



LUDLOW MILLS BROWNFIELDS REDEVELOPMENT PROJECT

LUDLOW, MASSACHUSETTS

Westmass Area Development has received funding from the Environmental Protection Agency (EPA) Brownfields Program to continue cleanup and revitalization progress at Ludlow Mills.

What are “Brownfields”?

Brownfields are properties, or “Sites” that, because of real or perceived contamination from hazardous substances, regulated building materials, or petroleum, are considered complicated to reuse or redevelop. Both the EPA and Commonwealth of Massachusetts identify Ludlow Mills as a Brownfields Site due to its history as an industrial location, and actual studies which have identified various contaminants associated with buildings and former uses.

Since 2012, Westmass has obtained grants and funding to conduct numerous contaminant cleanup projects at Ludlow Mills property. The success of these efforts is helping make bring the Mills life with new opportunities. (See the next page for some of our Success Stories!)

What’s involved with this Project?

This latest EPA grant will help Westmass with the removal of asbestos containing building materials (ACBMs) from several Stockhouses, and Building 44. Because of structural condition issues, the Stockhouses will then be demolished to make room for potential new development, and Building 44 will remain in place so that it may be renovated at a later date.

An Environmental Consultant, and an Abatement/ Demolition Contractor have both been retained to work with Westmass, as well as federal and state regulatory authorities to help ensure the project’s success.

This project will continue our goal to make our Ludlow Mills community safer, more viable, and attractive for housing, clean green space, and business development opportunities.

What types of IMPACT do Brownfields Cleanup projects have?

ENVIRONMENTAL

*The removal of contaminants from Brownfields sites means direct improvement to our **ENVIRONMENT.***

Commitment to our habitat connectivity, climate resilience, and biodiversity through green space development creates the overall synergistic balance between the environment, community, and economy.

COMMUNITY

*Cleanup and redevelopment of Brownfields properties provides the opportunity for area businesses and residential **COMMUNITIES** to become more connected.*

In addition, with the cleanup of various contaminants, health risks are reduced, which means our Ludlow Mills business and residential communities can thrive.

(Want to know more about Community Involvement?)

ECONOMIC

*Brownfield site redevelopment positively impacts the property **AND** the community by broadening the tax base, which in turn provides funding for public infrastructure improvements.*

Direct **ECONOMIC** impacts commonly include:

- ✓ Increase in property values
- ✓ New businesses and jobs
- ✓ Improved benefits for existing businesses



Westmass

Westmass Area Development Corporation



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Ludlow Mills Revitalization Success Stories

Westmass purchased the Ludlow Mills property in 2012 and, from that time, have continuously worked to obtain Federal, State, and Local Government grants, as well as private corporation funding and commitment to redevelopment. These collaborative efforts have resulted in a number of projects which have positively impacted the Ludlow Mills and area communities. Some of these include:

- Westmass has been awarded EPA Grants for an initial Environmental Site Assessment, and the subsequent removal of various asbestos containing materials from a number of Ludlow Mills structures. Some of these grants also assisted with the demolition of unsafe structures from the property.
- The Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA) awarded Westmass funding to successfully complete a number of projects to address other types of environmental remediation at Ludlow Mills.
- Using Historic Tax Credits as part of their financing, Winn Development completed renovation to Mill 10 and constructed 55 units for a beautiful Senior Independent Living development.
- The Town of Ludlow, along with Westmass, received grant funding from the MassWorks Infrastructure and the US Department of Commerce Economic Development Administration for the construction of over 4,000 linear feet of roadway and associated infrastructure to advance revitalization efforts.
- Westmass and HealthSouth funded the Riverwalk and Greenspace project which introduced the 1.5-mile paved walking trail located alongside the Chicopee River as well as 50 acres of permanently protected land.
- The HealthSouth Hospital (a 27 million dollar project) achieved LEED HC Gold Certification, and introduced 70 high-skilled career opportunities.

With this Brownfields cleanup history, and the success come as part of this and future projects, Ludlow Mills proves to be a State and Federal example for revitalizing former industrial properties. Bringing these sites back to life with genuine intention for the benefit of community, business, and the environment is Westmass' commitment.

What you do as part of **COMMUNITY INVOLVEMENT**

You're a vital contributor to the success for this and any Ludlow Mills cleanup and revitalization project!
To keep you involved on our progress, click on our logo below:



(or visit www.westmassareadevelopment.com to find the Ludlow Mills grant project updates)

We also encourage you to forward questions to the following key contacts:

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If needed, we may also schedule in person or virtual Town Hall meetings to facilitate open discussion and question/answer sessions.

