

Gilbert & Bennett Redding, Connecticut

Resource Conservation and Recovery Act (RCRA) Corrective Action Reuse Success Stories

December 2008

Property Details

Property Address:	1 North Main Street
Property Size:	Approximately 50 acres
Former Use:	Manufacturer of wire products
Contaminants Found:	Antimony, arsenic, cadmium, petroleum hydrocarbons, lead, xylene, zinc
Proposed Use:	Railroad station, residential, commercial, industrial, performing arts center
Current Owner:	Georgetown Land Development Company (GLDC)

Project Partners

- Town of Redding
- Georgetown Village Restoration, Inc.
- Georgetown Redevelopment Company (GRC)
- CT Department of Environmental Protection (CTDEP)
- US Environmental Protection Agency (EPA)
- US Department of Agriculture
- US Fish and Wildlife Service
- US Army Corp of Engineers
- US Department of Transportation
- US Department of Homeland Security
- Connecticut Department of Transportation
- Connecticut Office of Policy and Management
- Connecticut Department of Economic and Community Development

Funding Details

EPA Brownfields Grants.....	\$300,000
CT Community Development Block Grant.....	\$600,000
CT Small Town Economic Assistance Program to Town of Redding for streetscape.....	\$500,000
USDA Long-term Loan.....	\$5 mill
US Treasury tax exempt "Green Bonds" allocated.....	\$72.225 mill

Project Highlights

- EPA National Award for Smart Growth Achievement
- US Green Building Council LEED Neighborhood Development designated Pilot Project, June 2007
- CT Chapter of the American Planning Association Community Development of the Year, November 2007

Project Timeline

1992	RCRA Facility Assessment (RFA)
1998	RCRA Facility Investigation (RFI)
September 2003	Human Exposure Under Control
September 2007	Remedy Selection
2010	Mitigation of Contaminated Groundwater Under Control
2012	Construction Completion

Facility History:

The Gilbert & Bennett Manufacturing Company (G&B) owned and operated a wire fence and screen manufacturing facility in Georgetown, CT since 1830. Operations generated byproducts such as waste acids, alkalis, solvents, oils, paints, lead and zinc skimming/dross, and metal hydroxide sludge. The metal hydroxide sludge was placed in a surface impoundment area. Operations ceased in July 1989 and G&B filed bankruptcy in 1998. In October 2002, GLDC purchased the former manufacturing property and American Restoration Resources, Inc. (now GRC), purchased the four-acre surface impoundment area.

Clean-up Work:

In 2001, EPA excavated and stabilized nearly 3,000 cubic yards (cy) of sludge from within the lagoons and approximately 10,000 cy of previously excavated soil and sludge.



Conceptual plans for future redevelopment

An interim earthen cap was constructed to prevent direct contact with contaminated soils and reduce potential impacts to groundwater and surface water. In September 2003, EPA's Human Exposures Under Control Environmental Indicator was achieved. GLDC began building demolition in October 2006 and, to date, recycled 72% of demolition waste. CTDEP approved a Remedial Action Plan in September 2007 which includes a Corrective Action Management Unit and the excavation and consolidation of approximately 40,000 cy of contaminated soils and sediment.

Project Results:

In 2003, a week long intensive design charrette was held and created a New Urbanism vision for the site. The charrette involved over 1,000 community members and stakeholders. The plan includes 416 units of mixed residential housing, 109,000 square feet of shops and restaurants, 113,000 square feet of office space, and a performing arts center. This transit oriented and pedestrian friendly development will include a reinstated Metro North Railroad Station, a "day-lighted" Norwalk River (90% complete), wider sidewalks and narrower streets to slow traffic. The US Treasury Department has labeled the project as a "Green Building and Sustainable Design Designation" due to its wide range of green building efforts. For example, the site will generate some of its own electricity through photovoltaic, hydroelectricity, and a cogeneration fuel cell system. Developers plan to build "green-roofs" on designated buildings throughout the site.

