

City of Hartford: EPA Brownfields Cleanup Grants

THRESHOLD CRITERIA

1. Applicant Eligibility: The City Hartford, Connecticut is an eligible entity for the EPA Brownfields Cleanup Grant. As a municipal government under Connecticut law and sole owner of the property in question, Hartford meets the EPA eligibility requirements. Hartford will maintain full ownership of the property through the grant close-out period.
2. Letter from the State or Tribal Environmental Authority: A letter from the State Environmental Authority, the Connecticut Department of Environmental Protection, is attached at Annex A.
3. Site Eligibility and Property Ownership Eligibility:
 - Site Eligibility
 - a. Basic Site Information.
 - (a) Site name: Ramon Qurious Park - City of Hartford Redevelopment Plan Area, Main John Hudson Street
 - (b) Site address: 354-380 Hudson Street, Hartford, CT 06103
 - (c) Current site owner: City of Hartford, acting by and through the Hartford Redevelopment Agency; acquired August 1994
 - (d) Date planned to acquire ownership: Not applicable (currently own)
 - b. Status and History of Contamination at the Site:
 - (a) Type of contamination: Petroleum
 - (b) Operational history and current use of the site: According to City of Hartford records, Sanborn Fire Insurance Maps and Historical Atlas and available aerial photographs, the property had the following uses: From 1880-1930, two commercial buildings occupied the property. From 1930-1960, the lots were occupied by Grinold Auto Parts Company, Vincent Motors, Diamond & Tool Company and a residence. From 1960-1985, occupants were Grinold Auto Parts Company, Vincent Motors, Standard Auto Top and Body Company, Hudson Laundry Company, and Hudson Medical Products Company. All buildings were razed in 1986. The lots that make up the site are partly covered by a neighborhood playground and otherwise are vacant lots not in use.
 - (c) Environmental concerns at the site: Part of the site was used for auto body and auto top repairs. An underground storage tank of 10,000 gallons in size is present at this location. Investigation of the site reveals the release of petroleum in an eight hundred (800) square feet area which consists of hydrocarbons in the soils that exceeds the RSR Res DEC limits.
 - c. Sites Ineligible for Funding: The site is not listed or proposed for listing on the National Priorities List; is not subject to unilateral administrative orders, court orders, administrative orders on consents, or judicial consent decrees issued to or entered into by

parties under CERCLA; and is not subject to the jurisdiction, custody or control of the United States government.

d. Sites Requiring a Property-Specific Determination: The Site is not subject to a CERCLA planned or ongoing removal action nor does it fall under any of the categories identified under Section D. 3 of the Threshold Criteria for Cleanup Grants Section of the Proposal Guidelines for Brownfields Assessment, Revolving Loan Fund and Cleanup Grants. No PCBs were found above regulatory criteria.

e. Environmental Assessment Required for Cleanup Proposals: Not applicable.

Property Ownership Eligibility

f. CERCLA §107 Liability: Not applicable.

g. Enforcement Actions: Not applicable.

h. Information on Liability and Defenses/Protections.

i) Information on the Property Acquisition: Not applicable.

ii) Timing and/or Contribution Toward Hazardous Substances Disposal: Not applicable.

iii) Pre-Purchase Inquiry: Not applicable.

iv) Post-Acquisition Uses: Not applicable

v) Continuing Obligations: Not applicable.

i. Information required for a Petroleum Site Eligibility Determination:

i) Current and Immediate Past Owners: The City of Hartford is the current owner of the property. According to City records, the immediate past owner of the site was RI Hillcroft, Inc., a company that was located in Providence, Rhode Island.

ii) Acquisition of Site: The City of Hartford acquired the property in August 1994 through a Form I transfer act filing. The City of Hartford currently has fee simple title to the property. The City of Hartford has no familial, contractual, corporate, or financial relationships or affiliations with the prior owners or operators of the property.

iii) No Responsible Party for the Site: The immediate past owner did not dispense, dispose of or exacerbate the existing petroleum contamination at the site and took reasonable steps with regard to contamination at the site. The current owner, City of Hartford, has not conducted any commercial or industrial activity at the site since acquisition.

iv) Cleaned Up by a Person Not Potentially Liable: The City of Hartford did not at any time dispense or dispose of petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site. The City took no action whatsoever with regard to the contamination at the site.

v) Relatively Low Risk: This site contains a 10,000 gallon UST and approximately 800 square feet of a contaminated area surrounding the tank. It is considered “relatively low risk” compared to other petroleum or petroleum product-only contaminated sites in Connecticut. The site is not receiving Leaking Underground Storage Tank (LUST) trust fund monies.

vi) Judgments, Orders, or Third Party Suits: There are no know judgments, orders, or third party suits related to this site.

vii) Subject to RCRA: Part of the site is subject to RCRA; however, under the auspices of this proposal, only the removal of the UST and remediation of immediate surroundings is under consideration, thus the area to be remediated is not subject to any order under section 9003(h) of the Solid Waste Disposal Act.

viii) Financial Viability of Responsible Parties: As far as the City is able to determine, the immediate past owner is no longer in business and has no financial capability to satisfy obligations under federal or state law to assess, investigate, or cleanup the site.

4. Cleanup Authority and Oversight Structure:

The State of Connecticut has established a mechanism to privatize the CTDEP role for the oversight of cleanups and assessments, the Connecticut Licensed Environmental Professional (LEP) Program. The City plans to enter the site into the CTDEP's 22a-133x Voluntary Cleanup Program. If the CTDEP delegates the authority for oversight to an LEP, the City intends to provide oversight and review. If the DEP retains authority, the CTDEP will enlist the services of a Licensed Environmental Professional (LEP). The CTDEP will then determine whether a staff member will oversee the cleanup or whether an LEP will be designated to oversee the cleanup with CTDEP maintaining review and audit authority.

Through a competitive tender process, the Procurement Division of the City's Finance Department selected an engineering firm, Fuss & O'Neill, to provide consultation services on brownfields redevelopment work citywide. Dependent upon CTDEP determination, this is the firm that is planned to be the LEP and to provide oversight and management of the remediation work. Fuss & O'Neill has 85 years' experience in civil engineering and is an established leader in Brownfields redevelopment, serving land owners, developers and the public sector. The firm has extensive experience with EPAs Brownfield Grant Programs and its requirements, and has provided the site assessments and guidance on the scope of work for this effort, and the firm will act as LEP for this project.

The City of Hartford does not anticipate that the cleanup activities will require access to adjacent properties not owned by the City. However, should access to neighboring properties be needed, the City has the powers to enter the properties in the event of an emergency or by way of contacting the owners.

The City of Hartford has extensive experience in oversight of brownfields redevelopment, as evidenced by past success with EPA brownfields grants. Please see Ranking Criteria Section 2 for more detail on the City's past performance in this area.

5. Cost Share: Due to the current economic challenges (including high unemployment, high poverty rates, and far below national average per capita income) facing the City, Hartford is requesting a "Hardship Waiver" of the cost share requirement. A full explanation of Hartford's waiver request is attached at Annex B.

6. Community Notification: The City has made the community aware of its plans as follows:

On September 25, 2009, the City of Hartford website was updated to reflect the City's plans to seek EPA Brownfields Cleanup funding, and the timing for draft proposal, questions and feedback was publicized. See www.hartford.gov/development .

On September 24, 2009, the City published notification of the plan to seek cleanup grant funding in The Hartford News. A copy of this notice is attached at Annex C.

On September 24, 2009, in collaboration with Hartford 2000 (a community redevelopment organization), a meeting was held at South Church, during which the City described the draft proposal and the process for feedback. A copy of the draft proposal was also made available at the Hartford Public Library, main office.

At a September 28, 2009 meeting at the Spanish American Merchants Association (SAMA) the City announced its plans to seek this cleanup funding, and fielded questions from the meeting participants. The City made a draft proposal available for review and comment, and responded to comments and questions.

A summary of the comments received through all notification venues on the draft proposal, and Hartford's response to the comments is attached at Annex C. Also at Annex C are the meeting notices and notes from the public meetings.

RANKING CRITERIA

1. Community Need:

a. Health, Welfare and Environment

For its small size, Hartford is disproportionately affected by a number of environmental issues. The City, with just short of 125,000 residents, hosts a sewage treatment plant, sewage sludge incinerator, trash to energy incinerator and four small electrical generation plants. This would be a lot for a large city—for a small place like Hartford, these facilities are quite literally choking the City. In addition, for many years, Hartford was a center for employment. Now, due to high taxes and labor costs, businesses have left the City in droves, resulting in numerous brownfields sites.

Some areas, such as the SoDo (South Downtown) neighborhood of Hartford, have been more gravely affected by the departure of businesses over the past decade, and SoDo has more than its share of brownfields sites. The Hudson parcel in SoDo sits at the integral part of this neighborhood in a diverse and historic community and it is considered an underutilized site. It creates an unsafe environment for those living in this mainly residential area of the City.

In a section of the City with limited greenspace and ill-equipped facilities, the vacant and contaminated lots in the neighborhood are even more vexing, as residents wonder why they cannot be put to use for leisure activities. In fact, it was the request of neighborhood residents to create a community garden on the lot in question which led the City to investigate the environmental conditions, and was the impetus for seeking EPA Brownfields Cleanup funding once it was clear that the property would not meet the conditions necessary for such a garden.

The lack of greenspace in the SoDo neighborhood is detrimental to the environment in a less obvious way as well; the individuals and families in SoDo must travel to other parts of the Hartford region in order to garden or undertake other recreational activities. Rather than walking to local parks and gardens, they are ironically expanding their carbon footprints even as they seek out greenspace.

Remediation of the contamination and reuse of the site as a community garden will have not only an environmental effect; it will also improve the health of the residents as they will have easy and affordable access to fruits and vegetables from the local garden.

b. Financial Need

With a 2007 population estimated at 124,563, Hartford is Connecticut's second largest city. The City's residents are challenged by the familiar urban problems of poverty, unemployment, under-education, single-parenthood, violence, and substance abuse. At \$21,997, Hartford's median household income is the lowest in the state. About 36% of families with children, 41% of those under age 18 and 23.2% of those ages 65 or over, live below the poverty line. Sixty-nine percent of Hartford's children (the highest rate in Connecticut) live below 200% of the federal poverty level; 17% of all children receiving welfare in the state in 2005 lived in Hartford (a total of 9,910

children, far more than any other town in Connecticut). The per capita income for the city is a mere \$13,428. Over 70% of Hartford's public school children are eligible for the free and/or reduced lunch program. Hartford is, for its size, one of the poorest cities in the country.

Hartford residents are also challenged by lower levels of educational achievement than their neighbors around Connecticut. For the population 25 years and older, 39% have no high school diploma and 70% have never attended college. According to the National Assessment of Educational Progress, at all levels, in all subjects, and for all disadvantaged groups, Connecticut has one of the largest achievement gaps in the nation.¹ Hartford's cumulative high school dropout rate is more than twice that of the state, and Hartford's rate of 18–24 year-old residents who do not have a high school diploma or GED is 54% higher than the state rate. The U.S. Census Bureau identifies that only 55% of Hartford youth ages 14-17 are currently enrolled in school. Of the tenth grade students who took the 2006 CAPT (state standardized test), just 14.8% met the state goal in reading, 20.8% in writing, 13.5% in math, and 9% in science. This amounted to the worst performance in all of Connecticut. Seniors who took the SAT scored low overall with 385 in math, 383 in critical reading and 389 in writing. On the Connecticut State Mastery Tests for grades three through eight, Hartford students scored at the bottom of the State.

Hartford Public Schools' data from the 2006-07 school year reveals that the primary language in over 45% of households is *not* English. In the same year, statistics showed that 53% of all current Hartford students were born to teenage mothers who never graduated from high school and over 30% of all Hartford students have at least one parent/guardian incarcerated in state correctional institutions. Hartford Public Schools report 34% of the high school student body being suspended annually. In 2007-2008, more than 90% of Hartford schoolchildren were eligible for free or reduced meals. Forty-five percent of all Hartford public school freshmen do not graduate, 50% of teenage women become pregnant before the age of 20, and more high school girls become pregnant than graduate. The CT Kids Count 2006 Data Book shows that 29% of Hartford's population is under 18 years of age. On the job readiness front, a report from the 2000 census data shows that, of Hartford's young adults aged 18-24, 37% of this age group (nearly 6,000 young people) is "not job ready" or employable. Of these, 73% are estimated to perform at an eighth-grade literacy rate or less, further hindering their employment prospects².

While Hartford is the home to some prominent Fortune 500 financial and industrial corporations that are the primary economic engine for the greater Hartford region, an estimated 1,884 jobs were lost in Hartford between May 2008 and May 2009. Regionally, in that same timeframe, the Hartford labor market experienced job losses of 15,000. Along with that, small businesses are finding it difficult to succeed. Of all Connecticut cities Hartford was hit the hardest, losing 111 businesses in the first quarter of 2009 alone.

Hartford's weak housing market has resulted in low rental and real estate prices and high vacancy rates. However, the taxes are higher as a percentage of the value than other cities. Even though Hartford's housing values are still some of the lowest in the state, the homeownership

¹ Nations Report Card, National Center for Education Statistics; <http://nces.ed.gov/nationsreportcard/>

² Mayor's Task Force on Hartford's Future Workforce

rate has hovered at approximately only 25% for decades. The commercial real estate vacancy rate in Hartford's central business district has been trending higher this past year. It currently stands at 22% as of June 2009. More than 750 Hartford properties are currently (September 2009) listed as current foreclosures.

As a struggling neighborhood, the SoDo community has seen a decline in economic activity due to the current economy, of course, but even in better economic times for the nation, SoDo has lagged behind the City and the country on economic and social indicators. The Hudson project is located in a residential neighborhood that is densely populated. According to the 2000 US census, approximately 761 people reside in this neighborhood and 27% percent live below the poverty level. Three-quarters of the housing units in this area are rentals, and 24% of housing units are vacant. While education rates are higher than average, with 44% of residents holding at least a bachelor's degree, the levels of unemployment and underemployment are growing on a daily basis. While the precise unemployment rate for SoDo is not available, Hartford as a whole is experiencing 13.9% unemployment as of July 2009, far outpacing the State average of 8% and the national rate of 9.5%. It is fair to hypothesize that the rate is even higher in SoDo where some of the most skilled and formerly higher-paid employees live.

2. Project Description and Feasibility of Success

a. Project Description

i. Project Description and Past Cleanup Activity

No previous cleanup activities have taken place at the Hudson site.

The proposed project is the first step in a remedial solution that will be integrated with ultimate site redevelopment, as part of Hartford's overall Redevelopment Plan. However, given the current economic environment and inability of the City to move forward with a full redevelopment plan for the Hudson brownfields area, some remediation is necessary to protect public health.

The site was previously used as an autobody repair facility and would likely be classified as an "establishment" that will be subject to meeting the requirements of the Connecticut Property Transfer Regulations when it is transferred by the City to a buyer. An underground storage tank (UST) of approximately 10,000-gallons in size remains at the site. Soil samples collected from borings advanced at the UST area indicate that a release of petroleum of approximately 800 square feet has occurred. Concentrations of extractable petroleum hydrocarbons (ETPH) and polynuclear aromatic hydrocarbons (PAHs) in the soil exceed the Connecticut Remediation Standard Regulations (RSRs) baseline Residential Direct Exposure Criteria (Res DEC) and GB Pollutant Mobility Criteria (PMC).

ii) Proposed Cleanup Plan

OVERALL APPROACH:

The approach to remediate the release from the 10,000-gallon UST will include removal of the 10,000 gallon UST and excavation and off-site recycling of the polluted soil with petroleum concentrations exceeding the RSR baseline criteria. The remedial components consist of the following:

- Preparation of contractor plans and bid specifications for removal of the UST and excavation of polluted soil
- Preparing a construction entrance at the street
- Removing residual product and water from the UST and disposing the liquid off-site at a permitted facility
- Cleaning, removing and disposing of the UST
- Excavation of approximately 300 cubic yards of soil
- Contractor oversight and collection of confirmatory soil samples from the excavation area
- Reusing approximately 170 cubic yards of the excavated soil as backfill
- Loading and disposing of approximately 130 cubic yards (~200 tons) at an off-site facility
- Backfilling the excavation area

REMEDIAL PROGRAM:

To obtain a formal verification that the UST release area was remediated in accordance with the Connecticut RSRs, the site will need to be entered into a State Voluntary Remediation Program. State Voluntary Remediation Program 22a-133x is the only voluntary remediation program that allows for a release-area specific verification. The only remediation that will occur at the site at this time will be the release from the 10,000 gallon UST. A description of the required programmatic elements in the program is provided below:

- **ECAF:** An Environmental Condition Assessment Form (ECAF) will be prepared and provided to the CTDEP. This form is used to describe the environmental condition of the release area. The ECAF is prepared by the owner of the property (City of Hartford) under the supervision of a Connecticut Licensed Environmental Professional (LEP). The LEP will verify that investigation and remediation of the release area has been performed in accordance with the RSRs unless the CTDEP notifies the owner that review and written approval of the investigation and remediation by CTDEP will be required.
- **QAPP, Remedial Action Plan, and Public Notice:** Per EPA requirements, a Quality Assurance Project Plan (QAPP) will be prepared for EPA review. State Voluntary Remediation Program 22a-133x requires submittal of a Remedial Action Plan (RAP). The purpose of a RAP is to evaluate various remedial options and select a preferred option. A combined QAPP and RAP will be prepared for review by EPA and CTDEP. Submittal of proof of Public Notice to CTDEP is required following publication of such notice.

- **Remedial Action Report:** A Remedial Action Report that summarizes the remedial activities and data for samples collected from the limits of the excavation area will be prepared following completion of the remediation activities.
- **Monitoring Well Installation and Groundwater Monitoring:** Monitoring wells will be installed and groundwater monitoring will commence following completion of the soil excavation activities at the UST. The objective of the groundwater monitoring is to document the effectiveness of the remediation and demonstrate compliance with the applicable RSR groundwater criteria. Four monitoring wells are planned to be installed and that groundwater monitoring will occur for a period of two years. It assumed that the frequency of monitoring will be quarterly for the first year followed by one year of monitoring on a semi-annual frequency.
- **LEP Verification Report:** Following completion of groundwater monitoring, a LEP Verification Report will be prepared that documents the release area has been remediated in accordance with the RSRs. The LEP Verification Report includes an A-2 survey that delineates the boundaries of the release area.

The remediated Hudson site is planned for use as a community garden.

b. Budget for EPA Funding and Leveraging Other Resources

Budget Categories	Task One	Task Two	Task Three	TOTAL
	Tank Removal	Remediation Services	Other Professional Services	
Personnel				
Fringe Benefits				
Travel				
Equipment				
Supplies				
Contractual	45,000	14,500	65,000	\$124,500
Other: Regulator Costs				
Total	45,000	14,500	65,000	\$124,500
Cost Share	n/a		n/a	n/a

Budget Narrative:

Tank removal: \$45,000

The cost of the tank removal includes the following items:

1. Mobilization, demobilization and erosion control (\$5,000; assumes one construction entrance \$2000 each for mobilization and demobilization = \$4,000 plus \$1,000 for erosion control.)
2. Product Recovery and Off-site Disposal (@\$2/gallon * 5000 gallons = \$10,000; this assumes that the tank will be found to be ½ full of water and product.)

3. UST Removal, Cleaning, and Disposal (\$5,000)
4. Non-Hazardous Soil Loading, Transport and Off-Site Disposal (\$90/ton * 200 tons = \$18,000; this assumes soil will be excavated from and 800 square foot area to a depth of 10 feet. Soil from the 0-4 foot depth interval will be reused. Soil from the 4-10 foot depth interval will be disposed of off-site as non-hazardous petroleum polluted soil.
5. Backfill (150 cubic yards @\$20/yard = \$3,000)
6. Contingency of 10% (\$4,000)

Professional Services for Remediation: \$14,500

The cost of Professional Services for Remediation includes the following items:

1. Plans and Specifications for UST Removal (\$5,000)
2. Construction Oversight UST Removal (5 days * \$1200/day = \$6,000)
3. Confirmatory Sampling UST Removal (10 * \$250 = \$2,500)
4. 10% Contingency (\$1,000)

Program Professional Services

1. ECAF (\$3,000; Assumes that the site will be entered into State Voluntary Remediation Program 22a-133x. The lump sum fee includes the \$1,500 filing fee. Assumes that a Release Area Specific Verification for the UST only will be performed by an LEP.
2. QAPP, Remedial Action Plan, and Public Notice (\$10,000; these documents will be prepared to fulfill requirements of the EPA Brownfields Program and State Voluntary Remediation Program.)
3. Remedial Action Report (\$5,000; this document will be prepared to fulfill requirements of the EPA Brownfields Program and State Voluntary Remediation Program)
4. Monitoring Well Installation (\$5,000)
5. Groundwater Monitoring (\$28,000; 2 years of monitoring, quarterly in year one, semi-annually in year two, @ \$3,500 per monitoring = \$28,000)
6. LEP Verification Report (\$8,000; includes preparation of an A-2 Survey that depicts the limits of the release area.)
7. 10% Contingency (\$6,000)

Leveraging for the project will include the following:

1. Community partner (Hartford 2000, South Church, SAMA, SoDO Neighborhood Association) assistance in outreach, soliciting proposal feedback, and provision of facilities for meetings, etc.
2. Construction of the community garden on the space, including all materials and labor. Contribution of Hartford Redevelopment Agency. Valued at: \$5,000.

c. Programmatic Capability

The City of Hartford has been the recipient of numerous brownfields-specific grants as well as extensive Federal funding in the past. A description of this experience and accomplishments, management approach for this grant, and audit findings in seen in the sections below.

Accomplishments: Hartford has experienced great success in its brownfields program, which has allowed the city resources to pursue assessment and clean-up of contaminated sites. During the last ten years, the City has redeveloped several significant sites including Colt Gateway, Veeder Place, portions of the North Meadows Industrial Zone, Dutch Point (the present site of a HOPE VI housing development) and Goodwin Estates that has provided for 17 acres of market rate housing. In addition, the city has worked with the State of Connecticut in developing Adriaen's Landing project. The site formally had extensive hazardous substances contamination. Recently, the Marriott Hotel and Connecticut Convention Center were built on this site.

In addition to past EPA grants experience, the City of Hartford, Department of Development Services has an extensive history in managing federal funds. Hartford is a HUD entitlement city currently managing approximately \$9,731,190 annually in (1) Community Development Block Grant (CDBG), (2) HOME Investment Partnership Program (HOME), (3) Housing Opportunities for People with Aids (HOPWA), (4) Emergency Shelter Grant (ESG), (5) Community Development Block Grant-Recovery (CDBG-R) and (6) Homelessness Prevention and Rapid Re-Housing (HPRP) funds.

The Housing and Property Management Division has direct responsibility for the HOME Program, which has a current fiscal year allocation of \$2,066,672. The Development Services Department also administers the HUD BEDI and Section-108 Loan totaling approximately \$5,000,000. The City has not had an adverse audit finding (i.e., meeting OMB circular A-133 audit standards) and has not been required to comply with "high risk" terms and conditions under agency regulations implementing OMB Circular A-102 guidelines.

The five most recent HUD Federally-funded programs managed by the City of Hartford are:

1.	Community Development Block Grant	\$3,838,003.
2.	HOME Investment Partnership Program	\$2,066,672
3.	Housing Opportunities for Persons with AIDS	\$1,084,029
4.	Emergency Shelter Grant	\$ 168,602
5.	Community Development Block Grant-Recovery	\$1,028,157
6.	Homelessness Prevention and Rapid Re-Housing	\$1,572,727

With each of these programs, Hartford has complied with all management requirements, including submitting appropriate and timely technical and financial reports. Hartford has met or exceeded performance indicators on all of its HUD Federal assistance agreements.

Management Plan: The Brownfields Cleanup program in Hartford will be administered by the Department of Development Services. The divisions within the Department are Housing and Property Management, Planning, Economic Development, Licenses and Inspections and Grants Management. With 63 employees, the Department of Development Services is also supported by legal council through the City's Office of Corporation Counsel. The City will contract with a qualified environmental engineering firm, Fuss & O'Neill to conduct cleanup activities. Fuss & O'Neill was selected as the primary brownfields cleanup firm for the City through a competitive process in keeping with its procurement policies. The Program will be managed by Redevelopment Agency within the Economic Development Division. The agency will provide

day-to-day oversight to the contracted engineering firm, and will be responsible for all EPA reporting requirements. The Agency has direct and considerable knowledge and experience to undertake this assignment. It will be assisted by a centralized system within the Department that will provide for the financial reporting and program monitoring responsibilities.

Audit Findings: Hartford has a solid record of managing federal and state government funds as demonstrated by the annual Single Audit conducted by our independent auditor Bloom Shapiro LLP. Their most recent Single Audit of Federal Funds revealed no adverse findings.

3. Community Engagement and Partnerships:

a. Plan for Involving the Affected Community

The City of Hartford has an ongoing brownfields community involvement program through the Metro Hartford Alliance Brownfields Steering Committee. The Metro Hartford Alliance includes more than 1,000 Hartford businesses, and the Brownfields Steering Committee includes business as well as City government representation. In addition to the Steering Committee, the Hartford Redevelopment Agency in conjunction with the City will involve the community throughout this grant project by communicating project plans and updates through a variety of channels, including Hartford 2000 and SAMA monthly meetings, SoDo neighborhood meetings, and through the City’s website. Regular updates will also be included in the Mayor’s newsletter and on Hartford Public Access Television (reaching 30,000 viewers).

It was at the request of the community to put the brownfields site into reuse that the City initiated the investigation of the parcel. Once the contamination is remediated, the City would enter into an agreement with an operator of the site as a community garden.

b. Plans to Develop Partnerships with Local/State Environmental and Health Agencies and Other Relevant Governmental Agencies

The Redevelopment Agency will also coordinate with: the State Departments of Agriculture, City’s Health and Human Services; the Community Development Block Grant Program; State of Connecticut Departments of Health, Department of Economic and Community Development and Department of Environmental Protection; and federal agencies of HUD and EPA to ensure that public health issues are considered and adequately taken in consideration during the cleanup and redevelopment process.

c. The key community partners for this effort are:

Partner	Role
Hartford 2000	Outreach and proposal feedback
SODO	Outreach and proposal feedback
SAMA	Outreach and proposal feedback, provision of meeting facilities
South Congregational Church	Outreach and proposal feedback, provision of meeting facilities

Letters of support from the community partners are found at Annex E.

4. Project Benefits:

a. Welfare and/or Public Health

During the cleanup activities, the community will be carefully protected from any releases. A health and safety plan, as required by OSHA regulations, will be developed and implemented at the onset of the program. As agreed in the health and safety plan, there will be extensive dust control and frequent monitoring of the dust control measures. Also, vapor releases will be regularly monitored. A Licensed Environmental Professional will oversee the monitoring activities.

The cleanup and redevelopment of the Hudson site will not only reduce potential exposure of residents to hazardous contaminants, it will also provide nearly an acre of park space in a neighborhood that clearly yearns for such space.

The launch of a community garden at the site will not only contribute to the greenspace usage, it will provide an opportunity for local residents to grow their own inexpensive, pesticide-free fruits and vegetables in an inner City where produce is neither easily accessible nor easily affordable.

b. Economic Benefits and/or Greenspace

As previously noted, the Hudson site will be converted into community garden parkland for everyday neighborhood use.

Economic - The economic benefits to the proposed project are mainly longer term: that is, the gradual redevelopment of brownfields in the neighborhood is a critical element of preparing this unique historic area of the City for investment once the climate becomes right to attract new dollars into the City. In terms of immediate economic benefit, there is an affect at the individual and family level, as residents will have the opportunity to grow much of their own produce, allowing them to save funds or freeing up more dollars for housing/utility payments and other basic necessities.

In the long term, the hope is to develop this site and other parts of the area into residential housing. This, in effect, will provide construction jobs in the short term and improve quality affordable housing in the long term.

Greenspace - This project will bring nearly an acre of greenspace into a neighborhood that has next to zero greenspace at the current moment.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

The lot in question is at the heart of a developed area in the City of Hartford. Several environmental benefits are built into the project's design:

1. The community garden planned for the site will have stringent regulations regarding use of chemical fertilizers and pesticides, keeping the production techniques as close to organic methods as possible.
2. The existence of the garden itself, as well as the fact of additional greenspace, will reduce the number of neighborhood residents that drive to other parts of the Hartford region either to access greenspace, to participate in some kind of community gardening, or to procure produce.

d. Tracking and Measuring Progress

As previously noted, the cleanup of the Hudson site in Hartford will result in a neighborhood park in a vibrant residential section of the City. This cleanup grant will support progress toward Goal 4 (Healthy Communities and Ecosystems), Objective 4.2 (Communities), and Sub-objective 4.2.3 (Assess and Cleanup Brownfields). To support linkage of this grant to these goals, objectives and sub-objectives, the Redevelopment Agency will utilize the City's comprehensive brownfields database to compile information on outcomes and outputs as described below:

Outcomes:

- Nearly one acre of new greenspace created in SoDo
- Health and safety risks due to site contamination eliminated
- SoDo community has a clean and appropriate site for community gardening and recreation

Outputs:

- Two community meetings held
- Enrollment of Hudson site in Connecticut Voluntary Cleanup Program
- One 10,000 UST tank removed and 800 square feet of contamination remediated

The Hartford Department of Development Services will work closely with state regulators to ensure that the remediation process is conducted according to their requirements. A monthly review of progress against the Remedial Action Plan will be conducted, also in conjunction with the Regional Water Quality Control Board.