

# Capitol Region MetroHartford Brownfields Program

The Capitol Region Council of Governments, in partnership with the MetroHartford Alliance, established the MetroHartford Brownfields Assessment Program in 2004 to inventory and assess properties contaminated by petroleum products and/or hazardous substances in communities throughout the combined CRCOG/MetroHartford Alliance region. Our program is now expanding to also provide funding for the cleanup of contaminated sites.

CRCOG believes that one of the greatest economic challenges facing the greater Hartford region is finding available sites for new and expanding industry. Cleaning up contaminated sites allows them to be recycled into new economic opportunities for companies expanding or relocating into the area. The increased value of these properties will bring additional revenue to our municipalities, help revitalize communities, and provide alternatives to greenfield development. Such investments can be a catalyst for development that supports the major transit investments now being undertaken in the region, particularly *CTfastrak* (bus rapid transit system) and the *CTrail* (New Haven-Hartford-Springfield Rail line).

## Accomplishments

Since 2004, the MetroHartford Brownfields Program has managed six US EPA assessment grants totaling \$1,600,000 and a \$200,000 grant from the State Department of Economic and Community Development (DECD). The MetroHartford Brownfields Program has conducted environmental site assessments and/or remediation planning on 40 sites in twelve municipalities with funds from six EPA and one CT DECD assessment grants. We have undertaken 68 assessments: 25 Phase I, 31 Phase II and/or Phase III, 4 hazardous building materials assessments, and 8 remedial action/clean-up plans.

We have accomplished the following with \$1.8 Million in state and federal assessment funding:

<b>Summary of MetroHartford Brownfields Assessment Program Activity</b>				
<b>Description of Activity</b>	<b>Total</b>	<b>Hazardous</b>	<b>Petroleum</b>	<b>Both (Mixed)</b>
# of Sites/Projects Receiving Assistance	40	15	15	10
% of Sites/Projects Receiving Assistance	100%	38%	38%	25%
# Acres of Land Assessed	231	176	31	24
% of Acres of Land Assessed	100%	76%	13%	10%

We have also established a Revolving Loan Fund Program to help clean up contaminated sites. To date, four sites have been selected for funding: 889 Farmington Avenue, part of the Town of Berlin's TOD project adjacent to the new Hartford Line rail station; Somersville Mill/Scantic River retaining wall in Somers; Silver Lane Plaza in East Hartford; and the Rocky Hill Foundry site along the Connecticut River. There is funding available for additional sites.

Through its MetroHartford projects, CRCOG has demonstrated its crucial role in providing the needed impetus to move brownfield sites assessed with federal and state funding to productive reuse.

Two examples of successful revitalization initiated through the MetroHartford Brownfields Program are:

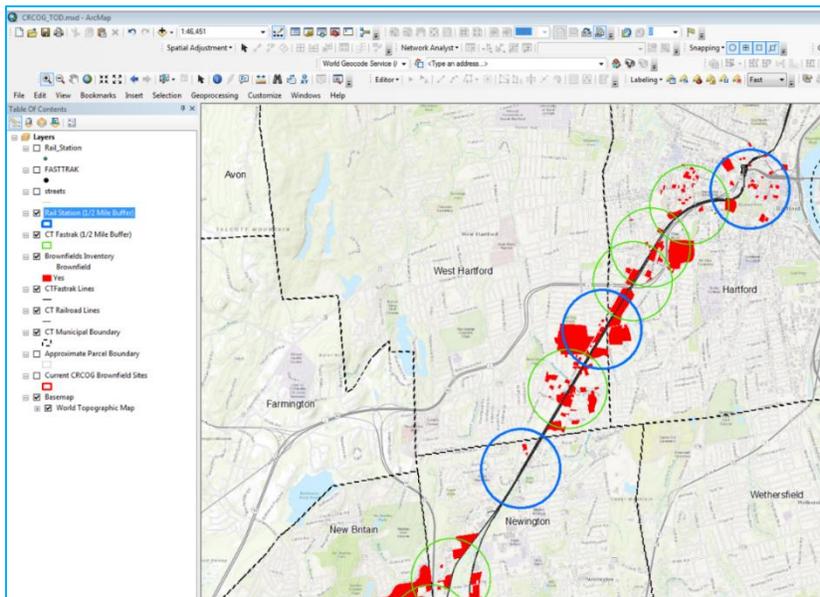
The Goodwin College Riverfront Campus where our investment of \$169,703 in EPA funding for assessments on a former tank farm helped leverage over \$250 million for remediation and construction of an award-winning educational facility, and



The Capewell Horsenail Factory Redevelopment Site where our investment of \$4,400 in EPA funding for assessments on two parcels helped leverage over \$9 million for site remediation and the construction of 16 affordable townhouses.

## Targeted Inventory

CRCOG has developed a targeted inventory of sites within the *CTfastrak* and the *CTrail*-Hartford Line corridors to identify the need for brownfield assessment and remediation and to support transit-oriented development (TOD). Using a Geographic Information System (GIS) we are able to show parcels within a half-mile radius of the *CTfastrak* and the *CTrail* stations which have been identified through state or federal brownfields databases or by municipalities as brownfields sites.



The goal of this work is to identify sites with TOD potential which need environmental assessment and/or remediation. The focus is on non-residential sites. Existing planning and environmental assessment reports can be linked to the inventory. Our inventory currently includes 245 potential and known brownfields sites. We are also working to expand this online inventory to include additional brownfield sites throughout the region.

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