

*Pioneer Valley Planning Commission*

# Pioneer Valley Regional Brownfields Plan

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



Produced by the Pioneer Valley Planning Commission with the support of the U.S. Department of Housing and Urban Development Sustainable Communities Initiative Regional Planning Grant Program.

March / 2014



# 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](http://pvpc.org)

March 2014

# ACKNOWLEDGEMENTS

This project was funded through a Sustainable Communities Initiative grant from the U.S. Department of Housing and Urban Development (HUD), received by PVPC in partnership with the Capitol Region Council of Governments (CRCOG). PVPC would like to thank HUD and CRCOG for an outstanding partnership, and in particular acknowledge the efforts of the following staff:

Dwayne Marsh, U.S. Department of Housing and Urban Development (HUD)  
Kate Dykgraaf, HUD  
Lyle Wray, Capitol Region Council of Governments (CRCOG)  
Mary Ellen Kowalewski, CRCOG

The work that provided the basis for this publication was supported by funding under an award with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Government.

## 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 Belliveau	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.  
Building stronger neighborhoods  
and communities.

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.

Note: This is the executive summary of our plan. To obtain or view a copy of the full plan, visit [pvpc.org](http://pvpc.org).

*"My community is sustainable when we work together to re-vision 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



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

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

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.

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

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

### Pioneer Valley ABI Economic Indicators

Demographic Indicators	All ABIs	PV Region
% of households under \$10,000 in income	15.8%	9.0%
% of households under \$30,000 in income	46.0%	22.7%
% of households in rental housing	57.4%	34.0%

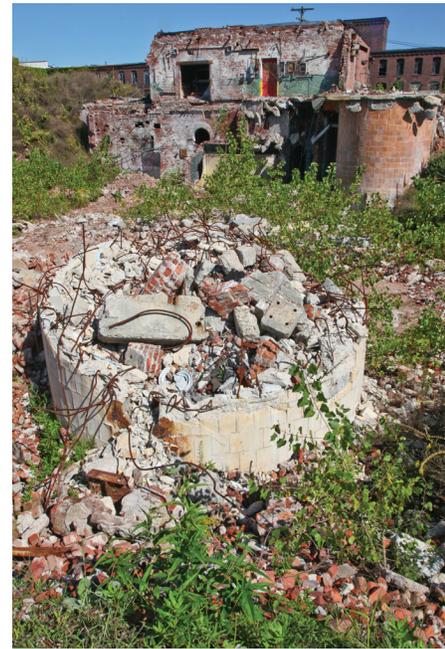


Former Uniroyal Brownfield Site, Chicopee  
Photo: Chris Curtis

Public health indicators such as lead paint and air pollution are concentrated disproportionately in older industrial neighborhoods.

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 .



Brownfield Site, Holyoke  
Photo: Chris Curtis

**Tier Classified Oil and Hazardous Material Reported Releases, MassDEP 21E Sites (Mapped by MassDEP)**

	# Sites in ABIs	# Sites in PVPC Region	ABI %
DEP tier-classified 21E sites	524	855	61.2%
Open tier-classified 21E sites	148	230	64.3%
<i>Source: MassDEP, GIS mapped sites</i>			

## Brownfields are clustered in areas of brownfield interest (ABIs).

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

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

## 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

155

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)

156

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

157

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

PARTNERS:  
PVPC

CROSS-CUTTING STRATEGIES:



### SUPPORT

#### Transit Oriented Development

158

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

PARTNERS:  
PVPC, Municipalities

CROSS-CUTTING STRATEGIES:



**COMPLETE**

Site Clean-up at Amherst Sites

159

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:



**Amherst Center & North Amherst**

**BEGIN**

Phase I Site Assessments at Amherst Sites

160

Begin Phase 1 site assessments at the following Amherst sites:

- College Street at Fort hill auto and other auto sites on College Street;
- WMECO site on College Street;
- Main Street – Depot Site;
- North Amherst – various automotive sites;
- Several South Amherst farms.

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



**Belchertown Center**

**COMPLETE**

Site Cleanup at Belchertown Sites

161

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

162

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

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



**Chicopee Center & Chicopee Falls**

**START**

Site Redevelopment in Chicopee

163

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:



## ADVANCE

## Site Redevelopment in Chicopee

164

- 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 Department; Planning Department**

## CROSS-CUTTING STRATEGIES:



## CONDUCT

## Site Assessment in Chicopee

165

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 Department; Planning Department**

## CROSS-CUTTING STRATEGIES:



## Willimansett Chicopee

## DEVELOP

## Brownfield Inventory in Willimansett

166

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

167

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:



**UNDERTAKE**

**Redevelopment Planning in Willimansett**

168

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:**



**UNDERTAKE**

**Redevelopment Planning in Easthampton**

169

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

**PARTNERS:**  
Easthampton Planning Department

**CROSS-CUTTING STRATEGIES:**



**Downtown  
Easthampton**

**COMPLETE**

**Site Clean-up in Easthampton**

170

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**

171

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

**PARTNERS:**  
Easthampton Planning Department

**CROSS-CUTTING STRATEGIES:**



**UNDERTAKE**

**Redevelopment Planning in Holyoke**

172

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  
Holyoke**

**COMPLETE****Site Clean-up in Holyoke**

173

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**

174

- 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 Assessment in Northampton**

175

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

**UNDERTAKE****Union Station Site Clean-up**

176

- 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:



**PROMOTE**

**1600 Main Street Redevelopment**

177

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

PARTNERS:  
Springfield Planning Department

CROSS-CUTTING STRATEGIES:



**REDEVELOP**

**Memorial Industrial Park II**

178

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)

PARTNERS:  
Springfield Redevelopment Authority; Springfield Planning Department

CROSS-CUTTING STRATEGIES:



**SUPPORT**

**1003 St James Street Site Assessment**

179

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

PARTNERS:  
Springfield Planning Department

CROSS-CUTTING STRATEGIES:



**COMPLETE**

**Phase I Site Assessment in East Springfield**

180

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

PARTNERS:  
Springfield Planning Department

CROSS-CUTTING STRATEGIES:



**COMPLETE**

**Phase I Site Assessment in Forest Park**

181

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)

PARTNERS:  
Springfield Planning Department

CROSS-CUTTING STRATEGIES:



**East Springfield**

**Forest Park Springfield**

## Hill, McKnight & Six Corners, Springfield

### COMPLETE

#### Phase II Site Assessment, and Clean-up as Needed

182

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

183

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

184

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

185

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:



**COMPLETE**

**Phase I Site Assessment in North End, Springfield**

186

Complete Phase 1 site assessments at the following North End, Springfield sites.

- 14 Grosvenor Street
- 11 Grosvenor Street and 1061 Dwight Street
- Rear End Napier Street
- NS 40 Napier Street
- 12 Sheldon Street
- NS Carew Street (136)
- Rear 2702-2708 Main Street

**PARTNERS:**  
Springfield Planning Department

**CROSS-CUTTING STRATEGIES:**



**UNDERTAKE**

**Redevelopment Planning in South End, Springfield**

187

- 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**

188

Prioritize site assessment and cleanup at inventoried sites.

**PARTNERS:**  
Springfield Planning Department

**CROSS-CUTTING STRATEGIES:**



**CONDUCT**

**Site Clean-up in Ludlow**

189

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**

190

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

**PARTNERS:**  
Ware Planning Department

**CROSS-CUTTING STRATEGIES:**



**South End, Springfield**

**Ludlow Center**

**Downtown Ware**

## Downtown Westfield

**CONDUCT**

Site Clean-up in Westfield

191

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

PARTNERS:  
Westfield Planning Department  
CROSS-CUTTING STRATEGIES:



**COMPLETE**

Redevelopment Planning in Westfield

192

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:



## Merrick & Riverdale West Springfield

**ASSESS**

Trade Center on Union Street

193

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

PARTNERS:  
West Springfield Planning Department  
CROSS-CUTTING STRATEGIES:



**ASSESS**

Nondo Tire, Route 5 (north)

194

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:



## Monson Center

**COMPLETE**

Site Clean-up in Monson

195

Complete Site Cleanup at 2&3 South Main Street

PARTNERS:  
Monson Planning Department  
CROSS-CUTTING STRATEGIES:



**CONDUCT**

**Site Assessment in Monson**

196

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**

197

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

PARTNERS:

**Palmer Planning Department**

CROSS-CUTTING STRATEGIES:



**Palmer Villages**

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



TRANSPORTATION



ENVIRONMENT



GREEN INFRASTRUCTURE



LAND USE



ECONOMIC DEVELOPMENT



CLIMATE ACTION



HOUSING



FOOD SECURITY



BROWNFIELDS



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

413-781-6045  
PVPC.org