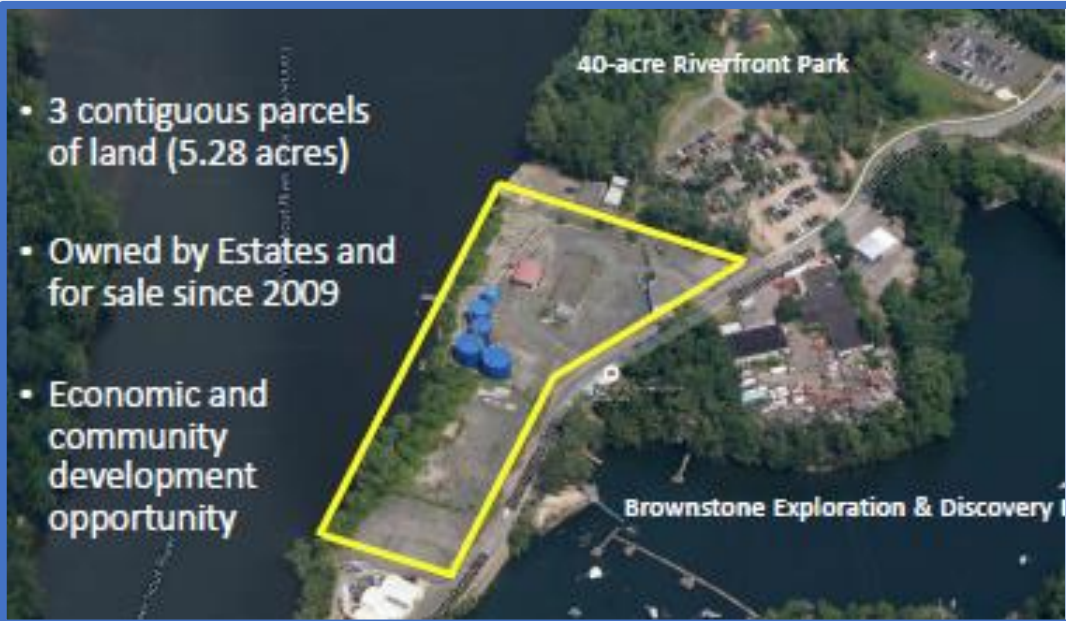


222, 230, and 248 Brownstone Avenue

- 3 contiguous parcels of land (5.28 acres)
- Owned by Estates and for sale since 2009
- Economic and community development opportunity



Highlights: Vacant and abandoned for approximately 10 years with no developer interest. Perception of blight and contamination to visitors of Riverfront Park and Brownstone Discovery Park. Presented opportunity for Town to support sustainable redevelopment for economic and community development as well as cleanup of a property that may not otherwise be achieved without Town's involvement.

Redevelopment Potential:

The final reuse of the site will be determined through public outreach, a market study, and potential developer interest. The goal is to redevelop the site in accordance with the Riverfront Zoning Overlay and our Plan of Conservation and Development. Economic and community benefits include potential private investment, job creation, tax revenue, and increased ticket sales from Brownstone Discovery Park, historic preservation, and riverfront access for the public.

Project Benefits

- Potential Visitor Center/Brownstone Museum and Restaurant
- Provide needed parking to support adjacent parks
- Revenue Generation
- Private Investment
- Job Creation
- Education and Historic Preservation Opportunities



Since 2012, the State of Connecticut has invested more than \$225 million in brownfield redevelopment, spurring economic growth and allowing dilapidated land to be put back into use.

"For every dollar the state has invested in brownfield redevelopment, non-state partners have invested or will invest \$11.41" - DECD Commissioner Catherine Smith, 1/28/2018 Press Release.

222, 230, and 248 Brownstone Avenue

Overview: Industrial use has resulted in soil and groundwater contamination at the site. Hazardous building materials were identified in association with structures, tanks, and piping. Site assessments have been completed and a preliminary remedial action plan has been developed. The actual reuse of the site will dictate final remedial plans. At this time future reuse is anticipated to be commercial and the site will be cleaned up to a commercial standard in accordance with Connecticut Department of Energy and Environmental Protection Remediation Standard Regulations.

Remedial Action Plan

Abatement/Demolition = \$200K

Excavation of 2,500 tons of soil = \$125K

- ETPH and PAHs in soils exceeding DEC and PMC.
- Mostly 1-3' bg with a few locations of deeper impact 5-8' bg

Off-site disposal of soil = \$100K

- 1,200-1,500 tons to Phoenix Soils

On-site consolidation and capping = \$200K

- Engineered Control

ELUR = \$25K

Monitored attenuation of GW = \$100K

- No free-product found and no potable wells in the area



Details:

Abatement and Demolition – The existing buildings do not appear salvageable. All metal from tanks and piping are planned to be recycled. Abatement of hazardous building materials will be conducted prior to demolition.

Excavation of soils and off-site disposal – there are areas where petroleum contamination exceeds commercial standards and requires removal and off-site disposal at an approved facility.

Excavation of soils with on-site consolidation and capping with building or pavement – widespread surficial petroleum contamination exists from former site operations. These soils can remain onsite and be capped with future buildings and paved parking to comply with state remediation regulations. Excavation and off-site disposal of these soils would be cost prohibitive for the project.

Environmental Land Use Restriction – An ELUR will need to be recorded on the land records to restrict future use of the site to commercial use (i.e. prohibit residential development) and to document the capping of soils to prevent future disturbance.

Monitored Natural Attenuation – following remediation of site soils, monitored natural attenuation of petroleum impacts to groundwater will be required. Sampling frequency is at the discretion of the Licensed Environmental Professional overseeing the cleanup.

Long-Term Maintenance of Capping – The Town or developer will be responsible for long-term maintenance of the cap. This means pavement surfaces and building foundations used for capping must be maintained. Costs for maintaining can come from developer or future lease fees to the Town.

Liability Protection – The Town is applying for liability protection through the state's Brownfield Program which will provide protection from 3rd party lawsuits, provides DEEP support for cleanup of any off-site contamination, and protects the Town from having to do any additional remediation if regulations become more stringent in the future. This liability protection can pass to a future developer or property owner.