

Brownfields Site Evaluation Criteria

Project Name: Park Place

Address/Project Location: 3 Maple Street, Essex Junction

Applicant: Black Rock Construction, LLC; McEwing Properties, LLC

Reviewer: Emily Nosse-Leirer, CCRPC

Required Characteristics	Possible Points	Scoring
Is the property owner willing to sign a Participation Agreement and Site Access Agreement?	Yes = continue	Yes
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility criteria for hazardous sites?	No = Not eligible	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)	0
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)	2
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	0
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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	10
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.	20

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		

Project Economic Impact (25 pts Total)

Does the project have the potential to create or retain jobs?	1 point per FTE job, up to 10 points	3
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	10
Does the project have other economic development benefits?		

Initial Score	71
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.	0
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	0

Additional Notes:

While the project is anticipated to include 5 new buildings, 200-275 units of housing and 25,000-30,000 sq ft of retail space, no permit applications have been initiated as of this time. While the retail space will lead to job creation, no further details are available at this early stage on how many jobs might be created. No details have been provided on the affordability of the proposed housing. Essex Junction has no inclusionary zoning ordinance. "The developer is allocating funds to the added construction expense to mitigate the contaminated soils, hence the reason for seeking financial assistance in the planning stages."	Bonus Score	15
	45 points possible	

TOTAL SCORE	86
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**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: 3 Maple Street Essex
Site's Street Address/Town/Zip Code: 3 Maple Street Essex Junction, Vermont 054 53
Parcel Tax ID #: 1029212000 Property Size (Acres): .39 Acres
Zoning District: Village Center
Describe current use(s): Mixed Use Retail/Residential

Describe former use(s): Mixed Use Retail/Office/Residential

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: _____

See Attached Overview

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

**Note: After call with EPA, request is actually
Supplemental Phase II ESA**

Property Owner Information:

Name: 3 Maple Street Essex, LLC Signature: 

Mailing Address: 302 Mountain View Drive Colchester, Vermont 05446

Phone: 802-316-0004 Email: ben@blackrockus.com

Nomination Submitted By:

Name or Office: _____ Date Submitted: _____

Mailing Address: _____

Phone: _____ Email: _____

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*

Park Place

Essex Junction, Vermont

In the heart of Essex Junction is a large tract of underutilized Real Estate that is well suited for redevelopment. The property in its entirety, is controlled by the Park Place Development Partners and it is the vision of the developers and Village government to work together for the common interest in improving the Five Corners area in Essex Junction, Vermont and creating a new Village center for the future.

This vision is one that is shared by the partners as well as the Village trustees and the community. It is a rare opportunity when public support, municipal involvement and development opportunities all come together to create a unified vision for the future of a community. It is our belief that the integration and embracing of the history of the village merged with a new vision of responsible growth will once again make the heart of Essex Junction a regional destination.

Designed using the principals of New Urbanism, Park Place includes mixed rate rental housing, luxury apartments/condos, commercial-retail and a large public/private parking structure. The Developer seeks to form public-private development efforts supported by local, state, and federal stakeholders including the following:

- Village of Essex Junction
- Chittenden County Municipal Planning Organization
- Chittenden County Transportation Agency
- State of Vermont—Agency of Commerce and Community Development

Permitting Status

Currently, we are completing a massing study and TJ Boyle and Assoc., a land use and urban planning firm has been working through initial site design. The Village Trustees and planning commission have been given a preliminary briefing on the project and have had opportunity to offer input in a collaborative manner, throughout the site design process. It is the intention of the developers to begin the permit process in the first quarter of 2017. The goal of this timing would be to be in a position to commence site work within 18 months. This has the possibility of being achieved by utilizing parameters outlined in the Village Growth Center designation that would preclude the project from Act 250 jurisdiction.

Overview

The project site is approximately 5 acres in size and is situated on the eastern side of Park Street, at Five Corners and in part encompasses the historic Lincoln Inn building. The site plan as drawn has a total building footprint of just over 70,000 square feet, and five new buildings.

The overall concept is to add to the existing village center and to create a more walkable, park-once destination where residents, visitors and workers will together, share the urban amenities of a historic New England village.

Residential—200 to 275 Dwelling Units:

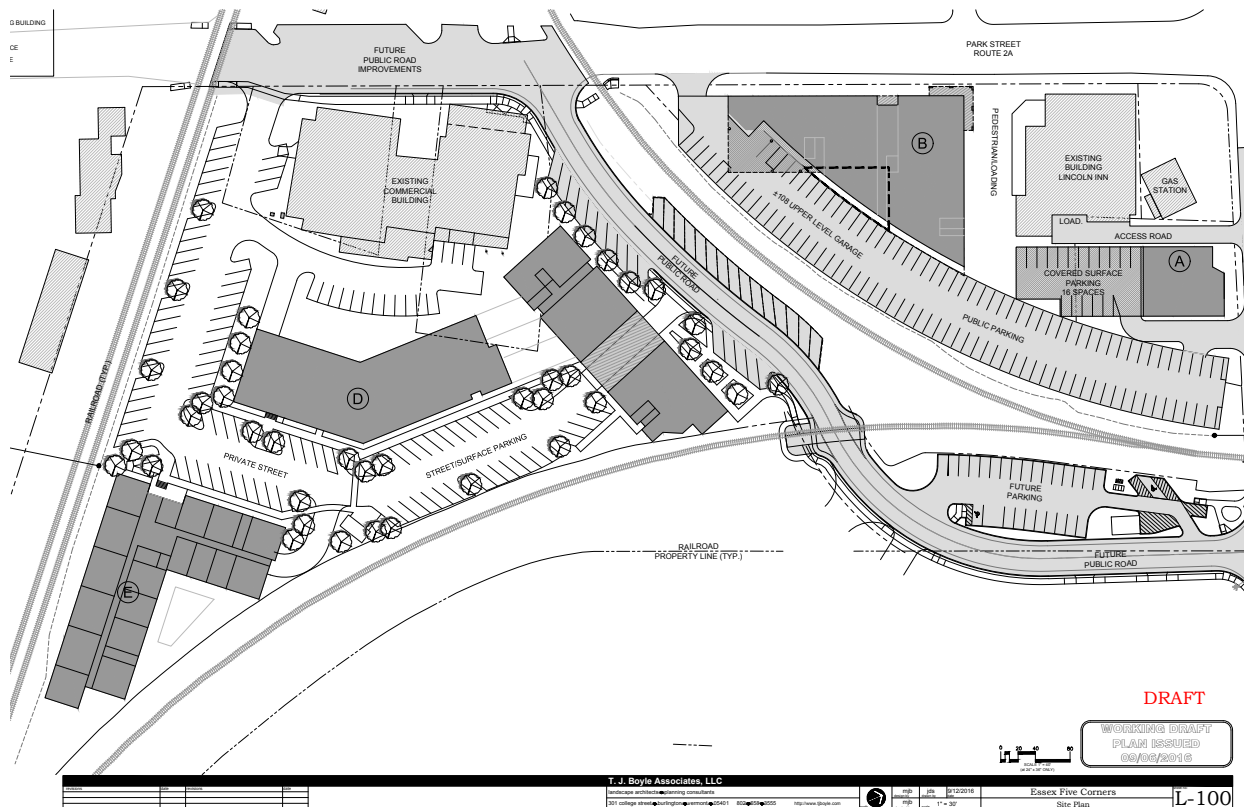
- Market Rate Rental Apartments
- Affordable Rental Apartments
- Luxury Apartments/Condos

Retail / Commercial:

- 25,000-30,000 Square Feet of Ground Level Retail
- Office / Hotel Subject to Feasibility

Infrastructure:

- Village Planned Crescent Connector Road
- Neighborhood Streets, Hardscape and Green Space

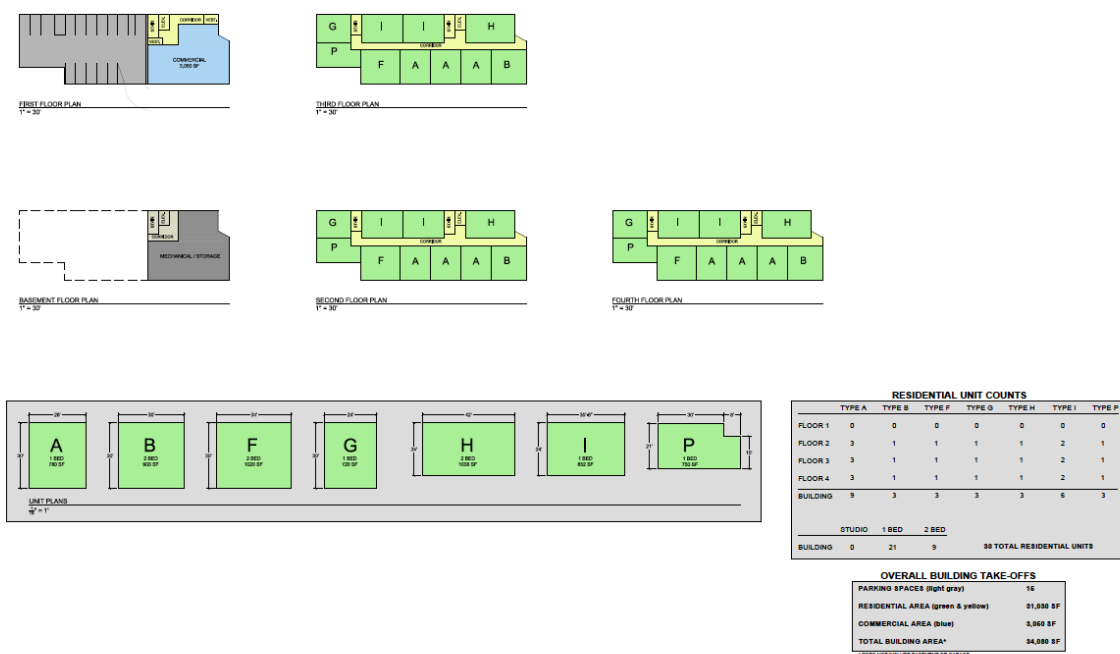


3 Maple Street

Previous environmental studies:

- Phase I Environmental Site Assessment Report, 3 Maple Street, Essex Junction, Vermont. KAS, Inc., September 30, 2009.
- Quality Assurance Project Plan Addendum for Subsurface Site Investigation, 3 Maple Street, LLC. KAS, Inc. December 2009.
- Archaeological Resource Assessment, #3 Maple Street, Essex Junction, Chittenden County, Vermont. University of Vermont Consulting Archaeology Program, January 2010.
- Brownfields Phase II Environmental Site Assessment, 3 Maple Street, Essex Junction, VT. KAS, Inc., revised September 2010.

Schematic for Re-development:



Park Place Developers

Park Place is a strategic alliance between BlackRock Construction, LLC and McEwing Properties, LLC. The genesis of this partnership is the common interest in redeveloping a portion of the Five Corners in Essex Junction, Vermont and creating a new Village center for the future. The investment that we make today is one that has the potential to leave its mark not just on the coming decades, but on the face of the community of Essex Junction for generations to come.

3 Maple Street Essex Junction, Vermont

**VTDEC #2010-4037
KAS #508090166**

PROPOSAL – ENVIRONMENTAL OVERSIGHT DURING PROPERTY REDEVELOPMENT

February 6, 2017

Prepared for:

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



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1.0 Introduction

This proposal has been prepared by KAS, Inc. (KAS) for the Chittenden County Regional Planning Commission (CCRPC), 110 West Canal Street, Suite 202, Winooski, Vermont. It addresses conducting the necessary environmental oversight during the proposed redevelopment activities at the 3 Maple Street, Essex Junction Vermont property. KAS has performed a Phase I Environmental Site Assessment and a Brownfields Phase II Environmental Site Assessment on this property and has an understanding of the existing environmental issues. Additionally, we have spoken with Mr. Ben Avery of LI Maple Street Properties, LLC and have a thorough understanding of the proposed redevelopment for the property. This proposal is being prepared pursuant to requirements of the Master Agreement for Brownfields Consulting Services by and between CCRPC and KAS, Inc., dated September 26, 2016.

Generally, the findings of previous environmental site assessment work at this property indicated that subsurface soils and groundwater contained several petroleum constituents which could pose risk to human health during site redevelopment. Additionally, tetrachloroethene (PCE) vapors above regulatory standards were detected in soil gas samples collected on the property.

2.0 Scope of Work

KAS will work with the project stakeholders to provide the necessary environmental oversight and design to facilitate the proposed property redevelopment. The scope of work will consist of the following activities:

- Project Coordination, Quality Assurance Project Plan (QAPP) Site Specific Addendum, Health and Safety Plan (HASP);
- Soil Boring Advancement and Soil Sampling;
- Building Vapor Mitigation System Design and Oversight;
- Soil Management Oversight;
- Laboratory Data Validation;
- Project Documentation; and,
- Institutional Controls Implementation.

Details regarding each of the aforementioned tasks are provided below.

2.1 Project Coordination, QAPP Addendum, Health and Safety Plan

Project Coordination

KAS will contract with CCRPC and will conduct necessary project coordination activities to allow the work to proceed as planned. Comprehensive project management will be conducted by KAS' project manager. Regular, frequent reconciliation of the project budget and implementation schedule will be performed to ensure progress and to note any indication of unexpected conditions.

KAS will maintain direct communications with the involved parties including the project



stakeholders. These include CCRPC Project Manager Dan Albrecht, project owner representative Ben Avery, Vermont Department of Environmental Conservation (DEC) Brownfields Project Manager Hugo Martínez Cazón, and United States Environmental Protection Agency (EPA) Project Manager Frank Gardner.

Communications will be tailored to the preferences of the individual stakeholders and may be by phone, electronic mail or by other appropriate means. Notice of on site activities will be given ahead of time to allow for attendance by the involved parties. All project documents will be submitted to CCRPC for review before distribution. Unless otherwise instructed, KAS will coordinate access with Mr. Ben Avery.

KAS will initiate and maintain the necessary subcontractual agreements. KAS' subcontractors will include T&K Drilling of Swanzey, New Hampshire and Eastern Analytical Laboratories of Concord, New Hampshire. Subcontractor performance will be closely monitored with respect to scope, scheduling and budget.

Site Specific QAPP Addendum

KAS will prepare a site specific QAPP addendum for review and approval by the CCRPC, the EPA and the DEC. The QAPP addendum will compliment KAS' approved Generic QAPP (RFA07264) for Brownfields work in the State of Vermont. KAS will respond to comments and will obtain QAPP addendum approval prior to on site work. The QAPP addendum will also include a synopsis of previous investigations, a conceptual site model, and an assessment of plume characterization.

Health and Safety Plan (HASP)

The site-specific HASP will be updated and implemented to govern the safety aspects of the Phase II ESA in accordance with the Vermont Occupational Safety and Health Administration (OSHA) requirements. KAS will appoint one of its 40 hour OSHA 1910.120 trained persons as the Site Safety Officer with a backup also designated. No subsurface activities will take place on the site without a Site Safety Officer present. A copy of the HASP will be kept on site and will be available to other parties at any time requested. Site subsurface work will not commence until the HASP is in place.

2.2 Soil Boring Advancement and Soil Sampling

Three soil borings will be advanced within the proposed building footprint area. The purpose of these borings will be to characterize subsurface soils where ground disruption will occur during the proposed future development. Each boring will be advanced to approximately 4 – 5 feet below grade to match the vertical extent of the proposed building excavation activities. The location of each soil boring will be logged with a GPS following completion.

The soil boring advancement will be performed using a geoprobe drill rig. The soil will be logged by the drilling supervisor, who will also use a photoionization detector (PID) to screen the soils for the presence of volatile organic compounds (VOCs) during drilling. Soil samples will be collected and screened continuously from each borehole. To confirm the findings, one soil sample will be taken from each boring at the approximate 1 – 3 foot below grade depth interval and submitted under proper chain of custody to a laboratory for analysis of VOCs via EPA M8260B. One duplicate sample will be collected for quality assurance purposes.

2.3 Building Vapor Mitigation System Design and Oversight

KAS will design and provide oversight during the installation of a building vapor mitigation system. Based on what is currently known about the proposed building, it is expected that the primary vapor mitigation practice to be employed will be passive sub-slab depressurization. The system will be designed as a passive vent system, which could be easily converted into an active vent system using an in-line fan if needed in the future.

KAS will review the final building plans and work with the civil and structural engineers to design a system to be constructed beneath the foundation slab. Once the building is constructed, KAS will complete an influence test utilizing a micro-manometer capable of detecting 0.001" water column (wc). Approximately four penetrations into the slab will be drilled in locations coordinated in the field with the building contractor in order to determine the effectiveness of the system. The measurement points will be spaced out as much as possible across the building footprint to demonstrate adequate pressure field extension of the system, while also minimizing impact of finished spaces, avoiding damaging utilities, and locations that could be reasonably accessed. The goal of the visit will be to establish the system is achieving a vacuum at or above the recommended minimum vacuum pressure differential of 2 Pascals (0.008" WC) outlined in Appendix C of the VTDEC's *Investigation and Remediation of Contaminated Properties Procedure (IROCP)* document and also in accordance with accepted Soil Gas Mitigation Standards.

2.4 Soil Management Oversight

During construction for the new building foundation, a KAS environmental professional will be on-site to oversee the soil disturbance and confirm impacted soils are not encountered. The overseeing KAS scientist will use a PID to screen the disturbed soils for VOCs. Any impacted soils will be segregated from "clean" soils for proper disposal. The overseeing personnel will also confirm the handling of subsurface soils is conducted in accordance with the HASP should impacted soils be encountered.

2.5 Laboratory Data Validation

Following receipt of laboratory analytical data and laboratory quality assurance information, KAS' quality assurance officer (QAO) will perform data verification /validation as described in the QAPP. The verification will evaluate the usability of the data generated during the soil boring investigation including soil laboratory analytical data, and will determine whether data quality objectives (DQO) are met. Parameters to be evaluated will be described in the QAPP. The QAO will prepare a data verification report that notes whether DQOs are met, and will indicate whether the data generated during the sampling is usable for the intended purposes. The verification report will be included with the summary report as an appendix.

2.6 Project Documentation

At the completion of the redevelopment activities, KAS will prepare a brief summary report documenting the findings and environmental oversight provided. KAS will develop the report in digital draft for concurrent submittal to the project stakeholders, CCRPC, the Vermont DEC and the EPA, and will respond to comments and questions. The report will include a discussion of the work performed, a detailed plan of the SSD system and building drawings



along with the results of the influence test, laboratory analytical data and data validation report and photo-documentation of the work.

2.7 Institutional Control Implementation

Upon implementation of the redevelopment activities, a notice to land records (NTLR) will need to be filed with the VTDEC and Village of Essex Junction. KAS will assist in the coordination of this effort. The NTLR will be filed in the Village land records to notify interested parties of the documented remaining petroleum impacts beneath the Site property and state the need for the VTDEC to be notified should additional subsurface work occur in the future. The NTLR will include a brief description of the nature of the contaminants, the measures used to minimize exposure and any obligations on future activity (in this case, unauthorized excavation or use of groundwater beneath the Site without VTDEC consultation).

3.0 Project Organization and Staffing

Jeremy Roberts of KAS will be the project manager and will be responsible for overall performance, interface with stakeholders and budget management. He will oversee and review all work prior to release. Clare Santos, PE of KAS will be the field task manager and will coordinate and conduct the soil borings and sampling work. Toni Baitz of KAS will be the project QA officer responsible for data validation. Project engineering will be provided by Stephen Diglio, PE and Erik Sandblom, PE.

4.0 Project Schedule

KAS is prepared to perform this work in a timely manner. The work will commence upon approval of this proposal by CCRPC. Once approved, KAS will begin project coordination and QAPP Addendum preparation efforts. Upon approval of the QAPP Addendum, KAS will complete the soil boring and soil sampling work. It is anticipated the soil boring and soil sampling work will be completed within 6 weeks of proposal approval. Total implementation time for the remaining tasks will be dependent on the project redevelopment construction schedule. KAS will be prepared to complete the project tasks as soon as possible once a defined construction schedule has been established.

5.0 Project Cost Estimate

The above work will be performed on a fixed price basis for \$12,175. A breakdown of the expense related to each task is provided below:

Coordination, QAPP Addendum, HASP	\$1,500
Soil Boring Advancement & Soil Sampling	\$3,250
Building Soil Vapor Mitigation Design & Oversight	\$3,500
Soil Management Oversight	\$2,100
Data Validation	\$ 300
Project Documentation	\$ 925
Institutional Control / Notice to Land Records	\$ 600

The labor and expense breakdown is as follows:



Category	Classification	Units	Rate
Labor	KAS Project Manager	45.5 hr	\$95
	KAS Field Task Manager	10 hr	\$80
	KAS Draftsperson	8 hr	\$65
	KAS Field Technician	5 hr	\$65
	KAS QA Officer	3 hr	\$80
	KAS Professional Engineer	22 hr	\$95
	KAS Senior Scientist	7.5 hr	\$115
	KAS Expenses	1 LS	\$450
Expense	Eastern Analytical Laboratory (soil)	1 LS	\$570
	Drilling Allowance	1 LS	\$1,440

The costs and work scope presented assumes no contaminant impacts are noted in subsurface soils and the property redevelopment plans are not altered from the currently available information. Should a change in scope be necessary based on the findings or information presented after the project begins, KAS will immediately notify CCRPC and the interested stakeholders.

6.0 Project MBE/WBE Fair Share Information

Approximately 84% of the work will be performed by KAS which is a certified WBE (Vermont Agency of Transportation) and a registered WBE (Vermont Department of Environmental Conservation). The balance of the work will be conducted by EAI and T&K Drilling. Neither of these companies are, to KAS' knowledge, MBE/WBE certified.