



**Waterbury Development Corporation**  
**City of Waterbury**  
**Brownfields Reinvestment**  
**Program**

***CASE STUDIES***

# Brownfield Reinvestment Case Study

## 130 Freight Street



### PROPERTY DETAILS

**Owner:** Daddario Enterprises Inc.

**Address:** 130 Freight Street

**Size:** 10.56 Acres

**Former Use:** Heavy industrial use, primarily as a brass rolling mill

**Contaminants:** Metals, VOCs, ETPH, PCBs, SVOCs, Petroleum Hydrocarbons

**Current Use:** A permitted commercial treatment, storage, & disposal facility for hazardous & regulated wastes

**Proposed Use:** Mixed Use (Class A Office Space & Housing)

**Funding:** DECD, EPA

**Expended:** \$101,930.03

#### Reports Completed

Phase I, Phase II (limited)

#### Reports Proposed/Pending

HBMA, Complete the Phase II, III, RAP

### Site Characteristics & History

The site has a long history of heavy industrial use primarily as a brass rolling mill. Recent history included the use of the site by Environmental Waste Resources, Inc., which operated a permitted commercial treatment, storage, and disposal facility for hazardous and regulated wastes.

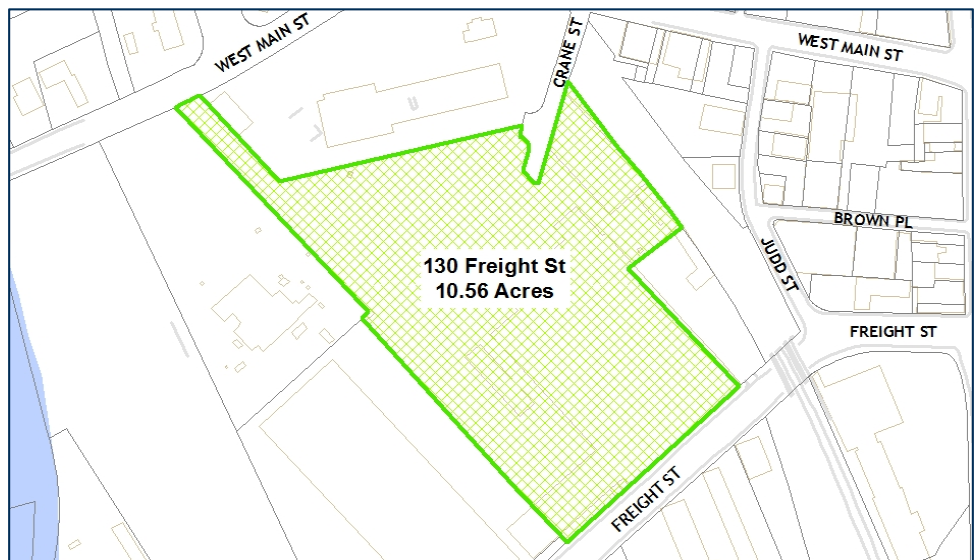
The Phase I ESA identified twenty-one generalized recognized environmental conditions (areas of concern) and recommended that a Phase II ESA be conducted to evaluate potential impacts to soil and groundwater.

A limited subsurface investigation of the soil and groundwater was conducted. Elevated levels of chlorinated VOCs, SVOCs, PAHs, ETPH, PCBs, and metals were found in the soil. Elevated levels of VOCs, SVOCs, and dissolved metals were found in groundwater. Cyanide and PCB levels did not exceed surface water protection criteria.

### Project Overview

This parcel is within an area that contains a mix of viable businesses and underutilized parcels that are susceptible to change. The City designated this area the Freight Street District. The plan for this district includes the preservation of viable businesses and the redevelopment of underutilized parcels.

In order to accomplish this, it will be necessary to subdivide some of the larger underutilized parcels, create a network of roads in the area that will provide access to these newly-created parcels, and amend the zoning in the area to support the ultimate goal of having a mixture viable industrial uses, commercial uses such as Class A office space, and high-density housing.



# Brownfield Reinvestment Case Study

## Waterbury Industrial Commons

Before



After



### PROPERTY DETAILS

**Owner:** City of Waterbury

**Address:** 1875 & 1917  
Thomaston Ave.

**Size:** 15.96 Acres

**Former Use:** Heavy  
Industrial

**Contaminants:** Heavy  
Metals, Petroleum,  
Hazardous Building Materials

**Current Use:** Occupied  
multi-tenant Industrial  
building with exterior pad  
sites.

**Proposed Use:** Renovation  
to Mill Building creating  
additional lease areas.  
Subdivision of site for  
additional Industrial  
development. Site wide  
remediation and  
redevelopment

**Funding:** DECD, DOD, EPA,  
City of Waterbury Bond

**Expended:** \$28,975,921

#### Reports Completed

Phase I, II, III and RAP

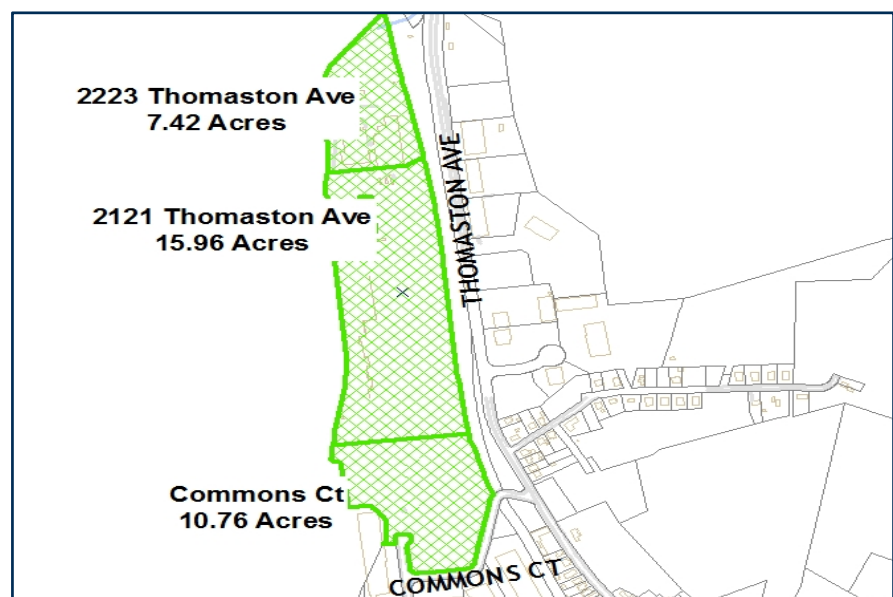


### Site Characteristics & History

Waterbury Industrial Commons (WIC) is a 26.5 acre industrial park in Waterbury, Connecticut. The site was acquired by the City of Waterbury in a 2010 tax foreclosure proceeding, with plans to accommodate the retention or expansion of four existing occupants on site and redevelop the remainder of the site into a new Department of Public Works (DPW) facility with cleanup assistance of \$14.7 million from the federal government. Plans for the DPW subsequently changed, and responsibility for redevelopment of the vacant portion of the site has been transferred to the Waterbury Development Corporation (WDC). In 2012, the US Environmental Protection Agency (EPA) awarded the City of Waterbury a brownfields multi-purpose pilot grant of \$550,000 for assessment and cleanup of the vacant portion of the site. The funds will be used for a Phase II environmental assessment, development of cleanup plans, and site remediation.

### Project Overview

The redevelopment of the former Chase Brass & Copper facility into the City of Waterbury's premier industrial park began in 2010 as collaboration between the Department of Defense, DEEP, EPA, and the City of Waterbury. The multi-contract project has resulted in selective demolition of approximately 250,000 SF of The Mile Long Mill" with renovations to 300,000 SF. The project has resulted in the expansion by the anchor tenant Luvata, securing long term leases with four additional manufacturers within, and negotiations for additional vacant land site development.





# Brownfield Reinvestment Case Study

## Police Activity League Park



Before



After

### PROPERTY DETAILS

**Owner:** Police Activity League of Waterbury, Inc.

**Address:** 27, 29 & 57 Division Street

**Size:** 2.57 Acres

**Former Use:** Multiple industrial and commercial uses including a foundry, bakery, lumber yard, vehicle repair, manufacturing, night clubs

**Contaminants:** ETPH, SVOCs, PAHs, VOCs

**Current Use:** Outdoor Recreational Facility

**Funding:** EPA, HUD-NI

**Expended:** \$103,432.54

#### Reports Completed

HBMA, Phase I, II, III, ABCA

#### Reports

Proposed/Pending

### Site Characteristics & History

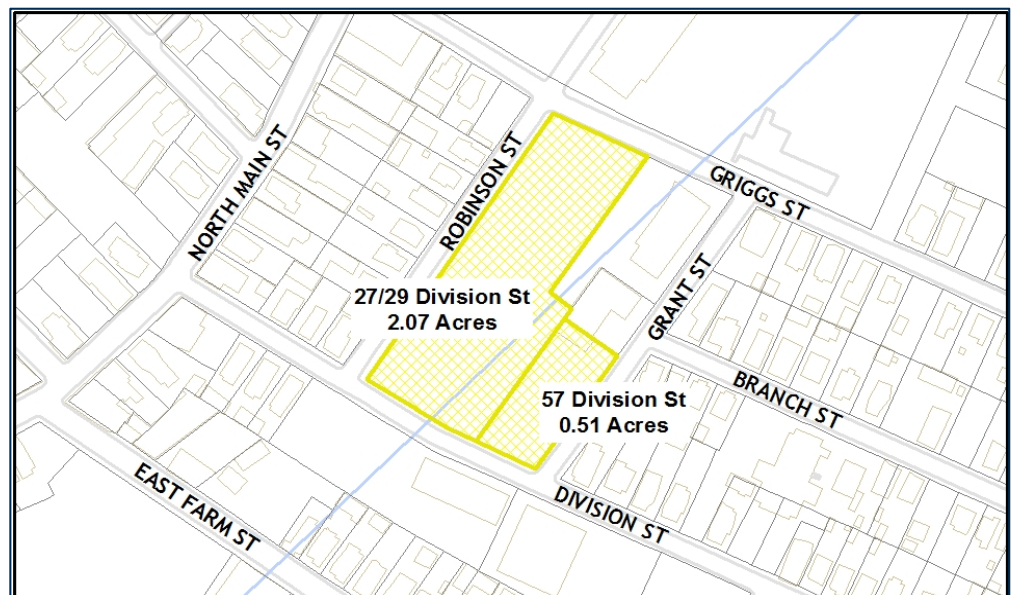
This site that hosts PAL Park has been used for several industrial and commercial purposes since at least 1920 and 57 Division Street was originally part of a foundry. The subsequent uses of the building were as a bakery and materials storage facility. The buildings at 27 Division Street were used variously for a lumber yard, manufacturing, vehicle repairs, motorcycle clubs, a catering business and a night club.

Over the past several years, structures that once occupied these sites have been demolished and subsurface environmental concerns remediated. The site was prepared for the construction of the park.

### Project Outcome

The park will provide a great outlet for local youth and promotes community building and the health and wellbeing of all its users. When completed, it will contain 3 basketball courts, a multi-use court, a pavilion, a concession stand, a picnic area, a playground, and a little league baseball and softball field. Park construction began in 2013. The basketball courts are fully constructed and currently being used. The remaining facilities are in various stages of completeness. The ball field will be completed and ready for play in the spring of 2015.

The park is located in the North End of Waterbury, which is within one of the poorest and most blighted neighborhoods in the City. The North End is currently undergoing a massive transformation. Several new housing initiatives have been constructed in walking distance to PAL Park. They consist of 3-bedroom duplex units along Burton and Maple Streets and 3-bedroom townhouse style units along East Main Street. In addition, one of the newest city schools, Jonathan Reed Elementary School, was built across the street from the park.



**WATERBURY**  
Development Corporation

# Brownfield Reinvestment Case Study

## 272 River Street



### PROPERTY DETAILS

**Owner:** Protech Secutities

**Address:** 272 River Street

**Size:** 0.77 Acres

**Former Use:** Industrial / Commercial

**Contaminants:** Concerns include: petroleum hydrocarbons, solvents, refrigerants, antifreeze, metals, battery acid

**Current Use:** Auto body repair shop

**Proposed Use:** Outdoor recreational facilities

**Funding:** EPA

**Expended:** \$25,112.03

#### Reports Completed

HBMA, Phase I, II

#### Reports Proposed/Pending

Phase III, RAP

### Site Characteristics & History

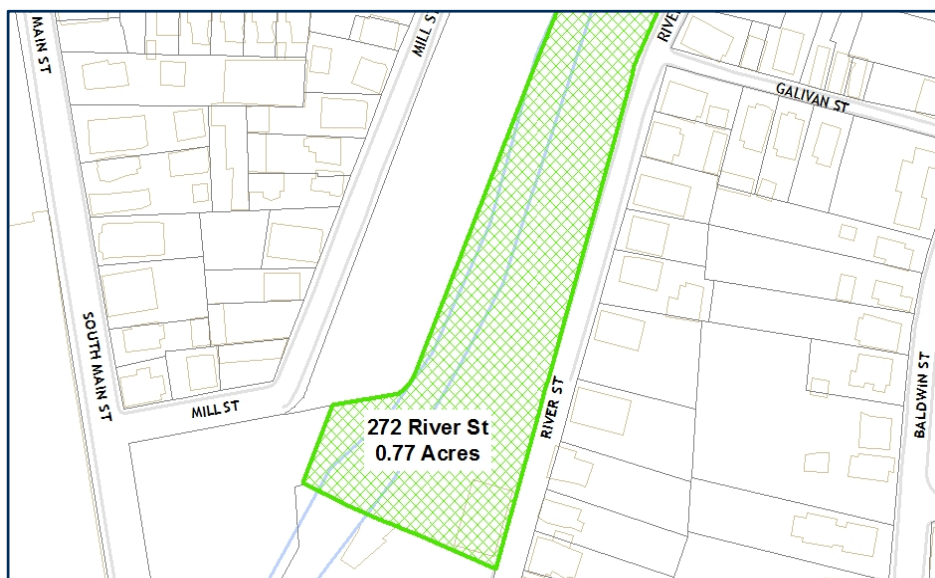
During the late 1800s and early 1900s a dam crossed the Mad River at the southwestern corner of the Site, and portions of the site were occupied by a pond. By 1921, the area had apparently been filled and the shoreline of the Mad River was close to its current configuration. The site has been developed for industrial commercial purposes since prior to 1956. A railroad track associated with nearby industrial activities is located to the west of the site, and has been depicted in slightly different configurations on historical maps since 1895. The 0.77-acre site is a long, triangular parcel, the northern portion of which is narrow and may not be suitable for development. The southern portion of the site is currently developed with and approximately 3,800 square foot concrete-block garage building. It was constructed in approximately 1950 and has been used for storage, auto repairs and auto painting, and is currently occupied by Harry's Auto Body & Towing. An approximately 12,000 square-foot area north of the building is paved with asphalt and is used for vehicle storage. Various automobile parts, scrap metal, cans, plastic, junk vehicles and debris occupy areas to the west and south of the building.

### Project Overview

The City has contemplated acquiring this parcel, demolishing the building, remediating subsurface contamination, and redeveloping the site.

Based on review of the available information, it appears that the Subject Property meets the definition of an establishment and, therefore, is subject to the Connecticut Property Transfer Act (CPTA). This opinion is based on the location of a vehicle body repair facility operated on the Subject Property on or after May 1, 1967. Additional research may be required to clarify the status of the Subject Property under the CPTA.

The local community would like the City to build outdoor recreational facilities on the site, as it is proximal to the River Baldwin Community Center.



# Brownfield Reinvestment Case Study

## 313 Mill Street Project



### PROPERTY DETAILS

**Owner:** City of Waterbury

**Address:** 313 Mill Street

**Size:** 4.18 Acres

**Former Use:** Light Manufacturing

**Contaminants:** Heavy Metals, Hazardous Building Materials, Potential PCBs and VOCs.

**Current Use:** The site buildings are vacant and dilapidated

**Proposed Use:** Outdoor recreational facility

**Funding:** EPA, HUD-NI

**Expended:** \$102,870.15

#### Reports Completed

HBMA, Phase I, II (limited)

#### Reports Proposed/Pending

Complete Phase II



### Site History

313 Mill Street has been occupied over the years by various manufacturers that dyed, bleached, washed and/or printed textiles, including the American Mills Company, Princeton Knitting Mills Inc., Ecco, Inc., Fleisher Finishing, Inc. and the Nova Dye and Print Corporation. The buildings have been abandoned since 2003. The site is currently owned by the City of Waterbury

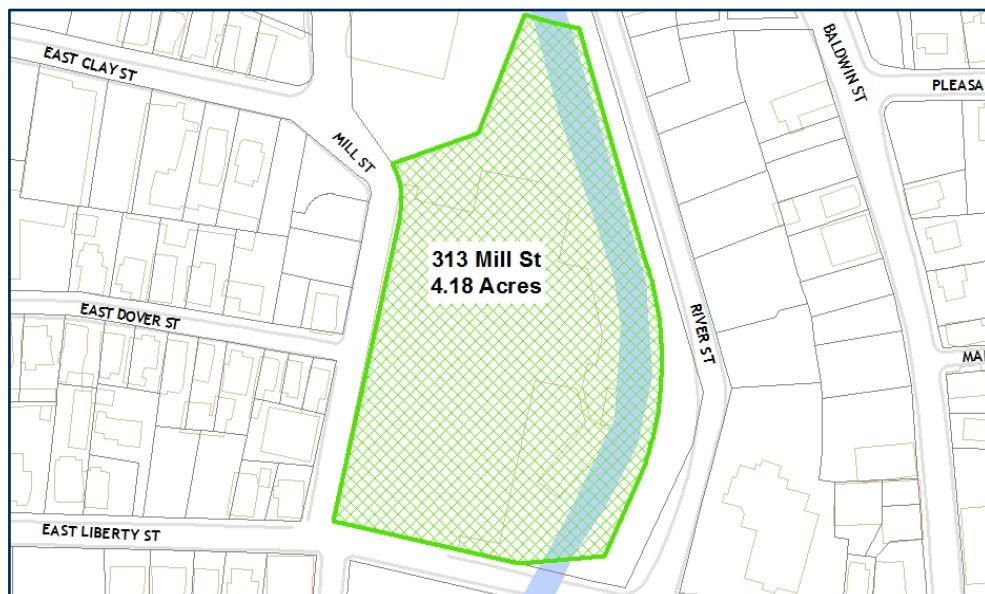
On Saturday, April 7, 2012, a fire started and spread through the factory, fueled by oil-soaked timber, machinery and other debris, including trash that people had dumped inside. The factory complex was largely destroyed.

### Project Overview

The City acquired the property in November 2013 and has leveraged \$2.4 million to demolish all remaining structures to existing grade and remove all debris from the site. Along East Liberty and Mill Streets, a portion of the building will be left in place as it supports the adjacent road bed. A more permanent engineered solution will be implemented during the redevelopment of the site.

Following demolition and debris removal activities, the City will seek funding to complete the Phase II subsurface investigation, which will allow it to develop a plausible re-use strategies and estimates of requisite subsurface remediation costs. Regarding re-use, the site has relatively low market value. It is not on a main thorough fare, which limits its commercial value and it is within both the 100 and 500 year flood zone of the Mad River, which limits the buildable area and therefore the possible return on investment.

The South End community has asked that either soccer fields or a cricket pitch be built on the site and that a footbridge be built over the Mad River to connect it with River Street, which is where the River Baldwin Recreation Center is located.





# Brownfield Reinvestment Case Study

## 324 Mill Street Greenhouses



### PROPERTY DETAILS

**Owner:** City of Waterbury

**Address:** 324 Mill Street

**Size:** 0.14 Acres

**Former Use:** Residential with additional commercial uses

**Contaminants:** PAHs, ETPH, and metals

**Current Use:** Agriculture (Greenhouses) and aquaculture

**Funding:** EPA, HUD-CDBG

**Expended:** \$24,006.53

#### Reports Completed

Phase I, II, RAP

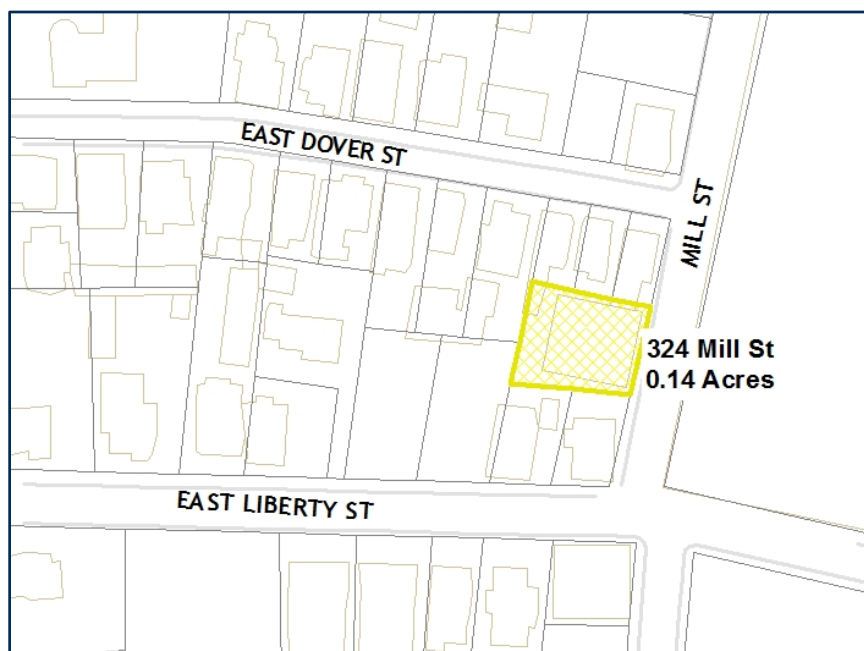


### Site History

First developed as residential prior to the 1880's, the dwelling at 324 Mill Street was used as a multi-family with additional commercial uses between the 1930's and 1990's. During this time, the building housed a barber shop, a grocer, and a toy shop. The City acquired the property in 1996 and demolished the building in 1998. These former uses resulted in combination of polycyclic aromatic hydrocarbon (PAH), petroleum hydrocarbon (ETPH), and metals contamination, which was found mostly in the surface soil. Based upon these findings and given the size of the parcel, a concrete cap was determined to be the most viable and cost-effective measure to alleviate public health concerns. Due to the site's topographic change, the cap was laid in two parts bisected by a retaining wall.

### PROJECT OVERVIEW

Brass City Harvest, which is a local non-profit committed to promoting urban agriculture and self-sufficient communities, manages the property for the city. The site now includes a solar-powered hoop house, a heated peaked greenhouse, and twelve traditional raised beds. Each bed is managed by a neighborhood family that qualifies for food assistance programs. Hydroponics, aquaculture, a homeless and homeless-at-risk agricultural vocational program, and youth 4H program all take place here. The property functions as a farmers market on summer weekends, and cooking classes are to be held at the greenhouse come fall. Fish grown in the aquaculture operation are donated to a local soup kitchen where culinary students learn to fillet them. South End Greenhouses has become a central meeting place for this community.



# Brownfield Reinvestment Case Study

## Cherry Street Industrial Park



### PROPERTY DETAILS

**Owner:** City of Waterbury /  
Waterbury Development  
Corporation

**Address:** 128 & 134 North  
Elm Street, 16 Cherry Avenue,  
& 167 Maple Street

**Size:** 2.1 Acres

**Former Use:** Light  
Manufacturing

**Contaminants:** PAH,  
ETPH, and metals

**Current Use:** The site is  
vacant

**Proposed Use:** Warehouse  
& Distribution Center

**Funding:** EPA, DECD, EDA,  
City of Waterbury, WDC,  
CL&P

**Expended:** \$732,137.87

#### Reports Completed

HBMA, Phase I, II, III, RAP

#### Reports Proposed/Pending

Verification (post remediation  
GW Monitoring)



### Site Characteristics & History

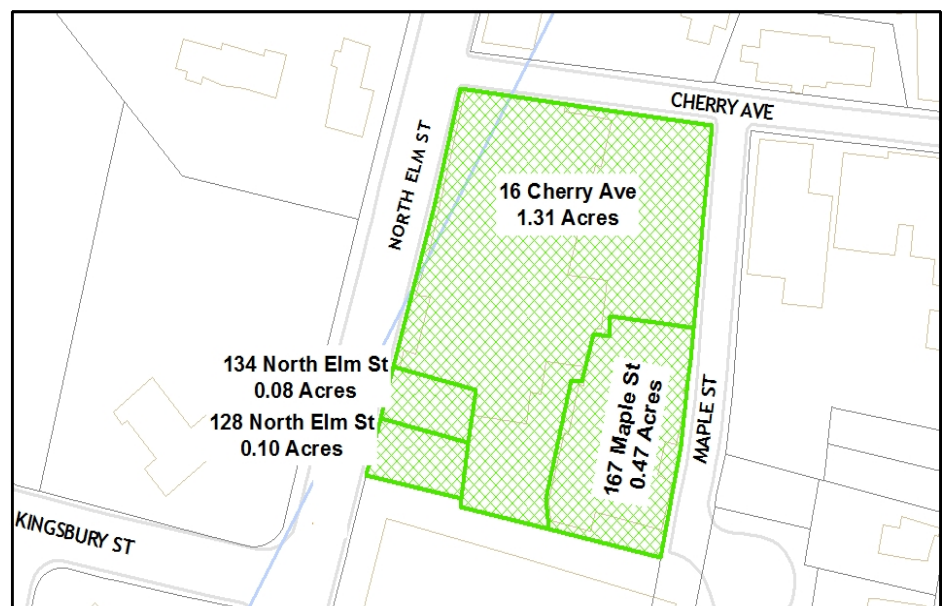
The site is part of a larger industrial facility developed in 1857 by the Waterbury Clock Company in Waterbury, CT. The Waterbury Clock factory historically occupied the majority of the block bounded by North Elm Street, Cherry Street, and Cherry Avenue. The Waterbury Clock Company began manufacturing clocks in 1857; beginning in the 1880s, they began manufacturing inexpensive watches. Reportedly, by the late 1800s, over one million clocks and watches were manufactured at the site annually. In the 1940s, the Waterbury Clock Company was bought by US Time Company (later known as Timex). Shortly thereafter, the clock and watch manufacturing operations were discontinued. The main manufacturing areas of the Waterbury Clock Company factory were located west of the Site.

Over the past 5 years, the WDC has managed the remediation and deconstruction of the factory buildings that occupied the site. All hazardous building materials were properly disposed of. Over 80% of the non-hazardous building materials were recycled (kept out of the landfill). Environmental remediation of the soil was done in accordance with the site's redevelopment plan.

### Project Overview

The site will be sold to a local company. This company will construct a 35,000 +/- square foot LEED certified Butler style metal building that will serve as a warehouse and distribution facility. This project will result in approximately 30 new permanent jobs.

Another component of this project includes the improvement of sidewalks and street lighting along North Elm Street, Cherry Avenue, and Maple Street.





# Brownfield Reinvestment Case Study

## Harper Leader



### PROPERTY DETAILS

**Owner:** Abandoned

**Address:** 1046 South Main St

**Size:** 2 Acres

**Former Use:** Metal plating and battery production facility

**Contaminants:** VOCs, SVOCs, ETPH, Cyanide, Metals

**Current Use:** Vacant land

**Proposed Use:** Agricultural Co-op

**Funding:** DECD, HUD-NI

**Expended:** \$34,367.78

#### Reports Completed

HBMA, Phase I, II (limited)

#### Reports Proposed/Pending

RCRA Closure

### Site Characteristics & History

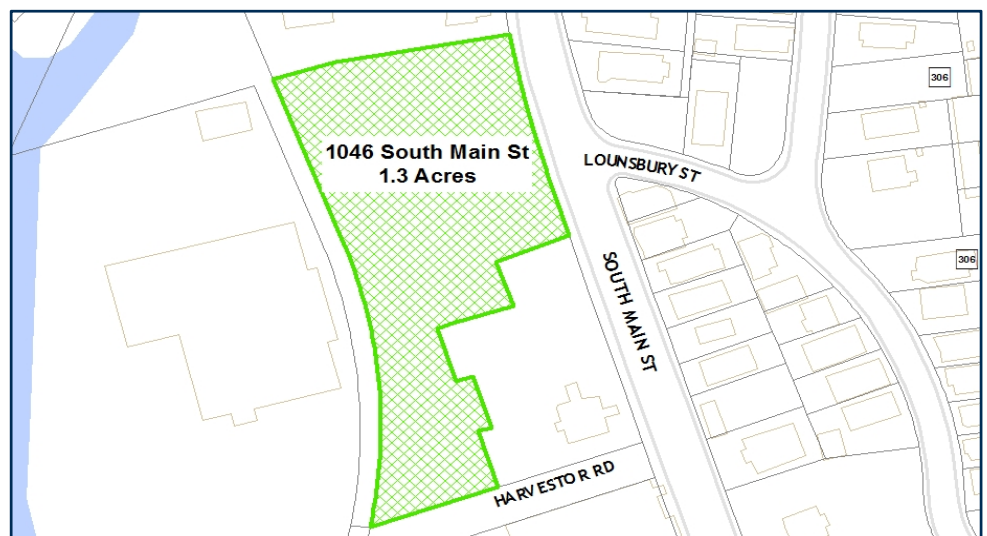
A metal plating and battery production facility was once located on this site. The EPA performed an emergency removal action in 1995. Drums and sludge in waste lagoons were removed. The WDC demolished the nearly 33,000 square foot building after all of the hazardous building materials were removed and properly disposed of. The only remaining environmental issues lie in the subsurface.

### Project Overview

A potential presumptive brownfields remedy would need to restrict access to underlying soil and future residential use of the property with the implementation of an environmental land use restriction. A vapor barrier combined with a sub slab ventilation system should be considered if future development includes a building. Continued groundwater monitoring would also be needed to ensure the health and safety of down gradient receptors. Several USTs and residual product will be removed in the summer of 2014.

A local non-profit is interested in locating an agricultural co-op on this property. This would consist of a simple building, approximately 65,000 square feet in size, that will be a hybrid greenhouse structure attached to a warehouse style building that will house a relocated farmers' market, café, commercial kitchen with cooling space for the processing, bottling, washing, and packaging of excess produce brought in by small agricultural producers of 5 acres or less, an all-purpose 'community' room, and office space.

Moving forward, the issue of site control must be addressed. In order to ensure the desired outcome, the City and/or the non-profit developer must attain ownership of the parcel. In addition, discussions must commence with regulating agencies about whether or not the proposed redevelopment plan is plausible and what additional work would be required to construct it.



# Brownfield Reinvestment Case Study

## 835 South Main Street



### PROPERTY DETAILS

**Owner:** Protech Securities

**Address:** 835 South Main St.

**Size:** 2.50 Acres

**Former Use:** Heavy Manufacturing

**Contaminants:** PCBs, ETPH, Metals, Petroleum Hydrocarbons

**Current Use:** The site buildings are vacant and dilapidated

**Proposed Use:** Multicultural center and recreational facilities

**Funding:** HUD-NI

**Expended:** \$48,716.38

#### Reports Completed

HBMA, Phase I, II

#### Reports Proposed/Pending

Structural Analysis of Buildings



### Site Characteristics & History

The 2.5 acre parcel, bounded by South Main Street and the Mad River to the west, Washington Street to the south, River Street to the east and 272 River Street to the north, consists of approximately five (5) multi-story, brick manufacturing buildings ranging from one (1) to four (4) stories, which are currently vacant and in various states of deterioration. The site, recently used by various commercial enterprises, was once home to the Waterbury Companies (specifically Waterbury Buttons) from the late 1800's to 2002. The company's activities conducted on site included plating, gilding, annealing, dipping, lacquering and burnishing.

### PROJECT OVERVIEW

The City has contemplated acquiring this parcel, demolishing the structurally compromised buildings, remediating subsurface contamination, and redeveloping the site. A structural analysis of each building should be done in order to determine which, if any, can be rehabilitated. Cost estimates to conduct such an analysis ranged from \$9,500 to \$17,000. In 2012, it was determined that it would cost approximately \$835,000 to remove the hazardous materials from all of the buildings prior to demolishing them. An alternative work practice would cost between \$2,500 and \$5,000. No demolition cost estimate, however, was prepared. The bottom line is that it will cost several million dollars to clear this site.

The South End community would like to see a multicultural center constructed on the site, along with an outdoor amphitheater and basketball courts.

