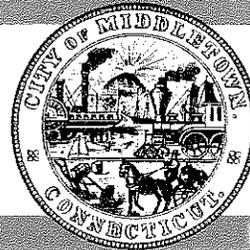


# City of **MIDDLETOWN**

## Fact Sheet

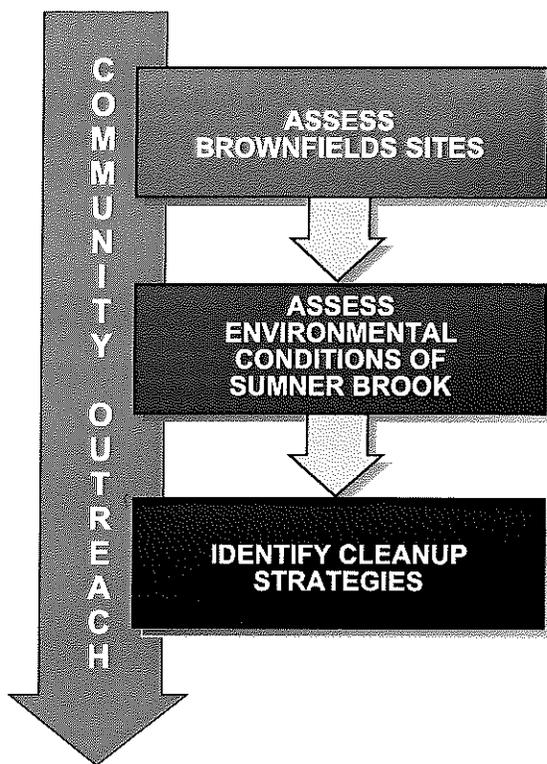


Number 1

### RECLAIMING OUR WATERFRONT: A BROWNFIELDS INITIATIVE

The City of Middletown is located along the western shore of the Connecticut River, approximately 15 miles south of Hartford and 25 miles north of New Haven. The City is accessible from Route 9, Interstate 91 and Interstate 84.

In the 1700s, Middletown was Connecticut's major seaport. Trade and commerce flourished, and sailing ships linked the City with the West Indies, Europe, Africa, and other distant ports. In the mid-1800s, the waterfront remained a lively place for family outings, steamship service, and commerce. Urbanization, the advent of the automobile, and the demise of water transportation, however, resulted in some profound changes. A significant deterioration of the precious waterfront resource resulted from neglect, pollution from upstream factories, and erosion of the banks of the Connecticut River. The City had turned its back to the waterfront, and access was limited to the area by the construction of industry, roads and rail tracks.



Today, the City recognizes the potential economic, environmental, recreational, and cultural value provided by the Connecticut River and the tidal portions of the smaller rivers in the area. The City's Waterfront Vision, which includes the development of an extended waterfront park and the renovation of under-utilized buildings for commercial use, can only be realized through the redevelopment of the Brownfields sites that have existed on the waterfront for many years.

### WHAT ARE BROWNFIELDS?

Brownfields are abandoned or under-utilized industrial properties that have real or perceived environmental contamination, and are therefore unattractive to investors and property developers.

## EPA BROWNFIELDS DEMONSTRATION PILOT GRANT PROGRAM

The City was recently selected by the U.S. EPA to receive an **EPA Brownfields Demonstration Pilot Grant**. This two-year grant, funded under the U.S. EPA's Brownfields Redevelopment Initiative, will fund the City's program to investigate properties, determine cost-effective strategies for clean up and re-use, and sustain economic revitalization efforts.

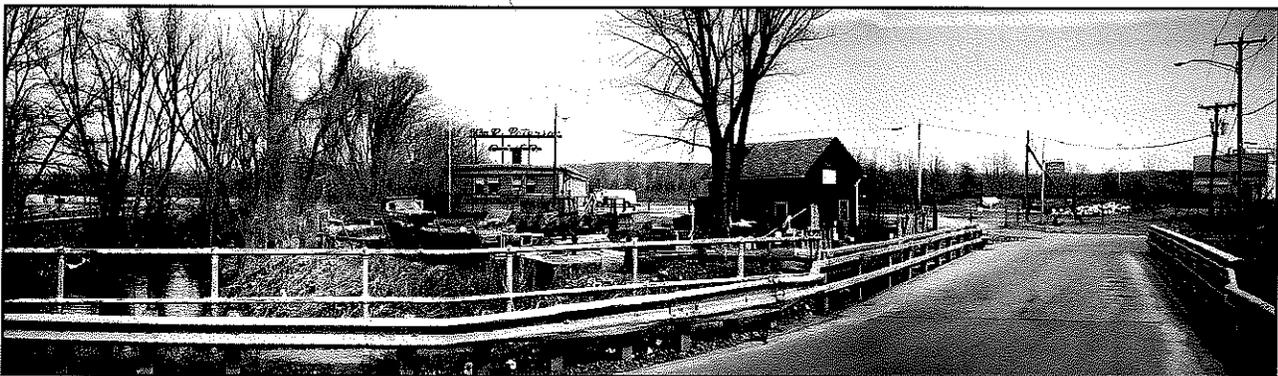
### *The Waterfront*

Mayor Dominique Thornton and the Common Council have formed a steering committee to oversee, study and advise the council and the Planning and Zoning Commission on a development strategy and future land use plan for the 85-acre area. With a prominent waterfront and its juxtaposition to the main commercial area of the City (the Downtown District), the success of the City's economic re-development plans is intimately tied to the re-use of the vacant Brownfield properties along the Connecticut River, and the reclamation of Sumner Brook. Mayor Dominique Thornton and the Common Council of Middletown recognize that this will be one of the largest riverfront development projects in the State of Connecticut.

## MIDDLETOWN'S BROWNFIELDS REDEVELOPMENT PROGRAM

### *The City's Resolution*

On July 27, 1999, the City passed a Resolution that not only recognizes the Connecticut River as the most significant natural resource in the City, but also made a commitment to participate in a multi-agency study of the riverfront corridor. Other groups participating in this project include the U.S. EPA, the Connecticut Department of Transportation, and the Harbor Improvement Agency, among others.



*View of two sites slated for investigation: Peterson Oil and Weston properties.*

The Resolution also recognizes the value of 85 acres of land within the City limits that have direct access to the interstate highway system, and with 2,500 feet of frontage along the Connecticut River. These 85 acres have been designated as the **"Riverfront Development Opportunity Area"**.

### ***The EPA Brownfields Demonstration Pilot Grant Program***

Under the EPA Demonstration Pilot Program, the ultimate goal of Middletown's Brownfield Redevelopment Program is to:

- Assess Brownfields sites
- Conduct environmental cleanup studies of Brownfields
- Conduct an ecological investigation
- Solicit community involvement and resources to realize the City's vision for waterfront development

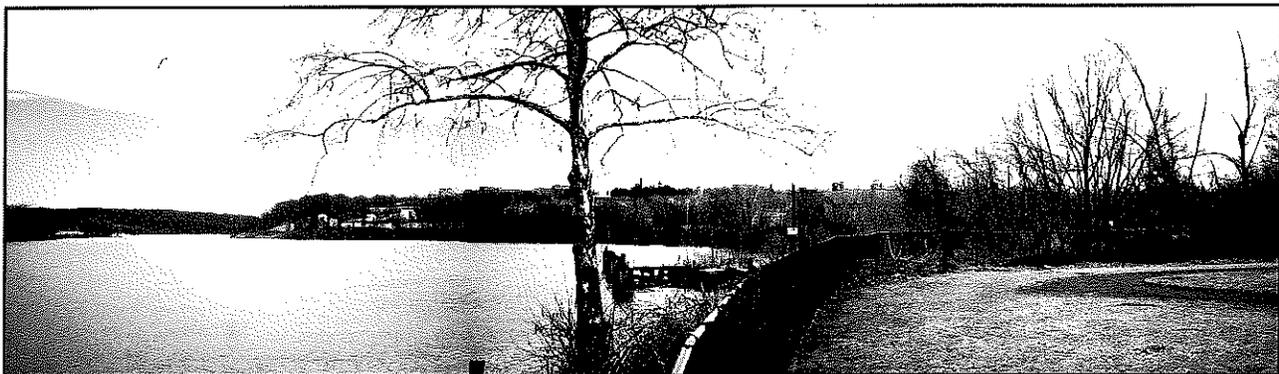
The following tasks will be completed during this program.

#### **Task I- Assess Brownfield Sites**

The City will conduct environmental studies of several targeted properties along the waterfront. This task includes the review of historical records, environmental databases, and environmental testing.

#### **Task II- Assess Environmental Conditions of Sumner Brook**

Over the next two years, the City will evaluate the environmental conditions of Sumner Brook, and determine whether any cleanup is needed. In addition, the City will evaluate any impact to human health of waterfront users.



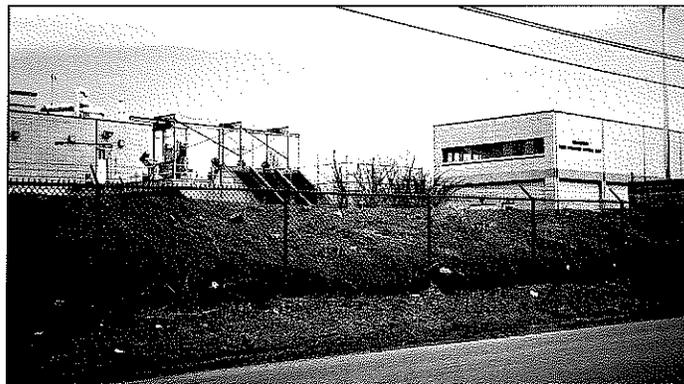
*View of Middletown's Waterfront.*

### **Task III- Identify Cost-Effective Clean-up Strategies**

To identify a clean-up strategy for each are of concern, the City will conduct an analysis of cleanup alternatives. This will include examination of several variables including cost, feasibility, effectiveness and community acceptance. This program specifically entails the completion of feasibility studies and remediation cost estimates for at least two of the target sites.

### **Task IV- Develop a Community Outreach and Brownfields Awareness Program**

In order to keep the community aware of upcoming work, and to solicit citizen input for the program, the City will hold a series of public meetings, develop and maintain a mailing list of interested parties, and distribute fact sheets and other pertinent material on the Brownfields Initiative.



*The City's Wastewater Treatment Facility will be relocated to provide additional space for waterfront redevelopment.*

For more information about the program, please contact:

**The Department of Planning,  
Conservation and Development**

City of Middletown  
245 deKoven Drive  
Middletown, CT 06457

Phone: 860-344-3425 Fax: 860-344-3593

Email: [rkearneyjr@yahoo.com](mailto:rkearneyjr@yahoo.com)

William Warner, Director

James Sipperly, Environmental Planner

Richard Kearney, Economic Development Specialist