The Attleboro Dye Works Facility
Honoring the Past and Reimagining the Future

Industrial Legacy
1930’s – 1940’s: E. Kent Tennis Rackets and Kent, Inc. Tennis
1945-1980: Attleboro Dye Works & Finishing Co. with 20 kettles, ranging in capacity from 250 to 1,500 gallons, were used to contain dye process materials. Wastes generated during the industrial process included dye water, dye-fixing agents, waste fabric coatings, and waste dye “carriers”. Untreated wastewater was direct discharged via a sluiceway to the Ten Mile River. In addition, No. 6 fuel oil was stored in a 20,000-gallon underground storage tank (UST) and toluene was stored in a 4,400-gallon UST.

1960’s: Wastewater from fabric dyeing was redirected to settling ponds prior to being released to the river.

1980: R.O.C. Realty purchases site and leases to various commercial occupants.

2009: Main industrial building condemned, due to partial roof collapse.

2012: Catastrophic fire further destroys much of warehouse

With the ROC Realty Corp dissolved, Town installed temporary perimeter fencing to secure the site. However, both the office building and warehouse continue to be vandalized and suffer further decline.

The Basics
- Site consists of 3 parcels, including pond, dam and 3 industrial settling ponds.
  - Map 31, Lot 477 (7.8 acres); Map 32, Lots 6 (5.79 acres) & 9 (0.96 acres)
- Zoned industrial with abutting residential and commercial
- Bordered by Ten Mile River to north with pond upstream of dam
- Property in tax arrears. Town positioned to acquire property at appropriate time.
- No site remediation has taken place, except 2016 limited imminent threat removal

Known Contaminants
- Heavy Metal Impacts to Soils (including antimony, cadmium, nickel and zinc)
- Lagoon Sediment Impacts (elevated levels of heavy metals and PAH; constituted Imminent Hazard; required permanent fencing)
- River Sediment Impacts (including antimony, arsenic, beryllium, cadmium, calcium, cobalt, copper, lead, mercury, nickel, silver, vanadium and zinc)
- Hazardous Building Materials Impacts (ACM’s and storage drums; EPA completed Removal Action in Fall 2016)
- Former UST’s (20,000 gal. fuel oil & 4,000 gal. toluene removed in 1998)
- Potential Off-Site Drinking Water Impacts (private wells in close proximity to property line)
- Localized Petroleum Impacts (2013 sampling shows evidence of petroleum release near western footprint of warehouse)
**Assessment, Current: 2017 MassDevelopment Grant**

- Site background review of documents and reports
- Site visit to determine best sampling locations
- MCP Phase II investigation, to include soil and groundwater drilling and sampling as well as sediment and surface water sampling of river
- Interim MCP Phase II Comprehensive Site Assessment (CSA) report, including:
  - Site background info
  - Site hydrogeological characteristics
  - Nature & extent of contamination
  - Exposure assessment
  - Ecological Stage II Risk Characterization
  - Method 3 Human Health Risk Characterization
- Interim MCP Phase III Remediation Action Plan

**Assessment, Next Steps: 2017 EPA Brownfields Grant**

- MCP Phase II investigation, to include a Hazardous Building Assessment (HBA) for the industrial building and office building, soil and groundwater drilling and sampling within the building footprint. To accomplish some of these tasks, portions of the building debris will need to removed and/or stabilized. Additionally, some of the building material, such as the steel beams and concrete, may be eligible for sorting and recycling, allowing for some site clean up to take place during the assessment phase.
- Complete MCP Phase II Comprehensive Site Assessment (CSA) report, including:
  - Site background info
  - Site hydrogeological characteristics
  - Nature & extent of contamination
  - Exposure assessment
  - Ecological Stage II Risk Characterization
  - Method 3 Human Health Risk Characterization
- Complete MCP Phase III Remediation Action Plan & Phase IV Remedy Implementation Plan

**Redevelopment: Envisioning the Future**

The completed MCP Phases II, III, & IV will aid the Town in further defining any activity and use limitations for the site and ultimately determine redevelopment options. Given the structural condition of the existing buildings, the Town expects the structures will be demolished and those materials properly remediated. The intention is to reutilize the developed areas, which comprises approximately 3.5 acres of the 14-acre site. The Town plans to utilize the existing site utilities. Ideally, the Town will revitalize the Attleboro Dye Works site and Baker’s Corner target area with a mixed use proposal that consists of affordable housing, light commercial use and public recreational space. Site redevelopment will include public access to the riverfront and kayak/canoe launch and bike path access to promote recreation along the Ten Mile River and a restaurant and small shops to incorporate a “village” setting and enliven the target area. The Town also would like to incorporate sustainable energy as part of the redevelopment.

**Our Brownfields Team**

- The Attleboro Dye Works Steering Committee consists of the Town Administrator Shawn Cadime, pertinent department heads, and representatives from several boards, committees and key stakeholder groups.
- All inquiries should be directed to the project leads listed below:
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