

ENVIRONMENTAL ASSESSMENT

CITY OF HARTFORD
DEPARTMENT OF DEVELOPMENT SERVICES-HOUSING AND PROPERTY MANAGEMENT DIVISION
HOME INVESTMENT PARTNERSHIP PROGRAM
2020-2021



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PROJECT NAME: DoNo Parcel 3 – 1212 Main Street

PROJECT LOCATION: 1212 Main Street
Hartford, CT

PROJECT SPONSOR: RMS Companies
1 Landmark Square, Stamford, CT 06901

PROJECT CONTACT: Jennifer Svelnys (203) 345-9021

ESTIMATED TOTAL PROJECT COST: Total development costs are estimated to be: \$56,203,000
Funding sources are estimated to be the following:

Conventional Funding/ Private Equity	55,303,000
City of Hartford HOME	<u>900,000</u>
	56,203,000

RESPONSIBLE ENTITY: City of Hartford
Management and Budget Department, Office of Central Grants Admn
550 Main Street, Room 302, Hartford, CT 06103

CERTIFYING OFFICER: Lionel Rigler, Environmental Review Project Manager (860) 757-9277

CONDITIONS FOR APPROVAL:
List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts or other relevant documents as requirements. [24 CFR 58.40(d), 40 CFR 1505.2(c)]

ENVIRONMENTAL FINDING: [58.40(g)]

- Categorical exclusion is made in accordance with § 50.20.
- Environmental Assessment and a Finding of No Significant Impact (FONSI) is made in accordance with § 50.33.
- Environmental Assessment and a Finding of Significant Impact is made, and an Environmental Impact Statement is required in accordance with §§ 50.33(d) and 50.41.

THIS ENVIRONMENTAL ASSESSMENT WAS PREPARED BY:

Name: Lionel Rigler
Title: Environmental Review Project Manager
City of Hartford
Office of Central Grants Administration,
Management, Budget and Grants Department

Signature: Lionel Rigler
Date: August 11, 2020

APPROVED BY:

Name: Joan Barere
Title: Director, Office of Central Grants Administration
Management, Budget and Grants Department

Signature: Joan Barere
Date: August 11, 2020

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PART ONE: PROJECT DESCRIPTION AND ACTIVITIES

STATEMENT OF PURPOSE AND NEED FOR THE PROPOSAL: [40 CFR 1508.9(b)]

RMS Companies will develop 1212 Main Street, which will include 270 rental apartments with ground floor retail along Main Street.

DESCRIPTION OF THE PROPOSAL: INCLUDE ALL CONTEMPLATED ACTIONS THAT ARE EITHER GEOGRAPHICALLY OR FUNCTIONALLY A COMPOSITE PART OF THE PROJECT, REGARDLESS OF THE SOURCE OF FUNDING. [24 CFR 58.32, 40 CFR 1508.25]

RMS DONO, LLC is developing 270 rental apartments with ground floor retail along Main Street. The address is known as 1212 Main Street in Hartford's Downtown North neighborhood. The site is currently a vacant and underutilized parking area.

The 270 units are comprised of two hundred eight (208) one-bedroom, and sixty-two (62) two-bedroom including ten (10) units that will serve families and individuals between 50% and 60% market rate income levels. The new construction will include a six-story building with a tower element at the intersection of Main and Trumbull Streets which will help frame the views along Main Street to Hartford's Downtown. The proposed residential program will provide a range of unit types that will attract a diverse income mix, demographics, affordability and age groups. It will also create a new walkable mixed-use gateway in Downtown North around the new Dunkin' Donuts Park in a phased, flexible, sustainable and economical fashion. Capitalizing on the ballpark and the surrounding neighborhood context, this will create an exciting environment to live and visit.

Financing for the \$56 million project will come from conventional funding, private equity and the City of Hartford HOME funds - \$900,000. Funding approvals are in place.

RMS Construction, Inc. is the general contractor and the project architect is Lessard Design, Inc. Construction is expected to commence in early fall and take 18 months to complete. Full occupancy is expected by mid-2022.

EXISTING CONDITIONS AND TRENDS: DESCRIBE THE EXISTING CONDITIONS OF THE PROJECT AREA AND ITS SURROUNDINGS, AND TRENDS LIKELY TO CONTINUE IN THE ABSENCE OF THE PROJECT. [24 CFR 58.40(a)]

In the absence of this project, the existing parcel would likely remain undeveloped for some time.

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PART TWO: ENVIRONMENTAL REVIEW

A) STATUTORY CHECKLIST

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
							For each listed statute, executive order or regulation, record the determinations made. Note reviews and consultations completed as well as any applicable permits or approvals obtained. Attach evidence that all required actions have been taken. Categorically Excluded Activities: Determine whether projects are: exempt, need mitigation, need an environmental assessment (EA).
Historic Properties [36 CFR 800]	✓						This property is currently vacant land. It is not in an historic district and was not previously listed as an historic property. No historic review is needed. <i>(City of Hartford, Historic Review Officer, email August 6, 2020)</i>
Floodplain Management [24CFR55, EO 11988]	✓						Project site is not located within the 100- or 500-year flood zone and does not require flood insurance. <i>(indicated on Property Detail Map included in Environmental Review Record)</i>
Wetlands Protection [EO 11990]	✓						Project not in wetland areas defined by City 1987 Designated Inlands, Wetlands, and Watercourses Map. <i>(included in Environmental Review Record)</i>
Coastal Zone Management [Sec. 307(c), (d)]	✓						Hartford is not located in a coastal zone. CT Map. <i>(included in Environmental Review Record)</i>
Water Quality– Aquifers [40 CFR 149]	✓						Hartford is not located on a sole source aquifer. State of CT Aquifer Map. <i>(included in Environmental Review Record)</i>
Endangered Species [50 CFR 402]	✓						None in area, per Natural Diversity Database Digital Data. <i>(indicated on Property Detail Map included in Environmental Review Record)</i>

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Wild & Scenic Rivers [Sections 7 (b), (c)]	✓						There are no designated wild and scenic rivers within the City of Hartford. <i>(HUD Tidbits of the Environment #06-017 dated 10/6/05)</i>
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	✓						No industrial operation or power station is located in the project area. The project will also not create a large number of dwelling units that might generate a high volume of vehicular traffic i.e. 1,000 or more vehicles. <i>(http://www.hud.gov/offices/cpd/energyenviron/environmentj/compliance/forms/trngmanual/chapt2compliance.cfm)</i>
Farmlands Protection [7 CFR 658]	✓						Project is on previously developed land, and will have no impact on prime or unique farmland or other farmland of state or local importance. <i>(indicated on Property Detail Map included in Environmental Review Record)</i>
Manmade Hazards Thermal/Explosive [24 CFR 51 C]	✓						Project is an Acceptable Safe Distance from thermal/explosive hazards nor project will expose neither people nor buildings to such hazards. <i>(ATC Group Services LLC, April 2020, Phase I Environmental Site Assessment included in Environmental Review Record), included in Environmental Review Record)</i>
Noise [24 CFR 51 B]	✓						The noise to be generated by construction equipment between 7AM-6PM on weekdays and Saturdays is considered exempt from ordinance. <i>(Hartford Municipal Code, Ch. 23, Noise, Sec. 23-3(e))</i> The project site is also fully surrounded by existing urban and commercial uses. <i>(area knowledge)</i>
Airport Clear Zones [24 CFR 51 D]	✓						There are no commercial service airports in the area as designated by National Plan of Integrated Airport Systems, prepared by the FAA. <i>(revised HUD Tidbit #06-021 dated 7/21/06)</i>

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<p>Toxic Sites [24 CFR 58.5(i)(2)]</p>						<p>✓</p>	<p>The following listing(s) with a known or significant potential for release and impact in, on, or at the Property were identified in the state and tribal databases searched:</p> <p>Crown Plaza Hartford, 50 Morgan Street Discussion: The generation and proper disposal of hazardous waste does not indicate that there is a known or presumed release to the environment on this property. The release of cable oil detailed in the SPILLS database was reportedly addressed, and has been "closed". Based on the nature of these listings, on the "closed" status of the spill incident, and on the presumed downgradient (but adjacent) location of the property with respect to groundwater flow, this property does not appear to represent a likely past, present, or material threat of release in, on or at the Property.</p> <p>Fleet Bank/Shawmut Bank, 150 Windsor St Discussion: The generation and proper disposal of hazardous waste does not indicate that there is a known or presumed release to the environment on this property. Similarly, the presence and use of USTs on the property does not necessarily indicate that there has been a release. The AIRs permits issued for the property indicate that some permitted emissions to air have been approved for the property. Based on the nature of these listings, and on the presumed cross-gradient (but adjacent) location of the property with respect to groundwater flow, this property does not appear to represent a likely past, present, or material threat of release in, on or at the Property.</p> <p>Main and Chapel, 1161 Main St; 40 Chapel St Discussion: By definition, a Brownfield site is a property with the known or potential presence of pollution in soil and/or groundwater that requires assessment (and potentially remedial action) prior to redevelopment. A release from an on-site UST was reportedly identified and subsequently remediated. While it is unclear whether any additional releases were identified on this site, the release specified in this listing has reportedly been addressed. Therefore, these properties do not appear to represent a likely</p>

						<p>past, present, or material threat of release in, on or at the Property.</p> <p>Based on distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the sites listed in the state and tribal databases are considered to represent a likely past, present or material threat of release in, on, or at the Property. Given the physical setting characteristics of the property and surrounding area, supplemental agency file reviews were not warranted to verify the database report information.</p> <p><i>(ATC Group Services LLC, April 2020, Phase I Environmental Site Assessment included in Environmental Review Record), included in Environmental Review Record, pages 15 and 16)</i></p> <p>Contingency Plan for Unknown Contaminated Sources</p> <p>If unknown structures (drums, underground storage tanks (USTS), etc.) or contaminated media other than what are identified in this plan are encountered during excavation, the Contractor shall promptly notify the Site Owner, the Owner’s Environmental Representative, and the City of Hartford Fire Marshal’s office. Petroleum spills will be reported to the CTDEEP by the Contractor after consultation with the Site Owner and their Environmental Representative. These findings will be included in the Contractor’s daily report. If previously unidentified contaminant sources are found during excavation, sampling will be performed by the Owner’s Environmental Representative to characterize the materials, the results will be reported to the Owner, and the materials will be managed in accordance with this SMP.</p> <p>If a UST is found during excavation, in addition to notifying the Site Owner and Owner’s Environmental Representative, the Contractor/Site Owner will perform the following tasks:</p> <ul style="list-style-type: none"> • The top of the UST will be uncovered, and its contents, if any, will be sampled (if deemed necessary for disposal), pumped out and properly disposed of offsite. • The UST will be cleaned (with any liquids properly disposed of offsite), and then removed from the ground. The UST will be properly disposed of offsite.
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						<ul style="list-style-type: none"> The Owner’s Environmental Representative will collect soil confirmation samples from the UST grave, including sidewall and bottom samples per CTDEEP guidance. The confirmation samples will be analyzed at a CT certified laboratory. The analyses of the confirmation samples will be determined by the contents of the UST and CTDEEP guidance. The results of the confirmation samples will be compared to the CT RSRs. If the results are below RSR criteria, the UST grave can be backfilled and/or excavation/construction in the area of the UST can resume with remaining polluted soil, if any, managed in accordance with this SMP. If the results of one or more of confirmation samples are above RSR criteria, the Contractor will excavate the impacted soils for offsite disposal and additional soil confirmation sample(s) will be collected. This process will be repeated until all confirmation samples are below RSR criteria. The Owner’s Environmental Representative will document the UST removal and soil confirmation sample results in a letter report. <i>(GZA Geo Environmental Inc., Soil Management Plan, Parcel C, 1212 Main Street, Hartford, CT – August 2020, pages 10,11)</i>
Environmental Justice [EO 12898]	✓					The 270 units are comprised of two hundred eight (208) one-bedroom, and sixty-two (62) two-bedroom including ten (10) units and will serve families and individuals between 50% and 60% market rate income levels. This does not have the potential for new or continued disproportionately high and adverse human health and environmental effects on minority or low-income populations, and is not likely to raise environmental justice issues.
Flood Insurance - 58.6(a)	✓					ATC reviewed Flood Insurance Rate Maps (FIRM) from the Federal Emergency Management Agency (FEMA) website. According to the FIRM (Map #090003C0368G), dated September 16, 2011, the Property is located in Zone X (unshaded), which are areas determined to be outside the 0.2% annual chance floodplain. Project site is not located within the 100 or 500-year flood zone and does not require flood insurance. <i>(See Property Detail Map included in Environmental Review Record)</i>
Coastal Barriers - 58.6(b)	✓					Hartford is not located in a coastal zone. <i>(CT map included in Environmental Review Record)</i>

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Airport Clear Zone Notification - 58.6(c)	✓					Project is not located within 2500 feet of runway of a designated FAA facility. <i>(revised HUD Tidbit #06-021, dated 7/21/06)</i>
Water Quality	✓					The Metropolitan District (MDC) provides stormwater services for the site and surrounding area. Public utility water and sewer services for developed parcels are also provided by MDC. According to the MDC 2018 Water Quality Report, all substances analyzed were in compliance with state and federal water quality standards, including those for lead. MDC's drinking water comes from surface water sources, including the Barkhamstead Reservoir and the Nepaug Reservoir, both of which are part of the East Branch of the Farmington River. <i>(ATC Group Services LLC, April 2020, Phase I Environmental Site Assessment included in Environmental Review Record), included in Environmental Review Record)</i>
Solid Waste Disposal	✓					The City of Hartford Department of Public Works handles solid waste disposal. Demolition debris must follow disposal pursuant to State and Local guidelines. <i>(https://www.hartfordct.gov/Government/Departments/Public-Works/Waste-Recycling-Division)</i>
Fish and Wildlife	✓					Project site occupies land already developed for residential purposes. No endangered species in area, as per Natural Diversity Database Digital Data. <i>(indicated on Property Detail Map included in Environmental Review Record)</i>
Building permits				✓		Must be obtained prior to start of work. <i>https://www.hartfordct.gov/Government/Departments/DDS/DDS-Services/Apply-for-a-Permit</i>
Asbestos Abatement	✓					Asbestos has not been detected on the property.
LBP Abatement					✓	GZA conducted a Phase II Environmental Site Investigation at the Site in February 2020, which included a GPR survey and soil and groundwater sampling. No subsurface anomalies indicative of a UST were identified. The soil profile generally consisted of urban fill (2 to 10 feet thick) followed by varying amounts of brown silts and clay. Bedrock was encountered during the investigation on the eastern portion of the Site at depths ranging from approximately 3 to 16 fbg. Bedrock was not encountered on the western portion of the Site in borings up to 35 fbg. The results of the soil sampling are provided in Table 1 and are summarized as follows: <ul style="list-style-type: none"> • No PCBs were detected above the minimum laboratory reporting limits (MRLs) in the samples analyzed for that parameter. • Several petroleum-related VOCs were detected above MRLs in the soil sample analyzed for that parameter.

							<ul style="list-style-type: none"> • ETPH was detected above the MRLs in several of the soil samples at concentrations ranging from 64 to 1,200 milligrams per kilogram (mg/kg). • Lead was detected above the MRLs across the Site at concentrations ranging from 7.4 to 960 mg/kg and leachable lead (by the synthetic precipitation leaching procedure (SPLP)) was detected in the two samples analyzed for that parameter. • Various PAHs were detected in the soil samples above the MRLs. <p>PLANNED EXCAVATION ACTIVITIES</p> <p>As discussed in Section 1.2, previous soil quality testing indicated that soil at certain locations is impacted with ETPH, VOCs, PAHs and/or lead. Impacted soil in the areas to be disturbed (see Figure 2 and plans in Appendix B), may either be direct loaded for off-site disposal (if pre-characterized and Contractor has obtained facility approval) or may be temporarily stockpiled for potential on-site reuse or off-site disposal. We understand the intent is to reuse impacted soils on site to the extent practical and minimize the amount of impacted soil removed from the Site. GZA notes that impacted soils that are reused onsite (see section 6.3), should be placed beneath the Site buildings to prevent direct human exposure and leaching of contaminants through the infiltration of stormwater.</p> <p>The Contractor shall review associated bid documents and specifications to make a determination on the quantities of material for excavation and stockpiling. Subsequent to the removal of the impacted soils identified in the Tables and Figures attached and the information provided in Appendix B, remaining soils excavated from the Site during the construction activities are not expected to require special handling. GZA notes however that the fill materials identified at the Site during the previous investigations appear to be heterogeneous and additional areas of fill material potentially requiring management may be encountered during the excavations. If suspect materials are encountered during excavation activities outside the areas designated in Figure 2, the Contractor should immediately notify the Owner’s Environmental Representative.</p> <p>Non-impacted soils excavated from the Site shall be segregated from the contaminated soil and stockpiled separately for potential evaluation depending on their disposition. Soil and erosion control requirements for non-impacted soils must comply with the CTDEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, and Contractor must adhere to the local soil and</p>
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B) ENVIRONMENTAL ASSESSMENT

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Impact Codes: (3) - Potentially adverse; (1) - No impact anticipated; (4) - Requires mitigation; (2) - Potentially beneficial; (5) - Requires project modification		
LAND DEVELOPMENT	CODE	SOURCE OR DOCUMENTATION
Conformance with Comprehensive Plans and Zoning	2	<p><u>Planning and Zoning Review</u> approved the application on July 9 2020. Insufficient information has been provided about new signage to determine compliance with applicable Zoning Regulations; all other submitted application and supporting documents comply with all provisions of the Zoning Regulations and prior approvals.</p> <ol style="list-style-type: none"> 1) Separate zoning review(s) will be necessary for new signage to ensure compliance with Zoning Regulations. 2) Stormwater management system, and other utilities, are subject to review and approval by The MDC or other utility company 3) Work within the City Right-of-Way (ROW) is subject to review and approval by City of Hartford Department of Public Works (DPW) or Department of Transportation, as required. 4) Easements for sidewalk encroachments outside of the ROW shall be created to satisfaction of DPW and Corporation Counsel, and copies of documents recorded in Land Records shall be filed with the Planning Division Staff . 5) No substitutions or changes in exterior building materials allowed without prior approval by Planning Division staff in order to determine compliance with Sec.4.0. 6) No changes in the number of dwelling units and/or the addition of Efficiency/Micro-units, as defined in Zoning Regulations, allowed without prior approval by Planning Division staff to ensure compliance with Sec.3.2.1. <p><i>(Dept of Development Services – Planning Division, Administrative Review, Site Plan Review, DoNo Parcel C, 1212 Main Street, July 9, 2020)</i></p>
Compatibility and Urban Impact	2	See above
Slope	1	<p>Based on the United States Geological Survey (USGS) Hartford North, Connecticut 7.5-minute series (1992) Topographical Map, the Property is located at an elevation of approximately 70 feet above sea level. The topography of the Property and immediately surrounding area slope down to the east- northeast, towards the Connecticut River.</p> <p><i>(ATC Group Services LLC, April 2020, Phase I Environmental Site Assessment included in Environmental Review Record), included in Environmental Review Record)</i></p>

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Erosion	1	Construction activities shall be consistent with the Connecticut General Permit for the Discharge of Stormwater and Dewater Wastewater Associated with Construction Activities and will implement appropriate erosion and sediment controls. (www.cicacenter.org/pdf/ctpermit.pdf)
Soil Suitability	1	According to the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey, the majority of the soils beneath the Property are classified as Urban Land. Urban Land contains shallow soils that have been extensively influenced by human activities, found mostly but not only in urban areas. According to the CTECO Surficial Materials Map, the surficial geology on the Property is identified as Fines. Fines are defined as very fine sand, silt, and clay composed of well-sorted, thin layers of alternating silt and clay, or thicker layers of very fine sand and silt. Very fine sand commonly occurs at the surface and grades downward into rhythmically bedded silt and clay varves (lake-bottom deposits). <i>(Soils and Materials Management Plan, Parcel C, 1212 Main Street, Hartford, CT GZA, July 16 2020)</i>

<p>Impact Codes: (3) - Potentially adverse; (1) - No impact anticipated; (4) - Requires mitigation; (2) - Potentially beneficial; (5) - Requires project modification</p>	
<p>Hazards and Nuisances including Site Safety</p>	<p style="text-align: center;">4</p> <p>Soil Management</p> <p>GZA conducted a Phase II Environmental Site Investigation at the Site in February 2020, which included a GPR survey and soil and groundwater sampling. No subsurface anomalies indicative of a UST were identified. The soil profile generally consisted of urban fill (2 to 10 feet thick) followed by varying amounts of brown silts and clay. Bedrock was encountered during the investigation on the eastern portion of the Site at depths ranging from approximately 3 to 16 fbg. Bedrock was not encountered on the western portion of the Site in borings up to 35 fbg. The results of the soil sampling are provided in Table 1 and are summarized as follows:</p> <ul style="list-style-type: none"> • No PCBs were detected above the minimum laboratory reporting limits (MRLs) in the samples analyzed for that parameter. • Several petroleum-related VOCs were detected above MRLs in the soil sample analyzed for that parameter. • ETPH was detected above the MRLs in several of the soil samples at concentrations ranging from 64 to 1,200 milligrams per kilogram (mg/kg). • Lead was detected above the MRLs across the Site at concentrations ranging from 7.4 to 960 mg/kg and leachable lead (by the synthetic precipitation leaching procedure (SPLP)) was detected in the two samples analyzed for that parameter. • Various PAHs were detected in the soil samples above the MRLs. <p>How to address Impacted Soils</p> <p>Soil at certain locations impacted with ETPH, VOCs, PAHs and/or lead...may either be direct loaded for off-site disposal (if pre-characterized and Contractor has obtained facility approval) or may be temporarily stockpiled for potential on-site reuse or off-site disposal.</p> <p><i>(Soils and Materials Management Plan, Parcel C, 1212 Main Street, Hartford, CT GZA, July 16 2020)</i></p> <p>Subsequent to the removal of the impacted soils identified...remaining soils excavated from the Site during the construction activities are not expected to require special handling. Fill materials identified at the Site during the previous investigations appear to be heterogeneous and additional areas of fill material potentially requiring management may be encountered during the excavations. If suspect materials are encountered during excavation activities outside the areas designated, the Contractor should immediately notify the Owner's Environmental Representative.</p> <p>Non-impacted soils excavated from the Site shall be segregated from the contaminated soil and stockpiled separately for potential evaluation depending on their disposition. Soil and erosion control requirements for non-impacted soils must comply with the CTDEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, and</p>

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Impact Codes:		(3) - Potentially adverse;
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		Contractor must adhere to the local soil and erosion control land use regulations and follow the Connecticut Guidelines for Soil Erosion and Sediment Control. <i>(Soils and Materials Management Plan, Parcel C, 1212 Main Street, Hartford, CT GZA, July 16 2020)</i>
Energy Consumption	1	The project must meet, at a minimum, City of Hartford and State of Connecticut basic building codes, any existing rehabilitation standards, zoning ordinances, HUD Housing Quality Standards, and the Model Energy Code. https://www.hartfordct.gov/Government/Departments/DDS/DDS-Divisions/Housing-Division
Noise-Contribution to Community Noise Levels	1	The noise to be generated by construction equipment between 7AM-6PM on weekdays and Saturdays is considered exempt from ordinance <i>(Hartford Municipal Code, Chapter 23, Noise, Section 23-3(e))</i> . The project site is also fully surrounded by existing urban and commercial uses, and when occupied is anticipated to have no impact on community noise levels.
Air Quality-Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no nearby sources for localized pollution (industry, dump, power stations) and the project consisting of 270 apartments will not contribute significantly to the extent of existing pollution (smog, dust, odors, smoke) in the existing residential and commercial district.
Environmental Design Visual Quality-Coherence, Diversity, Compatible Use and Scale	1	This property has not been designated as historic by the Historic Preservation Alliance (Properties Covered by the Historic Preservation Ordinance, revised February 6, 2017). Therefore this project will have No Effect on historic resources.
Demographic Character Changes	2	The proposal complies with Zoning Regulations. <i>(Dept of Development Services – Planning Division, Administrative Review, Site Plan Review, DoNo Parcel C, 1212 Main Street, July 9, 2020)</i>
Displacement	1	There will be no displacement, as the project will be on currently undeveloped property.
SOCIOECONOMIC	CODE	SOURCE OR DOCUMENTATION
Employment and Income Patterns	2	The project will most likely support the local construction industry on a short term basis.
Educational Facilities	1	The addition of 270 apartments in downtown Hartford is not anticipated to impact the demand for educational services.
Commercial Facilities	1	In the mile surrounding the project site, there are several commercial entities such as banks, salons, medical offices, markets, pharmacies and eateries.
COMMUNITY FACILITIES AND SERVICES	CODE	SOURCE OR DOCUMENTATION
Health Care	1	Based on the project description of production of 270 apartments would have no adverse impact is anticipated to the demand on health services. St. Francis

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(1) - No impact anticipated;		(4) - Requires mitigation;
(2) - Potentially beneficial;		(5) - Requires project modification
		Hospital is a full-service health care facilities located within 1.5 mile of the project site.
COMMUNITY FACILITIES AND SERVICES	CODE	SOURCE OR DOCUMENTATION
Social Services	1	Based on the project description of production of 270 units, no adverse impact is anticipated to the demand on social services. In addition to services offered by the City's Health and Human Services Department, there are several and varied social service providers within close proximity of the project site.
Solid Waste	1	Site is included in the City's weekly Dept. of Public Works pickup schedule. (Regulations are detailed in the City's Waste and Recycling Guidelines, Rules, and Regulations 2020 Edition. <i>(https://www.hartfordct.gov/Government/Departments/Public-Works/Waste-Recycling-Division#section-2)</i>
Waste Water	1	The City's wastewater is handled by the Metropolitan District Commission sewage plant service. (<i>http://www.themdc.com</i>)
Storm Water	1	Based on the site's urban setting, stormwater likely discharges to the municipal storm sewers. The project developer will ensure that facilities shall be connected to MDC storm water disposal service as other facilities in the area. Storm water is channeled to MDC storm drains, either through direct rain leaders or appropriate site grading. (<i>http://www.themdc.com</i>)
Water Supply	1	The project site is served by municipal water and sewer through the Metropolitan District Commission. (<i>http://www.themdc.com</i>) No change is anticipated as the project site was once occupied by residences.
Public Safety	1	911 services are available throughout Hartford for public safety emergencies. Hartford Police Department headquarters, located at 253 High Street, is approximately 1.0 miles west of the project site.
- Police	1	911 services are available throughout Hartford for public safety emergencies. Hartford Police Department headquarters, located at 253 High Street, is approximately 1.0 miles west of the project site.
- Fire	1	911 service is available throughout Hartford for fire emergencies and the Fire Department is the first responder for medical emergencies. Fire Department Headquarters at 253 High Street, is approximately 1.0 miles from the project site.
- Emergency Medical	1	911 service is available throughout Hartford for fire emergencies and the Fire Department is the first responder for medical emergencies. Fire Department Headquarters at 253 High Street, is approximately 1.0 miles from the project site.
Open Space and Recreation	1	Riverside Park, located less than a .8 mile from the project site, features areas for miles of unpaved trails, picnic areas, cricket and football fields, playgrounds and a boat launch.
-Open Space	1	Riverside Park, located less than a .8 mile from the project site, features areas for miles of unpaved trails, picnic areas, cricket and football fields, playgrounds and a boat launch.
-Recreation	1	Riverside Park, located less than a .8 mile from the project site, features areas for miles of unpaved trails, picnic areas, cricket and football fields, playgrounds and a boat launch.

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Impact Codes:		(3) - Potentially adverse;
(1) - No impact anticipated;		(4) - Requires mitigation;
(2) - Potentially beneficial;		(5) - Requires project modification
COMMUNITY FACILITIES AND SERVICES	CODE	SOURCE OR DOCUMENTATION
-Cultural Facilities	1	Project site is in walking distance/local bus to a variety of cultural facilities such as Mark Twain House; Real Art Ways; Wadsworth Atheneum; Hartford Stage Company; XL Center; Theatreworks, Hartford Public Library; Bushnell Auditorium; and many worship centers. <i>(area knowledge/field observation)</i>
Transportation	1	The project is unlikely to result in significantly more traffic than currently exists or historically existed in the project area. The site is served by Connecticut Transit's 32, 34, 36 and 40 bus routes on Main and Windsor Streets. <i>(cttransit.com)</i> The Amtrak train and multi-carrier bus station are located approximately 0.5 mile from the project site. <i>(Google Maps)</i>
NATURAL FEATURES	CODE	SOURCE OR DOCUMENTATION
Water Resources	1	Construction activities shall be consistent with the CT General Permit for the Discharge of Stormwater and Dewater Wastewater Associated with Construction Activities and will implement appropriate erosion and sediment controls <i>(www.cicacenter.org/pdf/ctpermit.pdf)</i> .
Surface Water	1	The nearest watercourse to the site is the Park River approximately 2,700 feet west of the subject site. The classification is C/B, which represents a surface water body that is not currently meeting one or more class B water criteria as a result of one or more sources of pollution. <i>(Phase I, Section 2.2.1)</i>
Unique Natural Features and Agricultural Lands	1	Project site not located in areas of farmland or other such importance. <i>(indicated on Property Neighborhood Map included in Environmental Review Record)</i>
Vegetation and Wildlife	1	Project site is currently developed as urban land, and is not in the vicinity of any endangered species. <i>(indicated on Property Detail Map included in Environmental Review Record)</i>
OTHER FACTORS	CODE	SOURCE OR DOCUMENTATION
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	Project site is not located on the 100- or 500- year flood zone, and does not require flood insurance. <i>(indicated on Property Detail Map included in Environmental Review Record)</i>
Coastal Barrier Resources Act- Coastal Barrier Improvement Act [§58.6(c)]	1	Hartford is not a coastal city. <i>(Connecticut map, included in Environmental Review Record)</i>
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	Project is not located within 2500 feet of runway of a designated FAA facility. <i>(revised HUD Tidbit #06-021 dated 7/21/06)</i> .

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PART III: SUMMARY OF FINDINGS AND CONCLUSIONS

Alternatives to the Proposed Actions

No significant and unavoidable adverse impacts were identified for the proposed project. Therefore, project alternatives or modifications have not been considered.

No Action Alternative [24 CFR 58.40(e)]

The No Action Alternative: This alternative considers the impact of no change at the site; the lots at the project site would remain vacant, which would continue to negatively impact aesthetics, socioeconomic conditions, and public health and safety as compared to the proposed project.

The No Action alternative would result in the loss of 270 apartments.

Attached Studies or Summaries

- 1) ATC Group Services LLC, April 2020, Phase I Environmental Site Assessment included in Environmental Review Record
- 2) Soils and Materials Management Plan, Parcel C, 1212 Main Street, Hartford, CT GZA, July 16 2020
- 3) GZA Geo Environmental Inc., Soil Management Plan, Parcel C, 1212 Main Street, Hartford, CT – Revised August 2020

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

- 1) City of Hartford Planning and Zoning Regulations
(<https://www.hartfordct.gov/Government/Departments/DDS/DDS-Divisions/Planning-Zoning>)
- 2) City of Hartford 2016-2020 Consolidated Plan
- 3) CT Transit Bus Schedule (www.cttransit.com)
- 4) United States EPA Website (www.epa.gov)
- 5) City of Hartford Website (www.hartfordct.gov)
- 6) Hartford Public Schools Website (www.hartfordschools.org)
- 7) Metropolitan District Commission Website (www.themdc.com)
- 8) Google Maps
- 9) ESRI/ArcMap
- 10) Centers for Disease Control/NIOSH Website (www.cdc.gov/niosh/)
- 11) CT Dept. of Environmental Protection (www.ct.gov/dep/)
- 12) Riverfront Recapture website (www.riverfront.org)
- 13) Area Knowledge/Field Observation by Environmental Review Officer

Additional Notes:

This Environmental Assessment was prepared based on the Phase I Environmental Site Assessment and all related documents submitted to the Department of Development Services Housing and Property Division.

RMS Companies shall provide the Department of Development Services Department, Division of Housing and Property and the Department of Management and Budget, Office of Central Grants with documentation of the remedial action taken, contaminants found in the process, and any additional information that may change the scope of the work recommended on the aforementioned environmental report(s).

RMS Companies shall be aware that this environmental assessment is subject to revision, should conditions change.