Narrative Information Sheet

1. Applicant Identification
City of Attleboro
77 Park Street
Attleboro, MA 02703

2. Funding Requested
a. Grant Type: Community-Wide Assessment
b. Federal Funds Requested: $500,000

3. Location
Attleboro, Bristol County, Massachusetts

4. Target Areas and Priority Site Information
a. Riverbank Road/Riverbank Road/Census Tract 250056314002
b. Sturdy Hospital/O’Neil Blvd/Census Tract 250056314001
c. Bristol Community College/34 Forest Ave/Census Tract 250056314001
d. Falmouth Street Neighborhood/54 Falmouth Street/Census Tract 250056314002

5. Contacts
a. Project Director:
Catherine Feerick, Economic Development Director
508-223-2222
catherinefeerick@cityofattleboro.us
77 Park Street, Attleboro, MA 02703

b. Chief Municipal Officer:
Mr. Paul Heroux, Mayor
508-223-2222
paulheroux@cityofattleboro.us
77 Park Street, Attleboro, MA 02703

6. Population
44,789 (2019)

7. Other Factors Checklist
<table>
<thead>
<tr>
<th>Other Factors</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or</td>
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<tr>
<td>United States territory.</td>
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<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
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<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the</td>
<td>1</td>
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<tr>
<td>priority site(s) is contiguous or partially contiguous to the body of water,</td>
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<tr>
<td>or would be contiguous or partially contiguous with a body of water but for a</td>
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<tr>
<td>street, road, or other public thoroughfare separating them).</td>
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<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>1</td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind,</td>
<td>5</td>
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<tr>
<td>solar, or geothermal energy.</td>
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<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-</td>
<td>8-9</td>
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<tr>
<td>wide planning activities as described in Section I.A. for priority site(s)</td>
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<tr>
<td>within the target area.</td>
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<tr>
<td>The target area is located within a community in which a coal-fired plant</td>
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<tr>
<td>has recently closed (2011 or later) or is closing</td>
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</tbody>
</table>

8. **Letter from State Environmental Authority**
A letter from MassDEP supporting the City of Attleboro’s application for a Community-Wide Assessment grant is attached.

9. **Releasing Copies of Applications**
This application does not contain confidential information.
November 15, 2021

U.S. EPA New England
Attn: Frank Gardner
Via email

RE: STATE LETTER OF ACKNOWLEDGMENT
City of Attleboro, Brownfields Community-Wide Assessment Grant

Dear Mr. Gardner:

I am writing to support the proposal submitted by the City of Attleboro (City) under the Fiscal Year 2022 U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant Program. The City is currently undertaking several redevelopment projects. EPA funding will further facilitate additional Brownfields redevelopment by providing funding to assess properties within the Transient-Oriented Development District and properties where actual and perceived contamination exist that inhibit potential future development.

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available incentives. The Massachusetts Department of Environmental Protection (MassDEP), through our regional offices, provides technical support to Brownfield project proponents when regulatory issues arise. If this proposal is selected, MassDEP will work with our state and federal partners to support the City and help make this project a success.

We greatly appreciate EPA’s continued support of Brownfield efforts here in Massachusetts.

Sincerely,

Elizabeth Callahan
Acting Assistant Commissioner, Bureau of Waste Site Cleanup

c: Catherine Feerick, City of Attleboro
John Handrahan, MassDEP Southeast Regional Office
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1. a. Target Area and Brownfields

1.a.i. Background and Description of Target Area

Attleboro is a small city in southeastern Massachusetts with a population of approximately 46,000 located in Bristol County. Located 10 miles north of Providence, Rhode Island and 39 miles southwest of Boston, Massachusetts, the target area is connected to both cities by Interstate 95 and an intermodal transportation center in the Downtown target area. The City has a significant manufacturing history and was once known as the “Jewelry Capital of the World.” The jewelry industry historically brought great wealth to the city, but left behind a legacy of reduced employment and contamination. Massachusetts has designated Attleboro a “Gateway City”: a midsize urban anchor facing “stubborn social and economic challenges” while possessing many assets with unrealized potential. In recent decades, Attleboro has seen a decline in industrial employment in the target area as manufacturers have moved overseas or relocated to industrial parks. Small businesses suffered as the daytime population of Downtown Attleboro declined. Additionally, a general lack of investment has caused the deterioration of former mill buildings, older multifamily housing stock, and mixed-use structures throughout the target area.

The target area is an Economic Target and Distressed Area suffering from a storefront vacancy rate approaching 30% and a number of vacant or underutilized mill buildings. The Brownfields sites in the target area are surrounded by renter-occupied older stock housing with low income and minority residents, a community hospital, municipal buildings, and child day care centers. Storefronts and office spaces have suffered from disinvestment. Vacancies are common and many properties are underutilized. Portions of the target area are located within FEMA flood zones along the Bungay and Ten Mile Rivers. The target area is located within a state-designated Environmental Justice (EJ) area, with vulnerable populations suffering from poverty, disease, lack of job opportunities and homelessness. There are also two Opportunity Zones in neighboring North Attleboro, which are expected to link resources to the target area.

1.a.i. Description of the Priority Brownfields Sites

There are 382 state-listed contaminated sites in the city, with over 50% in the target area. We have established the following priority Brownfields sites within four key areas of the target area that reflect contamination issues, health impacts, and EJ concerns with the potential for reuse, to accomplish our planning and revitalization initiatives.

<table>
<thead>
<tr>
<th>Riverbank Road Area</th>
<th>Sturdy Hospital Area</th>
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</thead>
<tbody>
<tr>
<td>Adjacent to our Intermodal Transportation Center (ITC), this area is located within a FEMA flood zone along the Ten Mile River in an area of mixed residential and commercial use. Ongoing flooding may spread contaminated river sediments to the area. The City is concurrently seeking a 2022 state grant to mitigate flood risks. Revitalization plans include affordable and market rate housing, essential retail, and commuter-focused retail.</td>
<td></td>
</tr>
<tr>
<td>This area surrounds the City’s local hospital, Sturdy Hospital, which includes the primary hospital buildings and a number of satellite facilities providing out-patient services within the northeastern portion of the target area. The hospital has plans for expansion, and the City wishes to support the needs of sensitive and underserved populations.</td>
<td></td>
</tr>
</tbody>
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1 Massachusetts 2020 Environmental Justice Populations
2 There are two Opportunity Zones in the abutting Town of North Attleboro
3 Massachusetts Energy & Environmental Affairs Data Portal
4 Census Block Group 250056314002
5 The ITC includes bus loops and the Downtown Attleboro commuter rail station connecting to Boston, MA and Providence, RI
6 Census Block Group 250056316001
prevalence of chlorinated solvent releases throughout the area from historic jewelry factories and existing industrial facilities, along with releases that have not been assessed that threaten residential indoor air, soil and groundwater. The target property is on O’Neil Blvd, between Dunham and Pearl Streets. Our focus will be on additional assessment relative to solvent releases to ensure that future development can proceed safely.

**Former Texas Instruments (TI) Facility**\(^7\): There are five known contaminant releases associated with the 98-acre former industrial facility, later redeveloped as the Attleboro Corporate Center, which houses Bristol Community College (BCC). There are a number of underutilized buildings, including a 183,000 SF vacant building, which requires indoor air assessment prior to occupation.

**Falmouth Street Area**\(^8\): There are five known contaminant releases, which include chlorinated VOC impacts to indoor from former jewelry facilities and other industrial facilities. One of these Brownfield sites was planned for redevelopment as a homeless shelter; however, contamination issues in the neighborhood derailed that project. The City wishes to better understand the sources of VOCs in this neighborhood to encourage site redevelopment. The specific targets are commercial and residential properties immediately upgradient and downgradient of the 53 Falmouth Street Brownfield site.

### 1.b. Revitalization of the Target Area

#### i. Reuse Strategy and Alignment with Revitalization Plans

The City, with support from the community, developed a **2021 Downtown Attleboro Action Strategy** with a Vision to “brighten our streets and alleys with new lighting; connect our green spaces; improve safety for pedestrians and cyclists; support and diversify our retail options; encourage additional mixed-use development; and activate the public realm with new programming amenities.” Recent private investment includes adaptive reuse and infill housing developments, mixed use developments, improvements to office building facades, and small business investments into vacant storefronts. Public investments include improvements to parks and recreational areas, streetscape and infrastructure upgrades, and the installation of public art. We anticipate a number of developer acquisitions and redevelopments of Brownfields sites in the near future. The target area is a Priority Development Area (PDA)\(^9\) and Priority Protection Area (PPA).

The City’s Transit-Oriented Development District (TOD), located within the target area, is located on the sites of several former Brownfields. Public and private investments have fully remediated the TOD, which now includes a riverfront park, the ITC station, and a newly constructed mixed-use building. Significant acreage remains ready for near-term residential and mixed-use development.

The City invests in small businesses through CDBG\(^10\) loans and grants and through other grant-funded programs. Recent projects have included a business plan competition providing grant funds to storefront businesses locating within the target area, COVID support grants to existing businesses, and grants to existing downtown businesses for new storefront signs. The City has also welcomed multiple development projects in recent years, including **37 Union Street**, a 59-unit mixed-income

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\(^7\) Census Block Group 250056317001  
\(^8\) Census Block Group 250056315002  
\(^9\) Priority Development Areas (PDAs) are areas that are appropriate for increased development or redevelopment due to several factors including good transportation access, available infrastructure (primarily water and sewer), an absence of environmental constraints, and local support. Priority Protection Areas (PPAs) are areas that are important to protect due to the presence of significant natural or cultural resources.  
\(^10\) Community Development Block Grants
residential building in a former jewelry factory; Sterling Lofts, an 83-unit mixed income residential building in a historic mill building; Renaissance Station North, an over 80-unit, market rate, mixed use building; and One Wall Street, a 136-unit, market rate, mixed use building. Six other downtown sites are under purchase and sale agreements or direct developer ownership and planned for development in the coming years.

ii. Outcomes and Benefits of Reuse Strategy
The revitalization of Downtown Attleboro is well underway, with a robust pipeline of development projects. The City and Attleboro Redevelopment Authority (ARA) have attracted significant interest in their holdings in the TOD, and hope to release the land for development within the next calendar year. This project will attract more people to the target area as residents and shoppers, while increasing access to recreation and cultural events. The revitalization will connect green spaces with an improved walking and biking system, making it easier to walk and bike through the target area providing health benefits and access to many of the target area residents without vehicles. The City will continue to support new residential and mixed-use developments in the target area, creating housing, employment opportunities, and amenities for the downtown population.

c. Strategy for Leveraging Resources
i. Resources Needed for Site Reuse
The City was recently awarded a $75K Community Planning grant from the Massachusetts DHCD to examine housing, retail, and infrastructure needs within the TOD District. The resulting plan will provide developers with a road map to the City's desires for development and help target marketing efforts to the appropriate firms. The City is part of MassDevelopment’s Transformative Development Initiative (TDI) to foster economic investment within the downtown core, which provides capacity support and financial assistance. Federal resources available within the target area include CDBG, HUBZone, LIHTC, Historic Preservation Tax Credits, and New Markets Tax Credits, with nearby North Attleboro supporting two Opportunity Zones. Eligible state resources include MassDevelopment Brownfields and construction financing, MassHousing tax credits, state historic tax credits, MassDOT Chapter 90 infrastructure funds, MassWorks infrastructure grants, and the Massachusetts Vacant Storefront Program. Local incentives include the Housing Development Incentive Program, Tax Increment Financing, and District Improvement Financing.
ii. Use of Existing Infrastructure
The target area is connected to public water, sewer and stormwater utilities, along with electric, natural gas and communications (i.e., high-speed internet, fiber optics). Most utilities are located underground, providing security and reducing outages during storm events. A recent wastewater project has improved the efficiency and capacity of Attleboro’s system in the downtown, and a portion of City American Rescue Plan Act (ARPA) funds are budgeted toward water system improvements in the target area. New development is anticipated to utilize and upgrade existing infrastructure, along with upgrading stormwater discharges. Enhancements to Downtown infrastructure will improve walkable connections to existing amenities, including the TOD.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
a. Community Need
i. The Community’s Need for Funding
Industry has moved out of the target area, resulting in reduced tax revenues, a declining daytime population, and multiple vacant properties. The City has been forced to spend its limited and scarce funds to secure, maintain, and in some cases demolish several abandoned buildings. Decreased spending at local businesses has resulted in vacancies, deterioration of buildings, and perceptions of
safety concerns. Downtown Attleboro has never fully recovered from the economic losses incurred as its manufacturing base relocated to industrial parks or overseas. The per capita income\(^\text{11}\) in the target area ranges from $19,825 to $30,223, and up to 83% of homes are renter occupied\(^\text{12}\), with the average cost for a home $312,967\(^\text{13}\). Furthermore, the City suffers from reduced tax revenue due to underutilized and vacant properties in the target area. This grant will propel the Brownfields sites towards cleanup and reuse, resulting in increased tax revenues. New affordable homes, retail storefronts, and medical offices will be developed, providing residents with a diversity of housing and employment opportunities. The revitalization will link the target area to the TOD, providing residents with new transportation and educational opportunities, including the BCC expansion.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Portions of the target area are located within a food desert, based on low income and limited access to food\(^\text{14}\). There are many industrial sites in the target area whose current or past practices involved the use of trichloroethylene (TCE) and related VOC solvents used in the jewelry industry as a cleaner/degreaser. This history of solvent use has not only created many Brownfield sites, but also contributes to air, soil and groundwater pollution in the target area. The City has conducted ambient and indoor air testing at two separate sites in the target area, and discovered concentrations of TCE in ambient (outside) air at levels exceeding MassDEP’s residential indoor air threshold value. These data suggest that solvent use in this industrial city has had an overall effect on air quality, including residential neighborhoods that are mostly inhabited by sensitive populations, including minorities and low-income residents. The Assessment grant will provide the City with additional resources to assess contaminant sources and identify potentially responsible parties. We will obtain support from our QEP, the state DPH and City’s Health Department and community partners to assist in health risk assessments and communicating these data to the public and stakeholders.

(2) Greater Than Normal Incidences of Disease and Adverse Health Conditions

Incidence of lung and bronchus cancer and non-Hodgkin lymphoma in the community exceeds state rates\(^\text{15}\) and may be linked to chlorinated solvents and VOCs used at the jewelry factories. Pediatric asthma prevalence ranges from 7.7 to 15.3 per 100 students\(^\text{16}\), which may be exacerbated by exposure to VOCs. The following is the prevalence of disease in the community: arthritis (25.8%); high blood pressure (28.6%); asthma (10.8%); COPD (6.1%); diabetes (8.2%); obesity (28.6%); tooth loss (12.8%) along with physical inactivity (22.8%)\(^\text{17}\). We anticipate the improvement of health conditions and inactivity by the expansion of our primary health care facility (Sturdy Hospital); Access to fresh food with a new walkable supermarket in the target area and a proposed expansion of the Attleboro Farmers Market to downtown in winter months; and increased physical activity via new recreational areas and sidewalk/streetscape improvements.

(3) Promoting Environmental Justice

The entire target area is located within a Massachusetts EJ Block Group, with minority, income and English isolation\(^\text{18}\) and linguistically isolated populations\(^\text{19}\), magnified by high rates of disease and

\(^{11}\) EJSCREEN ACS Summary reports for 2014 to 2018

\(^{12}\) EJSCREEN Census Summary Reports

\(^{13}\) FY 21 Tax rates and property values for Attleboro

\(^{14}\) USDA Food Research Atlas


\(^{18}\) Massachusetts 2020 Environmental Justice Populations

\(^{19}\) Massachusetts Environmental Justice Populations
health impacts and low education rates that hinder higher paying jobs and home ownership. The City’s most vulnerable populations live amongst blighted, neglected, Brownfields sites in the target area, exemplifying EJ concerns. The assessment funding will spur reinvestment and revitalization of the target area to promote **climate resiliency** including use of renewable energy/solar investment through upgrading critical infrastructure and incorporating resiliency into new/renovated residential and commercial buildings. Through abating hazardous building materials (lead paint, asbestos) in aging buildings and incorporating vapor intrusion remedial measures, the City will **mitigate health threats**. Revitalization will link the target area to **transportation** by connecting pedestrians to the bus/commuter rail, with **access to fresh food, higher paying jobs, health care and educational opportunities**. The revitalization will also link target area residents to the riverfront, parks and bike paths, improving **health and recreation**. Rather than displacing the homeless in the target area, the City strives to provide increased **residential, treatment and support services**, which will be bolstered by additional tax revenue. The City is committed to reinvestment in the target area to encourage economic growth and the restoration of degraded Brownfields sites that pose a significant threat to the health, welfare and wellbeing of sensitive populations. A key objective is to provide equity by focusing on services, amenities and infrastructure. Infrastructure upgrades will ensure that residents and businesses are prepared for and resilient to the effects of climate change. Our community engagement activities will include translators and accessible meeting locations to foster dialogue and opportunities for participation in environmental, energy, and climate change decision-making. Furthermore, the City will partner with MassDEP and EPA to ensure that new or existing facilities comply with environmental regulations.

b. **Community Engagement**

i. **Project Involvement and Project Roles**

The following is a list of community partners, project involvement and roles:

<table>
<thead>
<tr>
<th>Name of Organization</th>
<th>Point of Contact</th>
<th>Specific Involvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Attleboro Housing Authority</td>
<td>Paul M. Dumouchel, Executive Director (508)</td>
<td>Evaluation of housing needs, market studies and affordable and workplace housing needs</td>
</tr>
<tr>
<td>Bristol Community College</td>
<td>Laurie Pieroni, 774-357-3527</td>
<td>Redevelopment needs for college, along with meeting space and student training opportunities.</td>
</tr>
<tr>
<td>Sturdy Hospital</td>
<td>Amy Pfeffer, 508-236-8175</td>
<td>Planning/redevelopment support for health care network. Input on target area health needs and community engagement.</td>
</tr>
<tr>
<td>MassDevelopment</td>
<td>Maryellen DeFrias, VP of Community Investment (508)</td>
<td>Brownfields Assessment/Cleanup funding Developer financing Tax credits</td>
</tr>
</tbody>
</table>
banks, and communities to stimulate economic growth

iii. Incorporating Community Input

The City of Attleboro strives to incorporate the desires and concerns of residents into every planning process. This project will build upon and support the implementation of the Downtown Attleboro Action Strategy, Urban Renewal Plan, and other foundational City planning documents. We will solicit resident and business participation in the planning process through multiple approaches, digital and in-person. During COVID we had a great deal of success using surveys and social media, and we will likely use this tool for questions that require a broad but shallow pool of data. For more complex issues, we will use public meetings to gain stakeholder feedback. Virtual public meetings encountered limited participation/engagement during the Downtown Attleboro Action Strategy and Local Rapid Recovery Plan processes, so the ideal format would be in person if COVID-19 conditions allow. Outdoor venues may be selected for improved ventilation. Information about public meetings, surveys, and project details will be distributed virtually through social and traditional media, and through community events such as festivals and farmers markets. Cleanup plans from this project will be incorporated into subsequent plans and studies, providing an extra layer of data to private developers, City officials, and the Attleboro Redevelopment Authority.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

Description of Tasks/Activities and Output

Implementation of the EPA grant and completion of the project will be a collaborative effort between City staff, the Attleboro Redevelopment Authority (ARA), project partners and stakeholders. The scope of work has been organized into four tasks summarized below:

Task 1: Cooperative Agreement Oversight

i. Project Implementation: The City will engage the Brownfield Support Team (BST) to solicit input on the overall direction of this project. The BST for Attleboro was established many years ago and is comprised of City officials, the ARA, MassDEP, EPA, MBTA, GATRA, the South Region Planning and Economic Development District, and elected officials at all levels of government. The BST has been intimately involved in the entire TOD redevelopment project, which received funding through EPA, MassWorks, FTA, and MassDevelopment grants. The City will also procure a QEP to be part of this group. This task will also include ACRES reporting.

ii. Anticipated Project Schedule: Progress reports will be submitted on or before January 30th, April 30th, July 30th, October 30th of each year. Annual DBE reports will be submitted on or before October 30th of each year. Initial information on the target Sites will be entered into ACRES following execution of the cooperative agreement, and updated upon completion of milestones related to remediation, City approvals, and site redevelopment. The Committee will initially meet monthly and then quarterly to execute the priorities and direction of the Program.

iii. Task/Activity Lead(s): The Economic Development Director will serve as the Lead, with support from the Brownfields Support Team.

iv. Outputs: Quarterly progress reports, annual DBE reports, final closeout report, ACRES updates (as needed); and Davis Bacon reporting. Contract with QEP.

Task 2: Develop Site Inventory Matrix

i. Project Implementation: The Site Inventory will be a matrix of candidate and priority Brownfield sites in the target area that are aligned with the City’s revitalization strategy. The
Inventory Matrix will include information to identify and prioritize Brownfield Sites and updating the City’s GIS database.

ii. Anticipated Project Schedule: The Site Inventory matrix will be assembled in Months 2-6, which would include soliciting input from City officials and stakeholders.

iii. Task/Activity Lead(s): The Economic Development Director will lead this effort, with support from the BST and outside stakeholders.

iv. Outputs: A list of Brownfields candidate and priority sites; Updated GIS database

**Task 3: Assessment and Cleanup Planning**

i. Project Implementation: Phase I Environmental Site Assessments (ESAs) will be conducted for each eligible site in accordance with the ASTM 1527-13 Standard, which will include a summary of “recognized environmental conditions” (RECs) and recommendations for Phase II ESAs. Phase II ESAs will include media sampling and lab analysis. Cleanup Plans, with integrated ABCAs will address remedial actions for sites that come under the MCP.

ii. Anticipated Project Schedule: Phase I ESAs in Months 2-9 and Phase II ESAs in Months 3-10. Cleanup planning will be conducted in Months 6, 8 and 11.

iii. Task/Activity Lead(s): The QEP/LSP will lead this effort and in coordination with the City.

iv. Outputs: Site Eligibility Forms; access agreements, permits, Phase I ESA and Phase II ESA reports; Cleanup Plans.

**Task 4: Reuse Planning and Community Engagement**

i. Project Implementation: Community meetings will be held to discuss the results of the assessment and reuse. The meetings will be held at City Hall and accessible target area locations in coordination with our project partners, utilizing translation services as needed. We will also use electronic tools (i.e., Zoom) for meetings and incorporate social distancing at in-person meetings. We will utilize City and partner websites, posters/charrettes/flyers to inform the community and foster outreach and surveys to elicit public input/engagement. Plans will include Site Reuse Assessments, Site Reuse Visions and Market Studies

ii. Anticipated Project Schedule: Reuse planning activities will occur during the 3-year grant period. Community outreach events will be scheduled once per year or at critical milestones, for example at the conclusion of a major study or deliverable that required input and feedback.

iii. Task/Activity Lead(s): The Economic Development Director will lead this effort, with support from Attleboro Planning, BST and QEP

iv. Outputs: Community Relations Plan. Site Reuse Vision/Assessments and Market Studies

b. Cost Estimates

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks</th>
<th>Total</th>
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<tbody>
<tr>
<td>Cooperative Agreement Oversight</td>
<td>Develop Site Inventory Matrix</td>
<td>Assessments and Cleanup Planning</td>
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</table>

20 Analysis of Brownfields Cleanup Alternatives
21 The Massachusetts Contingency Plan is the state’s environmental regulation that provides for the protection of health, safety, public welfare and the environment by establishing requirements and procedures for the activities and cleanup of oil or hazardous materials.
22 In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. Licensed Site Professionals (LSPs) are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment. LSPs are scientists, engineers, and public health specialists with significant professional expertise in oil and hazardous material contamination. LSPs are governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board.
### Development and Application of Cost Estimates

**Task 1:** 85 staff hrs. ($50/hr.) and QEP support (40 hrs. @ $160/hr.). Travel is for one EPA Brownfields conference ($2K conference for airfare, hotel, per diem, and expenses).

**Task 2:** 85 staff hrs. ($50/hr.) and QEP support (40 hrs. @ $160/hr.)

**Task 3:** 85 staff hrs. ($50/hr.). 15 Phase I ESAs @ $5,000 ea.; 8 Phase II ESAs @ $25,000 ea.; 5 Cleanup plans @ $5,000 ea; LSP support (100 hrs. @ $160/hr.)

**Task 4:** 3,000 staff hrs. @ $50/hr. and 8 Plans (two for each target site); LSP (40 hrs. @ $160/hr.)

### c. Measuring Environmental Results

Our anticipated environmental results from the Brownfields Program are technical and quantitative reports that will provide the City with the next steps to move the Brownfields sites toward redevelopment. Data results from the Phase II ESAs may trigger MassDEP reporting conditions and some of the Sites may become state-listed sites, requiring cleanup to achieve regulatory closure. The cleanup plans will provide prospective developers with remedial approaches and cost estimates necessary for site reuse. The City will track sites that are redeveloped by quantifying the following: jobs created, residential affordable and market rate units constructed, square footage of retail created, and renovated/newly constructed buildings, all of which will be included in ACRES reporting. We will also measure the success of public engagement by requesting our community partners to measure the qualitative and quantitative outcomes of community engagement, such as health outcomes. Furthermore, we will track increases in tax revenue, decreases in crime, and increases in community support services.

### 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

#### a. Programmatic Capability

This grant will be managed through the City’s Economic Development Office, led by Catherine Feerick and supported by the Brownfield Support Team. The Economic Development Office has managed numerous federal grants and other sources of funding related to the revitalization of the City, and this office has the direct support of the Mayor. As discussed, the BST is comprised of City personnel that are intimately familiar with Brownfields redevelopment, and has been engaged in challenging redevelopment projects in Attleboro for almost 15 years. Feerick is part of the BST group and is also very integral to the ARA Board, which has received several assessment and cleanup grants from the EPA and MassDevelopment. Feerick has experience with federal grants as both a recipient and a grant manager for the Appalachian Regional Commission. She manages numerous grants that the City has received for planning and design activities, and is fully capable of leveraging and administering multiple sources of funding.

#### b. Past Performance and Accomplishments
**Purpose and Accomplishments**

**Awarding Agency:** MassDevelopment  
**Amount of Award:** $75,000  
**Purpose:** To conduct an overview of Downtown Attleboro’s market conditions, demographics, and development constraints; to recommend policies and action items to maximize the development potential of Downtown Attleboro; and to identify priority sites for redevelopment.  
**Project Outputs:** Demographic analysis; retail leakage analysis; residential market analysis; identification of six priority sites for redevelopment, along with estimates of full development potential; “top ten implementation strategies.”  
**Project Outcomes:** Two priority sites currently under Purchase and Sale agreements with mixed-use development teams; one new Community Engagement Manager position nearing Municipal Council approval; one new recurring downtown event currently in development.

**Compliance with Grant Requirements**

**Compliance with Workplan:** All elements proposed within the scope of this project were completed to satisfaction or beyond. The final product exceeded the City’s expectations, including a commuter pattern analysis and additional priority site development scenarios.  
**Compliance with Project Schedule:** The plan was completed within the terms of the agreement.  
**Compliance with Terms and Conditions:** The project met all terms and conditions specified by MassDevelopment within the grant contract.  
**History of Reporting:** The City has completed all reports related to this project in a timely manner.  
**Progress towards achieving the expected results of the agreement:** The City has taken steps to implement the action items listed within the Downtown Attleboro Action Strategy, from streamlining the development review process to preparing priority sites for redevelopment – the Community-Wide Assessment project will greatly assist the City in the latter item.

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**Purpose and Accomplishments**

**Awarding Agency:** Massachusetts Executive Office of Housing and Economic Development  
**Amount of Award:** $50,000  
**Purpose:** To train and deploy new storefront businesses within Downtown Attleboro, equipping them with support services and grants to cultivate their long-term success.  
**Project Outputs:** 35 businesses completed training; 7 businesses completed business plans; 3 businesses received awards.  
**Project Outcomes:** 2 new businesses in Downtown Attleboro; reduced storefront vacancy rate.

**Compliance with Grant Requirements**

**Compliance with Workplan:** The City completed all elements of the work plan, including providing training programs in English and Spanish, partner-driven business plan review services, grant awards, and ongoing support services from partners.  
**Compliance with Project Schedule:** The City met this requirement despite delays related to early COVID-19 shutdowns that affected everything from participation to ultimate business openings to the project timeline. However, the City was able to distribute all funds within one calendar year.
Compliance with Terms and Conditions: The City remained in compliance with all terms and conditions related to this grant award.

History of Reporting: The City met all requirements for reporting under this program. This included quarterly reporting on project outputs and outcomes, as well as narrative summaries of activities performed under the grant.

Progress towards achieving the expected results of the agreement: COVID-19 caused quite a few obstacles related to this project. However, 35 participants attended business training and 16 completed training. Further, of the five businesses awarded grants, two ultimately chose not to open their businesses within our downtown, which lessened the impact of the program. However, the net effects of the Downtown Business Revitalization Project were positive, and led to a subsequent mini-boom of new businesses in Downtown Attleboro once entrepreneurs fully internalized the “new normal” resulting from the ongoing pandemic.

(1c) Purpose and Accomplishments
Awarding Agency: Massachusetts Department of Transportation
Amount of Award: $122,149.50
Purpose: To restore and activate a dilapidated alleyway in Downtown Attleboro, creating a safe outdoor space for year-round programming and to connect the Sanford Street Municipal Parking Garage to the heart of Downtown Attleboro through better lighting, landscaping, and design.

Project Outputs: 31 cubic yards of pavement materials, 312 linear feet of granite curbing, 50 linear feet of string lights.
Project Outcomes: 2 new events in Downtown Attleboro (plus 1 pending), over $40,000 so far in follow-on investment from public and private entities.

(2c) Compliance with Grant Requirements
Compliance with Workplan: The workplan has been executed to the greatest extent possible given some minor changes resulting from logistical and safety requirements.
Compliance with Project Schedule: MassDOT originally gave communities only three months to completely execute these projects. However, a blanket extension was issued in late spring 2021. Another extension was recently granted for our project, as one supplier revised its installation date by several months after the quote was accepted owing to supply chain delays. All work on this project is expected to be complete by the new deadline of March 31, 2022.
Compliance with Terms and Conditions: The City has been in constant communication with MassDOT over all minor changes in scope owing to substitutions, practical layout considerations, supply chain delays, and any other items. MassDOT has been extremely helpful and communicative as this project has progressed. The City has followed all grant guidelines and requirements on procurement, prevailing wage, insurance, and all other matters.
History of Reporting: The City has submitted all required reports to date, including multiple photos of the space before and after improvements.
Progress towards achieving the expected results of the agreement: To date, the City has hosted two public events in Cuddy Court. The City is also in talks with the Attleboro Farmers Market to arrange a monthly Winter Farmers Market within the space. Additionally, the project has attracted significant follow-on investment from abutters, community organizations, and the City.
Threshold Criteria Responses

1. Applicant Eligibility

The applicant, the City of Attleboro, is a municipality in the Commonwealth of Massachusetts that eligible to apply for funding under EPA’s Brownfields Grants Program.

2. Community Involvement

The City of Attleboro strives to incorporate the desires and concerns of residents into every planning process. This assessment will build upon and support the implementation of the Downtown Attleboro Action Strategy, Urban Renewal Plan, and other foundational City planning documents. We will solicit resident and business participation in the planning process through multiple approaches, digital and in-person. During COVID we had a great deal of success using surveys and social media to inform our 2020 Downtown Mobility Study, and will likely use this tool for questions that require a broad but shallow pool of data. For more complex issues, we will use public meetings – in-person as the ongoing pandemic allows, with a virtual option – to gain stakeholder feedback. Virtual public meetings encountered limited participation/engagement during the Downtown Attleboro Action Strategy and Local Rapid Recovery Plan processes, so the ideal format would be in person. Outdoor venues may be selected to improve ventilation and reduce any spread of COVID-19. Information about public meetings, surveys, and project details will be distributed virtually through social and traditional media, and through community events such as festivals and farmers markets. Cleanup plans from this project will be incorporated or factored into subsequent plans and studies, providing an extra layer of data to private developers, City officials, and the Attleboro Redevelopment Authority.

3. Named Contractors and Subrecipients

The applicant, (City of Attleboro) has not selected any contractors or subrecipients at this time, but understands the procurement requirements if selected for this grant award.

4. Expenditure of Assessment Grant Funds

The applicant, (City of Attleboro) does not have any current EPA Brownfield assessment grants.