

To: Mithila Chakraborty  
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Date: 5/6/2026

Subject: Scoping Notice for Edge 400 – located on 332-336, 338-348, and 344-348 New Park Avenue, Hartford CT

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The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for three phases for Edge 400. The property consists of 1.96 acres of abandoned parking lot, mostly paved. The property was a parking lot for an abandoned cinema. The neighborhood consists of a mix of densely developed commercial and residential uses. Most neighborhood growth has been commercial; residential growth has been limited due to depressed housing values. Community demographics indicate families with incomes slightly below the state average. The property is surrounded by the abandoned cinema, residential, commuter rail, Fastrack lane, and an auto dealership which is also soon to be vacated. In total, the Edge affordable component will consist of a three-phase project totaling approximately 190 units within three buildings. Building 1 (Phase I) consists of 64 units in a single building. Located on the Hartford-West Hartford line, this is a TOD project located within walking distance of a CTfastrak station. In addition to the 64 residential units, the project contains ground floor community space and offices for management and supportive services. The site consists of the northern parking lot of a vacant cinema complex (Bow Tie Cinema) Approximately 4.94 acres of land has been subdivided into three lots and utilized for the total affordable project. Phase I will utilize approximately 1.96 acres. The Cinema will be re-purposed as an entertainment complex which requires significantly less parking than the full screened operating cinema. There will also be a market rate apartment project developed in the northern parking lot.

The following comments are submitted in response to the scoping requirements of the [Connecticut Environmental Policy Act](#). Scoping is the gathering and analysis of information that a state agency will use to establish the scope of environmental review of a proposed project. Scoping is done in the early stages of a project and DEEP is a commenting agency. Contact information is included as well as any necessary links to DEEP's webpages.

**1. Effect on water quality, including surface water and groundwater.**

Melissa Fahnestock, Water Planning and Management Division, [Melissa.Fahnestock@ct.gov](mailto:Melissa.Fahnestock@ct.gov)

The proposed project site is not located in an [Aquifer Protection Area](#) or a parcel prioritized for source water protection as shown on the [Parcel Prioritization for Source Water Protection Viewer](#). The site is located in an area of glacial meltwater deposits as shown on the [CT Surficial Aquifer Potential Map](#), but these fine-grained deposits have a low potential yield. This area is not a current source and is not a likely future source for groundwater. There are no concerns related to the Aquifer Protection Area Program.

Melissa Mostowy, Water Planning and Management Division, [Melissa.Mostowy@ct.gov](mailto:Melissa.Mostowy@ct.gov) The proposed project is located within The Metropolitan District Commission's (MDC) service area, so public water supply will be available for the development site if needed. Otherwise, it is unlikely that the site will require more than 50,000 gallons of water per day, the jurisdictional threshold of the Water Diversion Program, so no new sources will need to be developed.

Marlene Krajewski, Water Planning and Management Division, [marlene.krajewski@ct.gov](mailto:marlene.krajewski@ct.gov)

As is mentioned, the property is almost entirely paved. CT DEEP recommends incorporating green spaces and Green Stormwater Infrastructure/Low Impact Development to manage stormwater runoff onsite to minimize/reduce the impact of polluted stormwater from reaching receiving surface waters, including the South Branch Park River, which is less than 0.25 miles from this site, and which has impaired water quality due to high levels of bacteria ([Park River TMDL](#)). A Complete Streets approach to this area can also help incorporate greenspace into the multimodal transportation network and its connectivity to this property.

## **2. Effect on flooding, in-stream flows, erosion, or sedimentation.**

Susan Jacobson, Land and Water Resources Division, [Susan.jacobson@ct.gov](mailto:Susan.jacobson@ct.gov)

Flood Management Certification: - If proposed activities are being funded or conducted by a state agency AND are being conducted within a FEMA designated floodplain, the applicant should consult with the DEEP's Land and Water Resources Division for information on how to comply with the States Flood Management Statutes and Regulations. For information on identifying if the site is in a flood zone, please see FEMA's website: [FEMA Flood Map Service Center](#). For information on Flood Management Certification, please see DEEP's website: [Flood Management Certification Fact Sheet](#).

## **3. Effect on natural communities and upon critical plant and animal species and their habitat; interference with the movement of any resident or migratory fish or wildlife species.**

Shalyn Zappulla, Fisheries Division, [Shalyn.Zappulla@CT.gov](mailto:Shalyn.Zappulla@CT.gov)

The nearest aquatic resources to this site are approximately 1000 feet away in the South Branch Park River. The Fisheries Division does not have sampling data for the South Branch after 1988. Sampling in 1988 indicated the presence of American Eel, Banded Killifish, Blacknose Dace, Bluegill, Common Carp, Largemouth Bass, Pumpkinseed, Redfin Pickerel, Rock Bass, Spottail Shiner, Tessellated Darter, and White Sucker. This section is impaired due to elevated bacteria levels and a TMDL has been established ([CT Statewide Bacteria TMDL](#)).

The Park River watershed consists of 87% urban area and impervious coverage is high. As impervious surfaces (such as rooftops, roads, and sidewalks) increase within the watershed landscape from commercial, residential, and industrial development, the amount of stormwater runoff to surface waters also increases. These waters are negatively affected as increased pollutants from nutrients and bacteria from failing and insufficient septic systems, oil and grease from automobiles, and sediment from construction activities become entrained in this runoff (CT DEEP 2012).

Proper stormwater management BMPs, incorporation of green infrastructure where feasible, and considering features such as rooftop and rain gardens, vegetated swales, or detention basins are strongly

encouraged and would benefit the area. Ideally, impervious cover should be less upon the completion of this project than it was before.

CT DEEP. 2012. FINAL Park River Watershed Summary. <https://portal.ct.gov/-/media/DEEP/water/tmdl/CTFinalTMDL/parkriver4400>

**4. Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment.**

Ryan Mowrey, Remediation Division, [Ryan.mowrey@ct.gov](mailto:Ryan.mowrey@ct.gov)

The vacant building on the north end of the property at 320 New Park Avenue is a former Property Transfer Site in the Remediation Division and was Verified as of 2024. Remediation of soils occurred in the late 1990s removing soil containing arsenic and EHP, with compliance groundwater monitoring occurring in the mid 2000's. Groundwater historically had concentrations of VOCs and SVOCs and reached compliance in 2012, with water levels ranging from 4 to 10 feet below ground surface. There is also documentation of urban fill containing SVOCs and VOCs at low concentrations found beneath the building and parking lot. It is reasonable to assume that historic urban fill may be present beneath the other portions of the site as well. Therefore, any disturbance of the soil during redevelopment warrants a thorough soil characterization especially if any historical fill or impacts are encountered.

**5. A substantial increase in the type or rate of energy use as a direct or indirect result of the action.**

No Comments Received.

**6. Effect on air quality.**

No Comments Received.

**7. Effect on existing land resources and landscapes, including coastal and inland wetlands.**

No Comments Received.

**8. Adequacy of existing or proposed utilities and infrastructure.**

No Comments Received.

**9. Effect on greenhouse gas emissions as a direct or indirect result of the action.**

No Comments Received.

**10. Effect of a changing climate on the action, including any resiliency measures incorporated into the action.**

No Comments Received.

**11. Additional Comments/ Concerns:**

Allison Forrest-Laiuppa, ERSPD, [allison.forrest-laiuppa@ct.gov](mailto:allison.forrest-laiuppa@ct.gov)

The DEEP's PCB Program has a PCB spill location of New Park Ave in 1992 by CLP and Royal Typewriters. PCB Spill location was New Park Ave in 1995 by CLP it was 103ppm.

Royal Park Limited Partnership inspection located on New Park Ave in Hartford. This received an NOV that is now closed.

**List of permits:**

### **Federal Section 404 Clean Water Act, Inland, Water Quality Certification (WQC)**

- ☐ Required for this project.
- ☐ Based on the information provided, it cannot be determined if fill is proposed in Waters of the U.S. A state and federal wetland delineation will be required if fill is proposed in Waters of the U.S. Wetlands and Watercourses should be clearly field delineated by a qualified soil scientist. If work is being proposed in a wetland or watercourse (crossings, fill, structures, culverts etc.), contact the [Army Corps of Engineers](#) to determine if it is within their jurisdiction.
- ☒ Not required.

### **State 401 Water Quality Permit**

- ☐ Required. (if a federal 404 WQC is required as noted above, a state 401 is also required because the programs are tied together)
- ☐ Based on the information provided, it cannot be determined if fill is proposed in Waters of the U.S. A state and federal wetland delineation will be required if fill is proposed in Waters of the U.S. For a pre-application meeting, contact: [Susan.jacobson@ct.gov](mailto:Susan.jacobson@ct.gov) (for projects in towns that are west of the CT River) or [Darcy.winther@ct.gov](mailto:Darcy.winther@ct.gov) (for projects in towns that are on the CT River or east of the river).
- ☒ Not required.

**Effective January 1, 2026: General Permit for Stormwater from Construction Activities (Construction Stormwater GP).** **Note: Without detailed plans, several options might be checked, please review these options to determine which is applicable for the project.**

The link to the permit application is: <https://portal.ct.gov/deep/water-regulating-and-discharges/stormwater/construction-stormwater-gp>

- ☒ Projects that disturb less than an acre are not required to submit an application to DEEP, regardless of whether they get local approval.
- ☒ If between one and five acres of disturbance and approved at the local level, not required to submit an application with DEEP.
- ☒ If five or more acres of disturbance and approved at the local level, must complete application form and Stormwater Pollution Control Plan to DEEP at least 60 days prior to the initiation of construction. Registrations shall include a certification by the Qualified Professional who designed the project and a certification by a Qualified Professional or regional Conservation District who reviewed the SWPCP and deemed it consistent with the requirements of the general permit. In addition to measures such as erosion and sediment controls and post-construction stormwater management, the SWPCP must include a schedule for plan implementation and routine inspections. For further information, contact the Water Permitting and Enforcement Division at 860-424-3025 or [DEEP.StormwaterStaff@ct.gov](mailto:DEEP.StormwaterStaff@ct.gov)
- ☒ Projects exempt from local permitting (conducted by government authorities) disturbing over one acre must submit a registration form and Stormwater Pollution Control Plan to DEEP at least 60-90 days, as identified by the permit, prior to initiating construction.

The Construction Stormwater General Permit registrations must be filed electronically through [DEEP's ezFile Portal](#). Additional information can be found online at: [Construction Stormwater GP](#).

Thank you for the opportunity to review this project. These comments are based on the reviews provided by relevant staff and offices within DEEP during the designated comment period. They may not represent all applicable programs within DEEP. Feel free to contact me if you have any questions concerning these comments.

cc: Eric Hammerling, Office Director, DEEP/ERSI