

Public Workshop #5 Event Summary

August 10th, 2023, 6:30-8:30 PM
Metzner Early Learning Center, 680 Franklin Avenue, Hartford, CT

Introduction

The fifth Public Workshop for the Hartford-Brainard Airport Property Study was held on August 10th, 2023, at the Metzner Early Learning Center at 680 Franklin Avenue in Hartford, CT. Approximately 50 members of the public were in attendance. The workshop consisted of a presentation from Frank Fish and Thomas Madden of BFJ Planning, Eric Fang of Perkins Eastman Urban Design, Mark Paulsson and Joseph Canas of Tighe & Bond, Jamison Dague of HR&A, and Ron Price of QED Aviation and Airports. The presentation included an update on the project schedule, economic analysis methodology, environmental assessment status, and airport operations. The Consultant Team hosted a forum for public comments and questions after the presentation.



Presentation

Frank Fish of BFJ Planning began the presentation by introducing the Planning Team and subject matter experts. Mr. Fish outlined the study components defined by the legislative mandate and updated the project schedule. Mr. Fish then provided an overview of the three identified study decision pathways. Option #1 is for the airport to remain open. Alternative use option #2 for the airport to remain open and Runway 11-29 to close. Lastly, alternative use option #3 is for the airport to close.

Eric Fang of Perkins Eastman Design described the site context, beginning with the existing zoning on the property. Mr. Fang explained that the airport side is zoned as an ID-1 Industrial District with a Connecticut River Overlay. Mr. Fang then displayed photos of the site and surrounding uses for visual context. The remaining maps in the Site Context section demonstrated property ownership, existing circulation surrounding the airport, and the trail extension concept proposed by Hartford Riverfront Recapture.

Ron Price of QED Aviation and Airports then presented on airport operations and regulations. Mr. Price began this section with an overview of current operations, describing growth trends and traffic levels at the airport. Subsequently, Mr. Price listed the investment indicated by CAA to take place over the next 20 years, totaling \$22 million. The next slides on airport closure covered the potential redistribution of aircraft and assets to other airports, as well as necessary FAA regulatory processes that would be required to take place.

Mark Paulsson of Tighe & Bond started the environmental assessment section with a recap of Phase I Environmental Site Assessment (ESA) findings. Mr. Paulsson explained that DEEP is reviewing Phase II/III ESA Findings. The next steps include creating a remedial action plan to examine how identified conditions would likely be remediated under the development options, a cost proposal for any clean-up if warranted for the development scenarios, and a stormwater and flood analysis. Joseph Canas of Tighe & Bond followed up with an overview of floodplain considerations. Mr. Canas described the study methodology, floodplain context, and necessary capital improvement for the South Meadows Dike and Pumping Station.

Frank Fish of BFJ Planning followed with a description of the economic impacts and market scan approach. Mr. Fish gave an overview of market indicators, opportunities, and constraints for the following uses: residential, office, industrial, retail, and recreational. Jamison Dague of HR&A continued the section by outlining the methodology used to determine development demand, financial feasibility, and development's economic and fiscal impacts.

Lastly, Thomas Madden of BFJ Planning presented the Development Matrix, which the Consultant Team will use to account for all considerations across the three scenarios. The matrix covers the following areas: acquisition, financing, market feasibility, and market strategies, environmental,

approval and permits, improvements, transportation, accessibility, and disposition. The next steps include creating a draft report.

Public Comment

Topics covered during the Question & Answer session include:

- Clarification of the components considered as part of the economic impact study
- Status of the historic buildings on the site
- Timeline for the release of the final report
- Investments required for flood control at the site
- Importance of the aerospace industry to Connecticut

