

## WHAT ARE BROWNFIELDS?

Brownfields are land and/or buildings that have, or may have, hazardous substances, pollutants, or contaminants. Why is this of interest to property owners and developers? Expansion, redevelopment, reuse and even resale of these properties can be complicated and the City can help!



## BROWNFIELDS ARE OPPORTUNITIES!

The services the City can provide under this program can **save property owners and brownfields developers anywhere from \$5,000 to over \$50,000!** This program helps remove the stigma and uncertainties often associated with brownfields, helps spur revitalization, and increases the value of these properties.

### For more information contact:

City of Framingham  
Planning & Community Development  
150 Concord Street, B2  
Framingham, MA 01702-8325  
508-532-5455  
brownfields@framinghamma.gov  
[www.framinghamma.gov/brownfields](http://www.framinghamma.gov/brownfields)

PLAN • BUILD • GROW



Though this program has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.



## BROWNFIELDS COMMUNITY WIDE ASSESSMENT PROGRAM

OPEN FOR BUSINESS!



## FRAMINGHAM BROWNFIELDS

Since 2008, Framingham has received \$1.1 million for its Brownfields Program to:

- help promote economic development
- restore neighborhoods
- increase jobs
- improve the quality of life for residents

## HERE TO HELP YOU

**If you are looking to sell, buy, expand a business or develop a vacant, underutilized or industrial / commercial property in Framingham, this program is here for you!**

Most financial lenders require a “21E investigation” to be conducted prior to obtaining a loan for a property. The City’s Brownfields Program can walk you through this process and could conduct these investigations for you. The City can also assist with Hazardous Building Materials Assessments as well as cleanup and reuse planning.

**Funds are intended to kick-start and assist in the redevelopment process.**



## ASSESSMENT PROCESS

### Phase I Environmental Site Assessments (ESAs)

Phase I ESAs generally consist of:

- a site visit
- a review of municipal, historical, and State and Federal regulatory files
- a determination of the past uses of a site
- an evaluation of any reported releases of petroleum or other hazardous materials

This information is used to write a report which identifies what type of contamination, if any, may be present at the site, and where it is likely to be located. No testing is conducted.

### Phase II ESAs

Phase II ESAs may consist of:

- sampling and laboratory analysis of soil, groundwater, etc.
- hazardous building material assessment

### Cleanup/Reuse Planning

Cleanup/Reuse planning generally consists of :

- evaluation of multiple cleanup options
- cost estimates and effectiveness of cleanup alternatives

The cleanup plan is prepared based on the planned reuse of the site (e.g., as a playground, retail use, residential, etc.).

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**The Brownfields Community Wide  
Assessment Program addresses  
many critical needs of the  
community.**

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## BENEFITS

Some of the significant benefits of this program for the community and private property owners include:

- increase in property values and marketability;
- helps property owners avoid potential government environmental enforcement actions / penalties;
- increase in community pride
- enhance the City’s quality of life in the community;
- promotes economic development, creates jobs and positively impact local economy;
- creates safer, healthier place for us to live, work, and play.



## GET INVOLVED

Contact the City and let us know which sites you would like to see revitalized, what your community’s vision or needs are for these properties—a public park, grocery store, retail shops, etc.—and find out if your property qualifies. Please send an email to [brownfields@framinghamma.gov](mailto:brownfields@framinghamma.gov) to provide feedback or to request to be added to the City’s Brownfields mailing list.