

**TO: METRO HARTFORD BROWNFIELDS ASSESSEMENT
STEERING COMMITTEE**
**FROM: MARY ELLEN KOWALEWSKI
CRCOG DIRECTOR OF COMMUNITY DEVELOPMENT**
SUBJECT: EVALUATION REPORT ON 147 WAWARME AVENUE, HARTFORD
DATE: FEBRUARY 8, 2010

BACKGROUND

The City of Hartford has applied for Brownfields Assessment assistance to prepare a Remedial Action Plan and an Engineered Control Variance Request for 147 Wawarme Avenue, also known as Colt Park South Parcel A-2d. The site is owned by the City of Hartford. The city is in discussion with a potential user/developer who wishes to establish a metal fabrication business, with attached office space for metal fabrication design services and business operations, on this site. Active commercial and industrial businesses exist to the east, west, and south of this site. Colt Park, one of the City's notable parks, is located to the north of the site. The site is located within the Hartford Redevelopment Agency's Colt Park South Redevelopment Project Area.

EPA has previously funded Phase I, II, and III Assessments of this site through the City of Hartford's Brownfields Pilot Grant in July 1999 and October 2000. Contaminants identified on the site are discussed under the Health and Environmental Concerns Section below.

Assistance Requested: Remedial Action Plan and Engineered Control Variance Request, to be funded utilizing Hazardous Substance Grant. Estimated Cost= \$15,000.

FACTORS RELATED TO EVALUATION CRITERIA

BASELINE CRITERIA

- The proposed redevelopment of the site is consistent with goals set forth in the Municipal Plan of Conservation and Development. The site is located within the Hartford Redevelopment Agency's Colt Park South Redevelopment Project Area.
- The proposed redevelopment of the site is consistent with ***Achieving the Balance: A Plan of Conservation and Development for the Capitol Region.***
- The site is owned by the City of Hartford, and the City of Hartford has agreed to grant access to the site in order carry out the proposed work, and facilitate redevelopment.
- Hazardous materials have been identified on this site through prior environmental investigations. The proposed remedial action plan has the potential to decrease existing risk to human health and the environment associated this site, through determining what needs to be done to remediate the contamination so that the site may be returned to productive use.
- The cost of this project is within the guidelines of the EPA Brownfields Assessment Program.

- The site is anticipated to meet Federal and/or State eligibility requirements for use of EPA Brownfields funding. This determination will be requested after Steering Committee Approval of this project.

OTHER CRITERIA

PROPERTY SIZE/CONTAMINATION COMPLEXITY

- It is not anticipated that this site will consume a disproportionate amount of available EPA assessment funding. The site is 6.4 acres.

REDEVELOPMENT POTENTIAL

- The city is in discussion with a potential user/developer who wishes to establish a metal fabrication business, with attached office space for metal fabrication design services and business operations, on this site. Active commercial and industrial businesses exist to the east, west, and south of this site. Colt Park, one of the City's notable parks, is located to the north of the site.
- The site is located within the Hartford Redevelopment Agency's Colt Park South Redevelopment Project Area.
- MDC public water and sewer service, electrical service, and cable service are present in the street at this location, and can be easily brought into this site.
- The site has good access to major transportation routes. It is located approximately .5 mile west of I-91, and within one mile of the Airport Road entrance ramp to this highway and Route 5/15 (the Berlin Turnpike).
- The site has been vacant for over 35 years. Due to current interest in the site by a potential user/developer, the City is hopeful that this assistance will help bring the site back to productive reuse. Reuse of the subject property would increase tax revenue and employment in the City of Hartford, and the Region.

ENVIRONMENTAL JUSTICE ISSUES

- The site is located within a Census tract with a high concentration of minority population and population living below the poverty level. The 2000 Census indicates that within Census Tract 5025, 18% of the households and 22% of the persons live below the poverty level. More than one quarter of the population was minority, with 42% of the people living here being non-white, and 42% being Hispanic of any race.
- Clean up and possible redevelopment of this site would remove a blighting influence from this low-income, minority neighborhood.

HEALTH AND ENVIRONMENTAL CONCERNS

- The Remedial Action Plan, and subsequent redevelopment of the property, has the potential to decrease existing risk to human health and the environment associated with contamination on this site.
- EPA has previously funded Phase I, II, and III Assessments of this site through the City of Hartford's Brownfields Pilot Grant in July 1999 and October 2000.
- Hazardous substances (arsenic, polynuclear aromatic hydrocarbons, benzene) are the predominant contaminants at the site.
- Extensive fill consisting of primarily sand, brick, concrete, asphalt, coal ash, and glass exist at the site from the ground surface to depths of up to 17 feet. The thickness of the fill decreases from north, along Warwarme Avenue, to the south. In the mid 1940's Pandolfe's Auto Parts used the site for extensive storage of junk

automobiles. Activities at the auto parts yard included the incineration of the interiors of vehicles. Aerial photographs from the 1970's show dump truck size piles of debris being stored on the site.

- Phase II and Phase III investigation results indicate that the fill material has low concentrations of semi-volatile organic compounds (SVOCs), metals and total petroleum hydrocarbons. Volatile organic compounds (VOCs), including benzene, were also reported in some soil samples collected at the Site. Analytical results from soil and groundwater samples were compared to Connecticut's Remediation Standard Regulations (RSRs). Concentrations of arsenic and SVOCs in the fill were above the baseline Industrial/Commercial Direct Exposure Criteria (I/C DEC). One fill sample contained benzene at concentrations that exceeded the baseline GB Pollutant Mobility Criteria (PMC).

OPEN SPACE AND RECREATION POTENTIAL

- This site is not intended to be used for open space/recreation purposes. However, the site is located adjacent to Colt Park, which is one of the City of Hartford's notable parks.

EQUITABLE DISTRIBUTION OF FUNDS

- If approved, this will be the fourth project undertaken in the City of Hartford. Due to its manufacturing history, the City contains a large proportion of the Region's Brownfields sites.

ADDITIONAL PROGRAM OBJECTIVES

- A relatively small investment at this site could lead to its redevelopment.

Table 1: Ranking Criteria—147 Wawarme Avenue, Hartford—Rated 69 out of 92		
Ranking Criteria	Value	
Status		
Occupancy-<u>5</u>	1	>75% occupied
	3	25%-75% occupied
	5	<25% occupied
Ownership-<u>5</u>	1	Privately owned
	5	Publicly owned
Size of Redevelopment Parcel-<u>7</u>	1	<1 acre
	3	1-2 acres
	5	2-4 acres
	7	>4 acres
Zoning-<u>5</u>	1	Non-commercial/industrial
	5	Commercial/industrial
Neighborhood		
Minority neighborhood-<u>5</u> Census Tract 5025=49% non-white (2000 Census)	1	<10% minority Census Tract
	3	10% - 25% minority in Census Tract
	5	>25% minority in Census Tract
Income-<u>5</u> Census Tract 5025=22% of persons below the 1999 Poverty Level (2000 Census)	1	<5% in Census Tract below poverty
	3	5% - 15% in Census Tract below poverty
	5	>15% in Census Tract below poverty
Public Health-<u>10</u> Based on proximity to other businesses and Colt Park	1	Neutral impact on public health
	5	Moderately positive impact on public health
	10	Significantly positive impact on public health
Open Space Potential-<u>1</u>	1	No open space potential on site
	3	Will provides open space and recreational opportunities available to site occupants only
	5	Will provides open space and recreational opportunities to general public
Marketability		
Assessed Value/Acre-<u>5</u> \$170,744.00//acre (\$1,094,130.00 for 6.408 acres)	1	<\$150,000
	5	\$150,000 - \$250,000
	10	>\$250,000
Access-<u>1</u>	1	>0.5 miles from major roadway
	5	<0.5 miles from major roadway
Indication of Reuse Interest-<u>5</u> City in discussion with potential user/developer of site.	1	No prospective developer/reuse identified
	5	Indication of preliminary developer/reuse interest
	10	Developer present and has made firm commitment to redevelop or reuse commitment
Public/Private Commitment		
Development Plan-<u>5</u>	0	No plan
	5	Plan exists
Funding-<u>0</u>	0	No project funding identified
	5	Project funding identified
Municipal Priority-<u>5</u>	0-5	Based on priority assigned by community
Municipal Cash, In-Kind or Other Contribution-<u>5</u>	0	No contribution
	3	<\$5,000 cash or in-kind value
	5	>\$5,000 cash or in-kind value