Pioneer Valley Regional Brownfields Plan

Cleaning up our industrial legacy.
Building stronger neighborhoods and communities.

Prepared by

Pioneer Valley Planning Commission
60 Congress Street - Floor 1
Springfield, MA 01104-3419
pvpc.org

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Pioneer Valley Planning Commission Staff

Timothy Brennan Executive Director
Christopher Curtis Chief Planner and Project Manager/Section Manager, Land Use & Environment
Anne Capra Principal Planner
Todd Zukowski GIS/Cartographic Section Manager
Andrew Loew, AICP Senior Planner - Community Dev. & Brownfields

Pioneer Valley Environment and Brownfield Plans Advisory Committee

Carl Dietz City of Chicopee
Lee Pouliot City of Chicopee
Samalid Hogan City of Springfield
Karen Mendrala City of Holyoke
Ben Fish MassDEP WERO
Eva Tor MassDEP WERO
Sean Calnan MassDevelopment
Maureen Belliteau Westfield BID
Giovanna Di Chiro Nuestras Raices
Tom Taaffe Pioneer Valley Asthma Coalition
Karen Cullen Town of Ware
Brownfield Plan

Cleaning up our industrial legacy.
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The purpose of the Pioneer Valley Regional Brownfield Plan is to facilitate assessment, cleanup, and redevelopment of contaminated and blighted properties in our region. EPA defines a brownfield site as 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. Thus, brownfields are sites with known or perceived contamination. The Pioneer Valley Regional Brownfield Plan identifies 20 neighborhood scale Areas of Brownfield Interest (ABI) where brownfields are pervasive, and resources to address them are most needed. The plan provides an analysis of the disproportionate number of brownfields within low income and minority block groups and offers a series of strategies for each ABI relative to site-specific environmental assessment, cleanup and/or redevelopment planning.

“My community is sustainable when we work together to revision and willingly re-invest in abandoned, contaminated but historically significant properties—to once again productively contribute to the current needs of our cities”
Lee Pouliot
Chicopee, MA

Note: This is the executive summary of our plan. To obtain or view a copy of the full plan, visit pvpc.org.
To identify Areas of Brownfield Interest, the pervasiveness of brownfields was determined by the number of Massachusetts Department of Environmental Protection reported open or closed 21E sites at the clustered Census Designated Places and/or Block Group scale. A scoring model was developed that assigns points based on land use history, proximity to 21E sites, density of 21E sites, inclusion in an environmental justice mapped area, and proximity to brownfield assisted sites. Neighborhood-sized areas with a score of 16 points or more were considered ABIs. The 20 ABIs identified in this plan include:

- Amherst Center
- Belchertown Center
- Chicopee Center and Chicopee Falls
- Willimansett, Chicopee
- Downtown Easthampton
- Downtown Holyoke
- Downtown Northampton
- Downtown Springfield
- East Springfield
- Forest Park, Springfield
- Hill-McKnight and Six Corners, Springfield
- Indian Orchard, Springfield
- North End, Springfield
- South End, Springfield
- Ludlow Center
- Downtown Ware
- Downtown Westfield
- Merrick and Riverdale, West Springfield
- Monson Center
- Palmer Villages

Brownfields site, Easthampton  
Photo: Chris Curtis

The thriving Eastworks mixed-use development, including housing, commercial and light industrial use on a former Brownfield site  
Photo: Chris Curtis
Open Square in Holyoke is an example of a successful re-use of a historic former mill complex for mixed use.

Photo: Chris Curtis
The effect of brownfields at the neighborhood scale is well documented. As city residents and businesses with access to capital migrated to outer suburbs in the decades after 1960, many working class neighborhoods were left with a legacy of contaminated and vacant facilities, deteriorating infrastructure, and abandoned homes. The remaining residents of these blighted communities, often poor and/or minorities, were left to bear the burden of this wholesale disinvestment and its physical remnants. Environmental health risks are the most acute problem faced, but in neighborhoods with concentrations of brownfields, there are more insidious challenges to everyday quality of life, employment accessibility, and housing supply and affordability.

A disproportionate number of poor and minority people live in neighborhoods with brownfields.

### Pioneer Valley Areas of Brownfield Interest (ABI) Population, Race, Ethnicity and Age

<table>
<thead>
<tr>
<th>Demographic Indicators</th>
<th>All ABIs</th>
<th>PV Region</th>
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</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>247,841</td>
<td>621,570</td>
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<tr>
<td>% White or Caucasian</td>
<td>68.9%</td>
<td>79.6%</td>
</tr>
<tr>
<td>% People of Color</td>
<td>31.1%</td>
<td>20.4%</td>
</tr>
<tr>
<td>% Latino or Hispanic</td>
<td>26.1%</td>
<td>16.8%</td>
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<tr>
<td>% under Age 18</td>
<td>24.2%</td>
<td>21.9%</td>
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<tr>
<td>% Age 65 or above</td>
<td>10.8%</td>
<td>13.8%</td>
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*Source: 2010 US Census*

### Pioneer Valley ABI Economic Indicators

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<th>Demographic Indicators</th>
<th>All ABIs</th>
<th>PV Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>% of households under $10,000 in income</td>
<td>15.8%</td>
<td>9.0%</td>
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<tr>
<td>% of households under $30,000 in income</td>
<td>46.0%</td>
<td>22.7%</td>
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<tr>
<td>% of households in rental housing</td>
<td>57.4%</td>
<td>34.0%</td>
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Public health indicators show links between disease and brownfields-related environmental factors such as lead paint and air pollution, which are concentrated disproportionately in older industrial neighborhoods like the ABIs. Aging housing stock accounts for much of the lead hazard. About 55% of housing units in the Pioneer Valley were built prior to 1960 – this measure exceeds 90% in former mill worker neighborhoods like the West End of downtown Chicopee. With less than 10% of the state's population, the Pioneer Valley contains 18% of the state's high-risk municipalities for childhood lead poisoning. In places like the West End of Chicopee, the prevalence of abandoned brownfields keeps property values low and deters investments, such as lead paint abatement, by landlords and property owners due to concerns that the cost of abatement activities will not be recouped in resale value and/or rental income. Overall, the ABIs – nearly all of which are old mill neighborhoods – are home to relatively high percentages of minority residents, raising the issue of environmental justice.

Air quality is a concern due to the region's major highways (I-90 and I-91), power plants and remaining mills. With the region’s transit-accessible downtowns burdened by brownfields and largely replaced as employment centers, car dependence will continue to impact air quality. In Hampden County, which contains more than three-quarters of the Pioneer Valley's population, hospitalizations for asthma are 53% higher than the state rate, with especially high rates for Hispanics (91% higher than the state rate), who are about 5 times more likely to need hospitalization than non-Hispanic whites.
Brownfields are sites with ‘known’ or ‘perceived’ contamination. Known contamination can be tracked through the Massachusetts Department of Environmental Protection’s (MassDEP) 21E Database. This is also referred to as the Voluntary Control Program or VCP. The 21E database tracks sites with reportable quantities of petroleum or hazardous material contamination in what is called the 21E Database. 21E is in reference to the Massachusetts General Laws Chapter 21E which is the Oil and Hazardous Material Release Prevention Response Act. This database does not include sites perceived to be contaminated based on past land use or a generally blighted condition. It is only for sites with actual releases, at levels considered reportable under MGL 21E.

For the purposes of this plan, we utilized the Tier Classified 21E sites that were mapped as a GIS datalayer. Therefore, the mapped datalayer represent only a subset of the total reported Chapter 21E sites. Chapter 21E sites that have not yet been Tier Classified, or are not required to be Tier Classified, are not mapped, and thus were not used as part of the metrics calculated for determining the Areas of Brownfield Interest (ABIs). For example, there are 855 tier-classified sites in the Pioneer Valley region in DEP’s 21E database, out of a total of 4,089 21E sites (in the Pioneer Valley region).

### Impacts of ABIs on Region

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<th>Total in ABIs</th>
<th>Total in PVPC Region</th>
<th>ABI %</th>
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</thead>
<tbody>
<tr>
<td><strong>Population</strong> (source: Census 2010)</td>
<td>247,841</td>
<td>621,570</td>
<td>34.6%</td>
</tr>
<tr>
<td><strong>21E Sites</strong> (source: MassDEP mapped sites GIS layer)</td>
<td>524</td>
<td>855</td>
<td>61.2%</td>
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<tr>
<td><strong>Total Land Area (acres)</strong> (source: MassGIS)</td>
<td>62,720</td>
<td>754,560</td>
<td>8.3%</td>
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<tr>
<td><strong>Industrial Land Area (acres)</strong> (source: MassGIS)</td>
<td>4,896</td>
<td>9,910</td>
<td>49.4%</td>
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OUR FINDINGS

Brownfields erode downtowns and drive sprawl.

Brownfields also have pernicious indirect environmental effects. They occupy a sizable proportion of commercial- and industrial-zoned land in most regional downtowns. Over several decades, in part because of obstacles to cleanup and redevelopment related to liability, the area’s retail sector and surviving large commercial and industrial employers have gradually relocated from downtowns to greenfield sites in former agricultural parts of the Valley. These new employment centers have attracted commuters and residential development to outlying areas. Between 1970 and 2000, the Valley’s population grew less than 5%, while developed land increased 49%. This migration has caused habitat loss and has created a car-based culture, wasting energy, adding to carbon emissions, and contributing to documented air pollution.

Chicopee West End Brownfield Strategy

The City of Chicopee’s Downtown West End was the focus of an EPA funded Area Wide Brownfield Planning Grant to reinvigorate and spark reinvestment in the West End by mitigating local environmental conditions at brownfields and re-branding the area as an attractive, green neighborhood where people can live, work, learn and play. Through realistic strategies and market-driven initiatives, it particularly aims to assess, clean up and return key West End Brownfields to productive use over the next three to five years. It provides an overall market assessment that identifies potential demand for industrial/commercial space and rental housing units, potential niche market commercial users and appropriate target segments for mill building residences. It further addresses limitations in the neighborhood’s infrastructure and recommends public improvements that will facilitate private property redevelopment in the West End.
For each Area of Brownfields Interest, (ABI), this plan identifies key brownfields and site-specific actions to address current conditions at the site. These actions ranged from initiating or completing assessment to determine the extent of contamination and a remediation plan, initiating or completing cleanup to ready a site for redevelopment, and/or redevelopment planning to determine the highest and best use of the site relative to community plans and visions for the neighborhood.

**Assessment, Cleanup & Redevelopment Strategies**

**CONDUCT**

**Petroleum and Hazardous Material Site Assessments Under PVPC’s EPA Brownfield Site Assessment Grant**

PVPC received $400,000 in site assessment funds from EPA in 2012. Municipalities will be solicited to apply for site assessments under this program by March 2013.

**PARTNERS:** PVPC

**CROSS-CUTTING STRATEGIES:**

**CONTINUE**

**Operation of PVPC’s Brownfield Revolving Loan Fund (RLF)**

Applications for brownfield cleanup assistance through the RLF are accepted on a rolling basis, with roughly $1.7 million available as of November 2012. Loans are available to eligible private parties, while eligible municipalities, redevelopment authorities and nonprofits can receive assistance through loans, subgrants, or a combination of the two.

**PARTNERS:** PVPC

**CROSS-CUTTING STRATEGIES:**

**CONTINUE**

**Quarterly Meetings of the Regional Brownfield Advisory Committee**

Facilitate regional coordination of technical assistance for brownfield assessments, cleanup and redevelopment.

**PARTNERS:** PVPC

**CROSS-CUTTING STRATEGIES:**

**SUPPORT**

**Transit Oriented Development**

Advance Transit Oriented Development (TOD) in urban centers to support redevelopment.

**PARTNERS:** PVPC, Municipalities

**CROSS-CUTTING STRATEGIES:**
**OUR PLAN**

**Amherst Center & North Amherst**

**COMPLETE**

**Site Clean-up at Amherst Sites**

Conduct site clean-ups at the following Amherst ABI sites:
- Pelham Road at Fort River Crossing/ former Manufactured Coal Gasification plant

**PARTNERS:** Amherst Planning Department

**CROSS-CUTTING STRATEGIES:**

**BEGIN**

**Phase I Site Assessments at Amherst Sites**

Begin Phase 1 site assessments at the following Amherst sites:
- College Street at Fort hill auto and other auto sites on College Street;
- WMCO site on College Street;
- Main Street – Depot Site;
- North Amherst – various automotive sites;
- Several South Amherst farms.

**PARTNERS:** Amherst Planning Department

**CROSS-CUTTING STRATEGIES:**

**COMPLETE**

**Site Cleanup at Belchertown Sites**

Conduct site clean-ups at the following Belchertown ABI sites:
- Belchertown State School – asbestos removal

**PARTNERS:** Belchertown Planning Department

**CROSS-CUTTING STRATEGIES:**

**DEVELOP**

**Brownfield Inventory in Belchertown**

Conduct inventory of potential brownfield sites in Belchertown for Phase I Site Assessments

**PARTNERS:** Belchertown Planning Department

**CROSS-CUTTING STRATEGIES:**

**START**

**Site Redevelopment in Chicopee**

Advance hazardous building material abatement and demolition of remaining Uniroyal structures. Apply for Cleanup Grants after site assessments, as needed. Advance assessment and cleanup at Delta Park and former Hampton Steam Plant properties.

**PARTNERS:** Chicopee Office of Community Department; Planning Department

**CROSS-CUTTING STRATEGIES:**

**Amherst Center & North Amherst**

**Belchertown Center**

**Chicopee Center & Chicopee Falls**
OUR PLAN

ADVANCE
Site Redevelopment in Chicopee

- Advance Phase I redevelopment at Facemate including Senior Center Construction and private mixed use redevelopment.
- Initiate Uniroyal Phase II redevelopment as appropriate;
- Advance redevelopment at Cabotville and Lyman Mills including needed infrastructure improvements.
- Advance site acquisition, assessment, and any required cleanup to develop proposed canal walk fronting mills;
- Develop and implement a marketing plan for Downtown and West End.
- Advance discussions about access to the delta properties including the train viaduct crossing;
- Support infill projects throughout neighborhoods.

PARTNERS:
Chicopee Office of Community Development; Planning Department

CROSS-CUTTING STRATEGIES:

CONDUCT
Site Assessment in Chicopee

Continue working with Michelin N.A. to complete environmental assessment and required cleanup. Prioritize Downtown West End brownfields for assessment under EPA Community-Wide Assessment Grant.

PARTNERS:
Chicopee Office of Community Development; Planning Department

CROSS-CUTTING STRATEGIES:

DEVELOP
Brownfield Inventory in Willimansett

Develop brownfield inventory for Willimansett neighborhood and Chicopee Street.

PARTNERS:
Chicopee Office of Community Development; Planning Department

CROSS-CUTTING STRATEGIES:

CONDUCT
Site Assessment and Clean-up Planning in Willimansett

Conduct Phase I site assessments on inventories sites. Perform Phase II assessments and cleanup planning as needed.

PARTNERS:
Chicopee Office of Community Development; Planning Department

CROSS-CUTTING STRATEGIES:
## OUR PLAN

### Brownfield Plan

**UNDETAKE**

**Redevelopment Planning in Willimansett**

Complete Redevelopment planning for RAO sites. Apply for EPA Area-wide Planning Grant for prioritized sites.

**PARTNERS:** Chicopee Office of Community Development; Planning Department

**CROSS-CUTTING STRATEGIES:**

### UNDETAKE

**Redevelopment Planning in Easthampton**

Complete redevelopment planning for 154-158 Everett Street in Easthampton.

**PARTNERS:** Easthampton Planning Department

**CROSS-CUTTING STRATEGIES:**

### COMPLETE

**Site Clean-up in Easthampton**

Complete the building hazardous material cleanup at 1 Ferry Street, Hampton Mills

**PARTNERS:** Site Owner; Easthampton Planning Department

**CROSS-CUTTING STRATEGIES:**

### CONDUCT

**Site Assessment in Easthampton**

Complete a Phase II site assessment at Easthampton Wastewater Treatment Plant and undertake cleanup as needed.

**PARTNERS:** Easthampton Planning Department

**CROSS-CUTTING STRATEGIES:**

### UNDETAKE

**Redevelopment Planning in Holyoke**

Close out 84 Sargeant Street and make ready for redevelopment, which may include demolition. Assess vacant lots for potential community garden construction in partnership with Nuestras Raices.

**PARTNERS:** Holyoke Planning Department; Nuestras Raices

**CROSS-CUTTING STRATEGIES:**

### Downtown Easthampton

### Downtown Holyoke

**Brownfield Plan**
**COMPLETE**

Site Clean-up in Holyoke

Complete site clean-up at the following Holyoke sites.
- Initiate cleanup at 37 Appleton Street.
- Hazardous material removal at train station.
- Removal of fire damaged material from 277 Main Street.
- Complete remediation at 191 Appleton Street.
- Perform cleanup at Former Mountain Road Firing Range.

PARTNERS: Holyoke Planning Department
CROSS-CUTTING STRATEGIES:

**CONDUCT**

Site Assessment in Holyoke

- Site assessment and cleanup at 216 Appleton Street, which may include partial demolition.
- Complete Phase II site assessment at 689 Main Street, and site cleanup.

PARTNERS: Holyoke Planning Department
CROSS-CUTTING STRATEGIES:

**Downtown Northampton**

Conduct site assessments at the following Northampton sites.
- Roundhouse Parking Lot – continued site assessment, cleanup and redevelopment planning.
- Hampton Avenue Parking Lot – continued site assessment, cleanup and redevelopment planning.
- Hampton Avenue Parking Lot – continued site assessment, cleanup and redevelopment planning.
- 459 Pleasant Street – Continued site assessment, cleanup and redevelopment planning.
- King Street (former Honda Auto Dealership) – site assessment, cleanup and redevelopment planning.

PARTNERS: Northampton Planning Department
CROSS-CUTTING STRATEGIES:

**Downtown Springfield**

UNDEARTAKE

Union Station Site Clean-up

- Complete site cleanup, including partial demolition (baggage warehouse).
- Site cleanup at adjacent vacant lot (former Hotel Charles);
- Complete Phase I construction of bus terminal and parking garage.
- Restore pedestrian tunnel linking the station with train boarding platforms and Lyman Street.
- Advance Phase II construction including addition of more office and retail space in the terminal building.

PARTNERS: Springfield Planning Department
CROSS-CUTTING STRATEGIES:
OUR PLAN

Brownfield Plan

CROSS-CUTTING STRATEGIES:

1. Support City of Springfield efforts to seek a private developer for 1600 Main Street site.

PROMOTE

1600 Main Street Redevelopment

PARTNERS:
Springfield Planning Department

CROSS-CUTTING STRATEGIES:

2. Support Springfield Redevelopment Authority’s efforts to redevelop 650,000 sq. ft. of industrial, commercial, general office space, or combination of these uses (new Memorial Industrial Park II)

REDEVELOP

Memorial Industrial Park II

PARTNERS:
Springfield Redevelopment Authority; Springfield Planning Department

CROSS-CUTTING STRATEGIES:

3. Support private property owner on-going site assessment at 1003 St James Street

SUPPORT

1003 St James Street Site Assessment

PARTNERS:
Springfield Planning Department

CROSS-CUTTING STRATEGIES:

4. Complete Phase 1 site assessments at the following East Springfield sites.
   - ES Hobson Street (near 59)
   - NS Rear Bay Street
   - 632-636 Page Blvd
   - NS and ES Page Blvd and Roosevelt Ave
   - NS Boston and Albany Railroad

COMPLETE

Phase I Site Assessment in East Springfield

PARTNERS:
Springfield Planning Department

CROSS-CUTTING STRATEGIES:

5. Complete Phase 1 site assessments at the following Forest Park Springfield sites.
   - SS Belmont Ave (near 30-34)
   - SS Locust Street (206-212)
   - WS Longhill Street (18-20)
   - 121 Oakland Street & WS Lansing Place
   - WS Randall Place (near 56-68)

COMPLETE

Phase I Site Assessment in Forest Park

PARTNERS:
Springfield Planning Department

CROSS-CUTTING STRATEGIES:
**Hill, McKnight & Six Corners, Springfield**

**COMPLETE**

Phase II Site Assessment, and Clean-up as Needed

Complete Phase II site assessments at the following Hill, McKnight, and Six Corners, Springfield sites.
- 846 Bay Street
- 155 Hickory Street
- Walnut Street sites

**PARTNERS:** Springfield Planning Department

**CROSS-CUTTING STRATEGIES:**

$  

**Indian Orchard, Springfield**

**COMPLETE**

Phase I Site Assessment in Indian Orchard

Complete Phase 1 site assessments at the following Indian Orchard, Springfield sites.
- 241 Main Street
- NS Cardinal Street (near 139)
- NS Corthell (near 184)
- 284 Rear Main Street
- WS Moxon Street
- NS Worcester Street (near 950) - Support site assessment and cleanup on privately owned portion of site.

**PARTNERS:** Springfield Planning Department

**CROSS-CUTTING STRATEGIES:**

$  

**North End, Springfield**

**COMPLETE**

Phase II Site Assessment and Clean-up in North End, Springfield

Complete Phase II site assessments and clean-up at the following North End, Springfield sites.
- Chandler Street (29, 30, 61)
- WS Main Street (2580-2582)
- 2505-2495 Main Street

**PARTNERS:** Springfield Planning Department

**CROSS-CUTTING STRATEGIES:**

$  

**CONDUCT**

Site Redevelopment Planning in North End, Springfield

Promote site redevelopment on Dwight Street properties; Identify redevelopment options for:
- ES Main Street (2353-2365)
- ES Main Street (2931-2947)

**PARTNERS:** Springfield Planning Department

**CROSS-CUTTING STRATEGIES:**

$
OUR PLAN

Brownfield Plan

UNDOCK

Redevelopment Planning in South End, Springfield

- Support implementation of the South End Urban Renewal Plan to promote private investment throughout the neighborhood.
- Identify redevelopment options for the Gemini Site;
- Support Springfield Redevelopment Authority’s efforts to seek Gemini site developer.

PARTNERS:
Springfield Redevelopment Authority; Springfield Planning Department

CROSS-CUTTING STRATEGIES:

COMPLETE

Site Assessment in South End, Springfield

Prioritize site assessment and cleanup at inventoried sites.

PARTNERS:
Springfield Planning Department

CROSS-CUTTING STRATEGIES:

UNDERTAKE

Site Clean-up in Ludlow

Ludlow Mills – newly designated Brownfield Support Team (BST) site; continued site clean-up and removal of hazardous building materials

PARTNERS:
Westmass Area Redevelopment Corporation; MassDEP BST

CROSS-CUTTING STRATEGIES:

COMPLETE

Site Assessment and Clean-up in Ware

Monroe Street MCP site – Phase II site assessment and clean-up

PARTNERS:
Ware Planning Department

CROSS-CUTTING STRATEGIES:
# OUR PLAN

## Downtown Westfield

### CONDUCT
**Site Clean-up in Westfield**

Perform cleanup at proposed intermodal site (Elm, Arnold and Church Streets) and prepare for mixed use redevelopment

**PARTNERS:** Westfield Planning Department  
**CROSS-CUTTING STRATEGIES:**

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### COMPLETE
**Redevelopment Planning in Westfield**

 Advance redevelopment at School Street site (former City Cleaners);  
 Advance redevelopment of 41 Jefferson Street (former machine shop);  
 Advance redevelopment of Columbia site on Cycle Street

**PARTNERS:** Westfield Planning Department  
**CROSS-CUTTING STRATEGIES:**

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## Merrick & Riverdale West Springfield

### ASSESS
**Trade Center on Union Street**

Complete phase I and II site assessments; cleanup as needed;

**PARTNERS:** West Springfield Planning Department  
**CROSS-CUTTING STRATEGIES:**

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### ASSESS
**Nondo Tire, Route 5 (north)**

Complete phase I site assessment; Phase II site assessment and cleanup as necessary; redevelopment planning (planned terminus for proposed CT Riverwalk and Bikeway)

**PARTNERS:** West Springfield Planning Department  
**CROSS-CUTTING STRATEGIES:**

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## Monson Center

### COMPLETE
**Site Clean-up in Monson**

Complete Site Cleanup at 2&3 South Main Street

**PARTNERS:** Monson Planning Department  
**CROSS-CUTTING STRATEGIES:**

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CONDUCT
Site Assessment in Monson

Complete site assessments at the following Monson sites.
• Omega Processing – Phase II site assessment and cleanup as needed
• Hillside School, 29 Thompson Street – Phase I and II site assessments, cleanup, and redevelopment planning

PARTNERS:
Monson Planning Department

CROSS-CUTTING STRATEGIES:

ESTABLISH
Site Assessments in Palmer

Complete a Phase I and II site assessments; cleanup as needed

PARTNERS:
Palmer Planning Department

CROSS-CUTTING STRATEGIES:

CROSS CUTTING STRATEGIES ICONS: The following icons are used in reference to issues and strategies related to other element plans of this report.

TRANSPORTATION
LAND USE
HOUSING
ENVIRONMENT
ECONOMIC DEVELOPMENT
GREEN INFRASTRUCTURE
CLIMATE ACTION
FOOD SECURITY
BROWNFIELDS