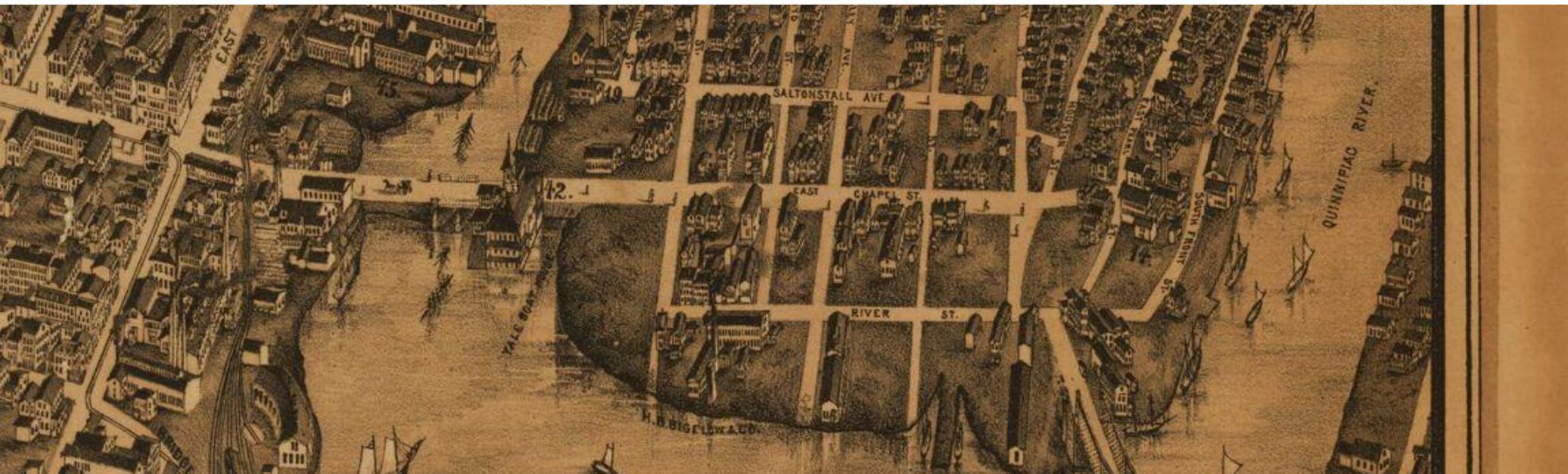


River Street National Register Historic District



River Street NHD

Pictures from the Registration Form

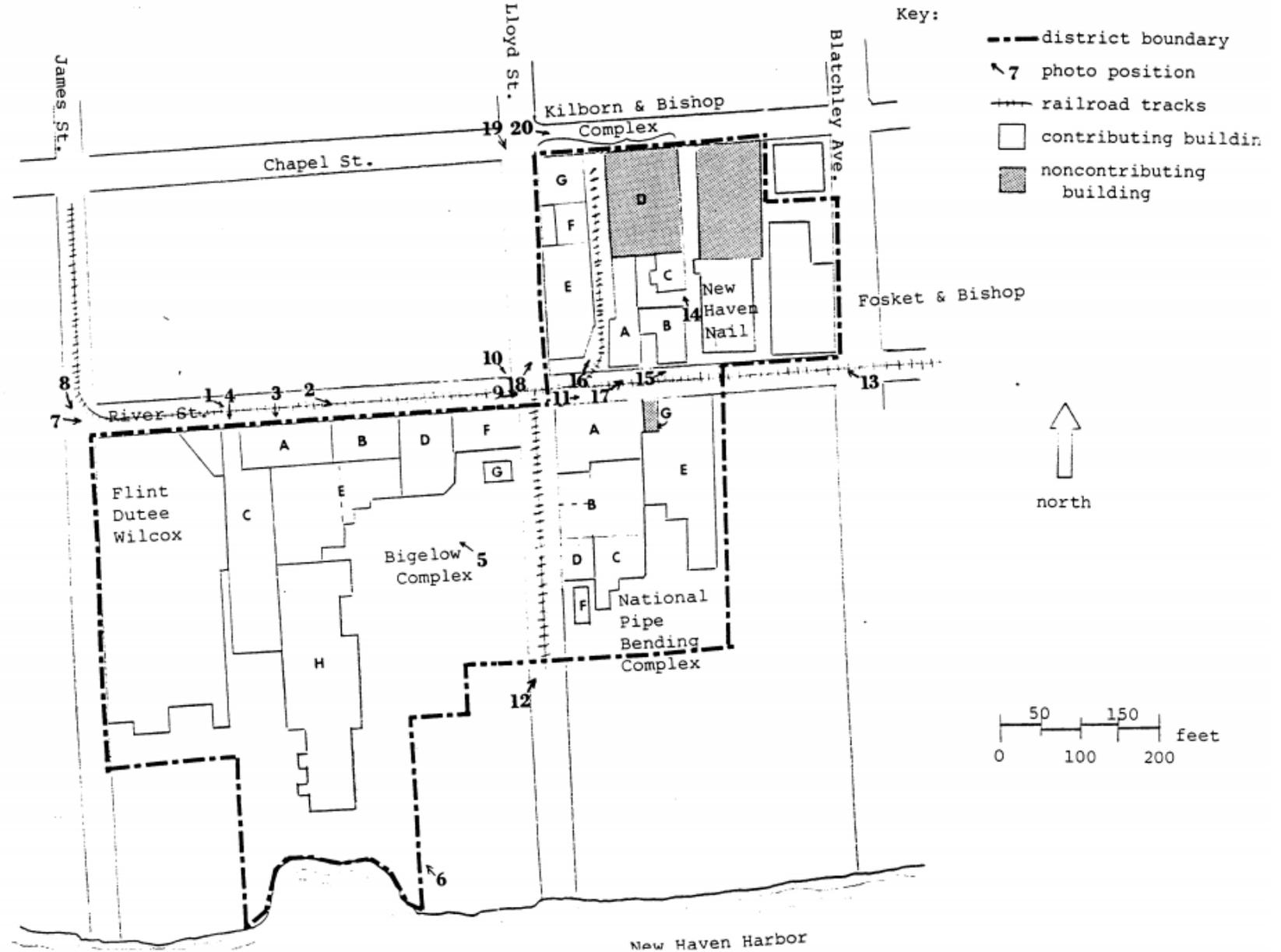
- Listed on December 1988
- Late 19th-century and early 20th-century industrial area
- Significant in the industrial history of New Haven as the location of several metalworking enterprises that characterized the city's transformation into a manufacturing center between the end of the Civil War and the beginning of World War I.



RIVER STREET HISTORIC DISTRICT
New Haven, Connecticut

Key:

- district boundary
- ↖ 7 photo position
- railroad tracks
- contributing building
- noncontributing building

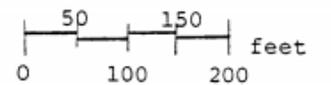


River Street NHD
Registration Form

RIVER STREET HISTORIC DISTRICT
New Haven, Connecticut

Key:

- district boundary
- ↖ 7 photo position
- railroad tracks
- contributing building
- ▨ noncontributing building



River Street NHD
Present Condition

Demolished

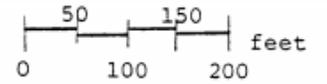


New Haven Harbor

RIVER STREET HISTORIC DISTRICT
New Haven, Connecticut

Key:

- district boundary
- ↖ 7 photo position
- railroad tracks
- contributing building
- ▒ noncontributing building



River Street NHD
Present Condition

- Occupied
- Vacant
- Demolished

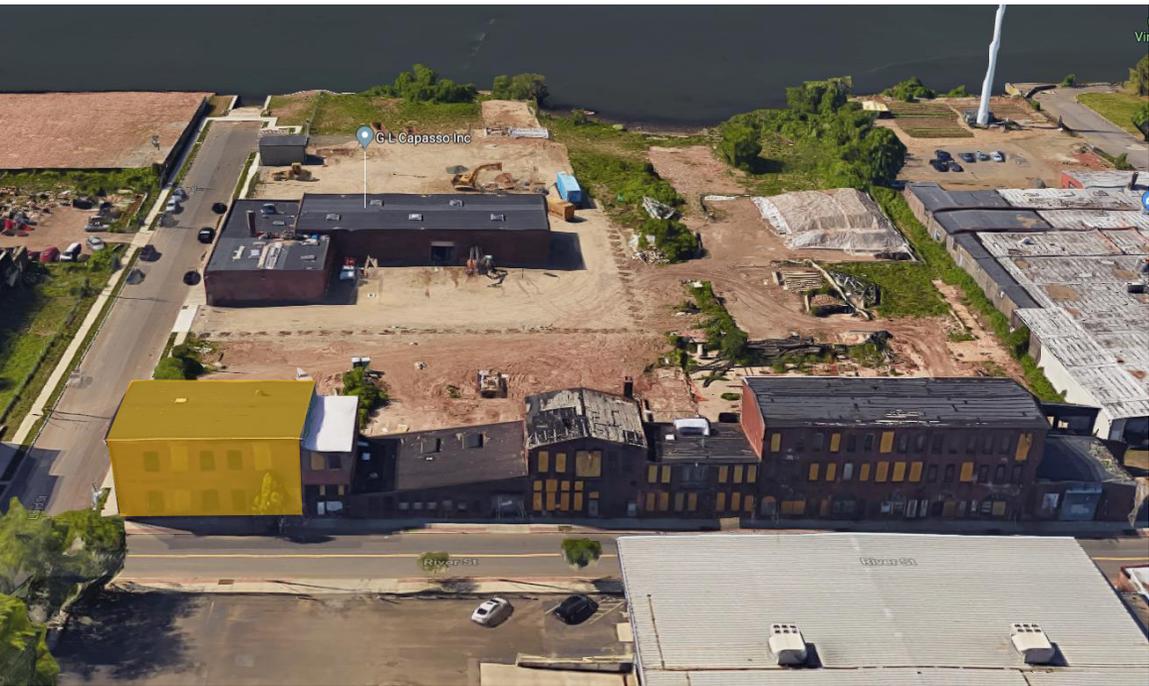


New Haven Harbor

River Street NHD

198 River Street

- 198 River is the remaining anchor of the district
- H.B. Bigelow Company \ Bigelow Boiler Works



River Street NHD

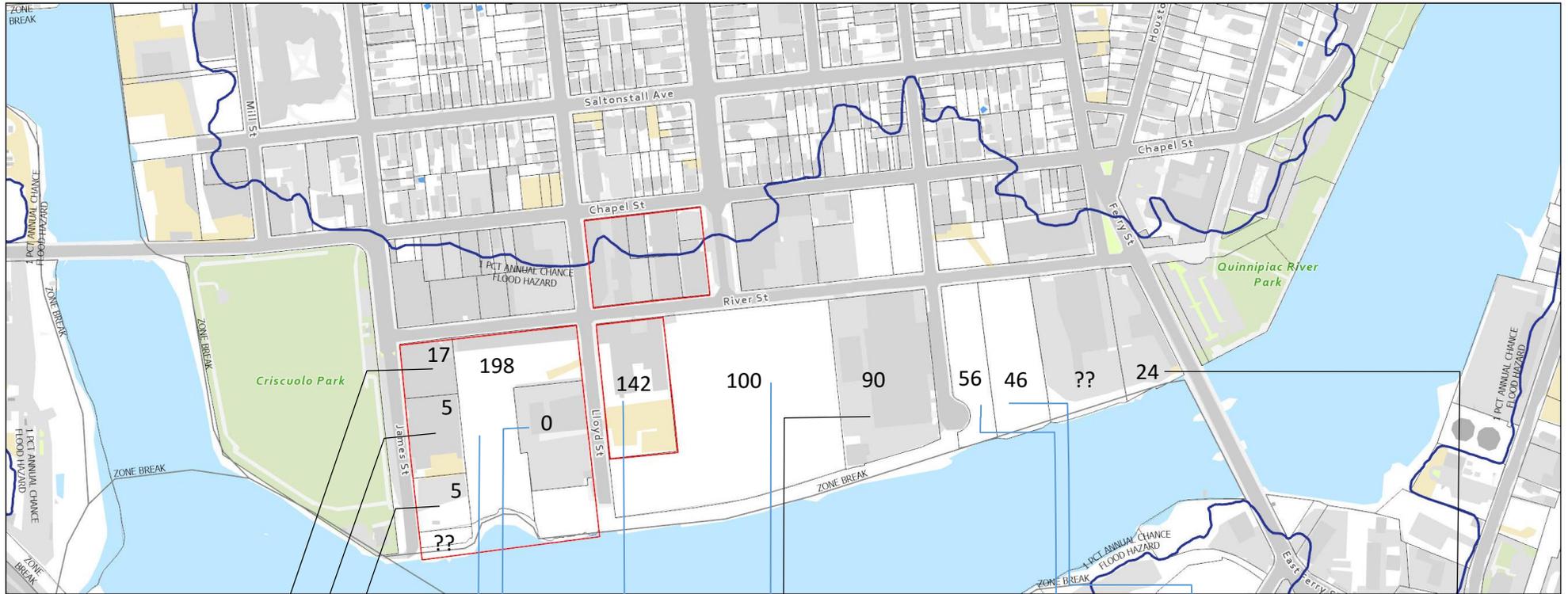
198 River Street

- Occupied
- Vacant
- Demolished



River Street NHD

Basic Information- ownership



Bridgeview Associates
Industrial MDL-96
IL 0.65 acre, offices

Parkview Associates
Industrial MDL-00
IL, 0.94 acre, offices

Bridgeview Associates
Park lot
IM ,0.93 acre, offices

CoNH
Municipal MDL-00
IL, 2.05 acre, vacant

CoNH
Municipal MDL-00
IL\IM, 1.54 acre,
offices, storage,
parking

CoNH
Municipal MDL-96
IL\IM, 3.2 acres
Vacant historic building

Patriot Marine CT LLC
Industrial MDL-96
IM, 3.48 acre, office

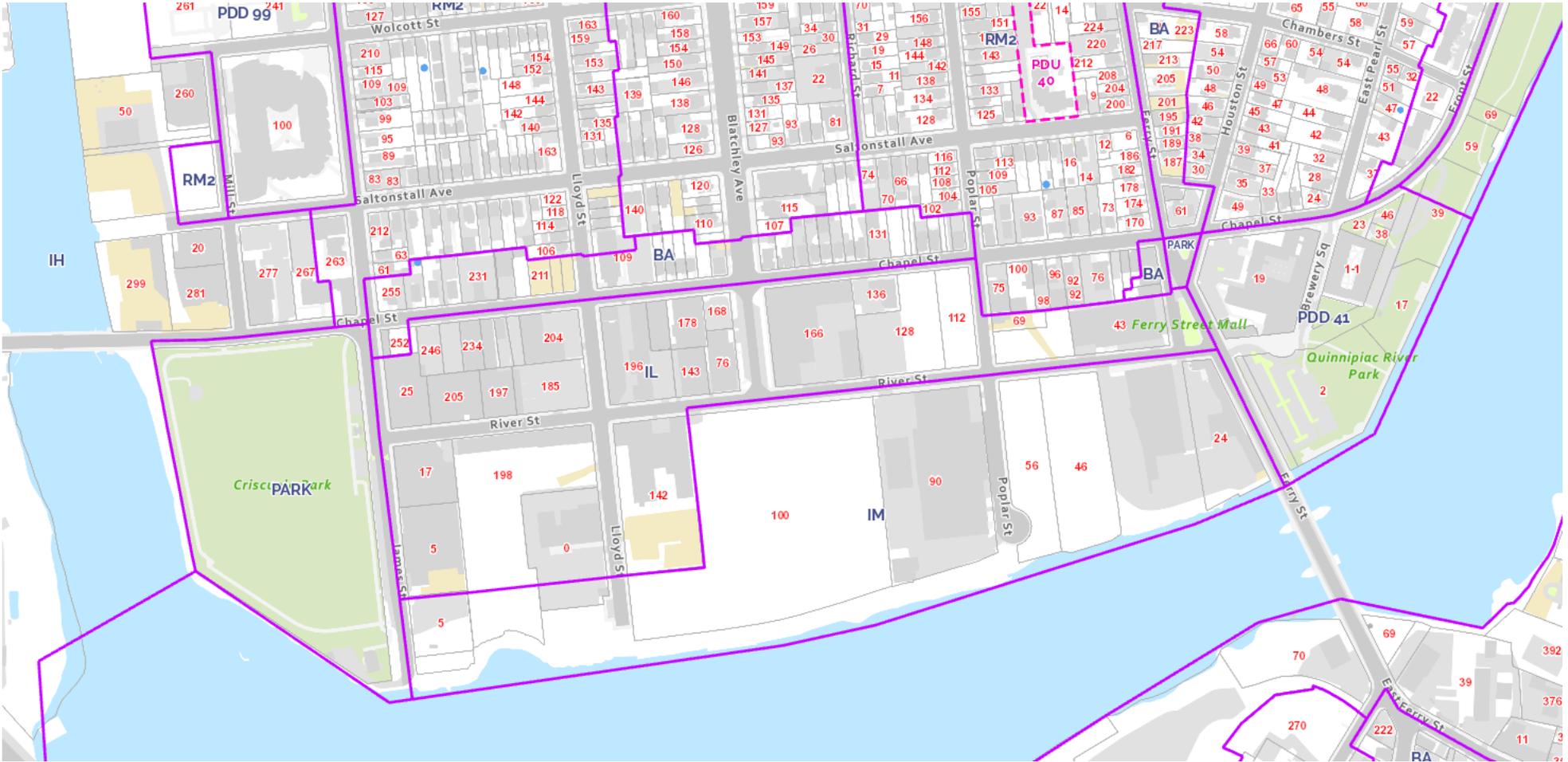
CoNH
Municipal MDL-00
IM, 7.73 acre, vacant

CoNH
Municipal MDL-00
IM, 1.81 acre, vacant

CoNH BRD of ED
Municipal MDL-00
IM, 1.25 acre, vacant

HHC ONE CAMBRIDGE LLC.
Industrial MDL-96
IM, 1.79 acre
Clothing recycling organization, youth center

River Street NHD Zoning Information



River Street NHD

Challenges- FEMA Flood map

-  1% Annual chance flood hazard
-  River Street national register historic district



River Street NHD

Challenges- Contamination

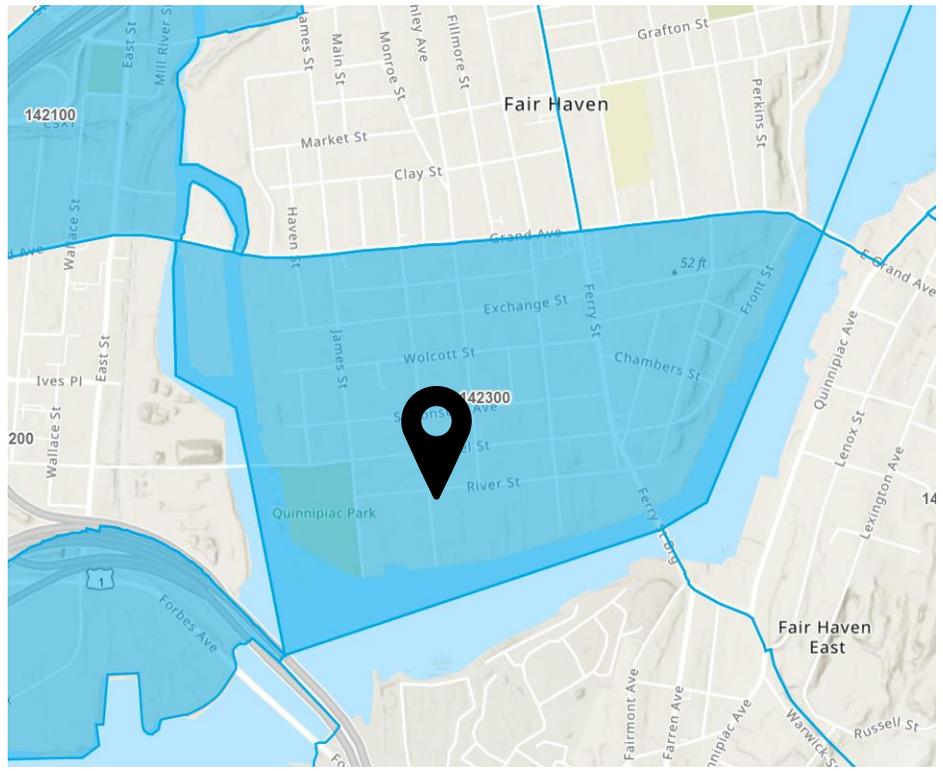
-  1% Annual chance flood hazard
-  River Street national register historic district
-  Brownfield according to DEEP's 2012 List of Contaminated or Potentially Contaminated Sites
-  Remediated Brownfield according to DEEP's 2012 List of Contaminated or Potentially Contaminated Sites



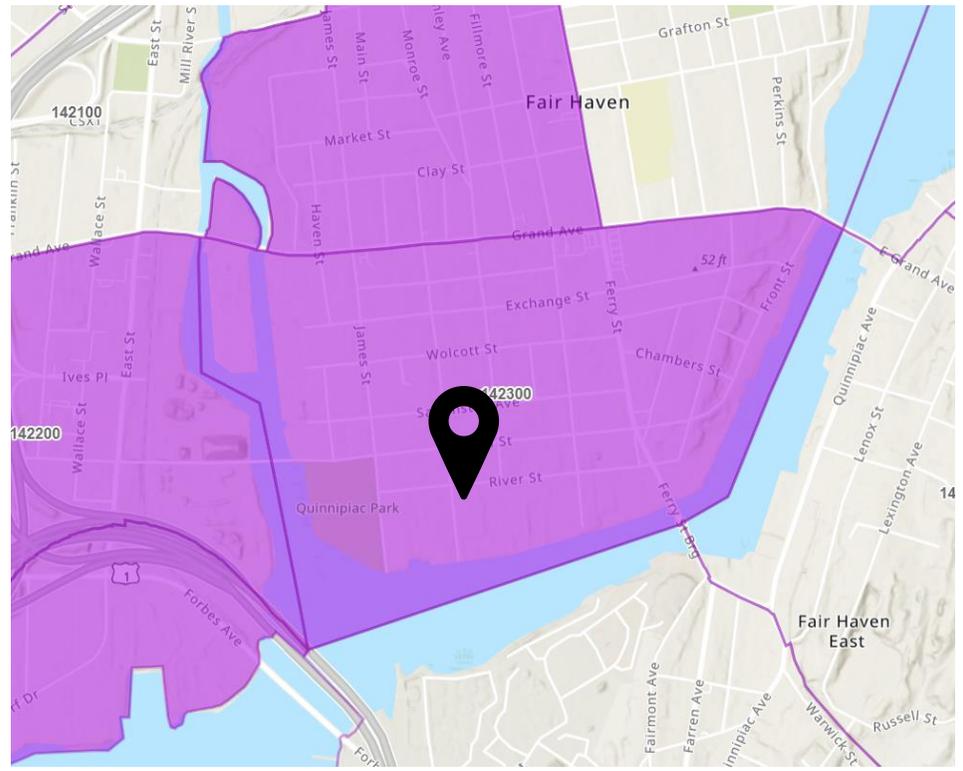
River Street NHD

Incentives and opportunities

Enterprise zone



Opportunity zone



River Street NHD

Potential uses

HOPE TREE NURSERY | Providence, Rhode Island

A large industrial parcel once surrounded by abandoned mill buildings, contaminated with heavy metals, went through a remediation process beginning in 2012, allowing for the opening of the Hope Tree Nursery. The nursery provides a diverse stock of native species. The seedlings are grown for two years and then sold at cost to homeowners in the community, commercial property owners, and municipalities. This allows the nursery to remain financially self-sustaining.

- 290 pot in pot tree nursery
- 27 native and near-native varieties



River Street NHD

Potential uses

Composting site

In an adjacent lot, 15 James St. there is an existing composting site "Peels on Wheels", maybe looking to expand?



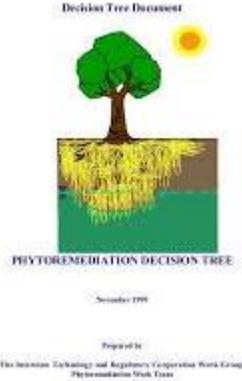
Phytoremediation field lab\research center

Pros

- Could be cheaper than traditional remediation methods
- Utilize a vacant lot
- Beautify the waterfront
- Collaboration with higher education institutions?

Cons

- §Plant based remediation is a slower process compared to other methods
- §Less accurate compared to other methods
- §Less familiar to regulators



River Street NHD

Trails within Brownfields - Similar projects

Doyle Street Greenway || Emeryville, California

- 2,220-foot corridor
- Approximately 2.5 feet of contaminated soil was removed and replaced with a layer of clean fill, covered with hard surfacing and greenery.
- This method offered the most thorough level of protection to the public and minimized long-term maintenance and liability issues.
- The project cost approximately \$1 million and was funded by EPA's Brownfields Assessment Demonstration Pilot Program; the city of Emeryville; California State Park and Bicycle Bond Funds; the Union Pacific Railroad; and Pulte Homes, which paid for improvements adjacent to their developments.

<https://www.railstotrails.org/resourcehandler.ashx?id=4630>



River Street NHD

Linear waterfront trail- approx. 3,000 feet- closing the gap between two city parks



A trail design is included in the 2002 River St MDP.

River Street NHD - Access to the shoreline

Retention of rights to land adjacent to the river



- Private owned property
- City owned property
- N/A Ownership

Patriot Marine CT LLC

HHC ONE CAMBRIDGE LLC.