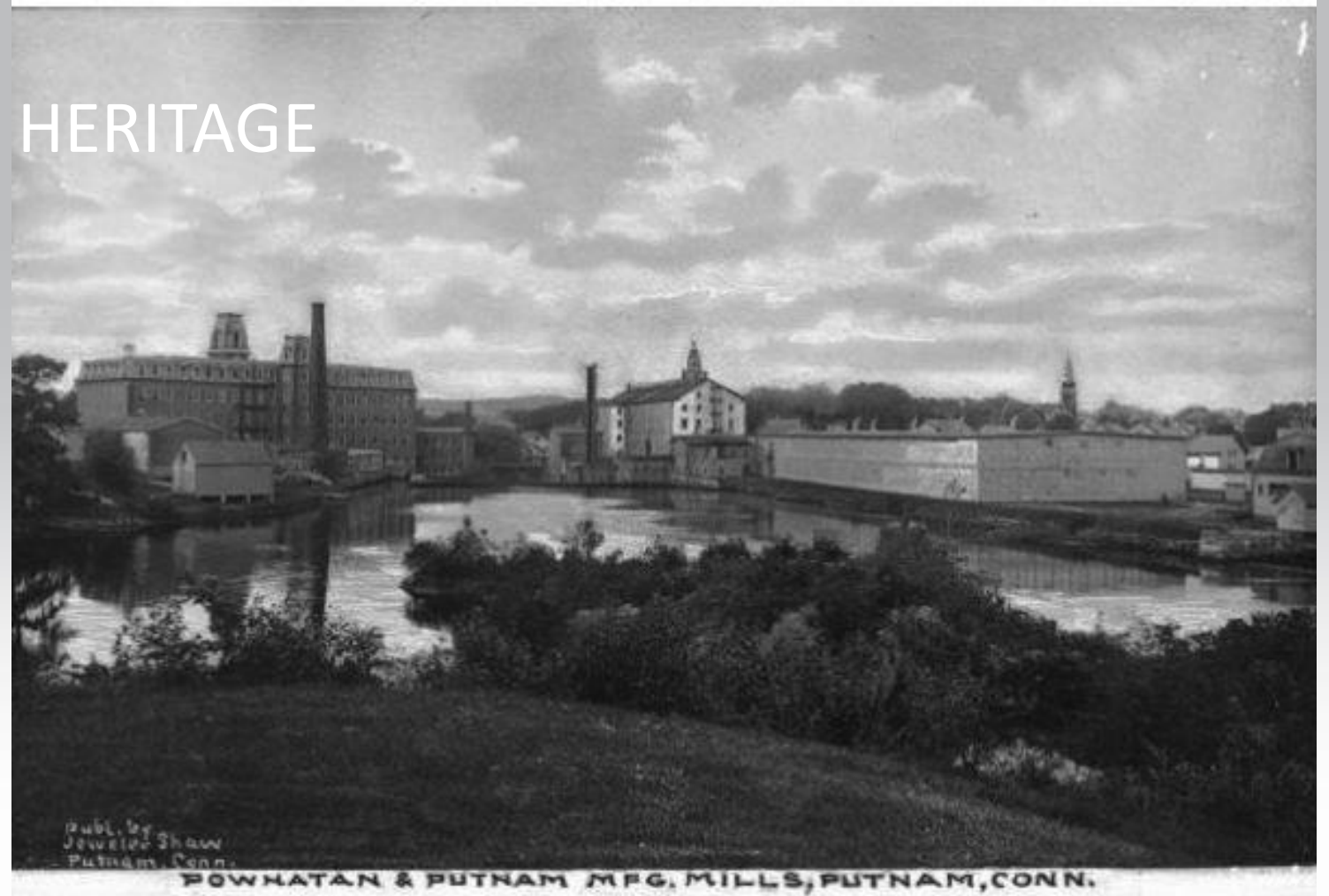


# Historical Context of the Belding – Heminway – Corticelli Mill

## MANUFACTURING HERITAGE

1872 to Present

- Textiles
- Thread
- Light manufacturing



# Historical Context of the Belding – Heminway – Corticelli Mill

## ECONOMIC CONTINUITY

- Ownership transition
- Largest employer – 1900- 1950s
- Natural disasters
- Challenges



CT State Library Photo



# Belding Mill as an Anchor Property

## COMMERCIAL GATEWAY

- Regional downtown
- Traffic Flow
- Stakeholder support





# Belding Mill as a Community Asset

## CELEBRATED RESOURCE

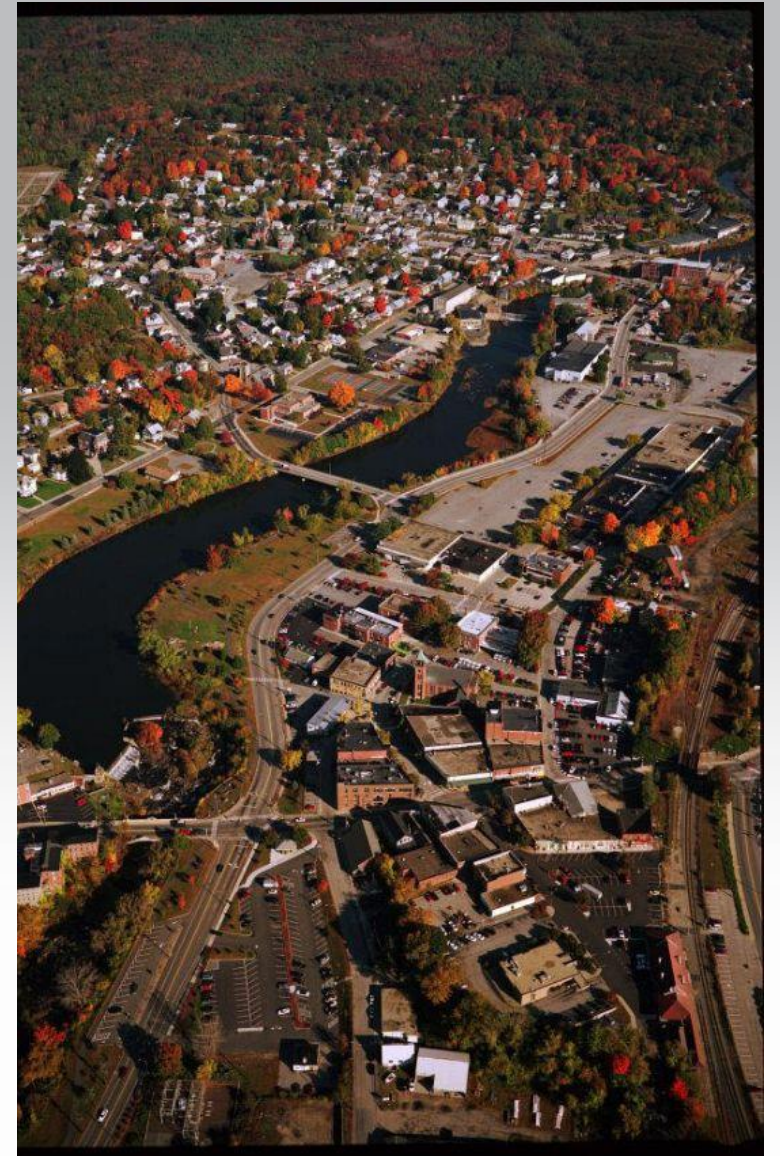
- River Mill Heritage Trail
- Heritage Festivals
- Hydropower
- “Walking the Walk”



# Public Commitment to Successful Development

## PLANNING

- Preservation of Place Grants
- Providence Streetscape investment
- Industrial Heritage Overlay District – “IHOD”
- Smart-Growth Initiatives
- Municipal tax incentives
- Municipal parking





# Public Commitment to Successful Development

## INVESTMENT

- Planning and Community Development
- Grant seeking
- Matching funds
- Quality of Life

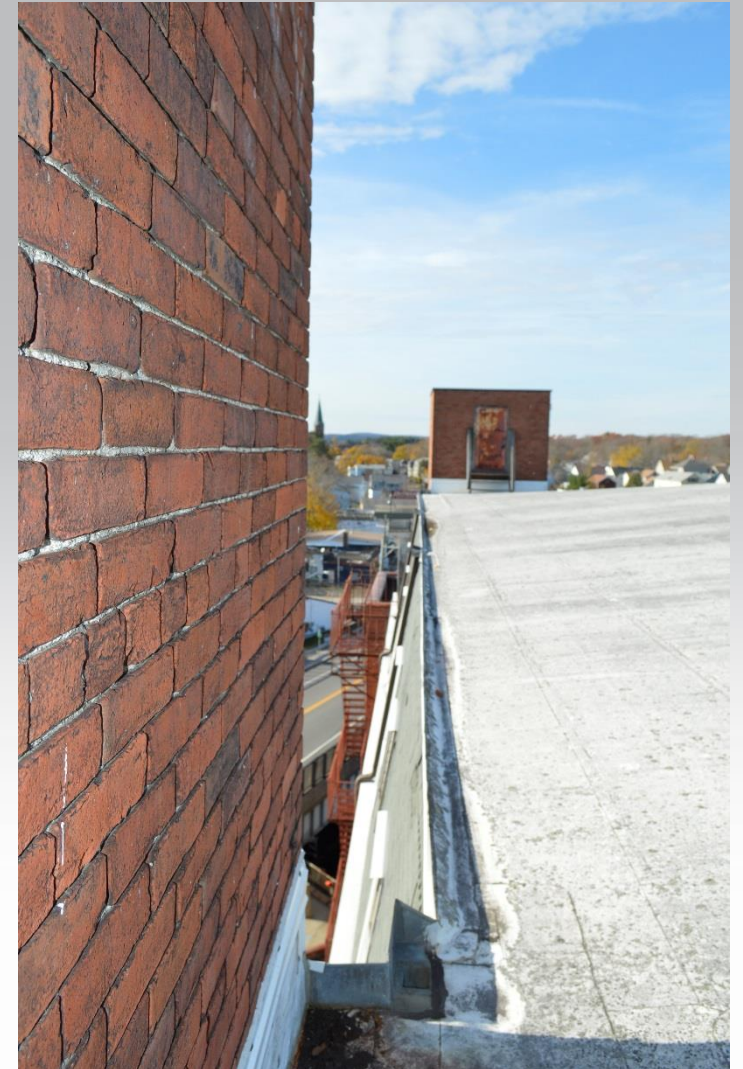




# Private Commitment to Belding Mill

## INVESTMENT

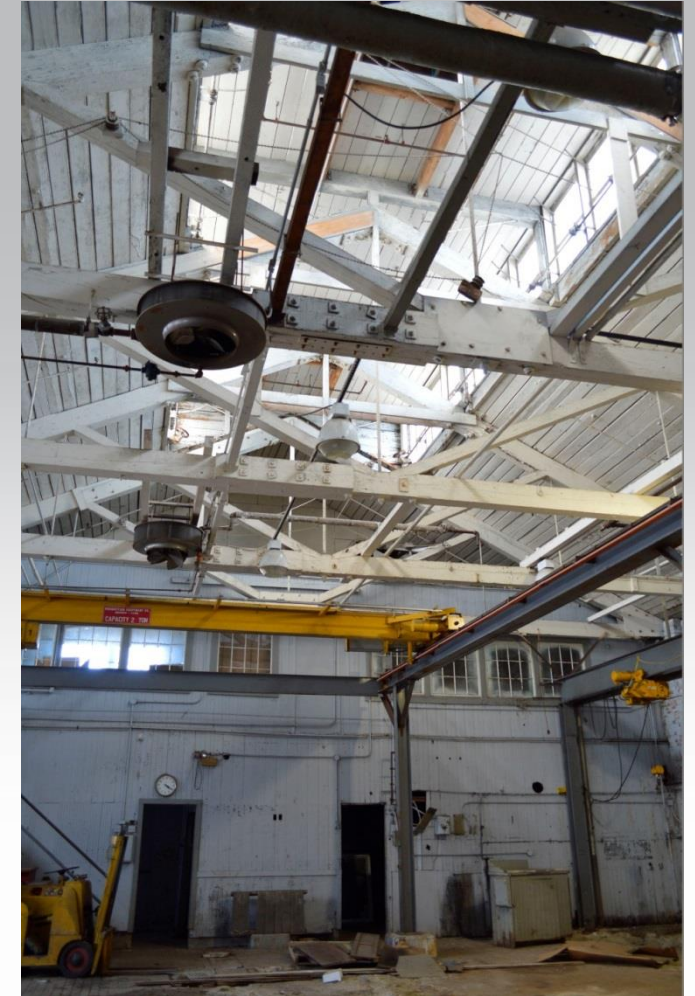
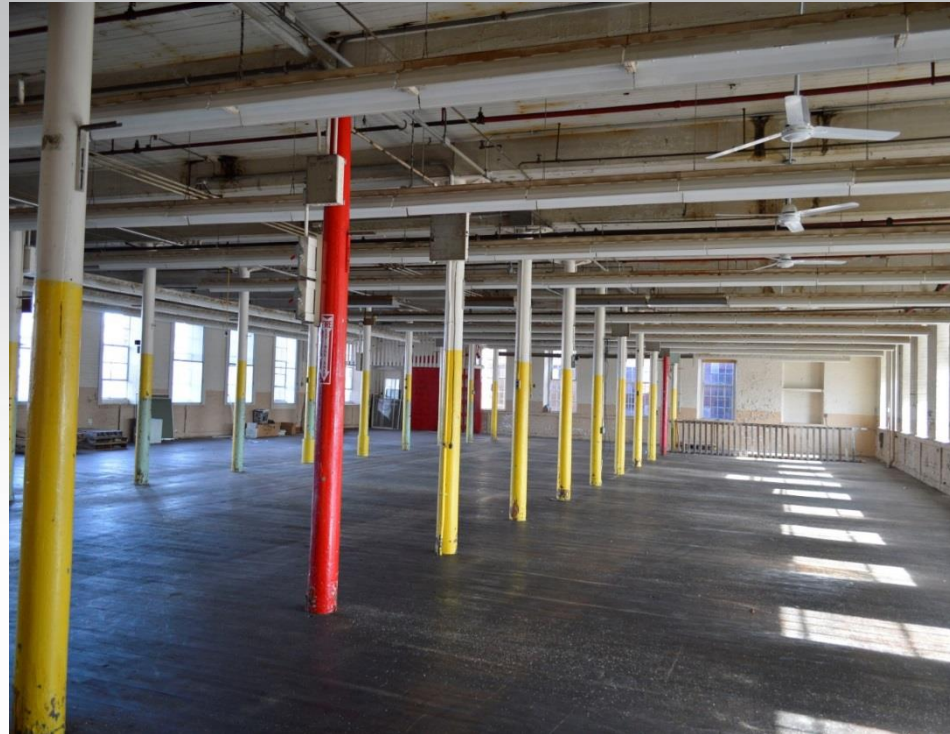
- Roof replacement
- HBM abatement
- UST removal /soil remediation
- Upgrades to systems
- Viable rental spaces



# Belding Mill Possibilities

## COMMUNITY ASSET

- Mixed-Use Development
- Accessible
- Walkable
- Anchor





# But For...

## UNRESOLVED ENVIRONMENTAL ISSUES

- 10 Areas of Concern (AOC's)
- Transfer Act Closure
- Soil and groundwater investigations
- Geophysical survey
- Monitoring wells

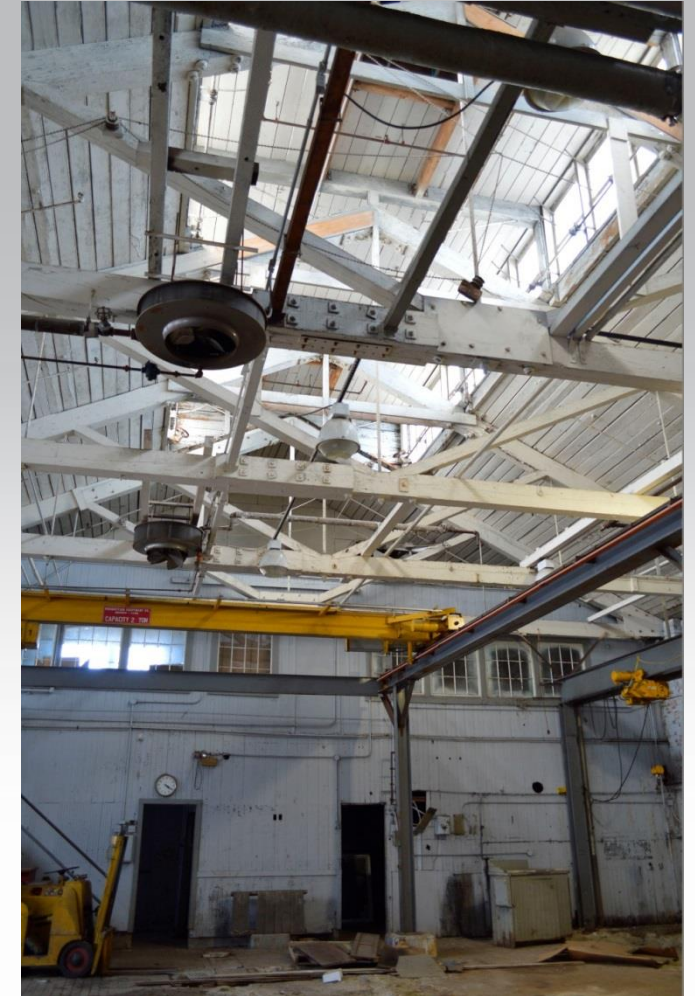




# But For...

## UNRESOLVED ENVIRONMENTAL ISSUES

- Compliance with EPA standards
- Hazardous Building Materials Survey
- Abatement Plan
- Cost estimates





# But For...

## STRUCTURAL EVALUATION OF EXTERIOR ELEMENTS

- Retaining walls
- Foundations





# But For...

## STRUCTURAL EVALUATION OF INTERIOR ELEMENTS

- Floor loading
- Lateral forces review
- Detailed assessment

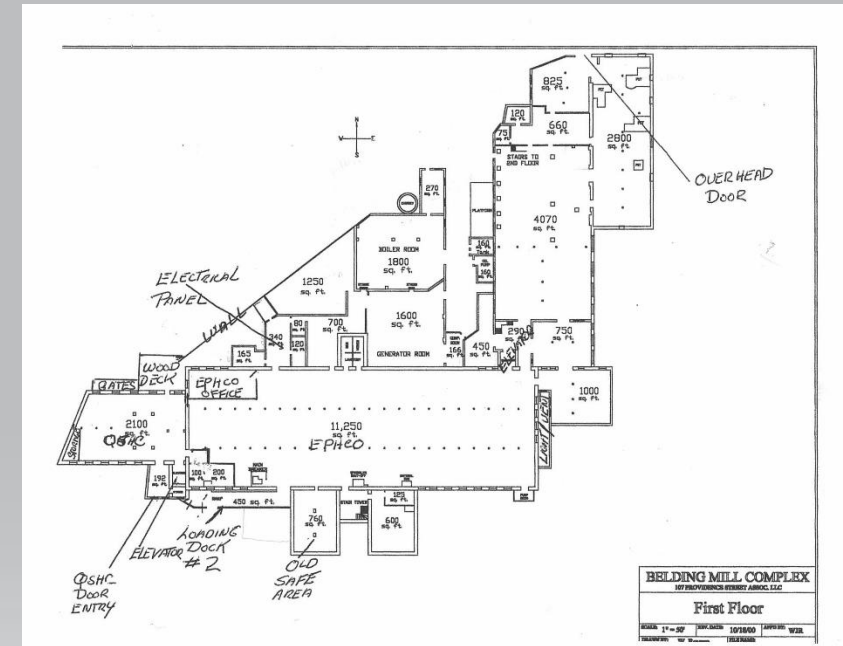




# But For...

## VIABILITY OF REUSE

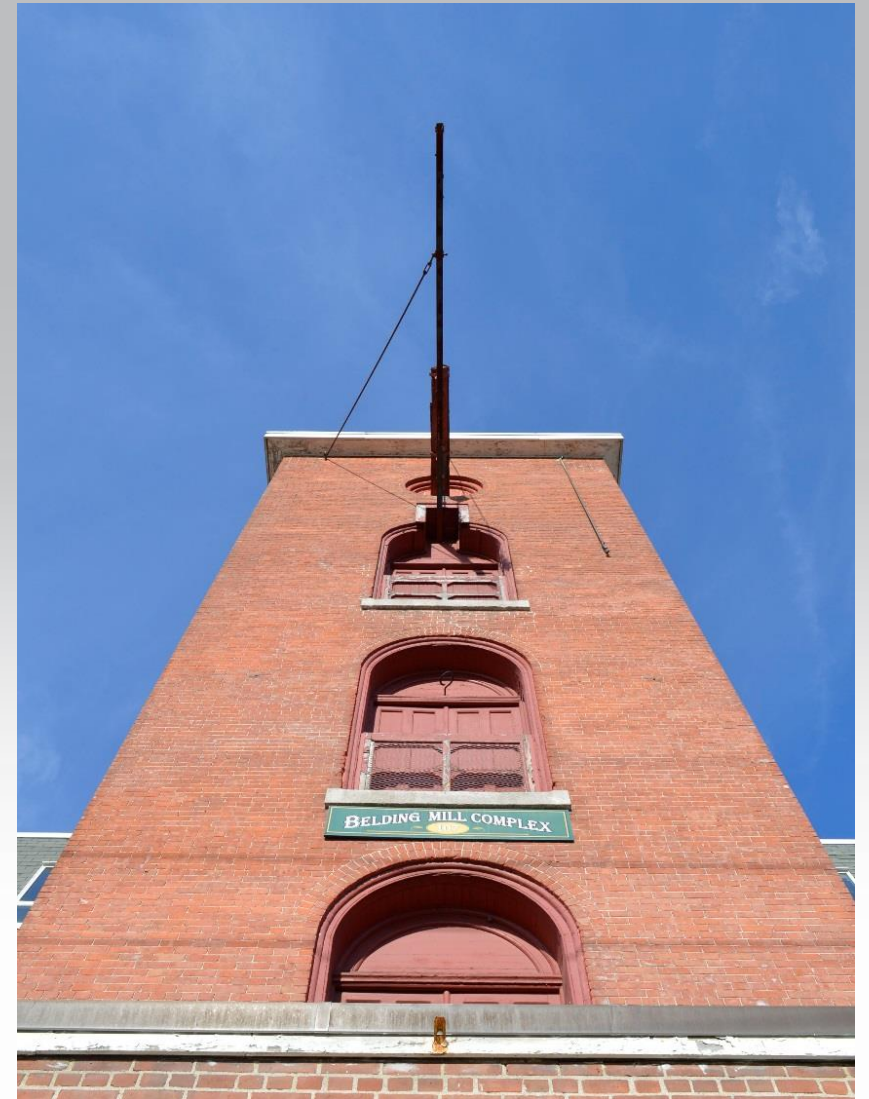
- Mixed Use
- Zoning
- Economic Sustainability
- Proximity
- Building integrity
- Parking
- Community needs
- Marketing analysis



# Keystone Property

## BUILDING ON A SOLID FOUNDATION

- Clear Plan of Community Revitalization
  - Industrial Heritage Overlay District – “IHOD”
  - Historic Preservation
  - SWOT
  - Visions
  - Preservation of Place
  - Making Places
- Successful investment of State funds
- Commitment of Town and Stakeholders





# Former Belding Mill Phase II / Phase III Investigation

## Environmental Testing Summary

### Historic Brownfield Revitalization Program

Area of Concern	Rationale	Borings	Monitoring Wells	ETPH / PAHs	VOCs	SVOCs	Heavy Metals	PCBs	SPLP/ TCLP
1 – Historical Manufacturing Area	Leakage of oils through floors	4	1	10	10	4	10		TBD
2 – Four existing UST Systems and two fuel pump stations	Two USTs Abandoned in Place; one removed, one existing; limited soil testing data	8	1	18	4		18		TBD
3 – Former Waste Storage Dock	Storage of hazardous and non-hazardous wastes prior to shipment off site	3	1	4	4	2	4	4	TBD
4 – Buildings 2/3 –	Floor Trenches & Former Liquid Waste Collection/Waste Reduction Area	4	1	6	8	2	6	2	TBD
5 – Three Transformers	Stained soils	3	1	6			6	6	TBD
6 – Former Machine Shop	Soils not previously investigated	3	1	6	6		6	2	TBD
7 – Former Drum Storage Area	Soils not previously investigated	3	1	6	8	2	6	2	TBD
8 – Former Pipe House/Storage Building	Soils not previously investigated	4	1	8	2		8	2	TBD
9 – Former Carpenter Shop	Wood floor over bare ground not investigated	3	1	6	6	1	6		TBD
10 – Quinebaug River Headrace/Tailrace	Historical discharges of wastes to water					3	6	2	TBD
<b>TOTALS</b>				<b>70</b>	<b>48</b>	<b>14</b>	<b>76</b>	<b>20</b>	<b>TBD</b>

#### NOTES:

- 1 Number of borings, monitoring wells, laboratory analyses are estimated based on current understanding of site conditions; actual number will depend on findings
- 2 Number of borings, monitoring wells are estimated; actual number will depend on findings
- 3 Testing may include SPLP to determine leachability for comparison to CT pollutant mobility criteria
- 4 Testing may include TCLP for waste characterization, if soil removal is anticipated remedy