

Brownfields Site Evaluation Criteria

Project Name: Pine and Flynn Development

Address/Project Location: 316 Flynn Avenue, Burlington

Applicant: Redstone

Reviewer: Emily Nosse-Leirer

Required Characteristics	Possible Points	Scoring
Is the property owner willing to sign a Participation Agreement and Site Access	Yes = continue No = Not eligible	Yes
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility criteria for hazardous sites?		Yes
Is the planned use consistent with current zoning?		Yes

Project Location (10 pts Total)

Is the project located in Burlington or Winooski?	(Yes=2, No=0)	2
Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area (as identified in the most recently adopted regional plan)?	(Yes=2, No=0)	2
Is the project located within a designated state center? (Including areas with pending applications)	(Yes=2, No=0)	0
Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it?	(Yes=2, No=0)	2
Is the project located adjacent to another brownfields site?	(Yes=2, No=0)	2

Project Location Economic Conditions (5 pts Total)

Is the project located in an area where the poverty rate is higher than the County-wide average?	Up to 5 points	3
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Housing Potential (30 points total)

Will site cleanup enable housing development in an area planned for high density housing or mixed-use development by the municipality?	Up to 10 points	5
Will site cleanup contribute to alleviating identified housing need as identified in relevant adopted municipal documents?		
Will site cleanup allow multiple housing units (in excess of what is already on site) to be built?	1/2 point per unit, 20 points maximum.	13.5

Commercial Potential (20 points total)

Will site cleanup enable commercial development in an area planned for high density commercial or mixed-use development by the municipality and region?	Up to 20 points	20
Is the project a mixed-use project?		

Open Space and Recreation Potential (10 points total)

Will site cleanup enable improvement or construction of a park in an area where it can be readily accessed by an underserved population?	Up to 10 points	0
Will site cleanup involve creating or improving open or recreational space as part of a housing or commercial project?		

Project Economic Impact (25 pts Total)

Does the project have the potential to create or retain jobs (not including construction jobs)?	1 point per FTE job, up to 10 points	7.5
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	5
Does the project have other economic development benefits?		

Initial Score	62
100 points possible	

Bonus Categories

If the project will enable housing unit construction, will a percentage of them be permanently affordable?	1/2 point per percentage point affordable, up to 20 points.	2.5
Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan?	Up to 15 points	15
Does proposed site cleanup mitigate impacts to surface water?	Up to 10 points	10

Additional Notes: What is anticipated value of final investment, if known? Not reported, however, "state education property taxes are projected to be approximately \$42,560 annually; municipal property taxes are project to be approximately \$20,175 annually" What is project timeline, if known? Project timeline not reported; project has an Act 250 hearing scheduled on January 9, 2017.	Bonus Score	
	45 points possible	27.5
	TOTAL SCORE	89.5

2/3/2017

316 Flynn Avenue Proposed Redevelopment Anticipated Benefits

The proposed redevelopment of 316 Flynn Avenue is located in the South End of Burlington adjacent to downtown. It is located in the Metro land use district of the CCRPC ECOS regional plan, and the Neighborhood Activity Center of the Burlington Town Plan. Both plans encourage new mixed-use development in locations well served by public infrastructure and transportation.

The site currently has functioning business and residential structures so therefore has municipal water, sewer, electric and natural gas infrastructure serving it. A bus stop is located on site with service along Pine St to downtown Burlington. Pine St also has a dedicated bike lane.

The proposed building consists of two ground floor neighborhood-scale retail spaces with thirty residential apartments, consisting of a mix of studio, 1-BR & 2-BR units, above. Fifteen percent of the housing units will adhere to Burlington's Inclusionary Zoning requirement.

The construction process will create jobs for its duration. Once complete the commercial spaces will retain several full-time employees.

The redevelopment will remediate the site by managing any identified contaminated soils and mitigating and managing stormwater runoff into Engelsby Brook. Currently stormwater flows unimpeded into the brook.

Most importantly, the completed apartments will provide much needed housing in Burlington, which is a stated goal of the City Plan. This building will have direct access to onsite and offsite parking, public transit and public parks.

**Chittenden County Brownfields Program
Site Nomination / Assistance Request Form**

*For information on types of assistance available and
CCRPC's protocol for deciding if, and to what degree to assist a request, see:
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Site Name: Pine & Flynn
Site's Street Address/Town/Zip Code: 316 Flynn Avenue, Burlington, VT 05401
Parcel Tax ID #: 057-4-066-000 Property Size (Acres): 0.61 acres
Zoning District: Neighborhood Mixed Use
Describe current use(s): Three structures currently on site- deli, triplex apartment building,
garage.
Describe former use(s): Same as above.

Are there plans for acquisition and/or redevelopment? Yes No

If yes, attach a separate one to two-page document describing the anticipated benefits of the redevelopment such as housing units, commercial development, jobs, economic impact, recreation, etc. (see Site Evaluation Criteria at link above for the types of information to provide).

Have studies been conducted to identify or assess contamination? Yes No

If yes, please identify the title, author and date of the report, and if available, send us a PDF: _____

Phase I Environmental Site Assessment Report, LE Environmental, March 2, 2016

Potential contaminants include: Petroleum Other contaminants

What type(s) of site assessment or cleanup planning assistance are you seeking? Circle all that apply

Phase I Environmental Site Assessment

Phase II Environmental Site Assessment

Soil Monitoring during Construction

Archeological Site Assessment / Recon

Historic Preservation issues

Cleanup / Corrective Action Planning

Other

Property Owner Information:

Name: 316 Flynn LLC Signature: 

Mailing Address: 210 College Street, Suite 201, Burlington, VT 05401

Phone: 802-658-7400 Email: ehoekstra@redstonevt.com

Nomination Submitted By:

Name or Office: Daniel Goltzman Date Submitted: 2/3/17

Mailing Address: 210 College Street, Suite 201, Burlington, VT 05401

Phone: 646-957-4248 Email: dgoltzman@redstonevt.com

Please Return Site Nomination Form (via PDF is preferred) to:

Dan Albrecht, Senior Planner

Chittenden County Regional Planning Commission 110 West Canal St., Suite 202 Winooski, VT 05404

*Phone: (802) 846-4490 Ext. *29; Email: dalbrecht@ccrpcvt.org*

January 30, 2017

Dan Albrecht, MA, MS
Senior Planner
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, VT 05404

Re: Proposal- ABCA Corrective Action Plan, 316 Flynn, Burlington, Vermont

Dear Mr. Albrecht:

LE Environmental LLC (LEE) is pleased to provide the following proposal to complete an Analysis of Brownfields Cleanup Alternatives (ABCA) Corrective Action Plan (CAP) for the 316 Flynn property.

Project Background

The Phase I Environmental Site Assessment (ESA) identified three RECs. These include:

1. Documented fill soils from an unknown source, including coal ash.
2. Past garage use for engine building with staining and cracking of the cement floor.
3. The property includes the southern half of Englesby Brook to its centerline, which is Department of Environmental Conservation (DEC) Site 93-1505.

The Phase II ESA is currently underway, with the Quality Assurance Project Plan (QAPP) addendum under review by the DEC and the EPA. One likely outcome of the Phase II ESA due to finding coal ash on site during geotechnical drilling is that soils on the property likely contain concentrations of polycyclic aromatic hydrocarbons (PAHs) and arsenic in excess of regulatory screening levels. Some of the soils may also contain petroleum and/or solvents due to the historical auto business on the property. The Englesby Brook site was documented to contain petroleum contaminants approximately 1,300 feet upstream of this site. Testing will be done during the Phase II ESA to determine whether residual petroleum contamination is present on the property in 2017.

We have reviewed architectural plans prepared by Redstone and Snyder Homes and these plans indicate that all three buildings will be removed and a new commercial/residential structure will be constructed on the property.

Corrective Action Strategy

Corrective action on the site will involve mitigation of two primary environmental issues:

1. Soils excavated from the building foundation footprint will likely need to be treated as “waste” and will need to be reused/capped on site or transported off-site to an approved alternate destination or disposal facility (landfill). The developers are striving to use all excavated soil to fill in basements of the existing buildings.
2. If volatile contamination is found during the Phase II ESA, any soil gas issues for the new construction would be addressed through the design of subslab vapor systems to ensure vapors do not enter the indoor air of the structure.
3. Any required mitigation of Englesby Brook due to Phase II ESA findings is not addressed in this proposal and would be an addendum.

Work Scope

LEE will work with Chittenden County Regional Planning Commission (CCRPC), the property developer (Redstone) and other stakeholders to prepare an ABCA/CAP for the redevelopment conceptual design in accordance with DEC guidelines. The work scope includes:

1. Development of a narrative ABCA/CAP document meeting DEC requirements for content and format. A Vermont-licensed Professional Engineer (PE) will stamp the ABCA/CAP document.
2. Development of an engineering plan for the corrective action work, which will involve estimation of soil removal quantities based on the plans being developed by Redstone and Snyder Homes.
3. Development of sub-slab vapor system design for the building if volatile contamination is found on the property.
4. Development of a comprehensive remedial cost estimate including these items as well as necessary testing, coordination, inspections and certifications.
5. The draft ABCA/CAP will be submitted to CCRPC for review and comments.
6. Once approved by CCRPC and other stakeholders, the ABCA/CAP will be submitted to DEC and EPA for review and approval.
7. A one-month public comment period is required by EPA regulations for the ABCA/CAP. During the public comment period a public information meeting will be required to comply with EPA requirements for the ABCA/CAP process.
8. Following the meeting, public input will be considered and appropriately responded to. Any necessary changes to the ABCA/CAP will be made and the final version will be submitted to stakeholders and regulators.

Project Team

LEE will prepare the ABCA/CAP. Alan Liptak and Angela Emerson of LEE have first hand knowledge of the property, having completed the Phase I ESA. LEE has completed or is completing 10 ABCA/CAPs for Vermont Brownfields redevelopment projects, all of which have included beneficial re-use of contaminated soil. LEE will work with the project team and Grover Engineering P.C. to complete the work scope. Dean Grover PE has over 26 years experience managing engineering on hazardous and other properties and has stamped/approved several of LEE's ABCA/CAPs.

Fees and Assumptions

The ABCA/CAP can be completed on a fixed price basis for \$6,640. This pricing is subject to the following assumptions:

1. The redevelopment design submitted to LEE remains similar to the current design proposal. Acknowledging that final plans are still being developed, this proposal provides for one final developed site configuration. Numerous design iterations or substantial changes to the redevelopment design would need to be incorporated into the ABCA/CAP for an additional fee which will depend on the level of effort needed to respond to the changes.
2. LEE is provided with AutoCAD drawings of the site, with existing and proposed contours and utilities and detailed building ground floor and foundation plans prior to start of the ABCA/CAP preparation. Details and cross-sections of the proposed slab, including proposed sub-slab crushed gravel thicknesses are needed. Sufficient plans of interior walls will be needed to allow for coordination of vent riser locations with the architects.
3. No environmental testing is included in this proposal.
4. This fee includes a LEE's attendance at a public meeting in Burlington. The cost and coordination of meeting space and required public warning (usually a legal notice in the newspaper and web site postings) are not included and are assumed to be the responsibility of Redstone and/or CCRPC.
5. Five hard copies of the draft and final CAP are provided to CCRPC. If LEE does not have to prepare and submit hard copies, a deduction of \$120 can be made. All documents are will be submitted electronically in PDF format.

Schedule

The draft ABCA/CAP can be completed within two weeks of completion of the Phase II ESA and within four weeks of notice to proceed (whichever comes later) and LEE's receipt of the necessary documentation outlined in assumption #2.

To engage the work please send a task order as per the master services agreement and we will get started. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "AL Liptak".

Alan Liptak
Senior Geologist