

THE GATEWAY-ARROWHEAD PROJECT
CAPITAL REGION COUNCIL OF GOVERNMENTS BCRLF COMMUNITY INVOLVEMENT PLAN
GATEWAY PARTNERSHIP LLC - DEVELOPER

The purpose of the Community Involvement Plan (CIP) is to describe the strategy of the Capitol Region Council of Governments (CRCOG) to address the need and concerns of residents and community members that may potentially be affected by the proposal cleanup of the Arrowhead Redevelopment assemblage by Gateway Partnership LLC (“Gateway”). Specifically, cleanup will occur at 1355-1357 & 1359-1363 Main Street and 506-512, 525, & 529-543 Ann Uccello Street in Hartford, Connecticut (the “Site”).

The CIP outlines how the CRCOG and the developer, Gateway, has involved, and will continue to involve, affected residents, City officials and local organizations in the decision-making process regarding the environmental cleanup at the site.

The cleanup project is being funded by a US EPA Brownfield Cleanup Revolving Loan Fund (BCRLF). The BCRLF loan to Gateway will be used to facilitate remediation of hazardous building materials (HBMs) and historically contaminated soil and groundwater. The historic contamination of soil and groundwater at the 1359-1363 Main Street and the 525 Ann Uccello Street parcels will be addressed under the Connecticut Department of Economic and Community Development (DECD) Brownfield Remediation and Revitalization Program (BRRP). Both parcels and Gateway were approved to enter the BRRP upon acquiring the parcels.

This CIP describes measures that have been and will be taken, if required, to inform members of the community and project stakeholders, includes mechanisms that have been and will be implemented, if required, to solicit input and concerns, as well as how those concerns have been or will be addressed.

Spokesperson & Information Repository

Gateway Partnership, LLC will oversee implementation of the cleanup activities at the site under the State of Connecticut Brownfields Remediation and Revitalization Program with assistance from Darrick Jones LEP 400 retained as the Licensed Environmental Professional (LEP) for the project from WSP Engineers. The CRCOG will work with Gateway on implementing general administrative tasks, regulatory requirements, and community outreach task as required by loan fund obligations. The CRCOG CIP Community Relations Spokesperson contact information is as follows:

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An Information Repository for the project has been developed and is available for review at the CRCOG offices during normal business hours (Monday-Friday, 9am-5pm). Additionally, all documents included in the Information Repository for the Arrowhead Gateway Project will be available digitally on the Metro Hartford Brownfields webpage on the CRCOG website at:

https://link.edgepilot.com/s/f0a155fe/HNjtv8vpVUmf4-s2qlf8_Q?u=https://crcog.org/regional-planning-and-development/brownfields/ using the link in Project Repository. The web address will be provided to the community in all public notices and project signs.

Site Location

The Arrowhead Redevelopment includes a total of eight parcels of land that total 0.87-acres situated at the intersections of Main, Ann Uccello, and High Streets in Hartford, Connecticut (Figure 1). The work considered under the US EPA Brownfield Cleanup Revolving Loan Fund is proposed at only five of the eight parcels including 1355-1357 & 1359-1363 Main Street and 506-512, 525, & 529-543 Ann Uccello Street in Hartford, Connecticut (the "Site"). A Site Location Map is provided as Figure 1.

Site Description & History

The 1359-1363 Main Street parcel was previously occupied by a multi-tenant commercial building that was demolished following a fire in 2015. Portions of the former building were occupied by a dry cleaner from 1941 through 1979. Historical atlases demonstrate that the footprint of the dry cleaner space originally was situated along the west-central portion of the Site; however, the operation had expanded to occupy approximately one-half of the former building by 1979.

The 525 Ann Uccello Street parcel was historically occupied by two multi-family dwellings in the early-1900s and then a gasoline service station from 1936 to 1956. The service station building was converted into a restaurant in the 1960s and was then demolished in the 1980s. Two gasoline underground storage tanks (USTs) were depicted at west-central portions of the Site in an historical atlas.

The 1355-1357 Main Street parcel is occupied by a 4-story mixed use building constructed in late-1800s. The building was formerly occupied by a restaurant on the first floor and residential apartments on the upper floors. The building has been vacant since circa 2015.

The 506-512 Ann Uccello Street parcel is occupied by a 3-story multi-family residential building that was constructed circa 1900.

The 529-543 Ann Uccello Street parcel is occupied by a 4-story mixed use Flatiron style building that was constructed in 1901. The first floor has historically been occupied by restaurants and retail storefronts. The upper floors of the building were residential apartments. The building has been vacant since circa 2020.

Public Health & Environmental Concerns

The Site is situated in a densely developed urban area with targeted reuse to include commercial and residential occupancy. Groundwater was encountered at portions of the Site at depths of 5 to 7 feet below grade and was identified to flow to the west and northwest across the Site. The site and surrounding areas are supplied with public water by the Metropolitan District Commission (MDC). There are no known uses of groundwater for potable purposes in the area of the site. The site is not located

within a 100-year flood plain, Aquifer Protection Area (APA), or Natural Diversity Data Base (NDDB) area for endangered, threatened, and species of concern and significant natural communities. There are no wetlands mapped for the site. Gateway completed the NEPA process, and the HUD Combined Notices of the FONSI and RROF to comply with NEPA were published in the Hartford Courant on Tuesday November 28th, 2023 and approved by HUD.

Environmental investigation of the Site has resulted in the identification of releases of tetrachloroethylene (PCE) dry cleaner solvents at the 1355-1357 Main Street parcel and gasoline from former underground storage tanks at the 525 Ann Uccello Street parcel. Petroleum and metals impacts were also detected in the area of the former service station and from historical heating oil storage. Groundwater plumes were also identified that were related to the PCE and gasoline releases. These soil and groundwater impacts require remediation to meet the CTDEEP Remediation Standard Regulations (RSRs) in compliance with the requirements under the BRRP. Hazardous building materials (HBM) within the existing buildings will be abated prior to redevelopment.

The abatement and remedial work will be conducted by a licensed contractor under the supervision of a Licensed Environmental Professional (LEP). Project Specifications will help direct performance of the work in accordance with state, federal, and local regulations/requirements. The Specifications will include health and safety measures to be utilized for protection of public health and the environment during implementation of the work. Confirmatory soil sampling will be completed in accordance with an EPA approved Quality Assurance Project Plan (QAPP) to confirm the effectiveness of remedial activities.

This project is being funded by the EPA Brownfield Cleanup Revolving Loan Fund and includes HBM abatement and remediation of the areas as depicted in Figure 2. In addition to HBM abatement, the remedial goal is to bring the site into compliance with CTDEEP RSRs under the BRRP to be protective of human health and the environment and to prepare the site for potential future development. A Remedial Action Plan (RAP) has been developed for the site that includes excavation and removal of approximately 900 tons of contaminated soil to depths of approximately 10 feet below grade. The vacuum extraction of contaminated groundwater is also considered to facilitate the removal of contaminated soils below the water table. Upon acquisition, the site will enter into the BRRP and will require LEP Verification of the remediation in accordance with the requirements of the BRRP.

Community Background

The Arrowhead Gateway is a 41-acre area that parallels Main Street and Albany Avenue corridors just North of I-84. It includes parts of both the Clay Arsenal and Downtown neighborhoods, as well as identifiable features like the Arrowhead Building and Flatiron Building, which are the centerpiece of the overall area redevelopment.

Historic disinvestment and the barrier of I-84 created inequities in access to affordable housing, transportation, employment opportunities, and healthy food for local area residents. There is significant potential in the Arrowhead Gateway for transformative progress.

Developable parcels in prime locations, supportive zoning policies, and favorable market dynamics create opportunities for a range of new options, including housing, grocers and markets, business creation, and more.

Chronology of Community Involvement

In Partnership with the local community, the City of Hartford developed a master plan to identify transformative redevelopment opportunities and public realm improvements that respond to community needs and are consistent with the community vision. Named the “Arrowhead Gateway Small Area Plan and Corridor Study” (Bergmann, 2022), the plan recommends projects and policies designed to advance community-identified goals, including: establishing a gateway, enhance connectivity, ensure cohesive development, supporting business development, create a sense of place, and promoting homeownership among others.

Robust community involvement included the following activities:

1. Public Meeting 1: November 17, 2021, Sacred Heart Church
2. Pop-up Event 1: November 17, 2021, Keney Tower Park
3. Business Drop-ins: November 17, 2021, Main/Albany Ave businesses
4. Pop-up Event 2: February 16, 2022, Semilla Cafe + Studio
5. Business Drop-ins: February 16, 2022, Main/Albany Ave businesses
6. Pop-up Event 3: March 11, 2022, Semilla Cafe + Studio
7. Community Advisory Committee Meeting: March 14, 2022, Yard Goats Club at Dunkin' Donuts Park
8. Pop-up Events 4/5: May 14, 2022, Yard Goats Game and Heaven Skate Park
9. Pop-up Events 6/7: May 17, 2022, Wilson-Gray YMCA Youth and Family Center and Keney Tower Park
10. Public Meeting 2: November 10, 2022, Yard Goats Club at Dunkin' Donuts Park

Ongoing engagement – Over 30 stakeholder Interviews: October 2021-June 2022

11. Capital Prep Magnet School
12. Carabetta Properties
13. Community Advisory Task Force (CATF)
14. Clay Arsenal NRZ
15. Community Loan Fund
16. Community Renewal Team (CRT)
17. CT DOT
18. CT Landmarks
19. Friends of Keney Park
20. Gateway Partnership
21. iQuilt
22. RMS Companies
23. San Juan Center
24. Shelbourne
25. Trinity Health
26. UCONN

Other activities

27. Community Survey: January 2022-July 2022
 - Over 120 responses
28. Project Website: October 2021-November 2022

Key Community Concerns

Establish a gateway. The Arrowhead Gateway neighborhood should be an inviting gateway between the Clay Arsenal neighborhood and Downtown Hartford.

Enhance connectivity. Thoughtful connections should be made for all modes of transportation both within the development area and to surrounding neighborhoods.

Ensure cohesive development. Future development in the Arrowhead Gateway should respect and complement the existing character and feel of the neighborhood.

Support business development. A political commitment to provide technical assistance and financial support for existing businesses and create opportunities to grow new small, local and Black, Indigenous, and people of color (BIPOC)-owned businesses.

Create a sense of place. The Arrowhead Gateway should have a unique and identifiable sense of place that reflects its cultural heritage and diversity.

Promote homeownership. Strategies should be developed to increase and expand access to affordable housing opportunities.

Addressing historic inequities:

Bridging I-84. The I-84 corridor creates a real and perceived barrier between the Arrowhead Gateway and Downtown Hartford and its construction radically altered development patterns in the neighborhood.

Mitigating legacy effects of redlining and urban renewal. Racist policies of redlining and urban renewal perpetrated economic, demographic, and social inequities in the Arrowhead Gateway that still affect residents today.

Continued Community Involvement

A legal notice will be placed in the local newspaper to notify residents of the availability for review of the final CIP and ABCA. In conformance with Brownfields Cleanup Revolving Loan Fund requirements, the legal notice will also announce that the information repository on this project, including the environmental assessments, risk assessments and other environmental information including the Arrowhead, Flatiron and Co-op Part 2 building approvals issued by the Connecticut State Historical Preservation Office (SHPO) in compliance with the Historic Preservation Act Section 106, is located at the CRCOG offices and is available for viewing during normal business hours. The information repository for the Arrowhead Gateway Project can also be found on the CRCOG website using the Project Repository webpage link found here: https://link.edgepilot.com/s/f0a155fe/HNjtv8vpVUmf4-s2qlf8_Q?u=https://crocog.org/regional-planning-and-development/brownfields/ dedicated to the available information available for access at any time. The information repository will be updated with the inclusion of all meeting minutes, status report and other communications.

Community involvement and ongoing outreach will continue in the same manner as discussed above during the cleanup to keep the community aware and involved, including Fernando Bettencourt, Executive Director of The San Juan Center (<https://www.sanjuancenter.org/copy-of-inico-espanol/>), Gateway's co-development partner for the Arrowhead Project, providing regular monthly briefings

about the Arrowhead project to the residents and community leaders of the Clay Arsenal NRZ and providing contact information for both the developer and CRCOG to receive and timely respond to questions/concerns in a timely manner throughout the clean-up process.