

US EPA ARCHIVE DOCUMENT



# BROWNFIELDS SUCCESS IN NEW ENGLAND

## FORMER M.S. PERKINS MACHINE PROPERTY KEENE, NEW HAMPSHIRE



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|                         |   |   |
|-------------------------|---|---|
| <b>PROPERTY DETAILS</b> | <b>Address:</b>   | 92 and 110 Water Street Keene, NH 03431   |
|                         | <b>Size:</b>  | 0.95 acres; 0.35 acres (respectively)   |
|                         | <b>Former Use:</b>  | Perkins Machine Shop; woodworking; shoe manufacturing, automotive repair; warehousing   |
|                         | <b>Contaminants:</b>  | Asbestos, ethylene dichloride (EDC), dichloromethane (DCM), arsenic, trichloroethene (TCE), petroleum, chlorinated volatile organic compounds (CVOCs) |
|                         | <b>Current Use:</b>   | Permanently affordable workforce housing  |
| <b>PARTNERS</b>         | <b>Owner:</b>   | Southwestern Community Services, Inc. (0.95-acre parcel); City of Keene (0.35-acre parcel)  |
|                         | City of Keene; New Hampshire Department of Environmental Services (NHDES); Southwest Community Services; Monadnock Economic Development Corporation (MEDC); Northern New England Housing Investment Fund (NNEHIF); New Hampshire Housing; New Hampshire Community Development Finance Authority (NH CDFA) |   |

**Motivation for Redevelopment:** In 2000, plans to redevelop the former M.S. Perkins Machine property were first envisioned as part of the larger Keene Industrial Heritage Corridor revitalization (100 acres). Due to the corridor's proximity to Keene's central business district and extension to residential and Keene State College areas, it is a prime location to promote alternative transportation and create commercial, residential, and recreational opportunities for the City.

In particular, this section of the City exhibits a substantially higher poverty rate than local and state averages while also supporting the most children under the age of ten citywide. An improvement of the site was a necessary venture for the City to alleviate a shortage of rental properties, regain tax revenue for the City, and spur more redevelopment within the corridor.

**Property History:** Before broken windows, a collapsed roof, and vegetative growth made this property and its mill building an eyesore, M. S. Perkins Machine manufactured woodworking equipment from 1919 through the mid 1970s. Shoe manufacture took place thereafter until 1991 and warehousing of medical supplies, rugs, and books continued until 1997. The property owner owed \$150,000 in property taxes by October of 1996. As a result, the City of Keene took the property by tax deed in 1998.

Under the advisement of New Hampshire Department of Environmental Services (NHDES), the City decided to properly remediate the site before its third attempt at resale. A mixture of both hazardous substance and petroleum contamination on site helped to determine which sources of funding could be utilized in cleanup. The City was awarded \$200,000 from the EPA for the remediation of hazardous substances while NHDES funded cleanup of the petroleum-based contamination via its Oil Discharge and Disposal Cleanup (ODD) and Fuel Oil Discharge (FOD) funds. Due to contaminants found in the soil and

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| <b>FUNDING DETAILS</b> | <b>EPA Brownfields Cleanup Grant:</b>  | \$200,000 |
|                        | <b>NH Department of Environmental Services (NHDES) Oil Discharge and Disposal Cleanup (ODD) and Fuel Oil Discharge (FOD) Fund Reimbursements:</b>  | \$326,119 |
|                        | <b>HUD Economic Development Initiative (EDI) Special Project Grant:</b>  | \$500,000 |
|                        | <b>HUD Community Development Block Grant:</b>  | \$500,000 |
|                        | <b>City of Keene:</b>  | \$140,000 |
| <b>HIGHLIGHTS</b>      | <ul style="list-style-type: none"> <li>Solar panels provide domestic hot water for residents.</li> <li>The construction budget was nearly \$4 million, helping to support over fifty construction-related and professional jobs in a downturn economy.</li> <li>Complies with 9 out of 10 "Smart Growth" principles and best practices.</li> </ul> |           |

groundwater, the top layer of the soil was removed across the entire site and engineering controls were installed to monitor the natural attenuation of contaminants from the groundwater. Two underground storage tanks were removed and a geotextile fabric and two feet of clean soil capped the entire property. All petroleum and hazardous substance remediation was completed in one large-scale joint dig and Activity and Use Restriction (AUR) effort. Due to the continued presence of subsurface contamination, the AUR prevents any future disruption of soils below two feet of the ground surface. Data from two groundwater monitoring wells indicate that TCE levels continue to be above standards, though they are gradually reducing. Monitoring activities should cease within the next few years.

**Project Results:** After building demolition and cleanup, the City sold 92 Water Street to Southwestern Community Services (SCS). 110 Water Street is now a new roadway connection to the highly successful Railroad Square mixed-use development next door, where the SCS offices are located. The property was redeveloped into CitySide, a permanently affordable workforce housing complex (28,000 sf) consisting of twenty one- and two-bedroom units. Coupled with the Railroad Square project, this redevelopment contributes to and strengthens City of Keene's credentials as an exemplary model of "Smart Growth" principles.

| <b>TIMELINE</b>   |   |
|-------------------|---|
| <b>June 1997</b>  | Phase I ESA completed                       |
| <b>1998</b>       | Property acquired by City                   |
| <b>Mar. 2003</b>  | Phase II ESA completed                      |
| <b>Sept. 2004</b> | Supplementary Assessment completed.         |
| <b>July 2005</b>  | Remedial action complete                    |
| <b>Oct. 2006</b>  | Groundwater monitoring wells installed      |
| <b>Sum. 2007</b>  | Building demolished                         |
| <b>Nov. 2007</b>  | Activity and Use Restriction (AUR) recorded |
| <b>Sept. 2009</b> | Phase II ESA completed for SCS              |
| <b>Sept. 2010</b> | Property acquired by private developer      |
| <b>Aug. 2011</b>  | Receipt of Certificate of Occupancy         |