



City of Middletown

Brownfields Assessment Program

TRC

*Customer Focused
Solutions*

TRC Environmental Corporation

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City of Middletown Brownfields Program

Brownfields Assessment Pilot Program

\$400,000

Targeted Brownfields Assessment Program

Another \$70,444

Job Training

\$400,000

Total \$870,444

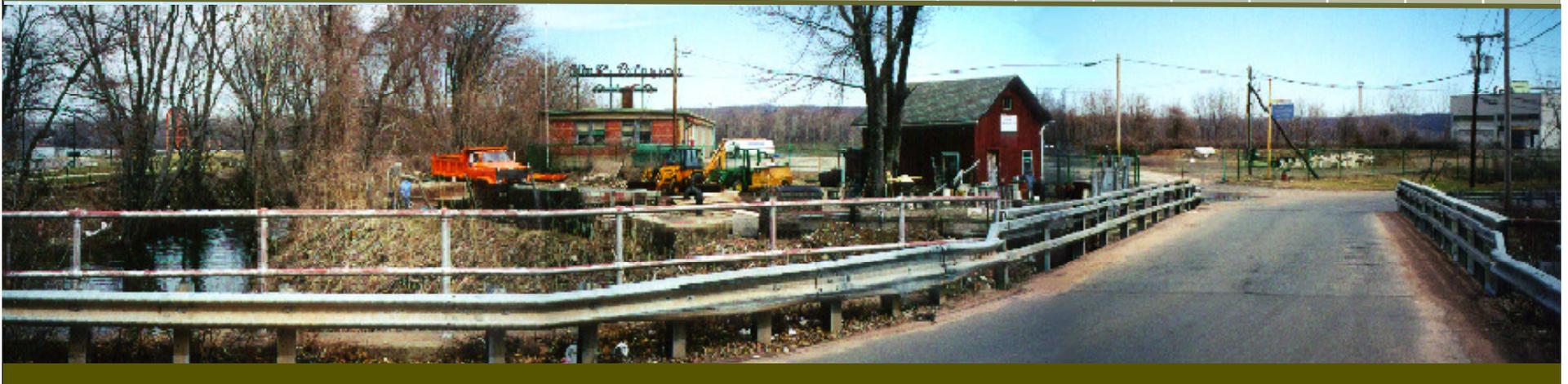


EPA Brownfields

Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Brownfields Site Characteristics

- Known or suspected of being contaminated
- Abandoned or unoccupied
- Developers and banks reluctant based on unknown costs
- High potential for redevelopment based on location



Assessment Pilot Program

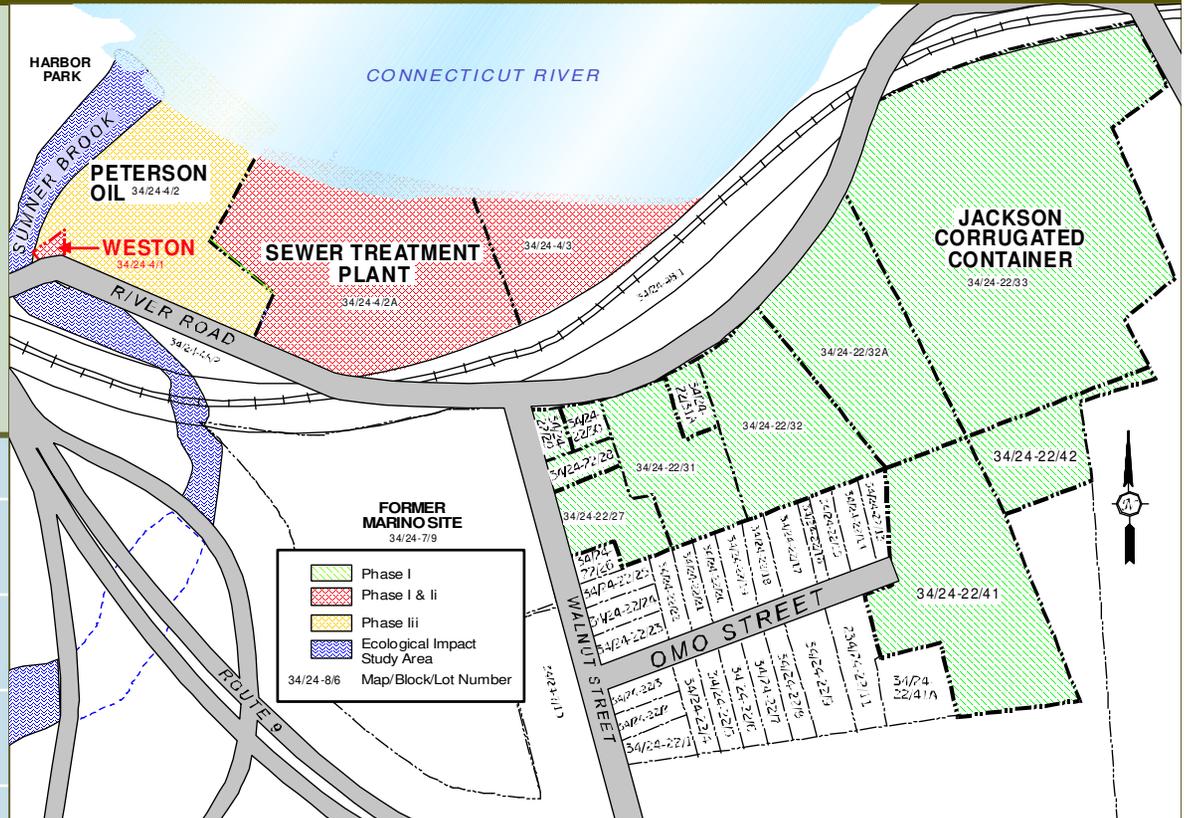
Provide funds to municipalities:

- To investigate identified Brownfields properties
 - Phase I, II, III Investigations
 - Remedial Action Plans
- To educate residents and business community about brownfields redevelopment

Typical Process at Brownfields Sites

- Phase I
Site Assessment

- An inspection of the property and a review of town, state and federal records to determine if a property has any actual or potential environmental concerns.
- A decision to continue to a Phase II investigation



Typical Process at Brownfields Sites

(continued)

- Quality Assurance Project Plan (QAPP)
 - Defines scope of work for EPA review and approval
- Phase II Site Assessment
 - Soil and ground water sampling and analysis
 - Confirm presence or absence of contamination
 - Decision to continue on to a Phase III investigation

Typical Process at Brownfields Sites

(continued)

- Phase III Site Assessment
 - Completion of sampling to vertically and horizontally define contamination
 - Preliminary evaluation of remedial approaches

- Remedial Action Plan
 - Defines selected remediation
 - Presents cleanup goals and standards

Public Outreach & Community Education



Reclaiming our Waterfront: A Brownfields Initiative

The City of Middletown
will be holding a

PUBLIC MEETING

to discuss the City's Brownfields
Redevelopment Initiative

Funded by the US Environmental Protection Agency
Sponsored by City of Middletown, The Rockfall Foundation,
Middlesex County Chamber of Commerce

What are Brownfields?

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

Thursday, September 23, 1999 - 7:00 pm
deKoven House
27 Washington Street
Middletown, CT

Please RSVP to 860-344-3425

- Presentations, Public Hearings and Meetings
- Fact Sheets and Brochures

City of MIDDLETOWN Fact Sheet



RECLAIMING OUR WATERFRONT: A BROWNFIELDS INITIATIVE

The City of Middletown is located along the western shore of the Connecticut River, approximately 5 miles south of Hartford and 25 miles north of New Haven. Middletown is within 2 hours of both Boston and New York City.

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.

EPA BROWNFIELDS DEMONSTRATION PILOT GRANT PROGRAM

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



View of Middletown's Waterfront.

Middletown Brownfields Sites

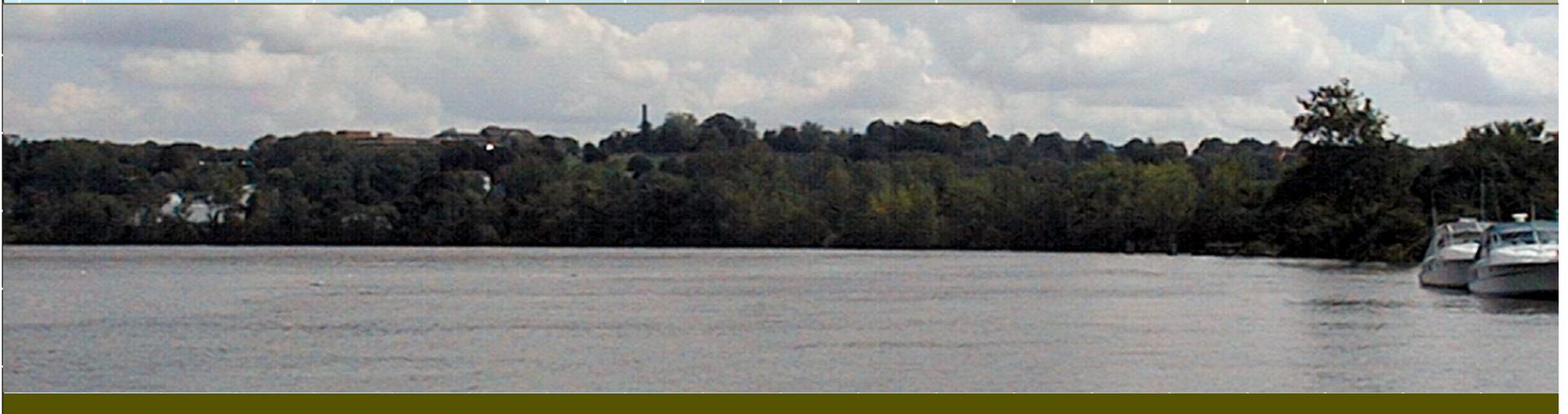
- Sewage Treatment Plant
- Weston Property
- Peterson Oil Property
- Sumner Brook
- Other waterfront properties:
 - River Road
 - Walnut Street
 - Omo Street



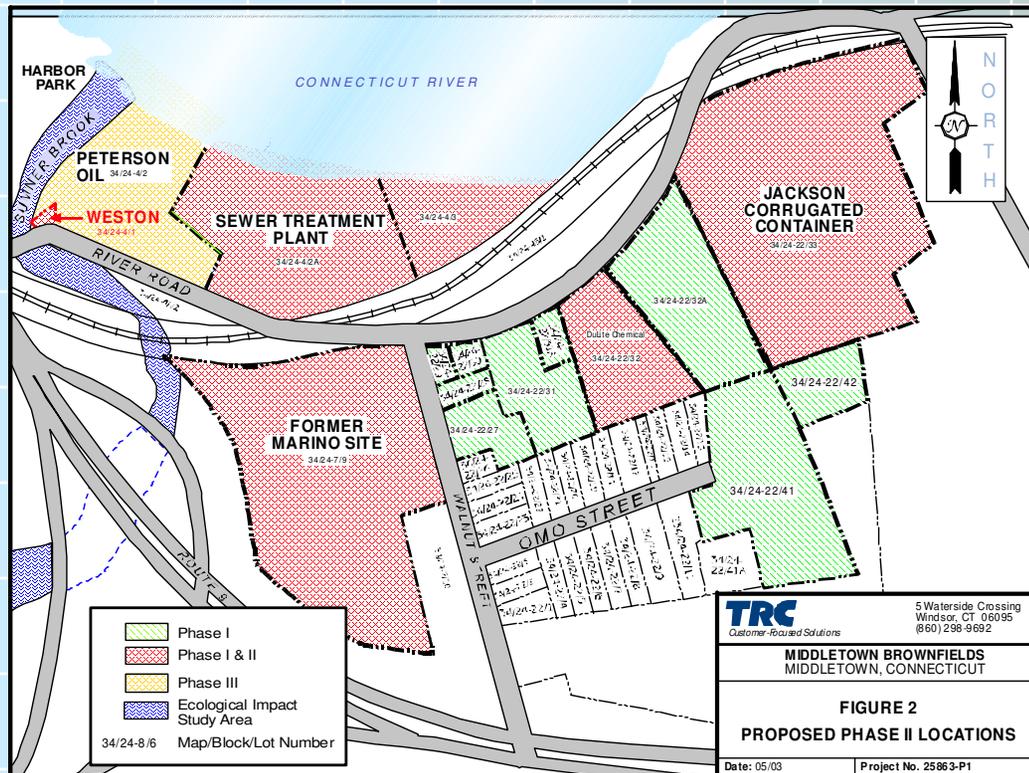
Phase I Site Assessment

Waterfront Area

- All sites in area except those where more investigation was already planned
- “Windshield” inspections, background research and history
- Additional sites recommended for Phase II testing where appropriate



Phase II/III Site Assessments

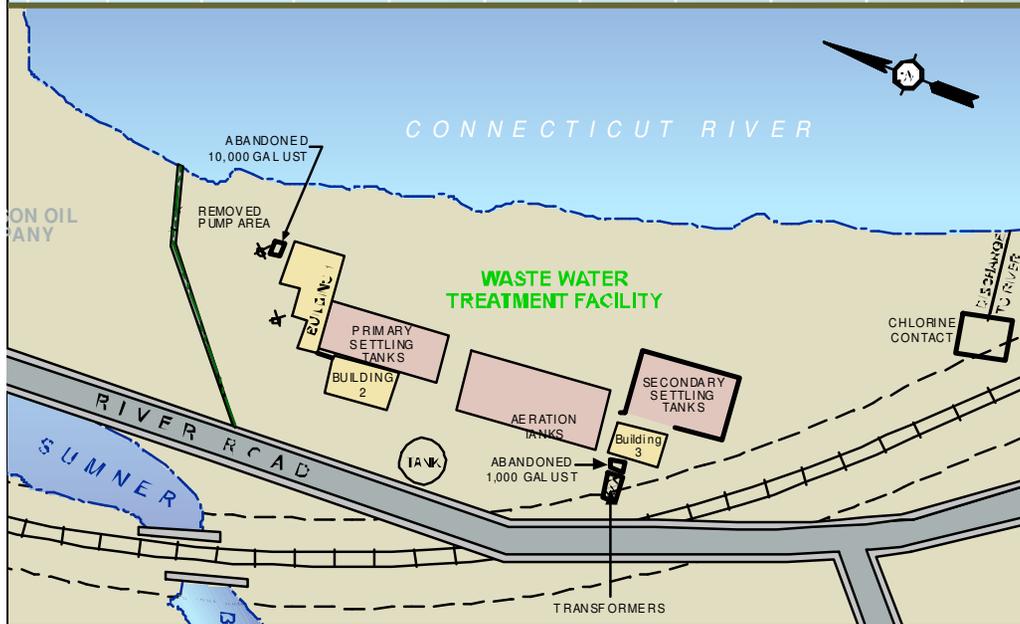


- Soil and groundwater testing
- Identification of Areas of Concern
- Identification of remedial activities

Sewage Treatment Plant

Site Conditions

- Plant to be decommissioned
- Underground storage tanks
- Transformers
- Unknown fill



Outcome

- Low levels of PCBs in soil near transformers
- Petroleum downgradient from Peterson Oil
- Recommendation to remove tanks and continue to monitor groundwater

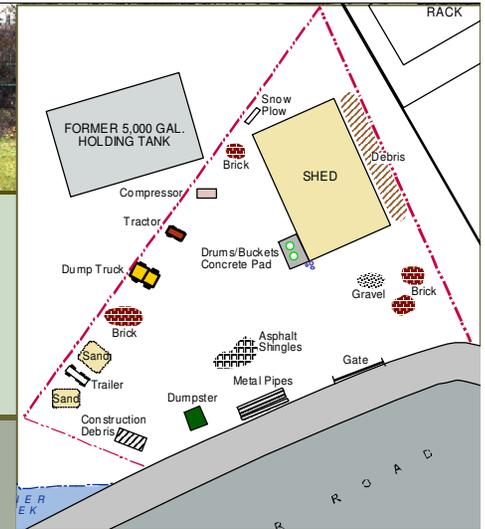
Weston Property

Site Conditions

- Used to store construction equipment
- Adjacent to Peterson Oil

Outcome

- Petroleum compounds present at low levels
- Lead present in fill material/groundwater



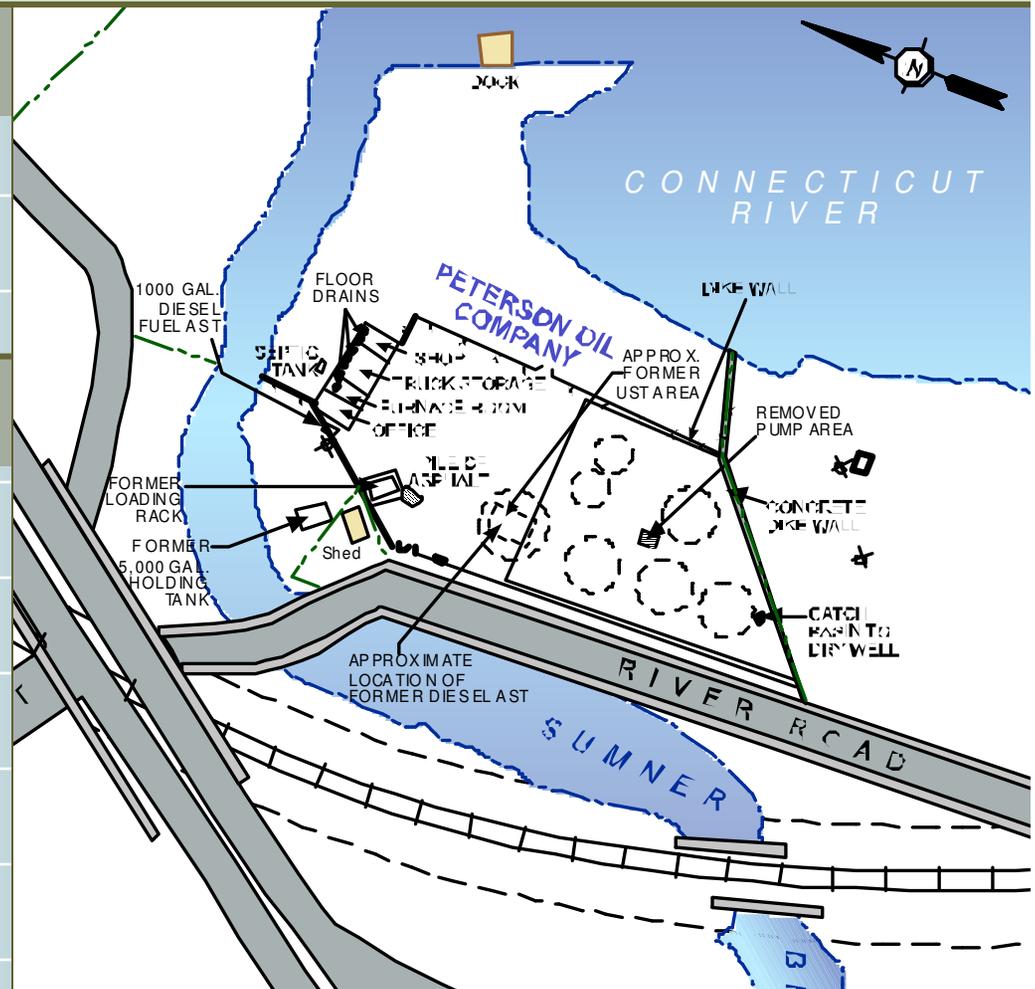
Peterson Oil Property

Site Conditions

- Bulk petroleum storage facility (>2 million gallon capacity)
- Stained soil present, dry wells, drains

Outcome

- Larger area of petroleum impact on southern portion of site
- Isolated petroleum impact north of building
- Southern area of impacted soil removed to extent possible
- Ground water monitoring



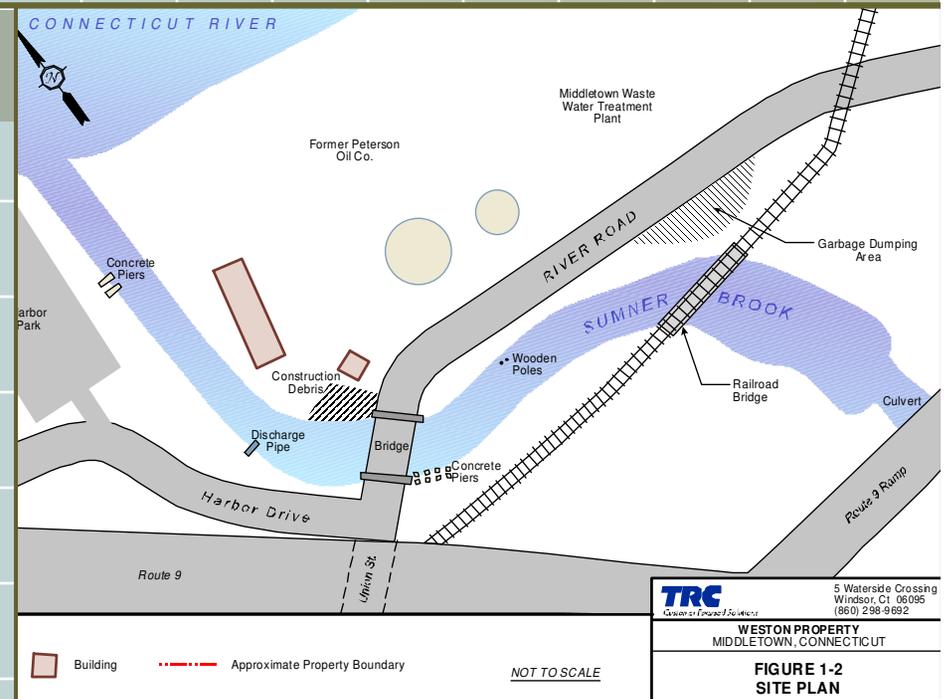
Sumner Brook – Ecological Impact Study

Site Conditions

- Lower 1000 feet of brook
- Urbanized area
- Surface water/sediment samples collected
- Poor habitat characteristics

Outcome

- In surface water most parameters below benchmark values except for lead
- In sediment, most sampling locations contained elevated concentrations adverse effects to sensitive species
- Lack of diverse species lessens effect of sediment



Why does Middletown have these funds?

- 1) To perform Phase I, II, and III environmental site assessments at sites within the city's Waterfront Redevelopment Area.
- 2) To remove uncertainty about environmental contamination of these sites and clear the way for subsequent cleanup and redevelopment of these parcels.
- 3) To attract private investment, create jobs, increase property values, and increase the tax base.