

**Town of Stafford's
EPA Community Wide
Brownfields Assessment
Grant Program**

Presented by:

Town of Stafford

Amber Wakley & David Perkins

Weston & Sampson

*George Naslas, Sarah DeStefano & Adria
Boynton*

Gamble Associates

David Gamble



December 15, 2020

Presentation Overview

- ▶ **Introduction** – *Amber Wakley, Town of Stafford*
- ▶ **Logistics** – *Adria Boynton, Weston & Sampson*
- ▶ **EPA Brownfields Assessment Grant Program** – *Weston & Sampson*
 - ▶ **What are Brownfields**
 - ▶ **Benefits to Community**
 - ▶ **The Process**
 - ▶ Witt School Conceptual Reuse Study – *David Gamble, Gamble Associates*
 - ▶ **Next Steps**
- ▶ **Questions & Answers**

WHO'S IN THE ZOOM?



George Naslas, PG
Vice President



Sarah DeStefano
Team Leader

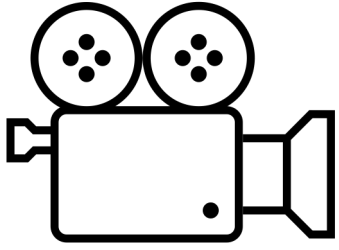


Adria Boynton
Resiliency Specialist

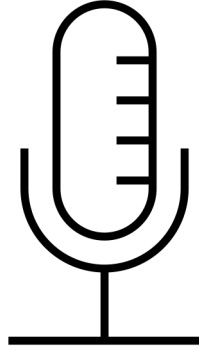
Gamble Associates



David Gamble, AIA
AICP LEED AP
Principal



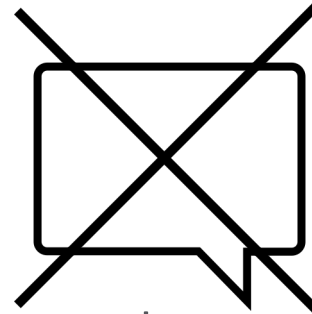
we're recording!



mute



raise your hand



chat

we're using Slido!

Logistics

Slido

1. Open a web browser
2. Type in slido.com
3. Enter code: **Brownfields**



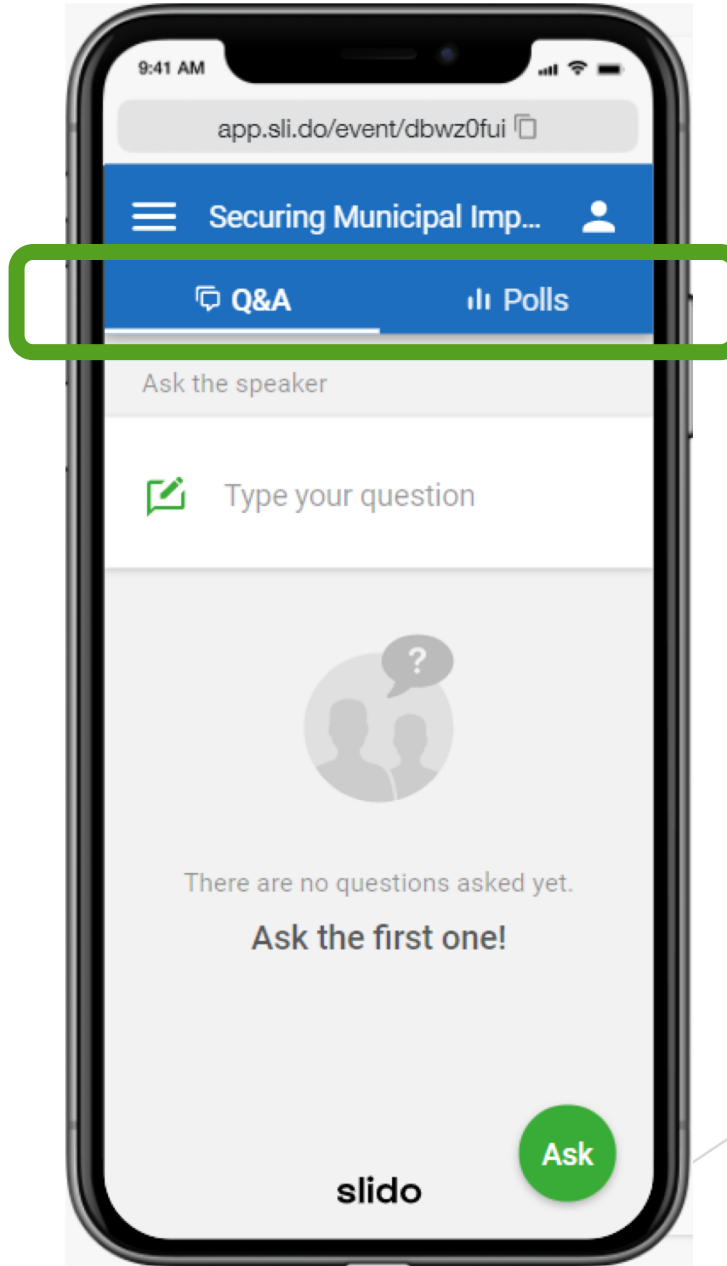
Joining as a participant?

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You can move between the Q&A tab and the polls tab!



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What is your favorite thing about Stafford?

 Start presenting to display the poll results on this slide.

What are 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. ”



U.S. EPA Funded Brownfields Projects

Sites Cannot Be:

- Subject of planned or on-going removal actions
- Listed or proposed for listing on the National Priority List (NPL) – Superfund Site
- Subject of an administrative or court order under solid and hazardous waste laws
- Subject of corrective actions or closure requirements
- A Federally owned facility

General Site Eligibility Criteria:

- Ownership / Liability
- Hazardous Substance vs. Petroleum Funding

Brownfields are Opportunities ...



Before



After

U.S. EPA Funded Community Wide Brownfields Assessment Grant

- **Amount** - \$300,000 in Hazardous Substances & Petroleum Grant Funds
- **Timeline** - October 1, 2019 through September 30, 2022
- **Target Areas**
 - Downtown
 - North East section of Town
- **Goal** - Spur economic development at properties that have the highest potential to achieve the Town's revitalization goals



American Woolen Mill - 21 Furnace Avenue

Benefits to Community


- **Remove blight and bring new vibrancy**
- **Encourage smart growth and promote economic redevelopment**
- **Enhance quality of life and community pride**
- **Increase the Town's tax base**
- **Leverage Additional Investment**
- **Encourage the reuse of properties to preserve the natural resources of the community**

Hydeville Mill - 108 Hydeville Road



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What redevelopment scenarios would the community most benefit from?

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EPA Brownfields Assessment Program

Site Selection

- Inventory of Potential Sites
- Prioritize for Selection
- Eligibility Determination

Phase I / Phase II Environmental Site Assessments (ESAs)

- Quality Assurance Project Plans (QAPPs)
- Hazardous Building Material Surveys

Cleanup and/or Reuse Planning

- Analysis of Brownfields Cleanup Alternatives (ABCAs)

Community Outreach

Programmatic Requirements

- ACRES / Quarterly Reports / etc.



BROWNFIELDS SITE ASSESSMENT PROGRAM

PLANNING / COMMUNITY INVOLVEMENT PHASE

PLANNING AND COMMUNITY INVOLVEMENT

INITIAL MEETING

- Roles and Responsibilities
- Objectives
- Municipal Contacts and Support
- Establish Advisory Committee
- Existing Resources
- Project Schedule
- Lines of Communication

COMMUNITY INVOLVEMENT

- Stakeholder Education and Outreach
- Solicit Candidate Sites
- Marketing Materials

INVENTORY / SITE SELECTION PHASE

SITE SELECTION

CONDUCT INVENTORY

- Data Collection
- Generate Database
- GIS/Mapping

SITE PRIORITIZATION

- Eligibility
- Ranking Criteria
- Access/Ownership
- Redevelopment Potential
- Neighborhood/Regional Master Plans
- State Regulatory Overlay

CONTINUING PROGRAMMATIC SUPPORT



REPORTING

- Quarterly Reports
- MBE/WBE/DBE
- Budget
- ACRES

ELIGIBILITY DETERMINATIONS

COMMUNITY INVOLVEMENT

ADVISORY COMMITTEE MEETINGS

SITE ASSESSMENT PHASE

PHASE I ENVIRONMENTAL SITE ASSESSMENTS

- PHASE I ESA - ASTM 1527-13
- ALL APPROPRIATE INQUIRY (AAI)
- PROPERTY RECONNAISSANCE
- HISTORICAL/DATABASE REVIEW
- PHASE I ESA REPORT
 - Identification of RECs
 - Recommendations for Phase II
- QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP)

PHASE II ENVIRONMENTAL SITE ASSESSMENTS

- PHASE II SCOPE OF WORK
- QUALITY ASSURANCE PROJECT PLAN (QAPP)
- HEALTH & SAFETY PLAN (HASP)
- SOIL/GROUNDWATER/SOIL GAS/AIR SAMPLING
- HAZARDOUS BUILDING MATERIALS ASSESSMENT
- PHASE II REPORT
 - Nature/Extent of Contamination
 - Regulatory Framework
 - Next Steps

REUSE / CLEANUP PLANNING PHASE

SITE REUSE AND CLEANUP PLANNING

- SITE REUSE OPTIONS
- VISIONING
- ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES (ABCA)
- COST ESTIMATES
- PATH TO REGULATORY CLOSURE
- FUTURE FUNDING OPPORTUNITIES

Inventory of Potential Sites

Abandoned / Blighted Properties

Former Industrial Properties

Properties Eligible for Tax Title Taking

Involuntarily Acquired Properties

Regulatory Databases

Priority Redevelopment Sites


Developer Interest



Stafford Cleaners & Laundry - 27 East Main Street


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Which of the following properties should be a priority for consideration as part of the Town's Brownfield's program?

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What factors are most important when selecting properties for Brownfields grant activities or when considering redevelopment options?

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Phase I Environmental Site Assessments

- ▶ Identify “Recognized Environmental Conditions” (RECs)
 - Regulatory Database / Historical File Reviews
 - Site Reconnaissance

- ▶ ASTM E 1527-13 Standard

- ▶ All Appropriate Inquiry (AAI) – Liability Protection

- ▶ Prioritization and Recommendations for Phase II ESAs, if applicable

- ▶ No Environmental Sampling





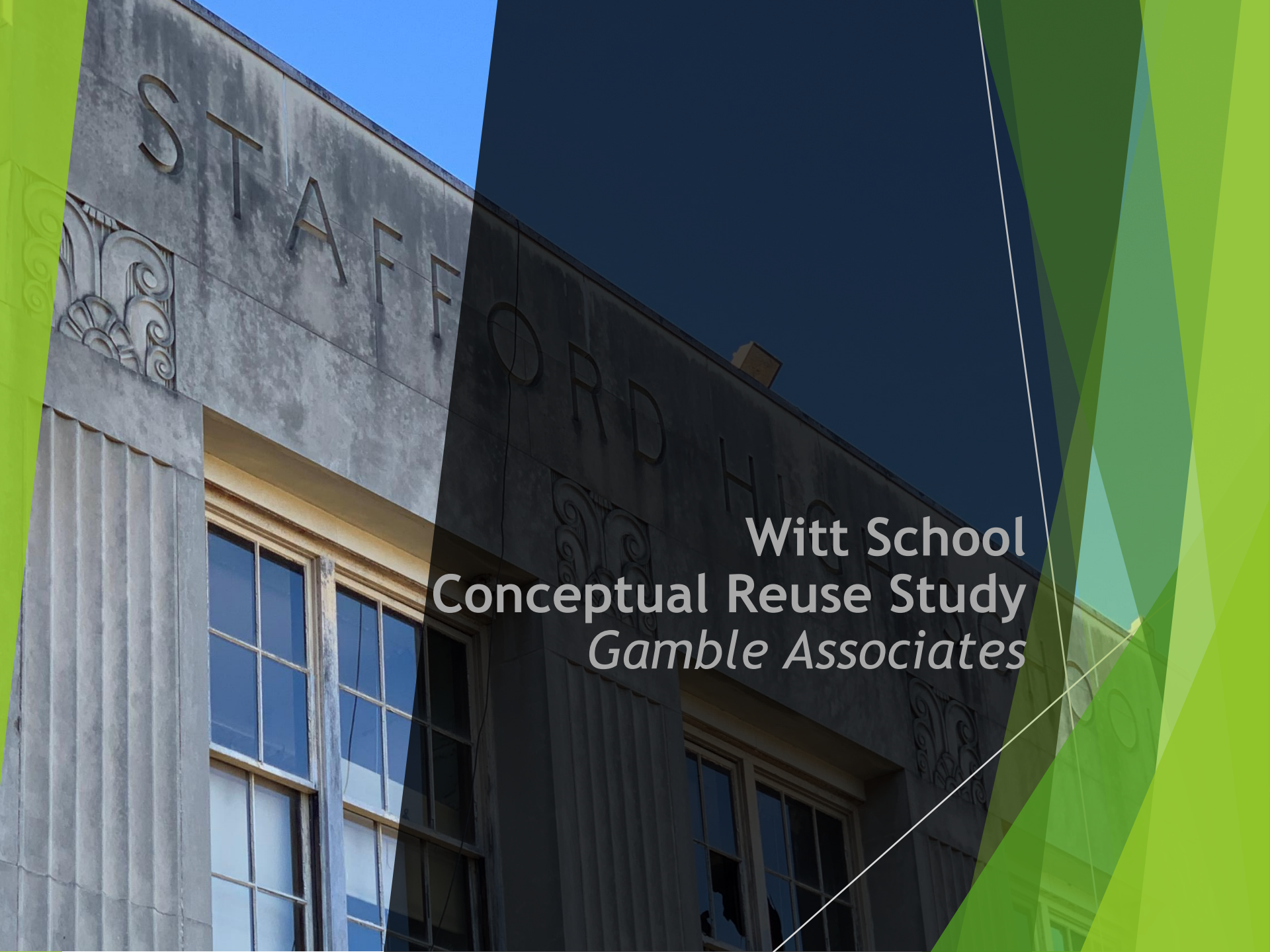
Phase II Environmental Site Assessments

- ▶ **Environmental Media Sampling & Analysis**
- ▶ **Hazardous Building Material (HBM) Surveys**
- ▶ **Site Specific QAPP**
- ▶ **Data to Identify Nature & Extent of Impacts**
- ▶ **Support Development of ABCA (i.e., cleanup plan)**
- ▶ **Notification and Compliance with CTDEEP, if necessary**

Cleanup and/or Reuse Planning

- ▶ Evaluate Innovative, Green and Sustainable Cleanup Options & Costs
- ▶ Existing & Potential Future Use Scenarios
- ▶ Develop ABCA and Path to Regulatory Closure - mirror CTDEEP guidance for Remedy Selection
- ▶ Conceptual Reuse Planning and Visioning
- ▶ Resiliency





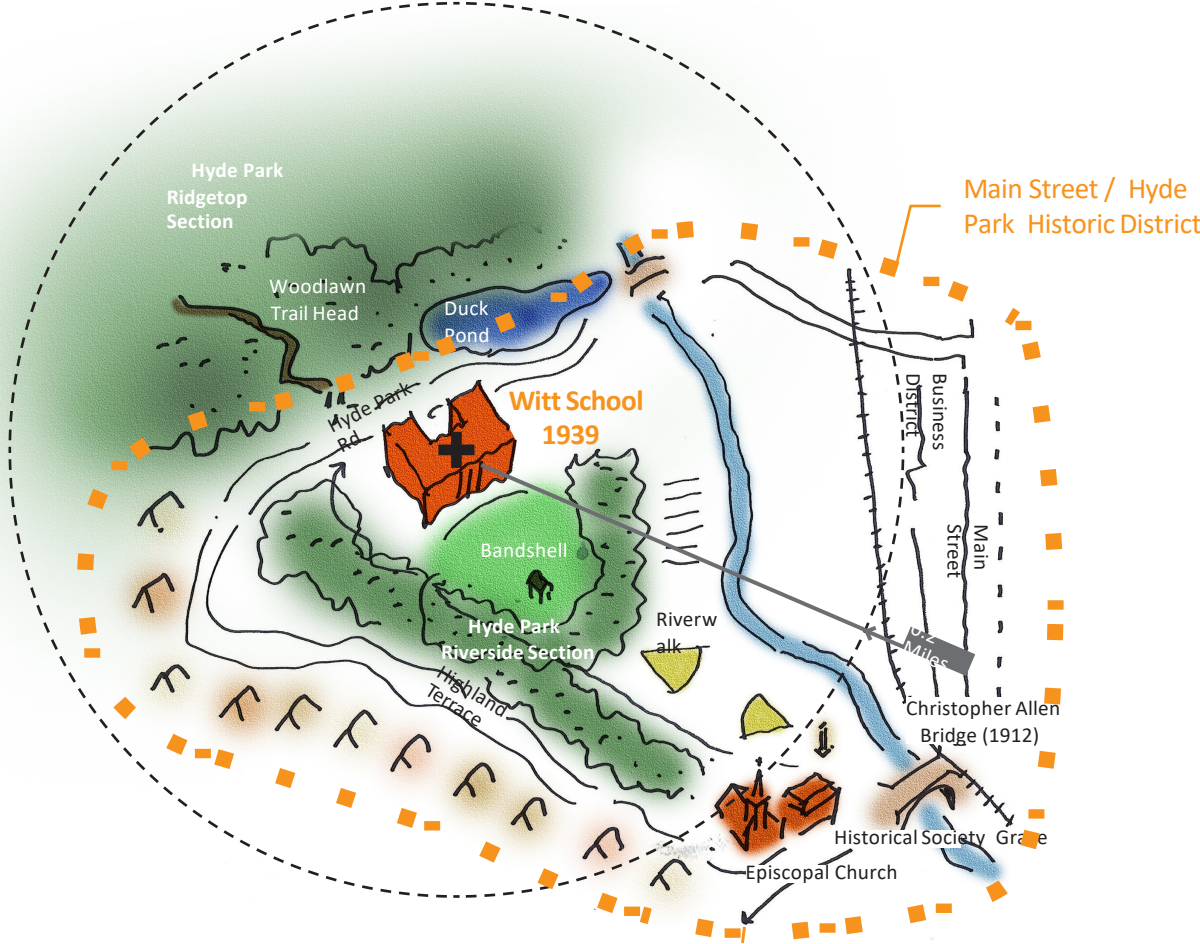
Witt School
Conceptual Reuse Study
Gamble Associates

Existing Conditions

Context in Stafford Springs



The Witt School as an Anchor to Stafford's Remarkable Downtown Historic District



Adaptive Re-Use Precedents

Residential Case Study: Hawthorn Condominiums

Imagine a quiet, residential setting with outdoor amenities...



Location: 226 McDaniel St., Dayton, OH
Original Year Built: 1886 and expanded in 1911
Year Renovated: 1998
Developer: CityWide Development Corporation
Units: 20 unit apartment complex, Area: 20,000 SF

Adaptive Re-Use Precedents

Residential Case Study: East Haven High School Housing Complex

Imagine a renovated, well maintained community asset & civic hub...



Location: 35 Wheelbarrow Ln, East Haven, CT 06513
Year Built: 1936
Year Renovated: 2019
Developer: Winn Development
Units: 70 mixed-income apartment complex
Budget: \$21.3 million, \$210/ SF

Adaptive Re-Use Precedents

Residential Case Study: Mulligan School

Imagine loft-like living within a historic, park-like setting...



Location: 1855 N Sheffield Ave, Chicago, IL 60614
Year Built: 1889
Year Renovated: 2017
Developer: Svigos Asset Management & Development
Units: 24 unit apartment complex, Area ~48,000 GSF
Cost: 3.5 million
Architect: Bauer Latoza Studio

Adaptive Re-Use Precedents

Office Case Study: Red Hat Office Building

Imagine a flexible open office space with local entrepreneurs...



Location: 300 A Street Boston MA
Year Built: 1870
Date Renovated: 2017
Developer: Collier International

Adaptive Re-Use Precedents

Office Case Study: Leszczyński Antoni Major

Imagine a range of contemporary outdoor spaces...

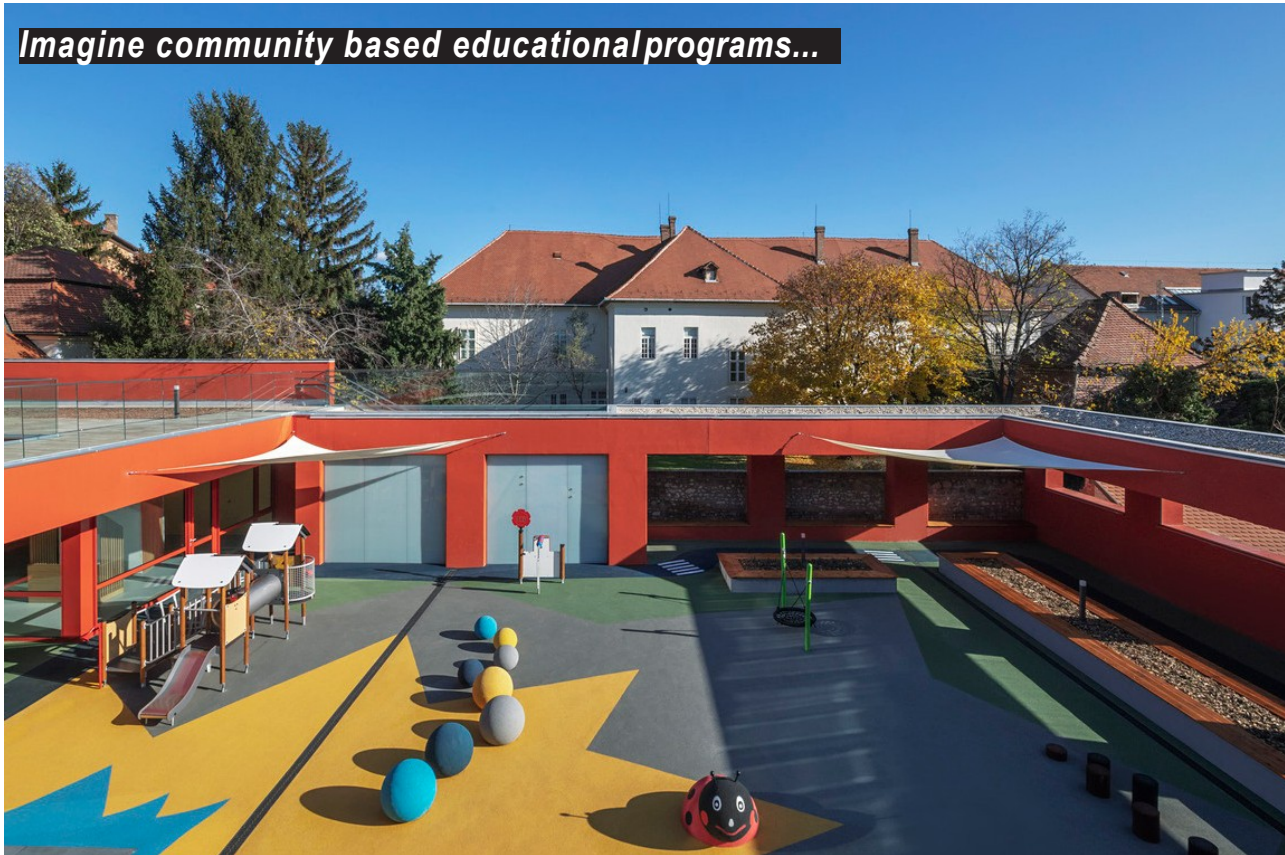


Location: Lezno, Poland
Year Built: 1870
Date Renovated: 2015
Architect: NANOWArchitekci
Area: 8,928 Sq.m

Adaptive Re-Use Precedents

School Case Study: Kindergarten of St. Moor's School Center

Imagine community based educational programs...



Location: Pecs, Hungary
Year Built: 2019 (incorporated 2,000 year old walls)
Architect: József Koller
Area: 1,200 Sq. m

Adaptive Re-Use Scenarios

Appendix 2. Overview of Possible Uses for the Decommissioned Witt School Located in Hyde Park

Compiled by the Stafford Historic Advisory Commission: Leonard Clark, chairman; Donald Passardi, vice chairman; Tony Frassinelli, Town Selectman; Maureen Griffith; Roger Ingraham; Becky Kraussmann; Steve Squire, alternate; Beth Magura, Recording Secretary.

A NOTE ABOUT ZONING: The Witt School is located in Hyde Park. Hyde Park is zoned "open space" (OS), which allows passive recreation, education and municipal-type services.

	Viable parties that have expressed interest in the Witt building	Proposed use of the Witt building	Would the use require a zoning change?	Proposed use is achievable via (1) sale, (2) lease or (3) retained by the Town	Does the transaction require the creation of a deed? (See footnote 1 below the table.)	Would the developer benefit from a "Historic District" or "Historic Building" designation? (See footnote 2 below the table.)	Does the use conform to benefactor I.P. Hyde's 1897 bequest to create and maintain a public park in perpetuity for the benefit of the people of Stafford?	Would on-site parking for the proposed use adversely affect citizens using Hyde Park?
	School for Innovative Learning (Nicole Waicunas, Dino Lusa)	Education (Grades 6-8 at first; later Grades 9-12, too)	No	Sale or Lease	Maybe	Yes; architect may seek designation	Same use as original Witt building	Yes
	Joe Vallone, architect	Rental housing units	Yes	Sale	Yes	Yes	No	Yes
	Stafford Housing Authority (Ann Marie Perrone, exec. director)	Congregate living (aka assisted-care living)	Yes	LLC creation (Town could own a percentage)	Yes	No	No	Yes
		Condominium housing	Yes	Sale	Yes	Yes	No	Yes
		Live-work housing	Yes	Sale	Yes	Yes	No	Yes
		Hotel accommodations	Yes	Sale	Yes	Yes	No	Yes
		Community college satellite training facility	No	Sale or Lease	Maybe	No	Educational purpose like the original Witt building.	Yes
		YMCA	??	??	Yes	No	---	Yes
		Business incubator or "Maker Space"	Yes	Sale or Lease	Maybe	??	No	Yes
		Municipal offices	??	Retained for use by the Town of Stafford	No	No	No	??
		Community center	Yes	Retained for use by the Town of Stafford	No	No	Yes	?
		Office complex	Yes	Sale	Yes	Yes	No	Yes
		Mixed use	Yes	Lease space; also some Town use	No	No	No	Yes
		DEMOLITION of the Witt building	n/a	Land restored to Hyde Park; rose garden?	No	No	Yes (land restored to Hyde Park)	n/a

Footnote 1: To offer the Witt building for sale, the Town attorney must draw up a deed for the Witt building with a specified amount of land. The land must be surveyed and a plot designated to conform to Planning & Zoning Commission regulations. The Zoning Board of Appeals may need to be consulted if setback regulations present "hardship" considerations.

Footnote 2: Developer efforts to rehabilitate decommissioned schools can benefit financially from state and federal tax abatements and brownfield remediation grants that are extended to structures that are deemed to be historically significant and thus eligible for nomination to the National Registry of Historic Places. Some architectural firms pursue this designation for individual buildings, whereas the historical nature of a lone building's status may be bolstered by inclusion in a broader district or cluster of buildings that more completely encapsulates an era in history. Nominating a "historic district" is often done by a municipal government that uses a State-funded matching grant to hire a professional preservation historian to compile the mandatory detailed documentation.

Scenario 1:
Residential Re-Use

Scenario 2: Mixed Residential/
Office Re-Use

Scenario 3: YMCA, maker
spaces, and live/work units

Scenario 4: Hotel, pool,
and convention spaces

Scenario 5: Assisted living

Challenges:

Market: Location may be less attractive to investors that prefer closer proximity to higher populated areas. May get less support from state agencies who prefer to target areas with higher needs.

Financing: Smaller, higher cost projects are less competitive for subsidies than larger, more economical projects.

Cost: Creative funding sources will likely be needed to cover cost of rehabilitation.

Environmental: Full scope and cost of clean-up remains unknown. Smaller project size makes this more difficult.

Community: Community support is a prerequisite for subsidies.

Legal: Building Ownership, Site subdivision & Zoning.

Opportunities:

Significance: The Witt School was once a vibrant civic hub in Stafford, infusing it with new life will make a positive contribution to the town.

Location: Downtown proximate, picturesque building siting overlooking historic Hyde Park.

Flexibility: Double-loaded corridors, two primary vertical circulation cores, and several building entrance points suggest residential use but allows for many alternatives or hybrid functions.

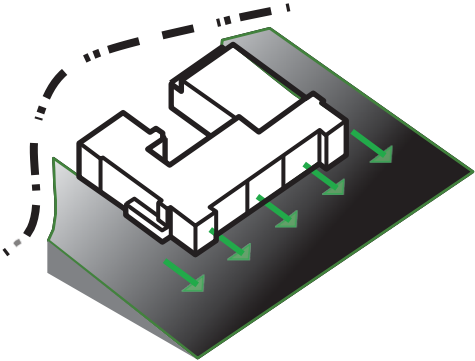
Physical Characteristics: Masonry walls, concrete structure, brick walls, and large windows make for appealing interior and exterior spaces.

Financing: Potential subsidies to offset costs, & public private partnerships.

Site Activation: Building uses will help activate Hyde Park.

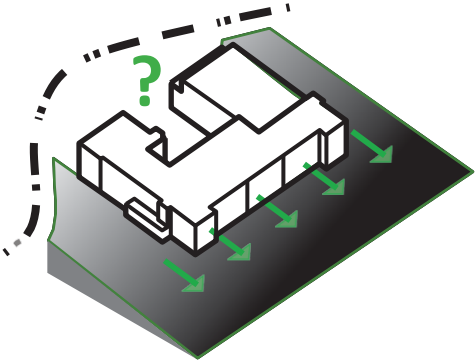
Witt School - Existing Conditions

Building Elevation facing Hyde Park Riverside Section



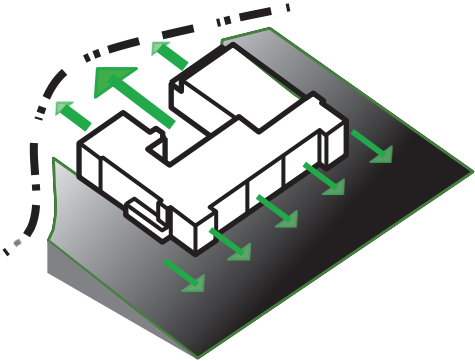
Witt School - Existing Conditions

Building Elevation on Hyde Park Rd.



Witt School - Reorientation Around Courtyard

Conceptual Rendering



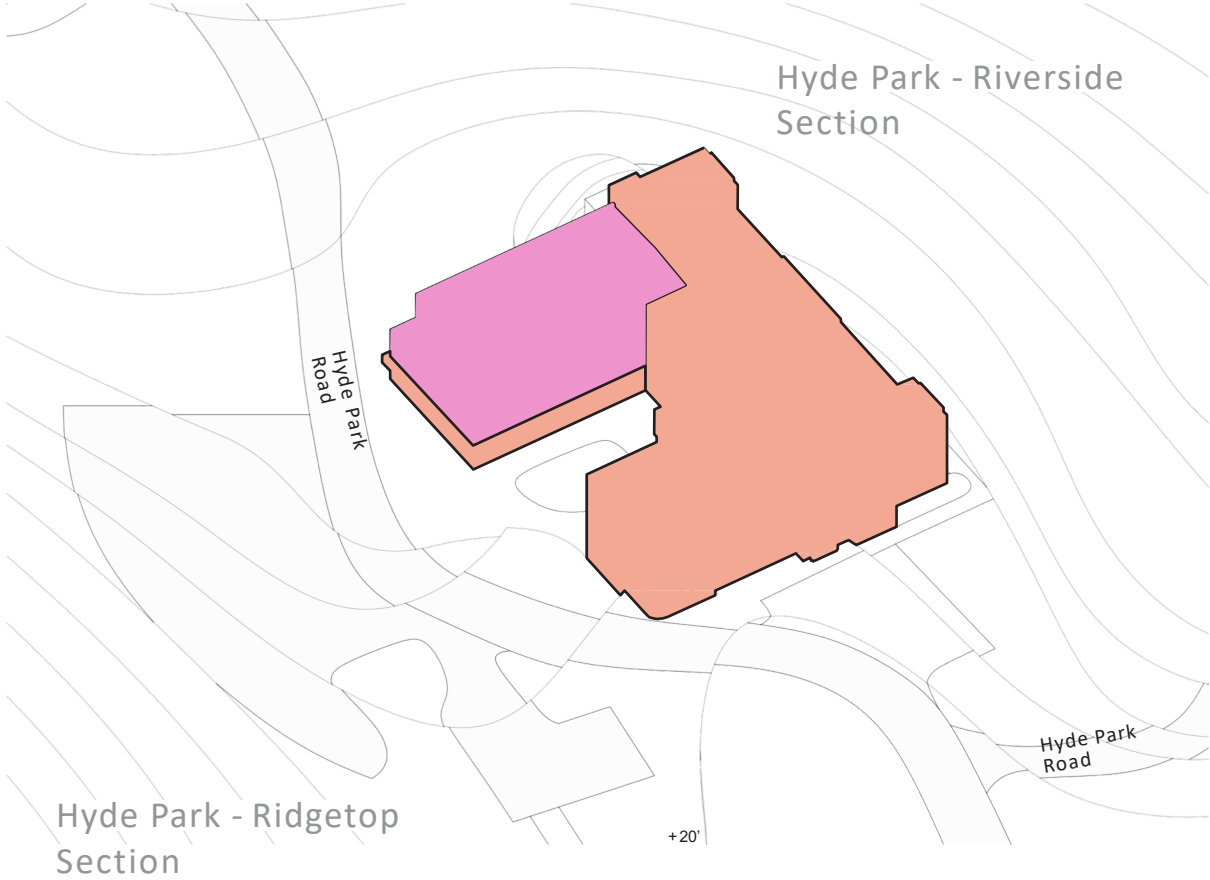
Witt School - Reorientation Around Courtyard

Conceptual Rendering



Scenario 1: Residential (Rental or Condo) Re-Use

Aerial View



Area Totals:

Residential - 37,805 SF
39 Units

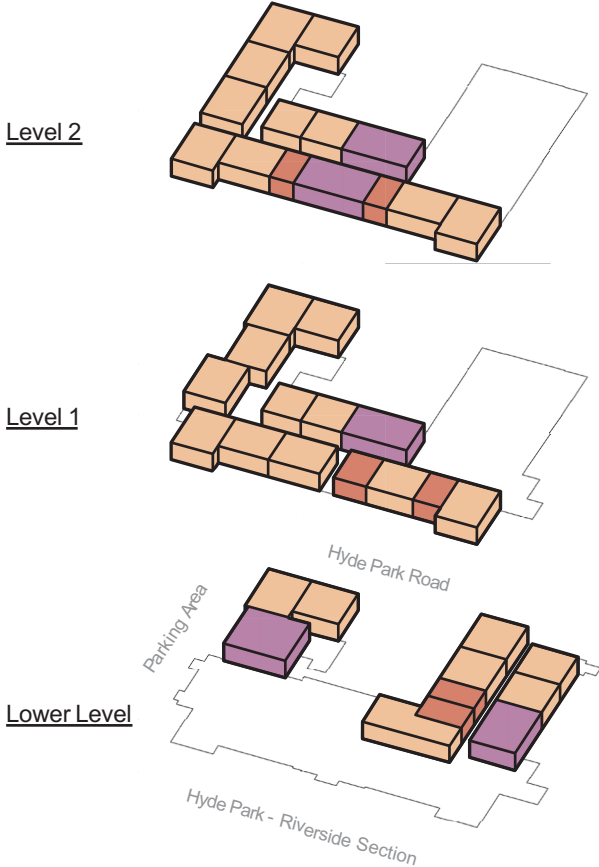
Existing Gym - 7,025 SF

Basement (Mech. or Storage) - 1,587 SF

Grand Total: 46,417 SF

Scenario 1: Residential (Rental or Condo) Re-Use

Unit Type and Distribution



- Studio (x6) ■
- 1-Bed (x28) ■
- 2-Bed (x5) ■

Total: 39 Units

GRAND TOTAL GSF:	37,805
+ Storage or Other	8,612
G. TOTAL PLUS	46,417

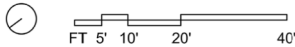
Scenario 1: Residential (Rental or Condo) Re-Use

Floor Plans

Lower Level				
#Beds	Type	GSF	QTY	TOTAL
Studio	A	455.4	1	455.4
Studio	A	430.6	1	430.6
1	A	754.0	1	754.0
1	A	763.2	1	763.2
1	A	652.1	1	652.1
1	A	662.7	1	662.7
1	B	1,016.4	1	1,016.4
1	C	707.7	1	707.7
1	D	783.3	1	783.3
2	A	968.7	1	968.7
2	B	1,110.6	1	1,110.6
TOTAL #UNITS:			11	
Circulation				2,436.6
LOWER LEVEL GSF:				10,741.3
Storage or Other Space				1, 7 4 3



LOWER LEVEL



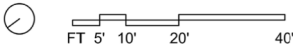
Scenario 1: Residential (Rental or Condo) Re-Use

Floor Plans

Level 1				
#Beds	Type	GSF	QTY	TOTAL
Studio	B	455.8	1	455.8
Studio	C	391.0	1	391.0
1	C	690.8	1	690.8
1	D	822.1	1	822.1
1	E	776.9	1	776.9
1	E	780.9	1	780.9
1	F	671.5	1	671.5
1	F	730.1	1	730.1
1	F	712.1	1	712.1
1	F	788.5	1	788.5
1	F	790.7	1	790.7
1	G	535.6	1	535.6
1	G	572.2	1	572.2
2	C	909.1	1	909.1
TOTAL #UNITS:			14	
		Circulation		4,235.0
		LEVEL 1 GSF:		13,862.3
		Storage or Other Space		6,463.9



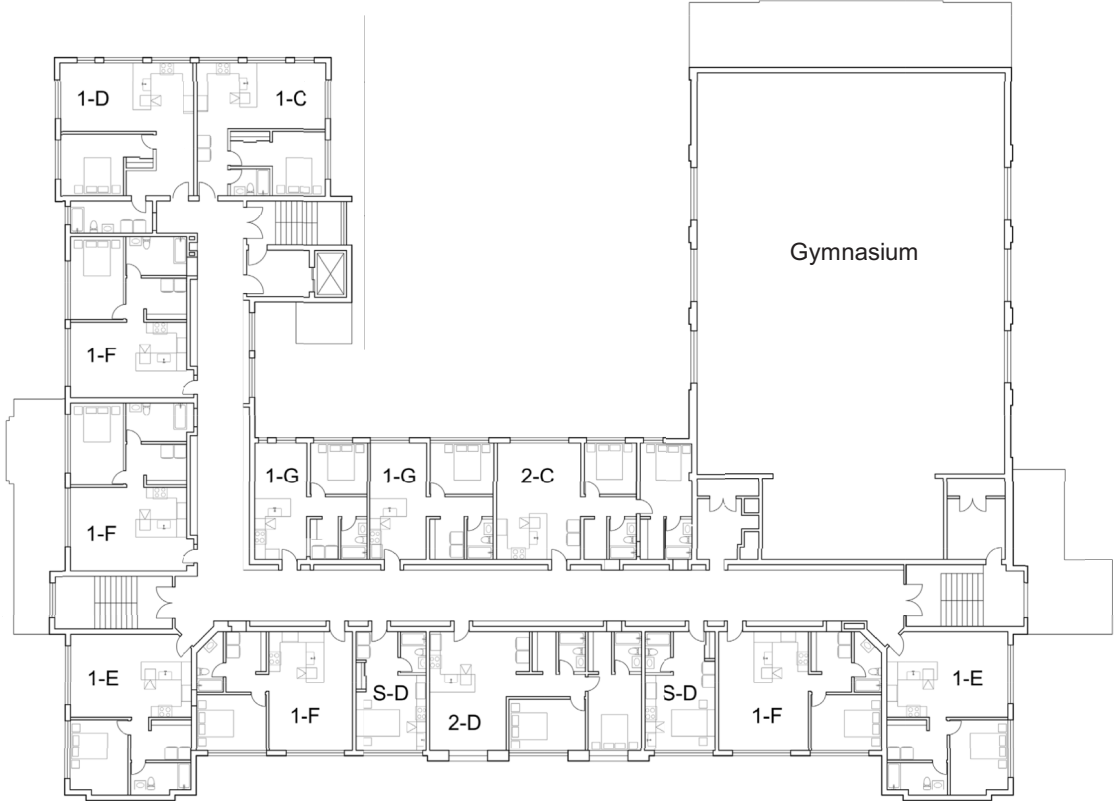
LEVEL 1



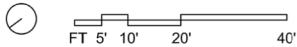
Scenario 1: Residential (Rental or Condo) Re-Use

Floor Plans

Level 2				
#Beds	Type	GSF	QTY	TOTAL
Studio	D	341.4	1	341.4
Studio	D	339.8	1	339.8
1	C	692.4	1	692.4
1	D	823.0	1	823.0
1	E	758.6	1	758.6
1	E	779.6	1	779.6
1	F	762.6	1	762.6
1	F	719.9	1	719.9
1	F	816.3	1	816.3
1	F	777.1	1	777.1
1	G	535.9	1	535.9
1	G	570.7	1	570.7
2	C	910.3	1	910.3
2	D	1,027.8	1	1,027.8
TOTAL #UNITS:			14	
		Circulation		3,346.0
		LEVEL 2 GSF:		13,201.4
		Storage or Other Space		406.9

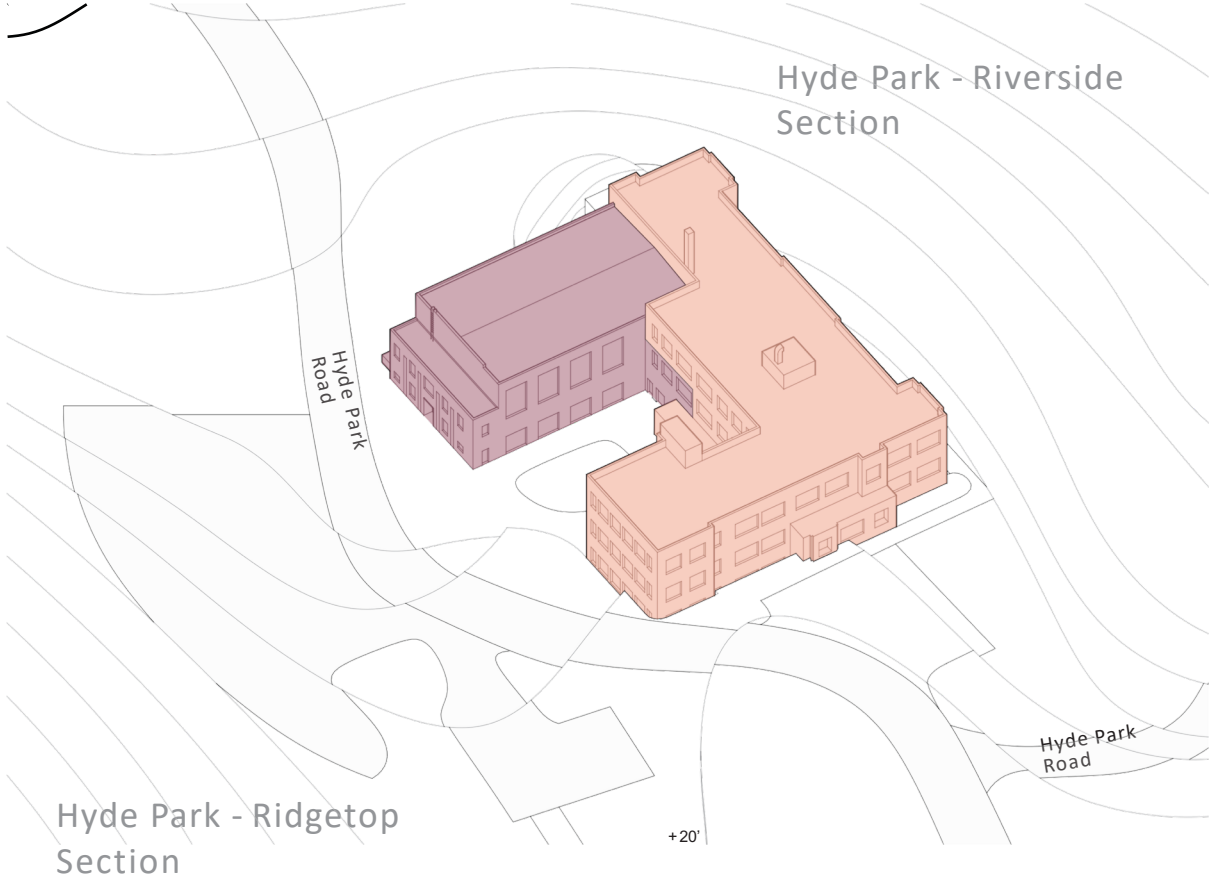


LEVEL 2



Scenario 2: Mixed Residential/Office Re-Use

Aerial View



Area Totals:

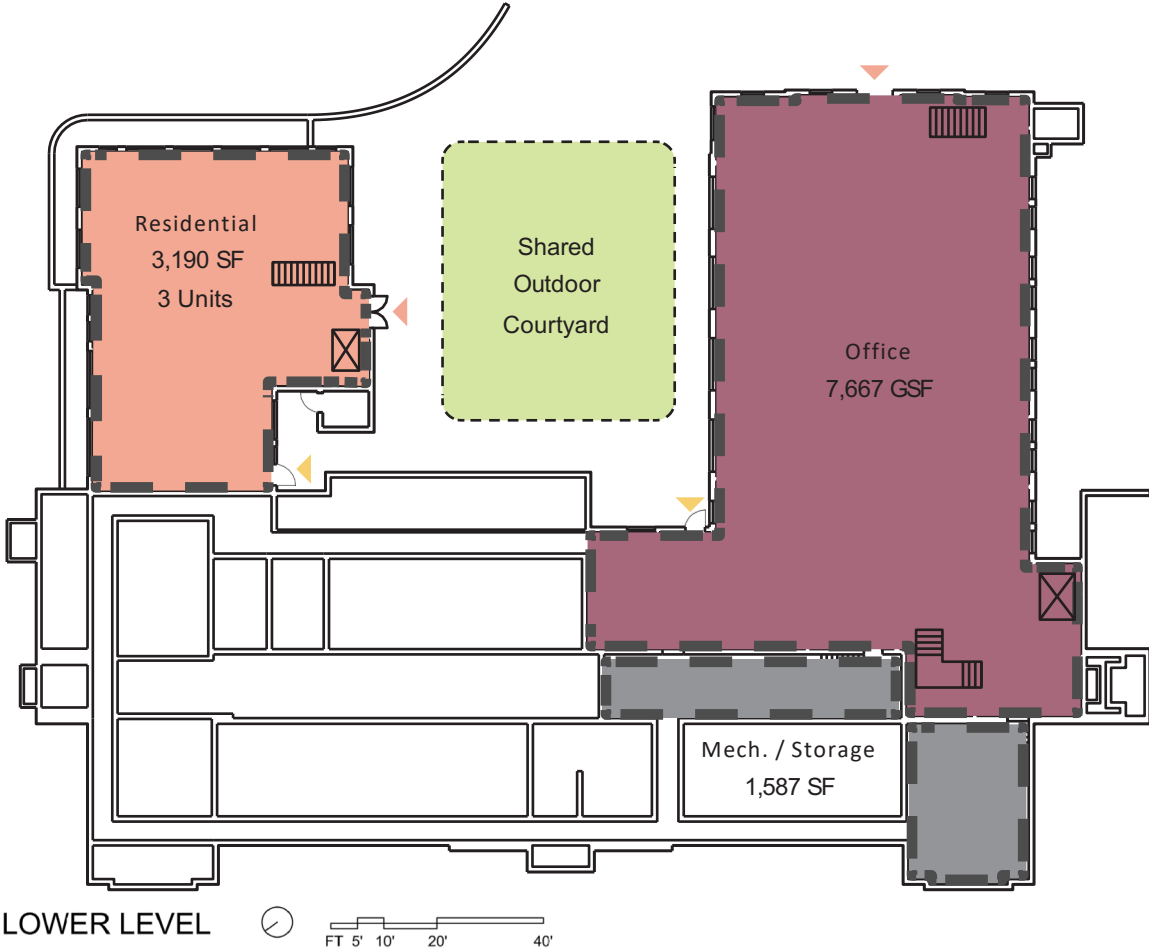
- Residential - 25,445 SF
26 Units
- Office - 19,385 SF

Basement (Mech. or Storage) - 1,587 SF

Grand Total: 46,417 SF

Scenario 2: Mixed Residential/Office Re-Use

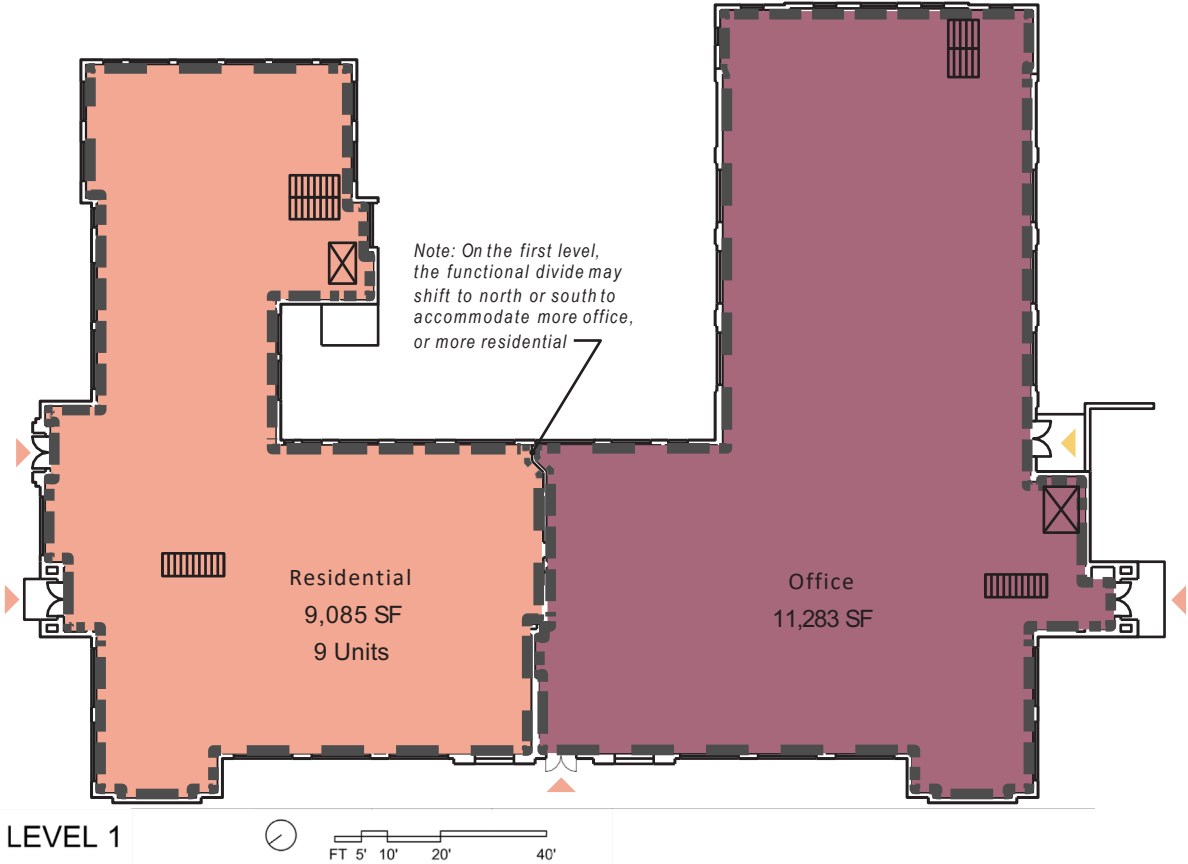
Floor Plans



- ▲ Primary Entrance
- ▲ Service Entrance

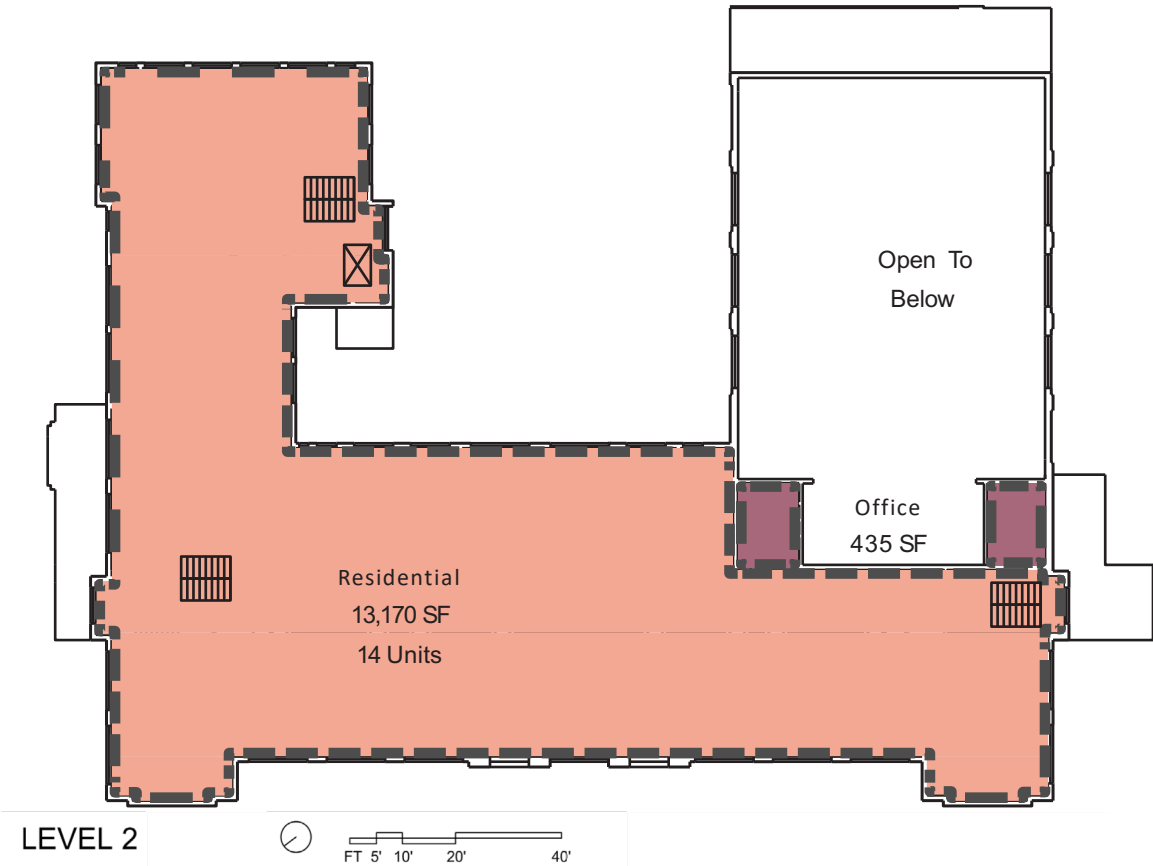
Scenario 2: Mixed Residential/Office Re-Use

Floor Plans



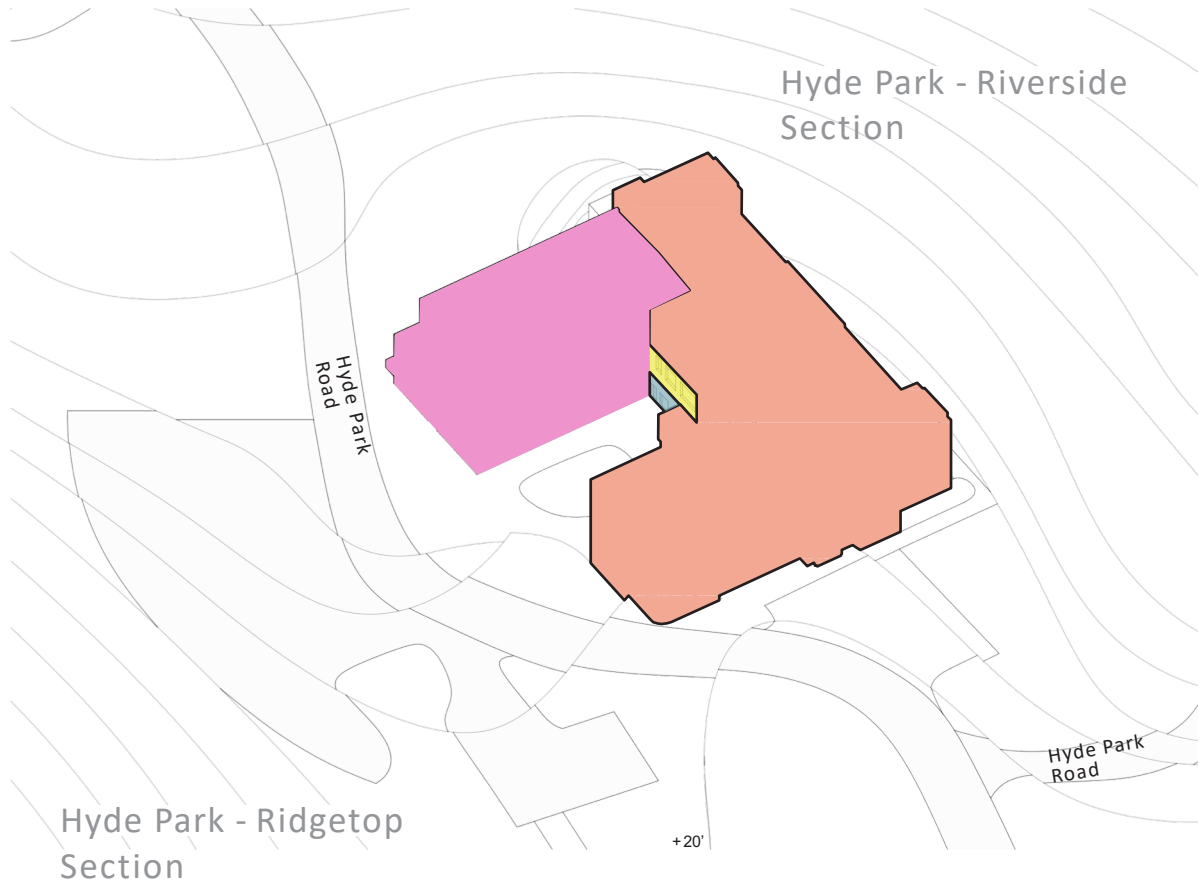
Scenario 2: Mixed Residential/Office Re-Use

Floor Plans



Scenario 3: Community Recreation Center + Maker Spaces + Live/Work

Aerial View



Area Totals:

- Live/Work Units - 25,445 SF
17Units (Assums approx. 1,200 SF per unit)
- Commercial Kitchen - 956 SF
- Community Recreation - 13,768 SF
- Maker Spaces - 4,661 SF

Basement (Mech. or Storage) - 1,587 SF

Grand Total: 46,417 SF

Scenario 3: Community Recreation Center + Maker Spaces + Live/Work

Floor Plans



- ▲ Primary Entrance
- ▲ Service Entrance

Scenario 3: Community Recreation Center + Maker Spaces + Live/Work

Floor Plans



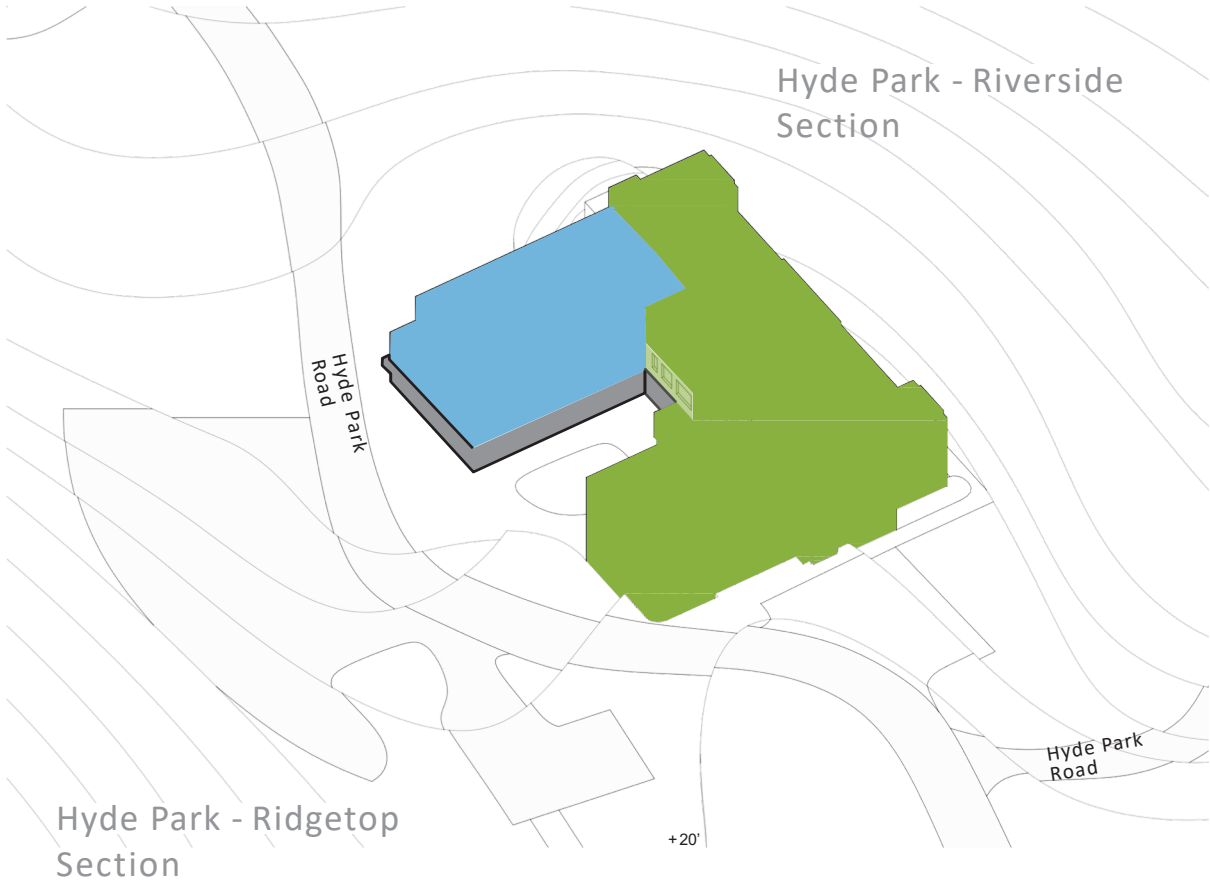
Scenario 3: Community Recreation Center + Maker Spaces + Live/Work

Floor Plans



Scenario 4: Hotel and Convention Facility

Aerial View

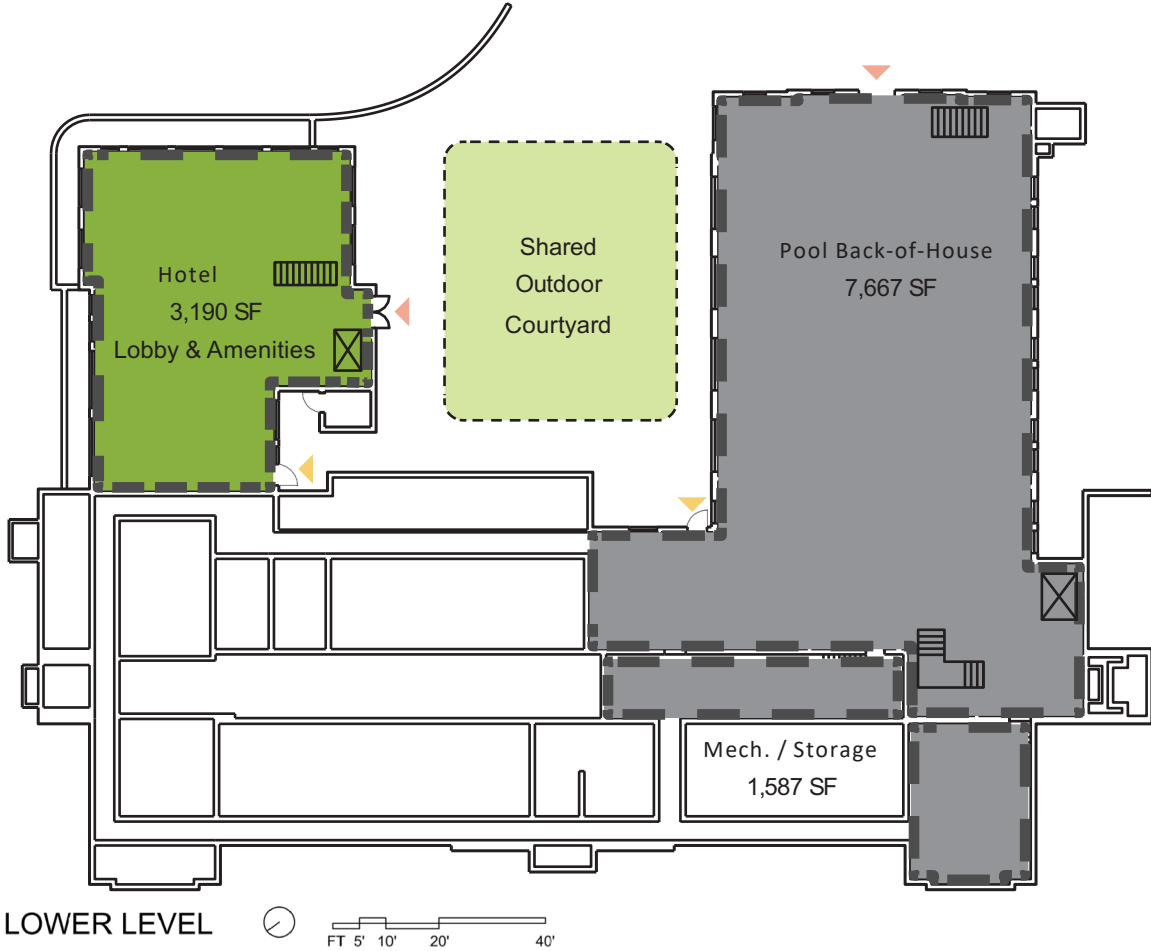


Area Totals:

- Hotel - 30,106 SF
53 Rooms
- Pool & Gym - 6,622 SF
- Pool Back-of-House - 8,102 SF
- Basement (Mech. or Storage) - 1,587 SF***
- Grand Total: 46,417 SF**

Scenario 4: Hotel and Convention Facility

Floor Plans



Scenario 4: Hotel and Convention Facility

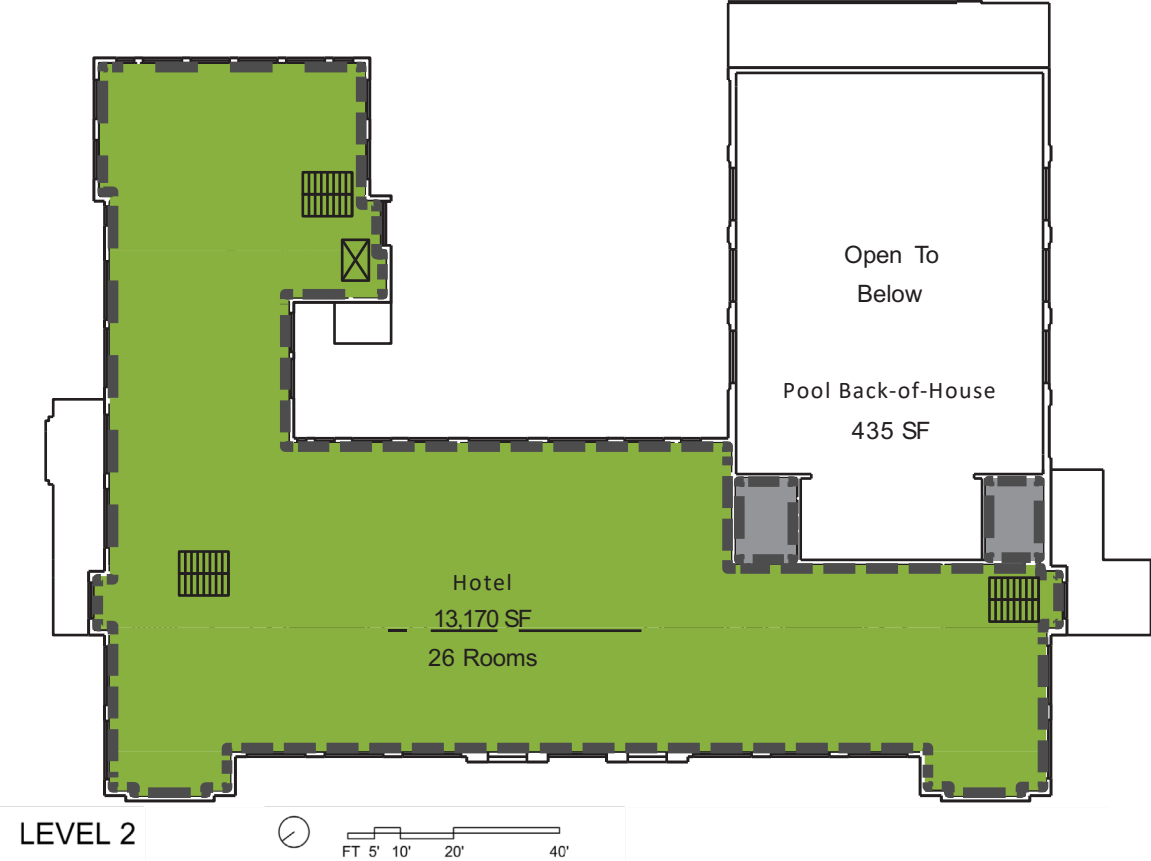
Floor Plans

Note: If # of hotel rooms are reduced, additional amenities or convention spaces may be placed on level 1.



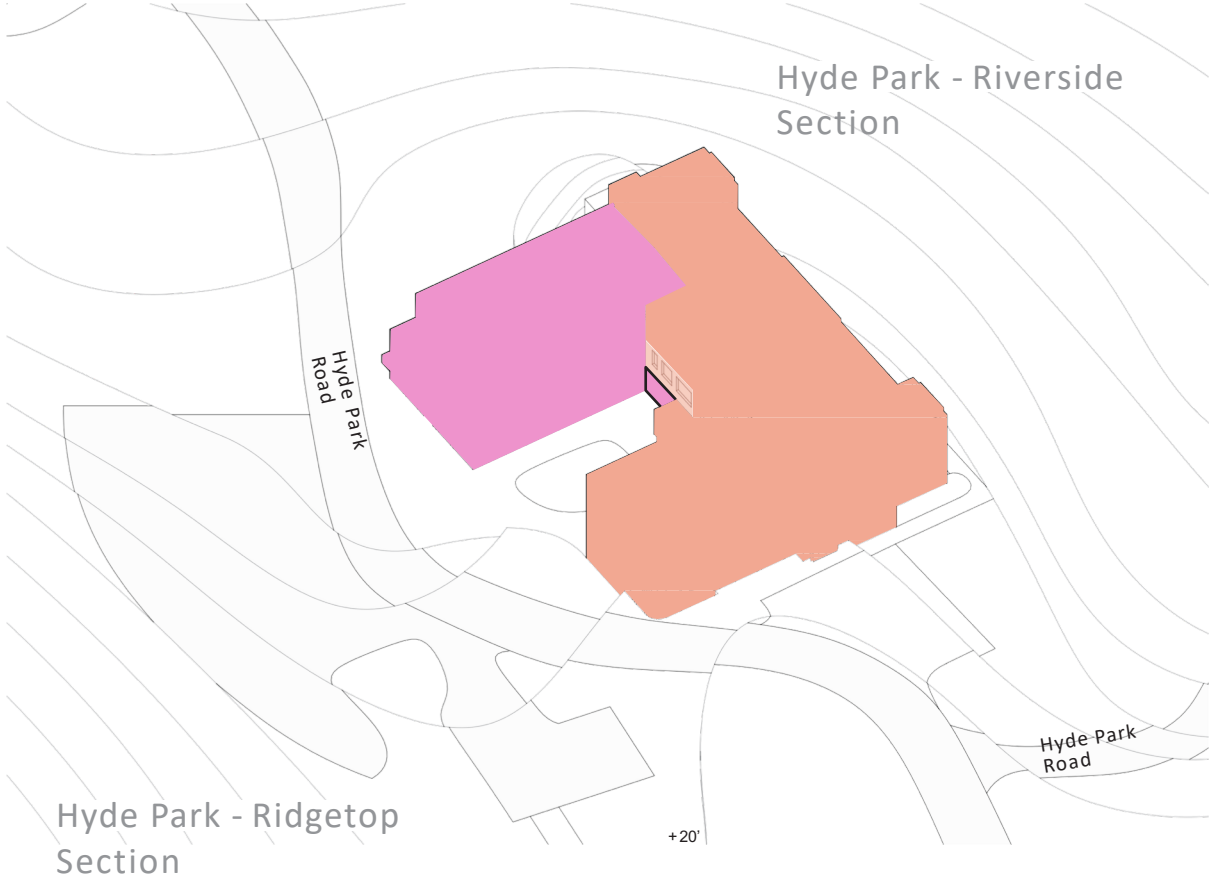
Scenario 4: Hotel and Convention Facility

Floor
Plans



Scenario 5: Assisted Living

Aerial View

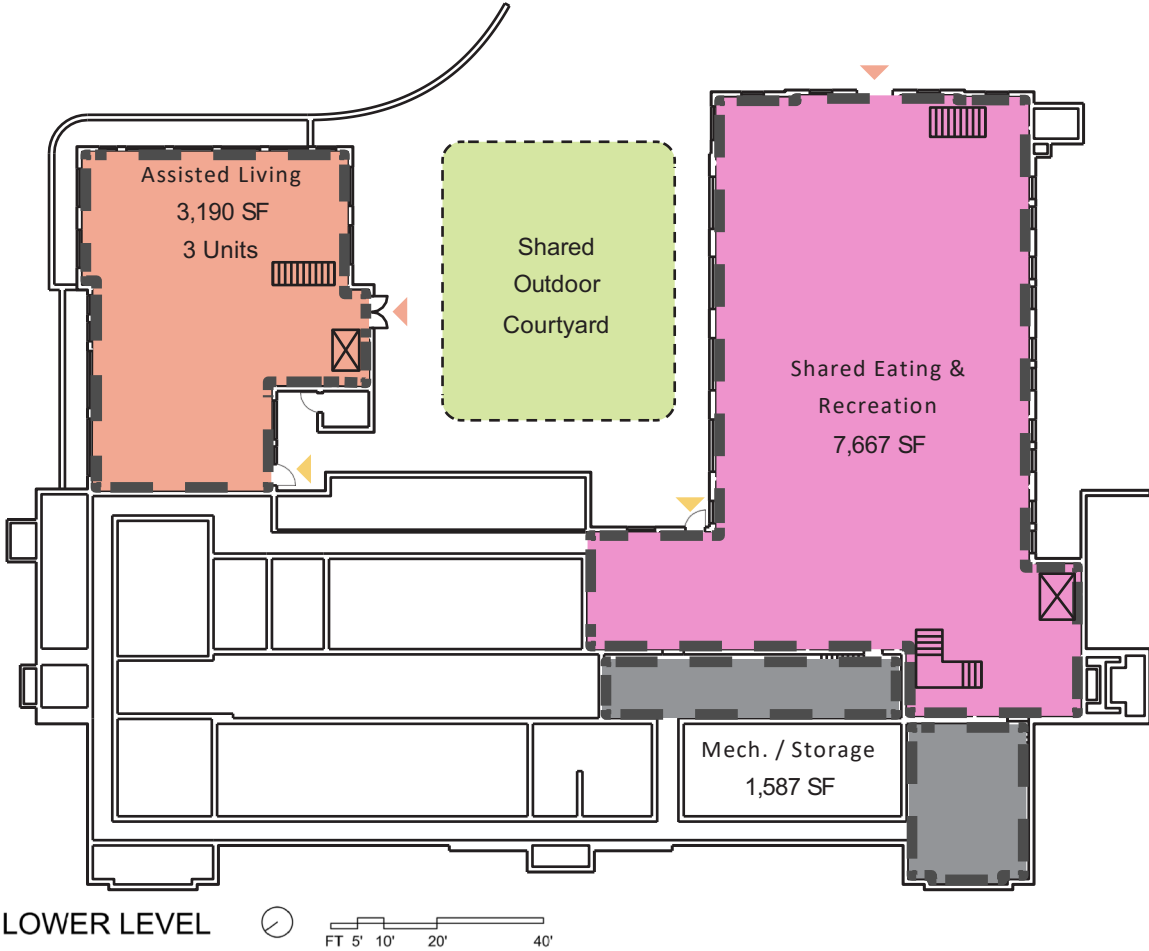


Area Totals:

- Assisted Living - 30,106 SF
33 Units (Studio and 1 bedrooms)
- Shared Eating & Recreation - 14,289 SF
- Storage - 435 SF
- Basement (Mech. or Storage) - 1,587 SF***
- Grand Total: 46,417 SF

Scenario 5: Assisted Living

Floor Plans



- ▲ Primary Entrance
- ▲ Service Entrance

Scenario 5: Assisted Living

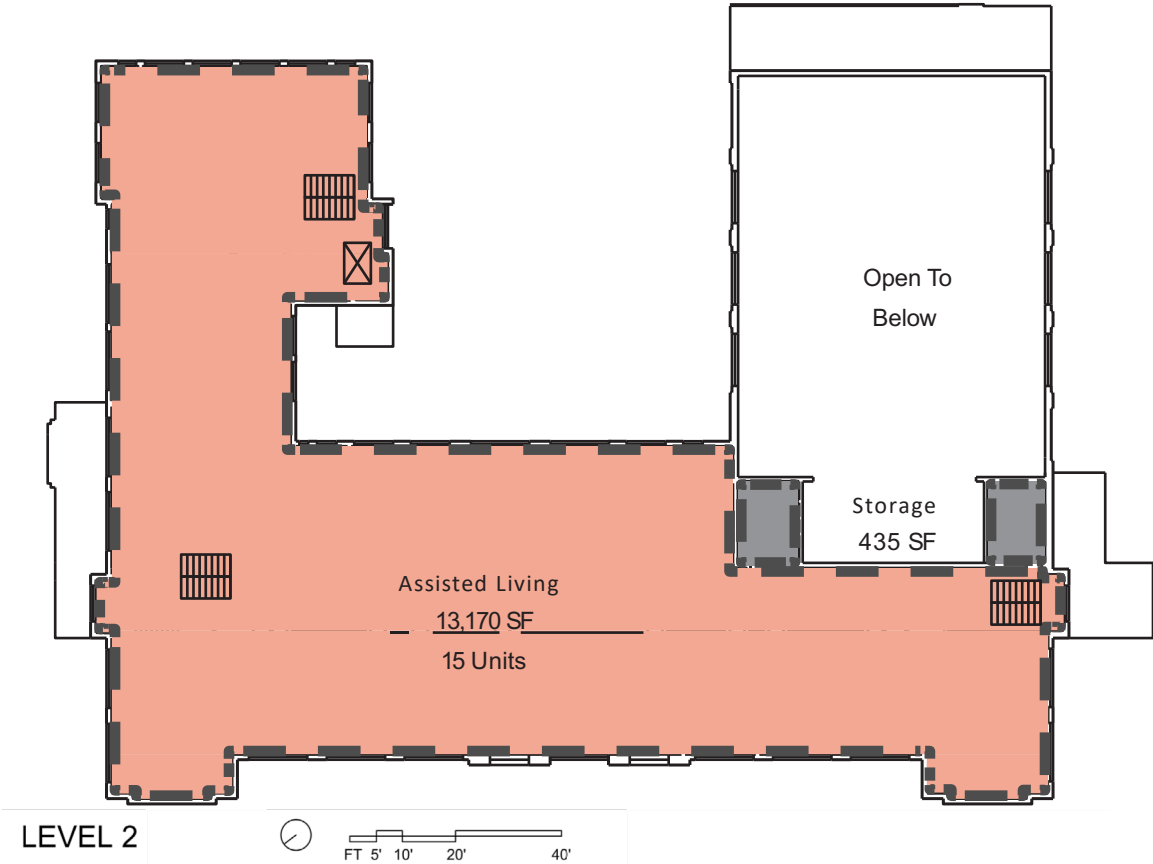
Floor Plans



- ▲ Primary Entrance
- ▲ Service Entrance

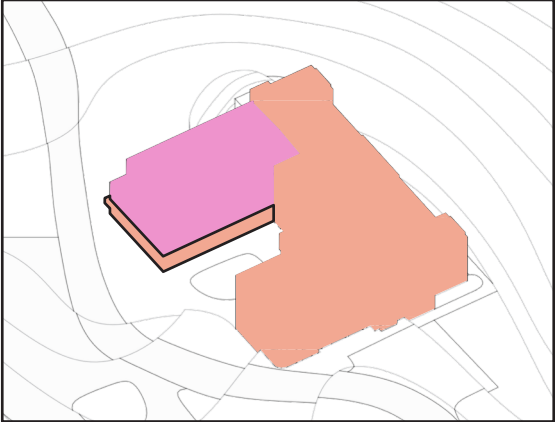
Scenario 5: Assisted Living

Floor Plans

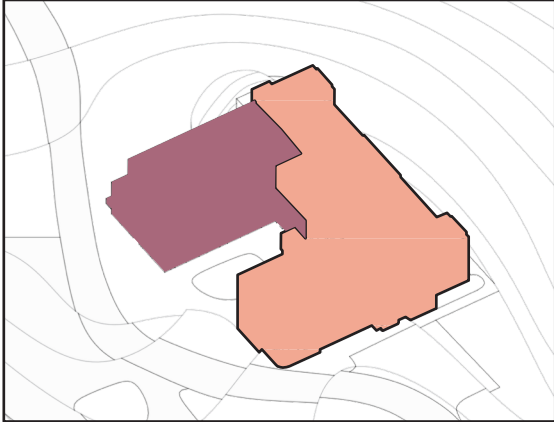


Development Scenario Summary

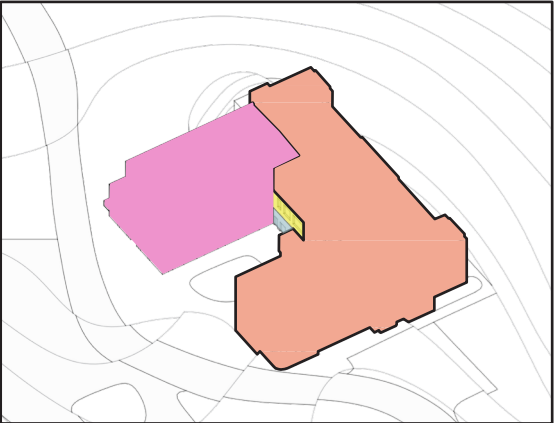
- Residential
- Recreation / Common Spaces
- Office
- Commercial Kitchen
- Maker Spaces
- Hotel
- Pool
- Mechanical / Back-of-House



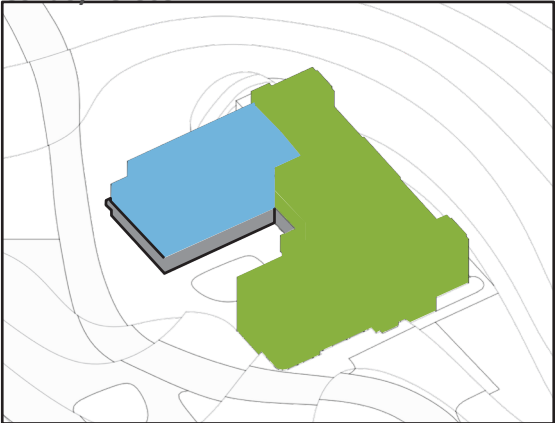
Scenario 1: Residential (Rental or Condo) Re-Use



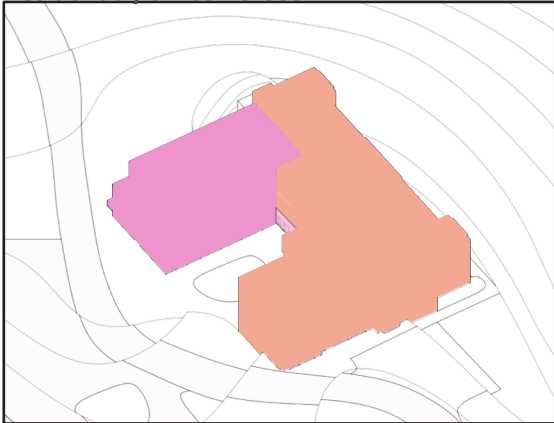
Scenario 2: Mixed Residential/Office Re-Use



Scenario 3: Recreation Center + Maker Spaces + Live/Work



Scenario 4: Hotel and Convention Facility



Scenario 5: Assisted Living

Challenges:

Market: Location may be less attractive to investors that prefer closer proximity to higher populated areas. May get less support from state agencies who prefer to target areas with higher needs.

Financing: Smaller, higher cost projects are less competitive for subsidies than larger, more economical projects.

Cost: Creative funding sources will likely be needed to cover cost of rehabilitation.

Environmental: Full scope and cost of clean-up remains unknown. Smaller project size makes this more difficult.

Community: Community support is a prerequisite for subsidies.

Legal: Building Ownership, Site subdivision & Zoning

Opportunities:

Significance: The Witt School was once a vibrant civic hub in Stafford, infusing it with new life will make a positive contribution to the town.

Location: Downtown proximate, picturesque building siting overlooking historic Hyde Park.

Flexibility: Double-loaded corridors, two primary vertical circulation cores, and several building entrance points suggest residential use but allows for many alternatives or hybrid functions.

Physical Characteristics: Masonry walls, concrete structure, brick walls, and large windows make for appealing interior and exterior spaces.

Financing: Potential subsidies to offset costs, & public private partnerships.

Site Activation: Building uses will help activate Hyde Park.



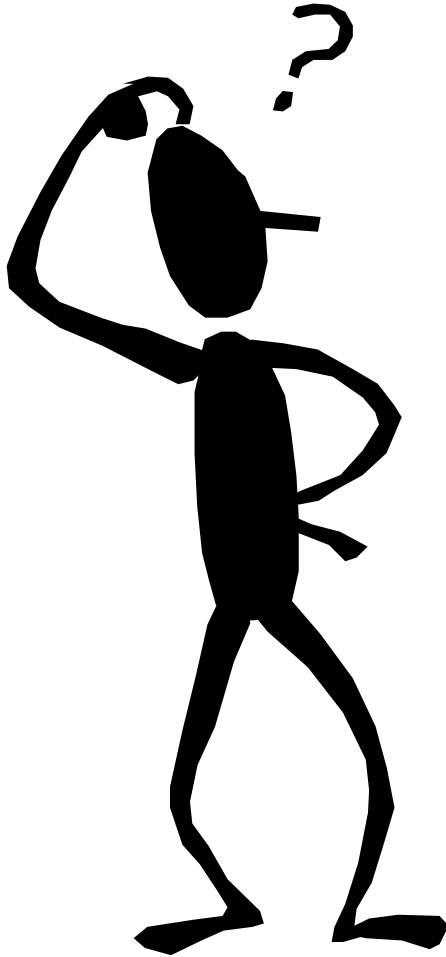
Next Steps



What's
Next?

- ▶ Solicit Feedback from the Public
- ▶ Online Survey
www.surveymonkey.com/r/staffordbrownfields
- ▶ Continue to Prioritize and Select additional Sites for Phase I / II Environmental Site Assessments (ESAs)
- ▶ Perform Hazardous Building Material Assessments
- ▶ Conduct Cleanup & Reuse Planning
- ▶ Apply for Future Funding Opportunities

Questions / Answers



Contact Amber Wakley

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**to receive email updates on the EPA Brownfields
Program**

slido

Audience Q&A Session

 Start presenting to display the audience questions on this slide.

For More Information or to Provide Additional Feedback:

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Though this program has been funded, wholly or in part, by EPA, the contents of this presentation do not necessarily reflect the views and policies of the EPA.



An aerial photograph of a town nestled in a valley. A river flows through the center, with a bridge crossing it. The surrounding area is densely wooded with trees showing vibrant autumn colors in shades of green, yellow, and orange. In the foreground, a baseball field is visible, surrounded by a dirt path and some buildings. The overall scene is bright and scenic.

thank you

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