



Public Presentation

Scovil Hoe Mill Reuse Planning Project

July 12, 2018

Agenda

- I. Study Objectives & Site Background
- II. Existing Condition Assessment
- III. Reuse Assessment
- IV. Discussion of Next Steps
 - Camoin Associates Tax Increment Financing
- V. Discussion and Questions

Team

- Fuss & O'Neill
- Crosskey Architects
- Camoin Associates

Study Objectives

Purpose

- Use DECD State Brownfield Funds for the environmental, engineering , and reuse assessment of a former CT DOT maintenance facility known as the Scovil Hoe Mill.
- Compile & analyze information for acquisition due diligence.
- Support the Town in identifying a potential feasible reuse option with an associated redevelopment order-of-magnitude opinion of cost .

Background



Site Location



Site Setting



| | Size | Historical Use | Recent/Current Use |
|-------------------|------------------------------|--|---|
| Building A | Approximately 10,500 Sq. Ft. | Mill Building ("planters hoe") in the late 1800's and early 1900's | Former garage complex owned by DOT for storage and truck maintenance. Has been abandoned and vacant since 2014. |
| Building B | Approximately 8,000 Sq. Ft. | | |
| Site | 4 Acres | | |

Existing Conditions Assessment



Existing Conditions Assessment

- Environmental Site Assessment
- Hazardous Building Material Survey
- Wastewater & Water Supply Assessment
- Structural/Architectural Building Assessment
- Opportunities & Constraints
- Market Analysis

Deliverables to the Town

Final deliverables include:

- Village of Higganum Preliminary Study of Opportunities & Constraints
- Hazardous Building Materials Inspection
- Phase I,II & Limited III Environmental Site Assessment
- Conceptual Septic System Memorandum
- Structural Condition Report
- Preliminary Reuse Plan
- Architectural Floor plan & renderings
- Real Estate Market Opportunities for Scovil Hoe
- Executive Summary

Environmental Site Assessment

Phase I ESA

- Identified 19 Recognized Environmental Conditions (REC's) including:

Polluted Fill | Underground Storage Tanks | Former Vehicle Lifts

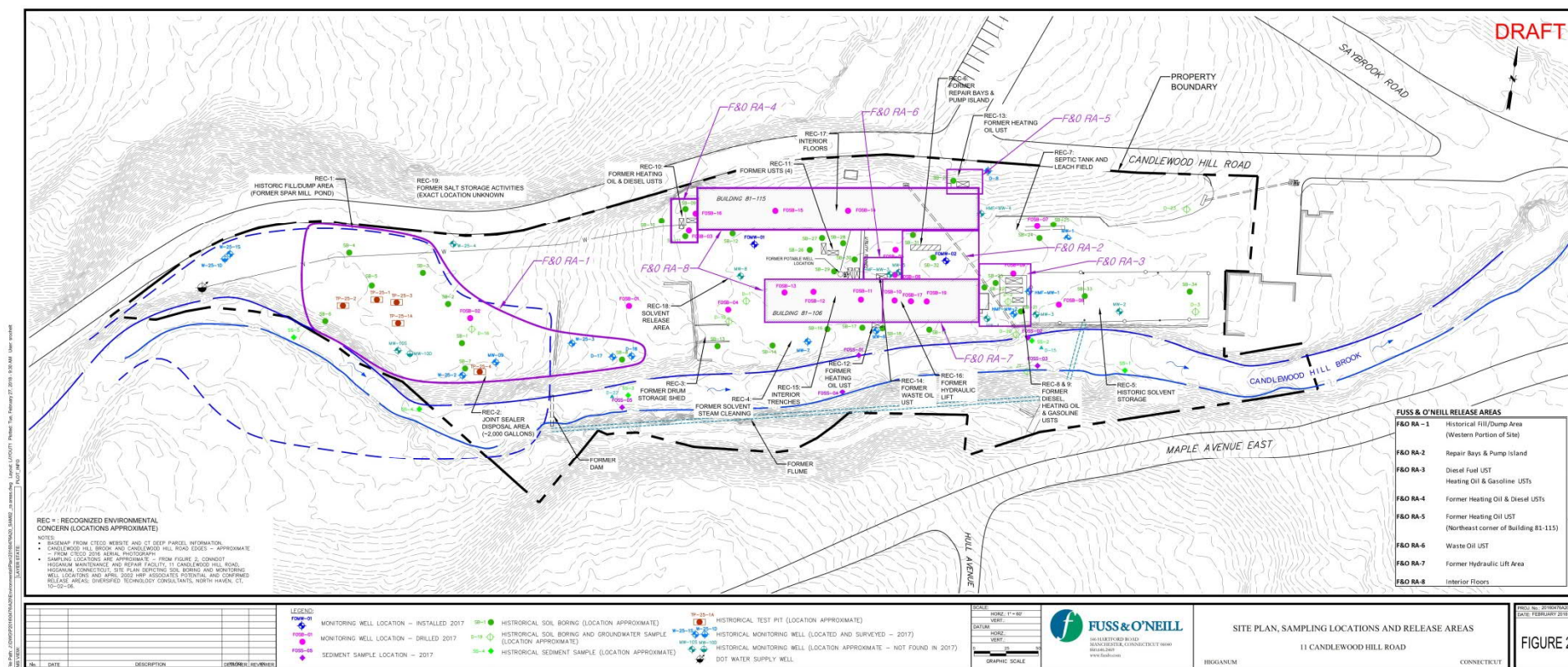
Phase II/III ESA

- Identified contaminated groundwater in shallow aquifer deposits from petroleum hydrocarbons and pesticides.
- Revealed releases of petroleum hydrocarbons and other potential hazardous substances including:

Petroleum Hydrocarbons | Volatile Organic Compounds | Lead

Environmental Site Assessment

Sampling Locations & Release Areas



Hazardous Building Material Survey

- Asbestos containing building materials were identified in:

Roofing Cement & Flashing Paper | Roof Tile | Window & Door Caulk |
Frame Caulking | Boiler Materials

- Lead based paint building materials were contained in:

Stair, Door, & Window Components | Select Building Walls & Shelves

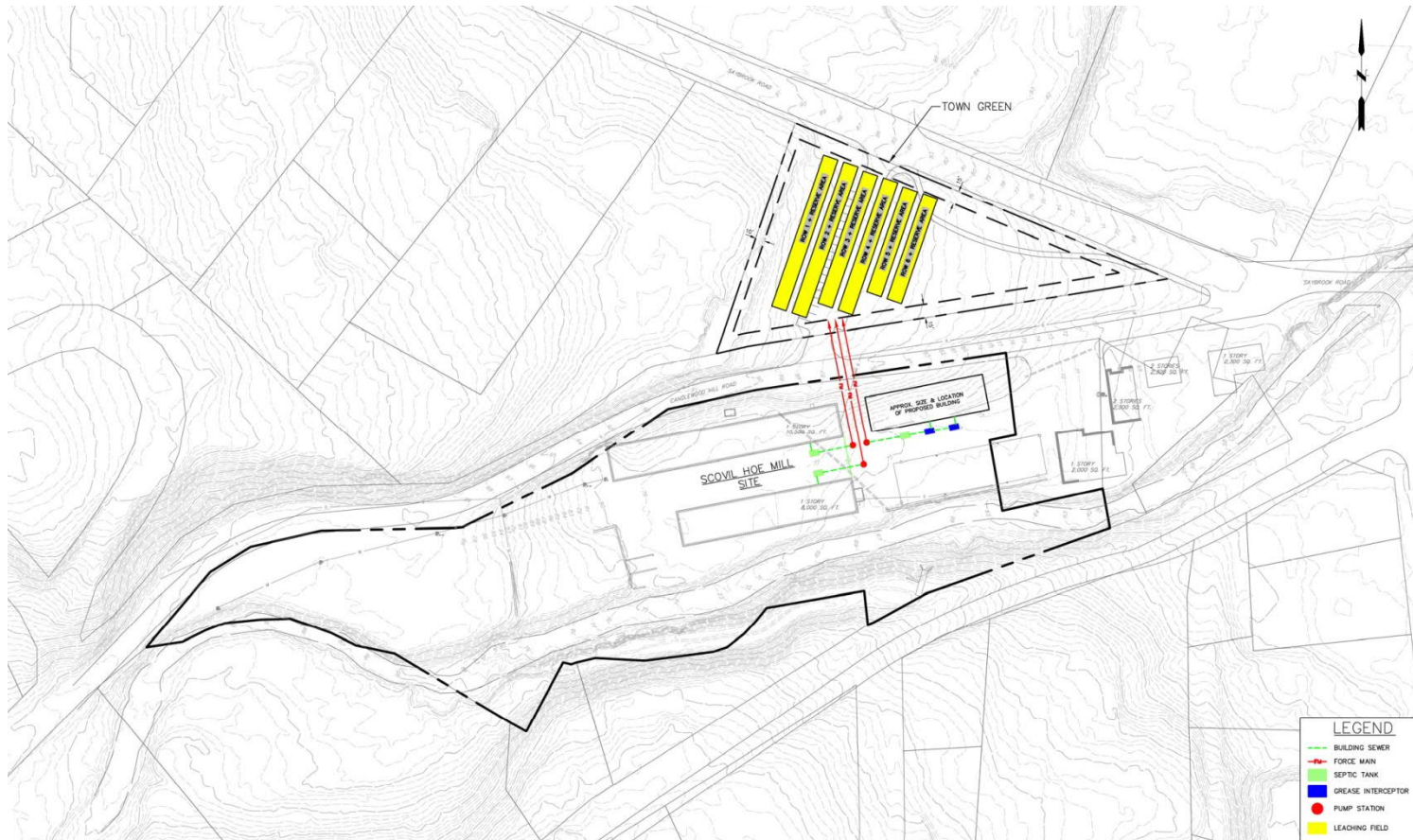
- Mercury containing light tubes and diethylhexyl phthate containing equipment were identified.

Wastewater Disposal Assessment

- Septic capacity analysis was based on a design flow of 7,080 gallons per day.
 - GPD below the 7,500 threshold for DEEP regulated system
 - Based on preliminary reuse plan
- Both on site and off-site properties were evaluated for potential locations of subsurface disposal due to:
 - Existence of on-site polluted urban fill
 - Total available land area
 - Wetland setbacks
 - Drinking water wells
 - Underground utilities
 - Lack of public wastewater disposal system for the Village

Wastewater Disposal Assessment

Subsurface Wastewater Disposal Concept Design



- Town Green was selected as the most suitable property for a septic system due to relatively deep groundwater depth and high percolation rate soils.

Wastewater Disposal Assessment

- Town Green wastewater system predicated on no municipal sewers in Higganum.
- Infrastructure assessment to identify municipal wastewater disposal options / feasibility
 - Scovil could connect to future municipal system
- Issues / Options
 - Scovil as a near term, and / or standalone redevelopment (utilize town green)
 - Town green redesigned and reconstructed
 - Option: Postpone near term redevelopment until infrastructure assessment and funding commitments are in place and implementation is imminent.
 - Option of not disturbing Town green.

Water Supply Assessment

- Presence of existing well
 - Drill 8-inch Well
 - Reported depth 120 feet
 - Pump apparatus disconnected
- Grab water sample
 - Pesticides
 - Volatile organic compounds
 - Petroleum
- Long term pump test and water quality analysis will be necessary for health department permitting



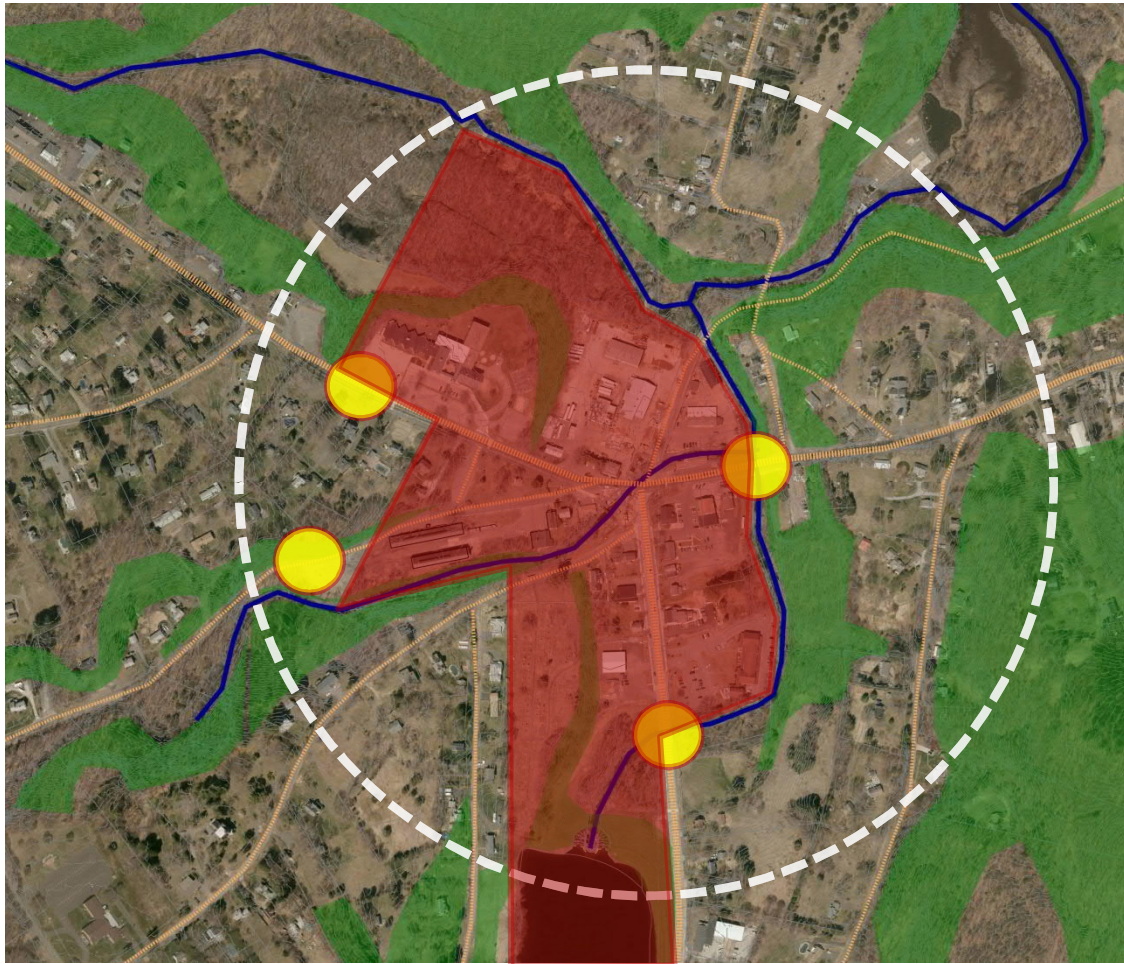
Structural & Architectural Assessment

- Buildings
 - Two (2) single story, gable roof, manufacturing buildings
 - Constructed late 1800's to early 1900's
 - Used until 2014
- Structural Condition Report
 - Limited water infiltration
 - Mortar loss at exterior wall
 - Degradation of timber
- Generally buildings are in structurally sound condition



Opportunities & Constraints

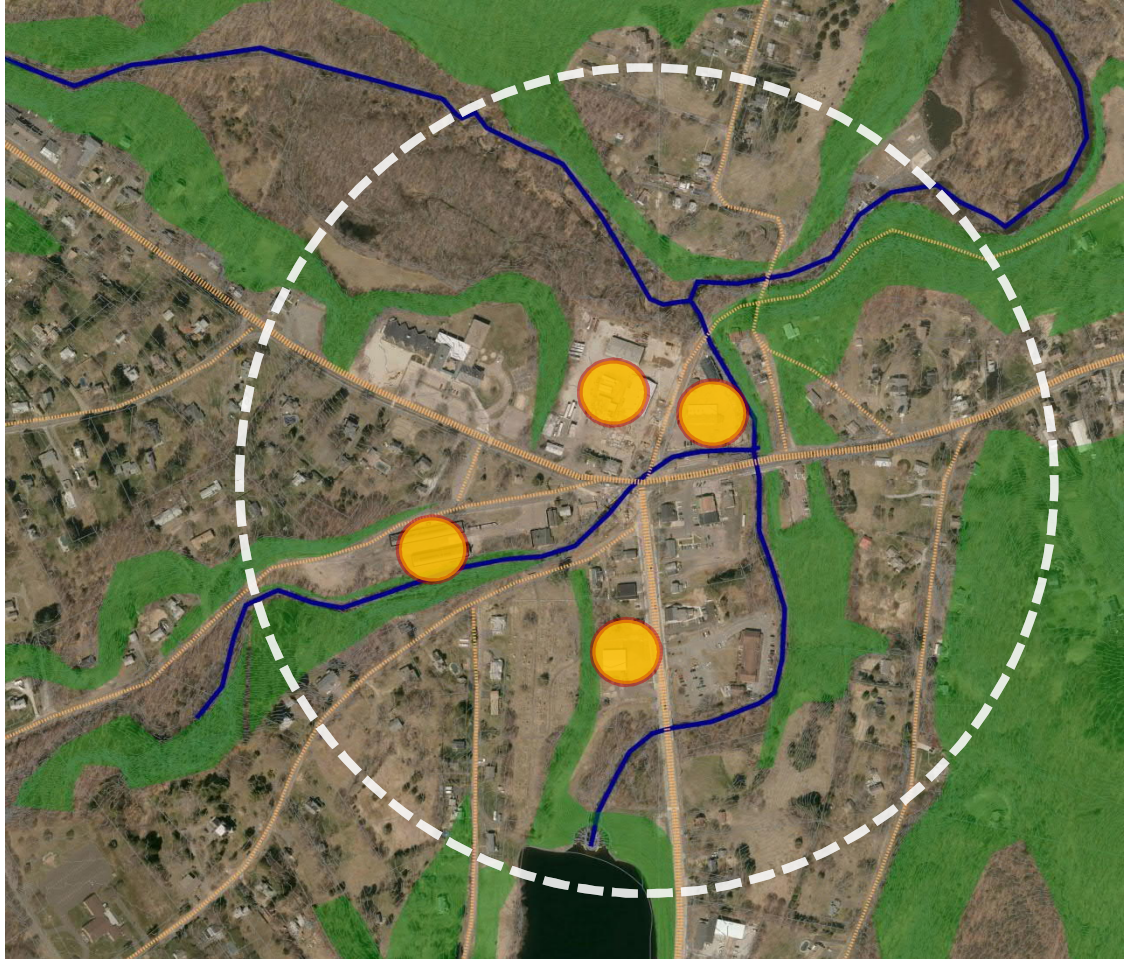
Defining Downtown



- Contiguous / accessible and connected mix of uses, open space and recreational opportunities.
- Commercial and mixed use Expansion / rehabilitation opportunities
- Distinct changes in land use
- A cohesive geographic area
- Traffic crossroads / volume
- Clear points of arrival (gateways)

Opportunities & Constraints

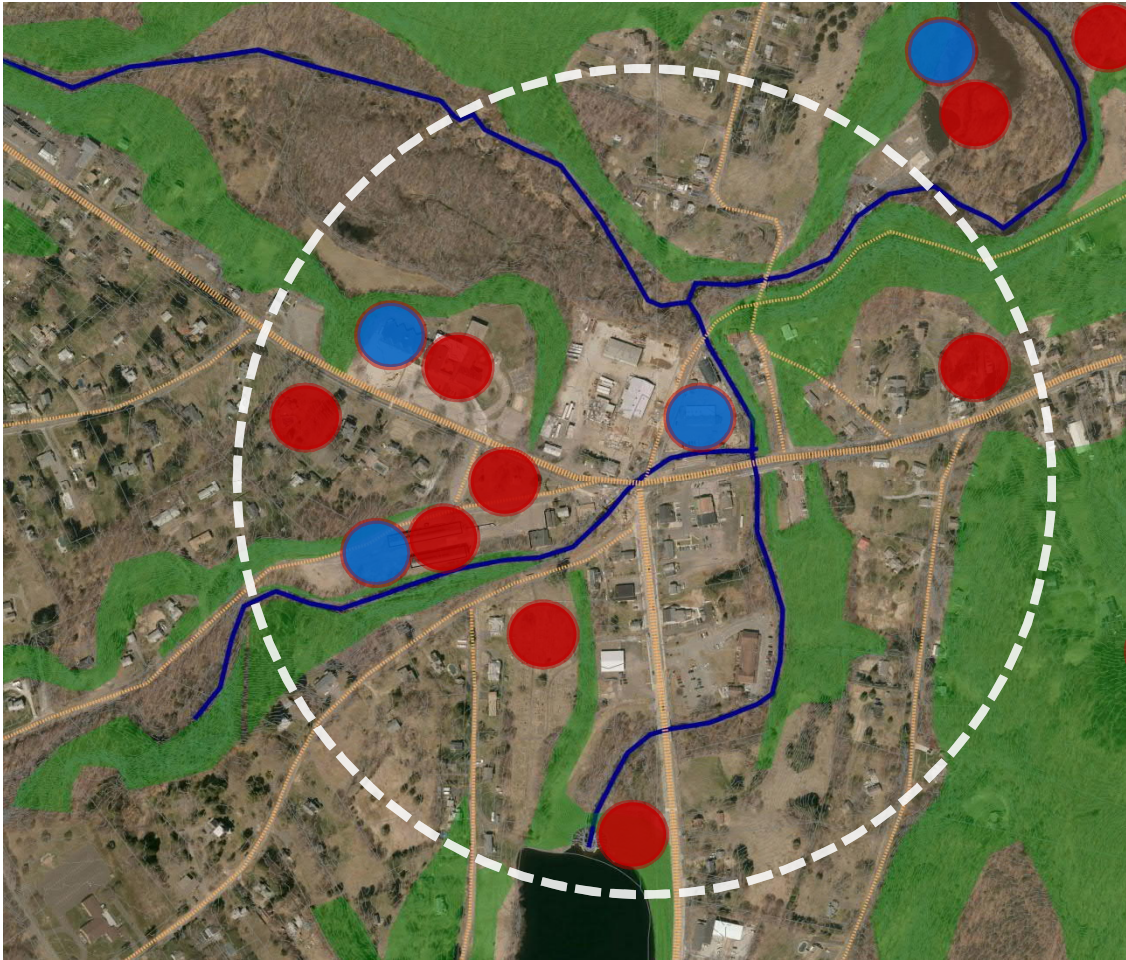
Constraints



- Waterways, wetlands, floodplains
- Topography
- Utilities
 - Waste Disposal limitations
 - Potable water quality
 - Internet / Wi-Fi
- Market / Demographics
 - Good for residential
 - Not so good for commercial
- Blighted downtown properties
- Underutilized commercial sites
- Historic Scovil separated from downtown by Candlewood Hill Brook
- Lack of higher density mixed use / residential

Opportunities & Constraints

Opportunities



- Strong Sense of place
 - Self contained walkable village
 - Views into village upon arrival
 - Clear sense of arrival
- Recreational / cultural assets
 - Greenways – Historic
 - Cultural – Recreational
 - Higganum Cove / River
- Stable businesses
- Room for expansion and mix of uses (residential)
- Publically controlled land
- Open Space connectivity – a guiding principal
- Hydropower potential
- Single large redevelopment opportunity (Rossi property)

Market Analysis

- Two market segments
 - Aging 65+ Population
 - Young Professionals
- Higganum's Market Observations & Opportunities
 - Low-cost office/artist/flex space
 - Specialty food/retail shops
 - Restaurant
 - Market rate or luxury residential units

Quick Facts

Annual population growth

0.7%

0.2% – Middlesex

0.3% – US

Age group that makes up
half of Haddam's population

40-to-70

Median Age

46

41 – CT

37 – US

Households earning over
\$100,000

48%

38.7% - Middlesex

34.9% - CT

Single family homes

93%

72% - Middlesex

59% - CT

Median Home Value

\$331,000

\$297,000 – Middlesex

\$283,972 – CT

Preliminary reuse option



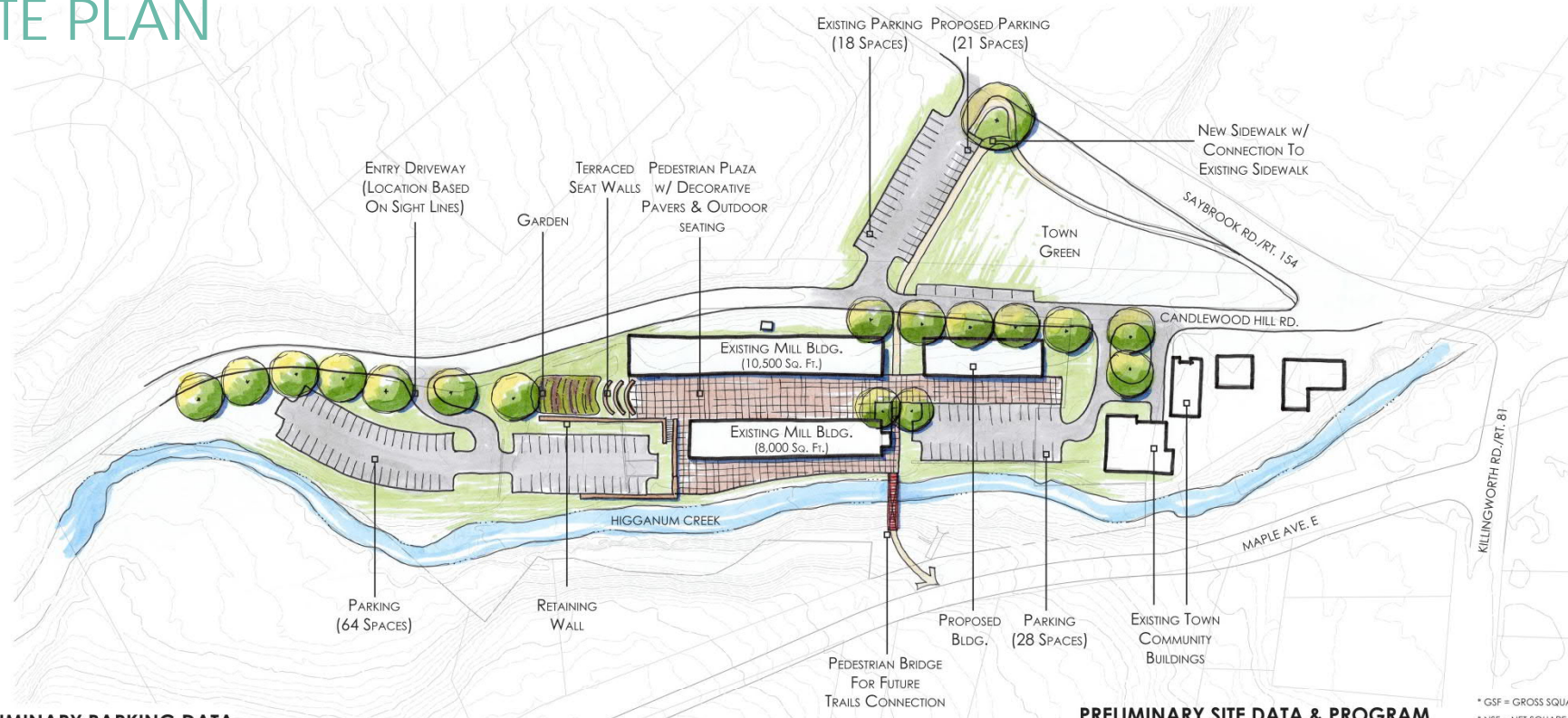
Criteria Used to Develop Reuse Option

Reuse Criteria

- Sites Physical Capacity
- Financially Self-Sustaining
- Historic Character Compatibility
- Market ready
- Sanitary Flow Limitations

Preliminary Reuse Option

SITE PLAN



PRELIMINARY PARKING DATA

PARKING

TOTAL PARKING REQUIRED
129 SPACES (Including Town Community Buildings)
PARKING PROVIDED
131 SPACES (Including the Town Green)

PARKING RATIOS

RESTAURANT
10 SPACES PER 1,000 SQ. FT.
OFFICE/ARTIST/FLEX/SPECIALTY
3 SPACES PER 1,000 SQ. FT.
RESIDENTIAL
1.5 SPACES PER UNIT

PRELIMINARY SITE DATA & PROGRAM

EXISTING MILL BUILDINGS (2) = 18,500 GSF* (1 STORY)

RESTAURANT = 5,000 NSF* (70 SEATS MAX.)
OFFICE / ARTIST / FLEX SPACE / SPECIALTY SHOPS = 12,300 NSF

PROPOSED BUILDING = 14,400 GSF (3 STORIES)
= 4,800 GSF PER FLOOR

OFFICE / ARTIST / FLEX SPACE / SPECIALTY SHOPS = 4,500 NSF (1ST FLOOR)
RESIDENTIAL TOWNHOUSE (6 UNITS) = 1,400 NSF EACH (2ND & 3RD FLOOR)

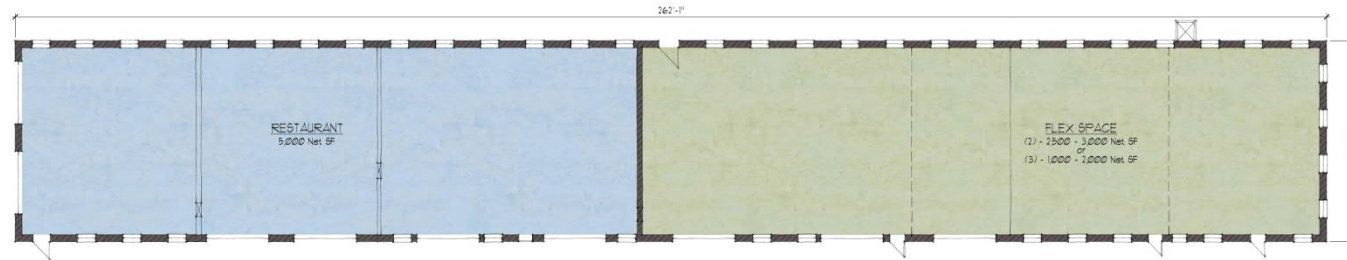
PRELIMINARY PARKING REQUIREMENTS

RESTAURANT (DINE-IN) : 50 SPACES
OFFICE / ARTIST / FLEX SPACE / SPECIALTY SHOPS = 55 SPACES
RESIDENTIAL : 9 SPACES
COMMUNITY BUILDINGS : 15 SPACES

* GSF = GROSS SQUARE FOOTAGE
* NSF = NET SQUARE FOOTAGE

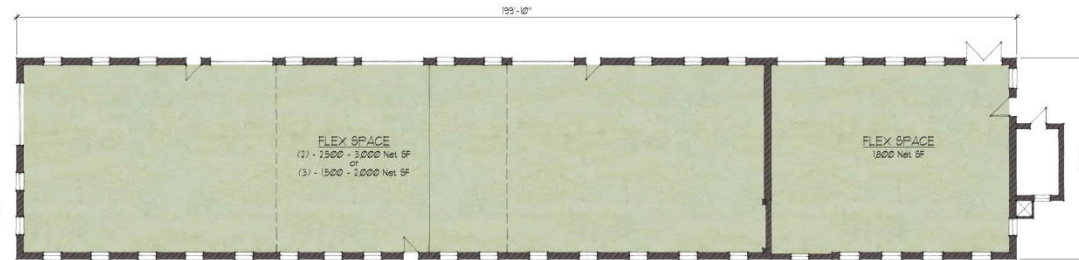
Preliminary Reuse Option

FLOOR PLAN

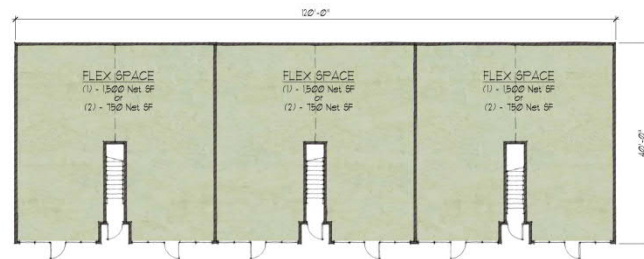


| APPROX. NET SF SUMMARY | |
|------------------------|-------------------|
| USE | Total NSF |
| Restaurant | 5,000 NSF |
| Flex Space | 16,800 NSF |
| Residential | 8,400 NSF |
| Total | 29,200 NSF |

4 EXISTING BUILDING FIRST FLOOR PLANS
SCALE: 3/32"=1'-0"



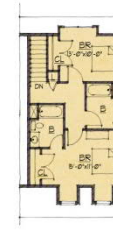
1 NEW CONSTRUCTION FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"



2 TYP SECOND FLOOR UNIT PLAN
SCALE: 3/32"=1'-0"



3 TYP THIRD FLOOR UNIT PLAN
SCALE: 3/32"=1'-0"



Preliminary Reuse Option

PERSPECTIVE LOOKING WEST



Preliminary Reuse Option

PERSPECTIVE LOOKING EAST



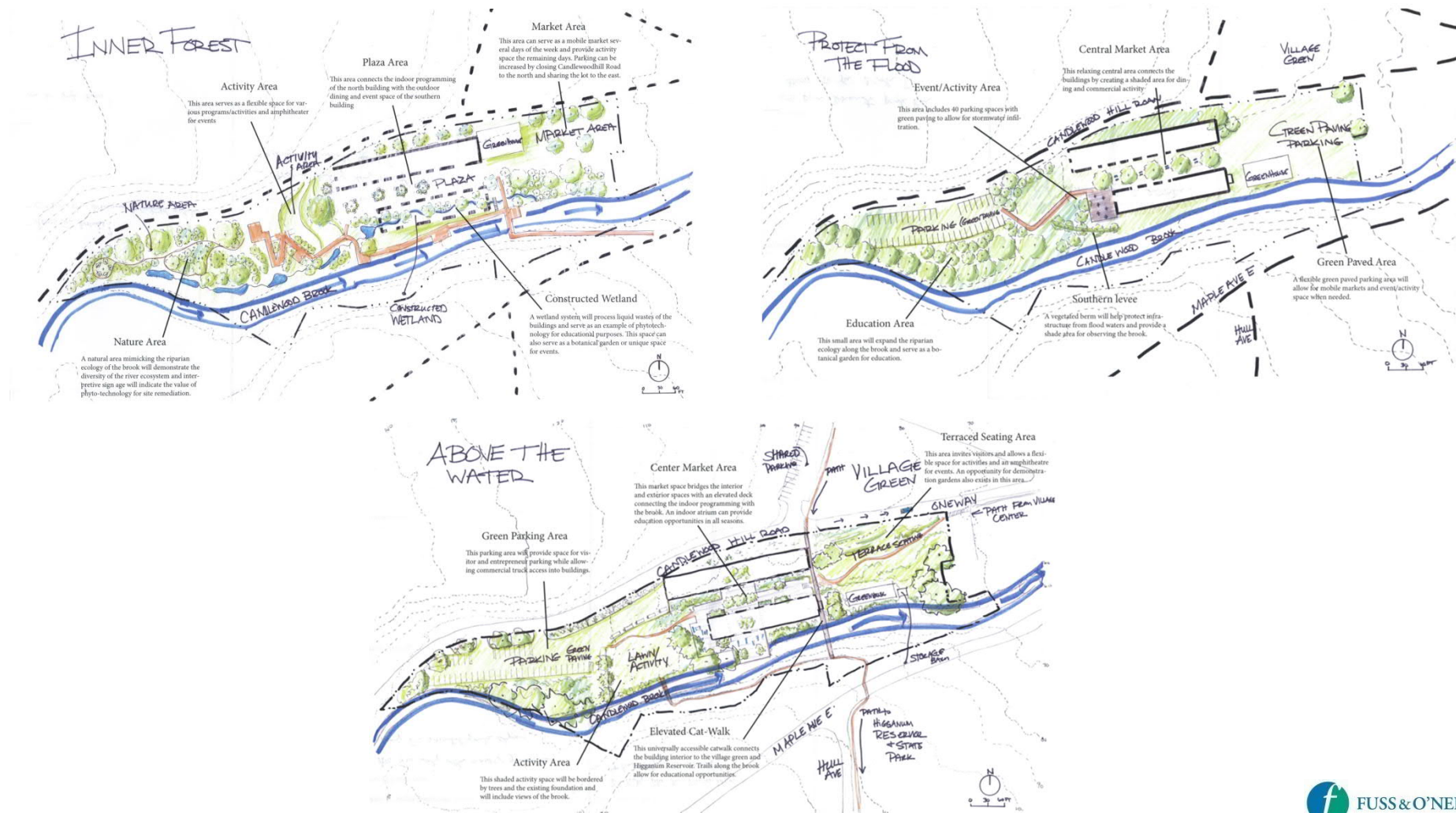
Order-Of-Magnitude

Opinion of Cost Estimate

| Category | -30% of Final Project Cost Subtotal with 20% Contingency | +50% of Final Project Cost Subtotal with 20% Contingency |
|--|--|--|
| Site | \$611,000 | \$1,309,000 |
| Septic Leaching Field | \$366,000 | \$785,000 |
| Water Supply | \$328,000 | \$704,000 |
| Architectural / MEP Existing Buildings | \$2,865,000 | \$6,140,000 |
| Architectural / MEP New Buildings | \$1,789,000 | \$3,834,000 |
| Hazardous Materials Abatement | \$143,000 | \$306,000 |
| Environmental Remediation & Post Remediation Obligations | \$1,935,000 | \$4,147,000 |
| General Cost Breakdown Summary Total (Rounded) | \$8,037,000 | \$17,225,000 |

CTRC&D Preliminary Reuse Options

Connecticut Resource Conservation & Development (CTRC&D) & the Conway School



Next Steps



Remaining Grant Funding

- \$60,000
- Variables
 - CT DOT & Property Acquisition
 - Environmental Obligations
 - Village of Higganum Wastewater Initiative
 - Gap Financing

DECD Meeting July 30th

- Site Meeting with DECD Deputy Commissioner and Deputy Director
- Scovil Hoe Mill is on a DECD Priority List of State-Owned Brownfields Sites
- DECD's ability to fund site cleanup
- Process and timing of funding acquisition
- Role of DECD during acquisition

CT DOT Meeting

- Future meeting with CT DOT
- Understand the Transaction Process
- Development of a Memorandum of Understanding (MOU) among Stakeholders
 - DECD, CT DOT, SHPO, Town of Haddam, CTRC&D(?)
 - Gap financing commitments if possible
 - Environmental / brownfields clean up
 - Possible tax credit basis

Environmental Considerations

- Site is an “Establishment” Under CT’s Property Transfer Law
- Meet with Legal Counsel to Discuss Entering a State Voluntary Remediation Program such as the Brownfield Remediation and Revitalization Program (BRRP)
 - Not required to characterize, abate, remediate beyond the property boundary
 - State and third party liability relief
 - Relief from the property Transfer Law

Environmental Considerations

- Site must be accepted into the Voluntary Program before the property is transferred
 - Plan for this as part of the acquisition process
 - Name the entity who ultimately will own the site as applicant
- Must have an updated Phase I ESA as part of the application for acceptance into the program

Concept Reuse Plan and Cost Estimate

- Development of the site will require remediation of polluted soil and groundwater through a formal state cleanup program to achieve compliance with state cleanup standards
- Preparation of a Remedial Action Plan by integrating the remedial alternatives into the final site design is the recommended approach to cost-effectively achieving cleanup objectives

Research & Apply for Public Financing

- Total cost to renovate, construct, and remediate the site may initially outweigh the ability of a developer to achieve a financially acceptable and sustainable business model
- Initiatives and mechanisms must be included which address the disparity
- A proforma establishing the anticipated financial gap is recommended

Next Steps: Bottom Line

- Optimum Situation
 - Secure private development entity and transact all at a single closing (DOT to Town, Town to development entity)
- Preparing - Scovil
 - Solidify feasibility, financial commitment and timing of waste water disposal
 - Solidify likely gap financing assistance through state, local and federal entities
 - Develop sustainable proforma model and market to interested parties

Next Steps: Bottom Line

- Preparing - Downtown
 - Study the cove and river connectivity and branding of Higganum. Start the buzz. Continue buzz with formal campaign.
 - Predicated on sanitary, begin residential infusion and downtown improvements



Public Discussion & Questions