



Portland, CT, the community with the longest frontage on the Connecticut River, features both challenging brownfields and a remarkable brownstone heritage. CCAPA and CTASLA explore how this small town can sustainably re-develop its economy and improve quality of life by preserving and leveraging its historic and natural resources.



A joint program of the Connecticut Chapter of the American Society of Landscape Architects (CTASLA) and the Connecticut Chapter of the American Planning Association (CCAPA)  
[www.ctasla.org](http://www.ctasla.org) • [www.ccapa.org](http://www.ccapa.org)

# Balancing Economic Development with Historic Preservation

**Date:** Friday, June 24, 2016

**Location:** The Waverly Center  
[7 Waverly Ave., Portland, CT](http://www.waverlycenter.com)

**Time:** 8:00 a.m. - 3:00 p.m.

**Cost:** \$65 Members (APA, ASLA, AIA)  
 \$75 Non-members / \$15 Students

*(includes continental breakfast and box lunch)*



Photos: Private Collection of Jack Dillon



**Continuing Education Credits:**

AICP: 5.0 AICP CM  
 LA CES: 5.0 PDH/HSW  
 AIA-CES: 5.0 LU/HSW

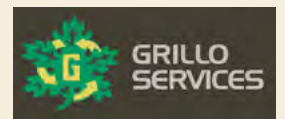
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# Balancing Economic Development with Historic Preservation / June 24, 2016 • Portland, CT

A continuing education program for planners, economic development professionals, landscape architects, architects, developers, historic preservationists...and anyone involved in the creation of vibrant and successful communities

## Schedule & Agenda

- 8:00-8:30 a.m.    **Registration, Breakfast, Networking, and Sponsor Tables**
- 8:30-8:45        **Introductions and Housekeeping** – *Barbara Yaeger, PLA, ASLA*
- 8:45-9:00        **Historic Context** – *Susan Fiedler, RLA, ASLA & Brownstone Quorum*  
A whirlwind tour of Portland's "topographic transformation" driven by the Brownstone industry, resulting in the dramatic vernacular landscapes along the Connecticut River.
- 9:00-9:15        **Community Overview** – *Deanna Rhodes AICP, Town Planner*  
An overview of past and present planning efforts as well as issues facing this small town.

## **THE ELMCREST PROPERTY**

What are the implications on a project and community when a National Register designation occurs after a local site plan approval? Land use professionals can take a lesson from Portland as they navigate through the complexities of balancing support for the re-development of a vacant mental health hospital campus to mixed-use while preserving the historical architectural and landscape resources on the site.

- 9:15-9:50        **Vibrant Communities Grant** – *Josh Fiala, AIA, AICP, LEED AP, The Metropolitan Area Planning Council*  
Faced with the challenges of the historic designation, the Town applied for and was awarded a Vibrant Communities Grant from the CT Trust for Historic Preservation. The grant allowed for evaluation of the historic buildings, preparation of three new conceptual site layouts, and the preparation of a market study by the Cecil Group. Josh will provide an overview of his role and the results of the community-involved project.
- 9:50-10:10      **Leveraging Historical Assets** – *Dan Bertram, BRT Corporation*  
After the mixed-use project failed to move forward due to the downturn in the economy and a historic designation clouding the original approval, a new developer stepped in to assist the property owner to get a revised project off the ground. Dan will share his experiences working with communities to embrace high density housing as a means of leveraging the costs associated with required preservation of historic resources that may not be eligible for tax credits, and what it takes to attract retail tenants when a project has been stalled for years.
- 10:10-10:45     **Break and Sponsor Tables**

## **BROWNSTONE EXPLORATION AND DISCOVERY PARK**

- 10:45-Noon      **Bus Tour**  
We will first tour the former Elmcrest Hospital site with its historic buildings and mature trees, then along the base of the Arrigoni Bridge to Portland's riverfront, where industrial uses still provide a large piece of Portland's tax base. The tour will unload at the now



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famous Brownstone Exploration and Discovery Park, situated in the National Historic Landmark Brownstone Quarries. Sean Hayes, President of the Brownstone Exploration & Discovery Park, leases the properties from the Town and will share his dream for the future of the quarries to maximize both recreational potential and economic return. He will discuss how this balancing act has gone so far and the role that planners and landscape architects can play to help ensure a “win-win.”

- Noon-12:40     **Lunch:** Participants can walk or ride the short distance along the former wharfs/brownfield sites to the Riverfront Park for a boxed lunch. Improvements within the park are the result of incremental improvements driven by the Brownstone Quorum, a local non-profit dedicated to the preservation and appropriate development of Portland’s resources.
- 12:40-1:00     **Bus Trip back to the Waverly Center**

## TRANSFORMING HISTORIC BROWNFIELDS ALONG THE RIVERFRONT

Several properties along the Connecticut River are covered in asphalt and oil tanks, some vacant and some still in use. Sitting directly in front of the brownstone quarries, these sites were once covered with extensive wharfs and other infrastructure.

- 1:00-1:30     **Grants for Brownfields** – *Amy Vaillancourt, Tighe & Bond*  
Amy has been involved in obtaining grants towards brownfield remediation for Connecticut Towns for several years, which include maximizing the potential of cultural resources. She will share the challenges and opportunities already uncovered for the Town’s Brownstone Avenue redevelopment project and the next steps working with the CT State Department of Economic and Community Development.
- 1:30-2:00     **The Section 106 Assessment** – *Amy Jean McKeown, EPA Project Officer for Tribal Funding & Historic Preservation*  
A Section 106 assessment is part of any EPA brownfield remediation project. Amy will share her experiences working on similar projects in the Northeast which have successfully integrated archeology with environmental remediation to create development opportunities.

## ACCOMMODATING RECREATIONAL USES IN A DESIGNATED CULTURAL LANDSCAPE

- 2:00-3:00     **Balancing Programmatic Uses** – *Peter F. Viteretto RLA, ASLA, Heritage Landscapes, LLC*  
Bringing the day full circle, Heritage Landscapes will share decades of experience balancing programmatic uses with the need to protect the intrinsic qualities of national parks and culturally valued public landscapes. Many cities around the country have similar cooperative agreements with private not-for-profits, while expanding heritage tourism.



Josh Fiala



Dan Bertram



Amy Vaillancourt



Amy Jean McKeown



Peter Viteretto

## About Our Speakers

**Josh Fiala** is Senior Regional Planner with the Metropolitan Area Planning Council (MAPC). He is currently working with cities and towns around Boston to prepare town center revitalization plans, visioning for transit-oriented development, redevelopment studies for walkable and dense housing typologies, and revisions to zoning bylaws to support economic development. Mr. Fiala is a certified planner and a licensed architect and has contributed to many projects at the intersection between historic preservation and economic development. He earned his Master in City Planning Degree with an Urban Design Certificate from the Massachusetts Institute of Technology, and received his Bachelor of Architecture degree from Ball State University.

**Dan Bertram** took over operation of the BRT General Corporation in 2000 from his father Bert Bertram. (BRT General Corp is active in unique real estate development opportunities, multi-unit residential development and management.) Mr. Bertram is also co-founder of News Rush, based in Los Gatos, CA, and a Board member of Fairfield County Bank for over 11 years. He received an MBA in management from Columbia University and a BSE from Princeton University.

**Amy Vaillancourt** is Licensed Environmental Professional and project manager for Tighe & Bond in Middletown. For the past ten years her career has been focused on supporting municipal brownfields projects. Ms. Vaillancourt earned an associate's degree in Environmental Science and Toxicology from Gateway Community College and her BS in Environmental Science from the University of New Haven. She is currently completing her MS thesis in Landscape Ecology of Brownfields at the University of New Haven.

**Amy Jean McKeown** has been employed with the U.S. Environmental Protection Agency Region 1 (Boston, MA) for 25 years — 18 as an On-Scene Coordinator and 7 as a Brownfields Project Officer. She serves as the Region 1 Brownfields Historic Preservation Coordinator. Additionally, she is the Brownfields Tribal Coordinator. Ms. McKeown has given trainings at the National Brownfields Conference, Tribal Lands Forum, and Regional Offices on how to comply with Section 106 of the National Historic Preservation Act.

**Peter Viteretto** is Senior Associate with Heritage Landscapes, where he has been since 1993; he currently manages the Norwalk office and is a project landscape architect and manager for the firm's landscape preservation projects. Mr. Viteretto's work over the past 25 years has focused on public landscapes, creating and enhancing their value for the communities they serve. A graduate of the University of Connecticut, Mr. Viteretto also serves on the Merritt Parkway Advisory Committee as CTASLA's representative, and is a member of the Norwalk Tree Advisory Committee.

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## Registration Form

[Register online](#) with your credit card or complete this form and return with your check (payable to "CTASLA") and mail to:

CTASLA  
c/o J.M. Communications  
35-31 Talcottville Road, Ste. 318  
Vernon, CT 06066

Deadline: Monday, June 20  
(Note: no refunds after 6/20)

Questions? Contact Jeff Mills at [executivedirector@ctasla.org](mailto:executivedirector@ctasla.org) or (860) 454-8922.

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

ASLA or AIA Member Number (if applicable): \_\_\_\_\_

\_\_\_ Member(s) of APA, ASLA, or AIA attending @ \$65 each = \$ \_\_\_\_\_ total

\_\_\_ Non-Member(s) attending @ \$75 each = \$ \_\_\_\_\_ total

\_\_\_ Full-time student(s) with ID @ \$15 each = \$ \_\_\_\_\_ total