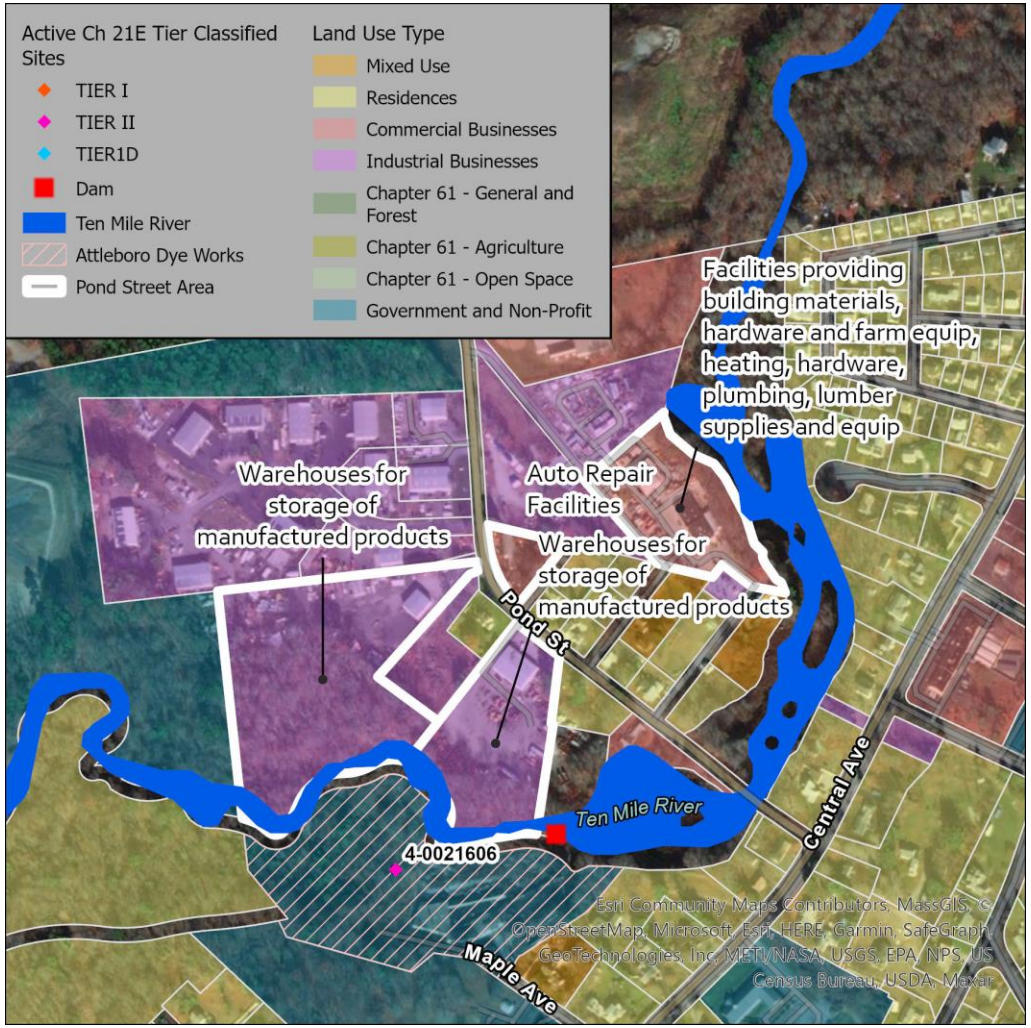
Stats and Information	
Size	5.5 Acres
Owner	23 WEST BACON CO FRMRLY WHITING & DAVIS
Building Value	$802,100 (FY21 Assessed Value)
Land Value	$1,181,900
Other Value	$144,200
Total Value	$2,128,200
Last Sale Date	02/13/1981 (price listed as 0)
Building Info	1916, 1 story, 100,795 sf, partially occupied
Historical Uses	100+ years of metalworks
Compliance	MassDEP Notice of Noncompliance to the PRP in July 2021, due to missed regulatory deadlines
Contaminants	known releases of heavy metals, chlorinated solvents and cyanide, surface impoundments, suspect hazardous building materials. In Zone II aquifer protection district.

35 Robinson Street - North Attleborough



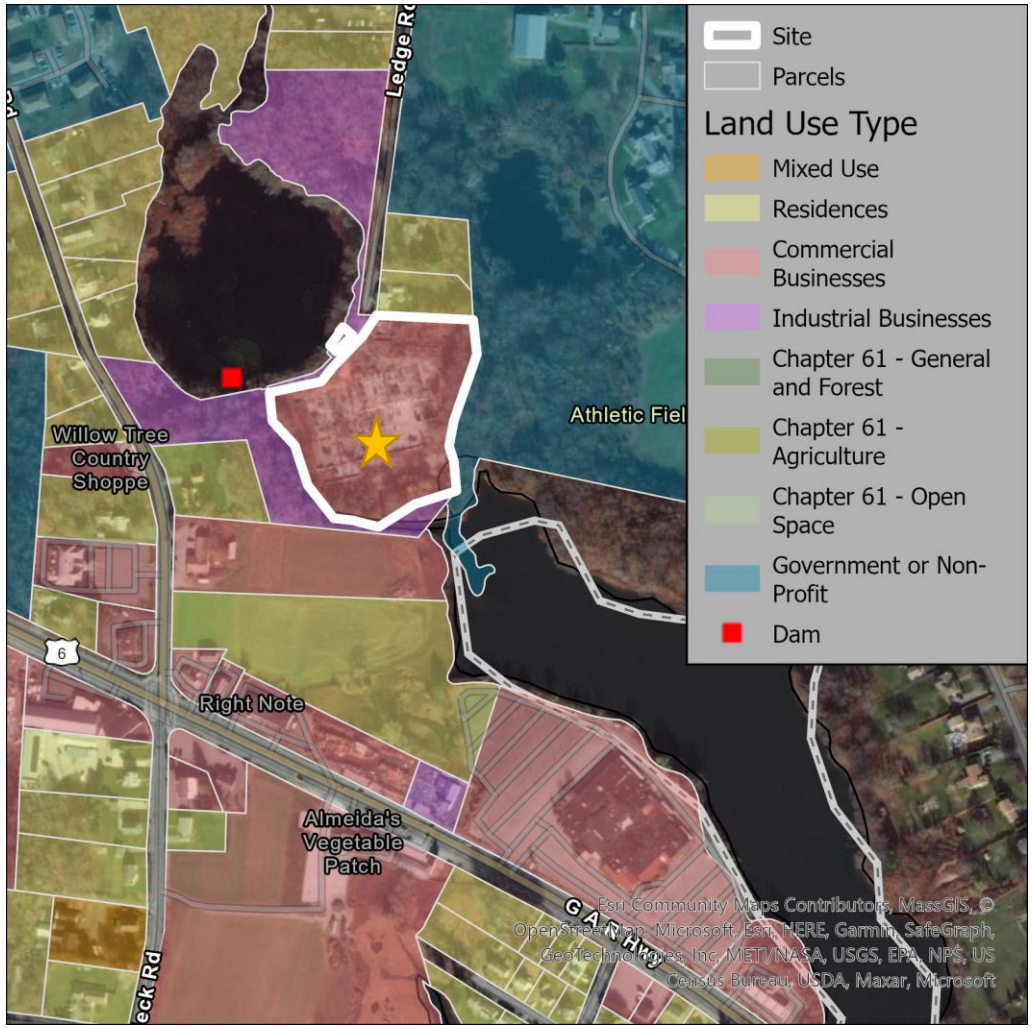
Stats and Information	
Size	1.3 Acres
Owner	BENSON PAUL TRS B + T REALTY TRS
Building Value	$90,000 (FY22 Assessed Value)
Land Value	$186,600
Other Value	$11,900
Total Value	$288,500
Last Sale Date	12/23/2015 (price listed as 0)
Building Info	1980, 3 story mill building, 35,324 sf, unoccupied
Historical Uses	former jewelry mfg. facility
Compliance	Town issued a cease-and-desist order to the property owner in 2019 to vacate the premises
Contaminants	known asbestos in the building along with suspect USTs and impacts to soil, groundwater and surface water are unknown from metals and solvents stored and used at the facility

Pond Street Vicinity, Seekonk (near Attleboro Dye Works)



Stats and Information	
Size	Varies
Owner	Varies
Building Value	
Land Value	
Other Value	
Total Value	
Last Sale Date	
Building Info	A number of underutilized industrial and commercial properties
Historical Uses	3.7-acre autobody and sales facility, 3.5-acre construction yard and 2.3-acre lawnmower repair shop.
Compliance	Evidence of encroachment into wetland areas by a number of occupants along the river corridor
Contaminants	Evidence of metals in the dammed TMR Pond from upstream industrial usage. TMR Pond is intermittently dry (failing dam), with a risk of exposure to contaminated sediments by trespassers. Zone II water protection area (in part).

11 Ledge Road, Swansea
AKA Swan Finishing



Stats and Information	
Size	4.2 Acres
Owner	BRIGHT LEDGE LLC
Building Value	$0 (FY21 Assessed Value)
Land Value	$122,500
Other Value	$0
Total Value	$122,500
Last Sale Date	11/13/2015 (price listed as $47,000)
Building Info	Vacant land
Historical Uses	
Compliance	
Contaminants	

Next Steps

Firm commitments to be part of the project Steering Committee

- Gather local data
- Provide review of materials
- Input / recommendations
- Facilitate site visits
- Full SC meetings every other month for first year (then potentially dropping to quarterly)

Activity between now and next meeting

- (Next SC meeting Nov. 10? Same time ok?)
- Organize as many site visits as possible
- SRPEDD will being to work on the RFP for the Environmental Professional