

Brownfields Site Evaluation Criteria

Project Name: 453 Pine Street

Address/Project Location: 453 Pine Street, Burlington

Applicant: Redstone, on behalf of Rick Davis (property owner)

Reviewer: Emily Nosse-Leirer

Notes:

Please note that this evaluation of this site is difficult due to uncertainty about the site's future. The evaluation below is based on the assumption that the project will be built as anticipated in the future, but this may not be the case. The EPA has expressed concerns that this monitoring is not likely to yield new information to inform cleanup or redevelopment decisions. Due to the unique nature of this situation, please consider these factors in addition to the scoring below.

This funding request is to continue ground water monitoring on the parcel, allowing Redstone to assist the property owner to "at least keep the project ready from an environmental monitoring standpoint to move forward with final design and permitting once a permanent financing solution can be found." If a financing solution were found and the project were permitted, a commercial/light industrial building of about 100,000 sq ft would be built.

<u>Required Characteristics</u>	<u>Possible Points</u>	<u>Scoring</u>
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	0
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.	0

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	15
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	5
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	41
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	10

Bonus Score	25
45 points possible	

TOTAL SCORE	66
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From: [Justin Dextrateur](#)
To: [Dan Albrecht](#); [Coppolino, Patricia](#)
Cc: [Emily Nosse-Leirer](#); [Gardner, Frank \(Gardner.Frank@epa.gov\)](#)
Subject: RE: 453 Pine, request for monitoring funds
Date: Monday, January 23, 2017 11:21:24 AM
Attachments: [15-010 453 Pine Ongoing Pressure Transducer Maintenance CE1 081916.pdf](#)
[453 & 501 Pine St - Hydraulic Monitoring Budget-revised by parcel 081215.xlsx](#)

Dan – See attached “Ongoing Pressure Transducer Maintenance” proposal from Stone for the scaled back scope of on-going monitoring for the site until we make some progress with the State on the permanent financing challenge. While the State has finally ruled out the Clean Water State Revolving Fund as a possible gap-filling source, we’re now in discussion with ACCD and CDFA to investigate private activity bonds or other creative financing mechanisms to cover the extraordinary environmental costs associated with redeveloping this priority brownfield site.

The redevelopment plan is still the same as when DEC provided funding from their brownfield program to assist with the extensive ground water well installation and first year of baseline monitoring (see below for cost summary of that phase), with a commercial/light industrial building of ~100,000 SF being the most the site can support to maximize economy of scale while still accommodating required parking within its tightly constrained developable area.

For context I’ve attached the detailed cost breakout for the previous phase of ground water well installation/monitoring (“Hydraulic Monitoring Budget”) that the proposed CCRPC funding would allow continued data collection from. Here’s the total cost with breakout of DEC-funded vs Davis/Redstone funded portions so you can see how extensive the privately-financed portion has been thus far.

TOTAL COST	DEC- FUNDED PORTION	DAVIS/ REDSTONE PORTION
\$143,512	\$55,777	\$87,735

The applicant for CCRPC assistance to continue the data collection this year would be the land-owner (Rick Davis) as Redstone has let our Purchase & Sale Agmt lapse while we try to assist him and the State at least keep the project ready from an environmental monitoring standpoint to move forward with final design and permitting once a permanent financing solution can be found.

Thanks and just let me know if you need any addl info before having a discussion of this project’s eligibility for CCRPC assistance. Thanks - Justin

Justin Dextrateur
Development Manager
Redstone
210 College Street, Ste 201
Burlington, VT 05401
C: [\(802\) 734-9217](tel:8027349217)
F: [\(802\) 860-3594](tel:8028603594)

453 Pine Street Revopment Project: Annual Pressure Transducer Maintenance Cost Estimate
DETAILED FEE JUSTIFICATION & SCOPE DETAILS

Staff Type	Name	Rate Per Unit	Unit	Amount	Subtotal	Scope Details
1 Option 1 - Renew Data Services and Conduct Semi-Annual Service Visits						Assumptions: 1) Project Professional to monitor Hydrovu dashboard to ensure equipment is operating properly and prepare trip reports following service visits (4 hours). 2) Two service visits will be required per year (two 8 hour days). Two field technicians will be required for safety purposes. 3) Current annual data services expire 10/13/16. Telemetry data services will be renewed until 10/13/17.
<i>Professional Services</i>						
Project Professional 1	LJR	\$100.00 / hour	4	\$400		
Technician 2	DTC	\$75.00 / hour	16	\$1,200		
Technician 1	HA	\$67.00 / hour	16	\$1,072		
Accountant 1	SR	\$61.00 / hour	1	\$61		
	<i>Professional Services Summary</i>			37	\$2,733	
<i>Consultants*</i>						
In-Situ - Telemetry Data Services		\$3,180 / Year	1	\$3,498		
	<i>Consultant Summary</i>			1	\$3,498	
<i>Expenses</i>						
SEI Vehicle Useage Fee		\$125 / Day	2	\$250		
SEI PPE - Site Contamination Consulting		\$15 / each	2	\$30		
SEI Water Level Indicator		\$30 / Day	2	\$60		
	<i>Expense Summary</i>				\$340	
TASK SUBTOTAL					\$6,571	
2 Option 2 - End Data Services and Conduct Semi-Annual Service Visits						Assumptions: 1) Project Professional to prepare trip reports following service visits (2 hours). 2) Two service visits will be required per year (two 8 hour days). Two field technicians will be required for safety purposes. Data will be manually downloaded from each pressure tansducer in the spring and fall (April/October). 3) Data services will not be renewed. Telemetry equipment will be removed to prevent potential damage (8 hours, two technicians).
<i>Professional Services</i>						
Project Professional 1	LJR	\$100.00 / hour	2	\$200		
Technician 2	DTC	\$75.00 / hour	24	\$1,800		
Technician 1	HA	\$67.00 / hour	24	\$1,608		
Accountant 1	SR	\$61.00 / hour	1	\$61		
	<i>Professional Services Summary</i>			51	\$3,669	
<i>Expenses</i>						
SEI Vehicle Useage Fee		\$125 / Day	2	\$250		
SEI PPE - Site Contamination Consulting		\$15 / each	2	\$30		
SEI Water Level Indicator		\$30 / Day	2	\$60		
	<i>Expense Summary</i>				\$340	
TASK SUBTOTAL					\$4,009	
3 Potential Additional Equipment Costs						Batteries for five Tube 300R units will require replacement by September 2018. Transducer cables may require replacement in the event of vandalism or other damage.
<i>Expenses</i>						
In-Situ - Pressure Transducer Cable		\$165 / Each	1	\$165		
In-Situ - Tube/Cube Battery		\$95 / Each	5	\$475		
	<i>Expense Summary</i>				\$640	
TASK SUBTOTAL					\$640	

*Stone Environmental's standard mark-up on all Consultant and reimbursable project expenses is 10%.