

**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: 207 Flynn Avenue - North Lot

Site's Street Address/Town/Zip Code: 207 Flynn Avenue, Burlington VT 05401

Parcel Tax ID #: 057-2-122-000 Property Size (Acres): 2.8 acres

Zoning District: Enterprise - Light Manufacturing

Describe current use(s): Vermont Rail System salt shed and other associated business uses including  
Barrett's Trucking

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 II Site Assessment, Former Vermont Structural Steel Property (Stone Environmental Inc.), 3/10/16

Corrective Action Plan, Former Vermont Structural Steel Property (Stone Environmental Inc.), 5/20/16

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**

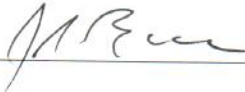
Archeological Site Assessment / Recon

Historic Preservation issues

Cleanup / Corrective Action Planning

Other

*Property Owner Information:*

Name: Onion River Cooperative dba City Market Signature: 

Mailing Address: 82 South Winooski Avenue, Burlington, VT 05401

Phone: 802-861-9711 Email: pburns@citymarket.coop

*Nomination Submitted By:*

Name or Office: Onion River Cooperative dba City Market

Date Submitted: 10/7/16

Mailing Address: 82 South Winooski Avenue, Burlington VT 05401

Phone: 802-861-9711

Email: pburns@citymarket.coop

**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*

**Chittenden County Brownfields Program**  
**Site Nomination/Assistance Request Form**  
**Site Name: 207 Flynn Avenue – North Lot**  
**Parcel Tax ID # 057-2-122-000**

The redevelopment of the 207 Flynn Avenue North Lot consists of:

- the demolition of seven of the ten existing buildings on the site,
- construction of a mixed-use building with a cooperative grocery store, teaching kitchen, community space, café and separately leased office space with a total of approximately 33,874 square feet, and
- parking for 108 vehicles on the south side of the lot.

This multi-use, community-owned food cooperative building will provide much needed community meeting space in the South End of Burlington. City Market will continue to host a variety of food and wellness classes, but rather than having these classes spread over many rented locations throughout the City, they'll be hosted at the South End store's teaching kitchen. Just in the last two years, City Market offered over 250 classes with almost 3,000 attendees. Many of these classes are free for Members and are offered at a very low cost to the greater community.

City Market anticipates that the community space (adjacent to the teaching kitchen) will be used for a variety of community events – poetry readings, panel discussions, dance recitals, and community meetings. As the City Market expansion team worked to engage the South End community about this project, we found that there was a very limited amount of community gathering spaces in this area of Burlington. Throughout this expansion process and our interactions with a wide variety of community groups and individuals, we've heard the same feedback about the lack of community space. We feel that this space will be useful both to City Market and to the greater community.

The amenities at the South End store will also allow for additional community gathering spaces. From outside café seating, to raised planters with seating areas, to the children's discovery garden on the south side of the lot, community members will have places to connect and engage with one another. Sidewalks connecting pedestrian traffic from all directions and ample bike parking (most covered by a canopy) as well as a bike repair station sponsored by Skirack will ensure that these modes of transportation will be welcomed and encouraged.

Currently, Flynn Avenue (and consequently Burlington's Oakledge Park at the west end of Flynn Avenue) are not served by CCTA, our municipal bus service. City Market is currently in conversation with the transit planners at CCTA to identify how best to serve the Flynn Avenue population with increased public transit service. Currently, the closest bus stops are on either side of Pine Street at the corners of Pine Street and Flynn Avenue. Before construction of the Champlain Parkway, this service may include City Market-specific shopping shuttles that originate within Burlington, travel to the South End City Market store and return to the origination point. These shuttles would be paid for by City Market, but would increase the public transportation options within the City.

The growth and success of Burlington's community-owned food cooperative also contributes to the growth and success of Burlington's economy. Some examples:

- City Market anticipates adding at least 100 jobs prior to and upon opening the South End store. City Market pays livable wages to its current 230 employees in the downtown store with a generous benefits package. City Market's livable wages are indexed off of the Basic Needs Budget published by Vermont's Joint Fiscal Office every two years. In addition, City Market offers profit sharing to employees on a quarterly basis when financial targets are met.

- City Market offers its Members the opportunity to volunteer in the community through its Community Outreach Partners program. Members who volunteer through this program are incentivized with discounts at the store. As City Market adds additional storefronts, Co-op Membership and volunteerism will grow. This will allow City Market to add Community Partners and grow this program. Last year, Members volunteered over 17,000 hours in the community, which represents over 8 full-time volunteers working in our community all year long.
- City Market offers a 10% discount through our Food for All Program (FFA) to community members on 3SquaresVT, WIC or Social Security Disability/Supplemental Income. Last year, these discounts amounted to almost \$172,000 which allows our FFA Members to use this money on other essential needs like housing and heat. Again, as Co-op Membership grows, so does City Market's ability to grow this program which targets our community members most in need.
- City Market acts "revenue neutral" in terms of sales to its Members through our annual Patronage Refund Program. In profitable years, we return a portion of the Co-op's proceeds back to Members in the form of a Patronage Refund check. Since this program's inception in 2008, City Market has sent over \$4.7 million dollars back into our community.
- City Market began its popular Rally for Change program in October 2014. The Rally for Change program offers community members the opportunity to round up their order to the nearest dollar at the register. While the average donation is small for most customers (about \$0.34) the collective impact is quite astonishing. In the first 24 months of this program, City Market customers have donated over \$270,000 in change to various Vermont non-profits. The largest beneficiary of this program is Burlington's Chittenden Emergency Food Shelf. Through the Rally for Change program, customers have donated almost \$117,000 to the Food Shelf. This represents a 104% increase from the prior 24 months of customer donations to the Food Shelf through City Market registers. The Rally for Change program will expand to the South End store upon opening and continue to have a very tangible and beneficial impact on our community.