Presentation to
Town of Framingham
Board of Selectmen
Brownfield Assessment Program
September 28, 2010
What is a Brownfield Site?

US EPA:

“Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Common examples are abandoned gas stations and dry cleaners, railroad properties, and factories.

National Brownfield Association:

Easy to recognize, hard to define, and yet, simply put, it is “a real estate transaction with environmental personality.”
Brownfield Program – Municipal Objectives

- Maximize Real Estate Redevelopment Value
- Support Diverse Socioeconomic Demographics
- Focus on South Framingham & Central Business District
- Promote Long-Term Planning Goals
- Balance Petroleum & Hazardous Materials Grants
US EPA Brownfield Assessment - Scope

- **Phase I Environmental Site Assessments a.k.a. “21E”**
- **Phase II Environmental Site Assessments**
  
  Testing soil, groundwater, surface water, sediments, etc.

- **Permitting, Site Design, Remediation Planning**
  
  *MCP Phase III planning – Remediation Design*
  *Redevelopment Planning*

- **Public Outreach**

- **Brownfield Redevelopment & Area Wide Planning**
Brownfield Program Development

Setting Priorities

- EPA Coordination
- Hiring a Consultant
- Municipal Inventory
- Site Eligibility
- Public Outreach

Prioritization Criteria

- Location
  EJ / CBD / Infrastructure
- Environment
  Wetlands / Database Listing
- Property Size & Current Use
- Redevelopment Potential
- Catalytic Effects
  Cluster / TOD / SmartGrowth
- Town Priority
  Tax Default / Abandoned
Brownfield Assessment Progress

- Utilize Inventory
- Outreach

EPA / Eligibility

- Preliminary ESA’s
  530 Union Ave
  655 Waverly Street

- Phase I ESA’s
  Cochituate Rail Trail
  43 Morton Street
  48 Pratt Street
  612 Waverly Street

- Phase II ESA’s
  48 Pratt Street
  612 Waverly Street

EPA QAPP Approval
Phase I Assessment – Cochituate Rail Trail

- 1.5 mile segment of CRT
- Historic Rail Bed
- Recognized Environ. Conditions (REC’s)
  - Historic Site Use
  - Four MassDEP Sites along rail, documented releases under MCP
- Leveraging other Funding Sources
  - Sewer Project
  - CDBG
  - Rails-to-Trails
Phase II Assessment – 48 Pratt Street

- Municipal Land
- Planned Community Garden / Greenspace
- Historic Commercial Use
  Trucking / Warehouse
- Data under QA/QC review
Phase II Assessment – 612 Waverly Street

SILTON GLASS

Voluntary participant

• Historic Gas Station / Auto salvage yard

• Assessment to support financing for business expansion

• Data = Further MCP actions required

Site Plan
What are we looking for?

- Interested Property Owners
- Candidate Sites / Properties
- Maximizing Real Estate Redevelopment Value
- Promoting the Town’s Priorities?
Brownfield program – We can provide

- Assessments for financing
- Environmental services to support clean-up & redevelopment
- Planning to maximize real estate redevelopment value
- New in FY2011 – Area Wide Planning

Cost Savings
Minimizing Liability
Permitting Efficiency
Successful Brownfield Redevelopment

- Former Brookfield Engineering Labs
- Jefferson Hilton (Former United Wire)
- CCRI & New Visions (Former Connell Manor (Navy) Housing Area)
- Former Shell Oil Bulk Distribution Facility
- Stone Harbour Condominiums (Former Coats America Thread/MGP)
- Woonsocket RI Middle School Campus
- South Street Superfund Site Redevelopment

Town of Framingham Brownfield Assessment Program
Brownfield Program Team

Community and Economic Development

Contacts

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On-line information available at www.framinghamma.gov/brownfields

or by email at brownfields@framinghamma.gov
Questions and Discussion

• Notes: ____________________________________________
  
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Thank you