

# Chittenden County Brownfields Program

## What is a Brownfield?

A brownfield is any property that is vacant or underutilized because of contamination or perceived contamination. Common sources of contamination in Chittenden County include fuel tanks, lead paint, solvents and former industrial uses.

## Who Are We?

The Chittenden County Brownfields Program is a free, voluntary program run by the Chittenden County Regional Planning Commission and funded through a federal grant from the Environmental Protection Agency. Our goal is to have properties that are vacant or underutilized because of real or perceived contamination brought into productive use again.

## Who Benefits from Our Work?

Environmental laws may make a property owner responsible for cleaning up contamination, even if the owner did not cause the problem. As a result, it can be difficult to sell or get financing for a property that is suspected of being contaminated. This can leave properties to become abandoned eyesores in a neighborhood. Brownfields assessments and cleanup plans benefit the property owner and the community at large.



*Contaminated space near the Moran Plant has been transformed into the Andy "A\_Dog" Williams Skate Park. The resurfaced Burlington Bike Path runs nearby.*



*On Bright Street in Burlington's Old North End, the site of former blighted homes and underutilized lots has become a 44-unit affordable housing development.*



[CCRPCVT.org/Brownfields](http://CCRPCVT.org/Brownfields)

If you own or would like to develop a property that might be contaminated, get in touch!

Dan Albrecht, Senior Planner: [dalbrecht@ccrpcvt.org](mailto:dalbrecht@ccrpcvt.org)

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# Funding Assistance for Environmental Studies

After the owner of a brownfield agrees to participate in our program, there are up to three steps that must be taken before the property can be re-used. We can provide funding to assist with all three.



## Phase I Environmental Site Assessment

Background research and a site inspection are done to document past uses, current conditions and whether any areas of the property need further investigation.



## Phase II Environmental Assessment

On-site tests are done to look for hazardous substances, and samples of soil, water, and building materials are taken to look for contamination.



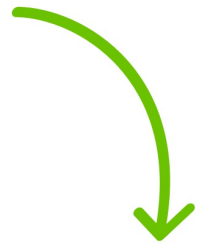
## Cleanup Plan

Studies are done to determine the best way to clean up the property and provide an estimate of clean up costs.



## Technical Assistance

After the assessment phase is finished, we can provide technical assistance by identifying sources of potential funding to clean up the property, working with state agencies that oversee clean up activities, providing planning assistance for redeveloping the property, and researching sources of funding to help pay for redeveloping the property.



## Past Successes

Since 2006, we have funded assessment at over a dozen sites, including the transformation of 237 N. Winooski Avenue in Burlington from a contaminated former gas station to a 28-unit apartment building with 1500 feet of commercial space (right). Other successes include the permitting of a 104-unit apartment building in Burlington, the creation of recreational spaces, and the initial assessment of contaminated sites throughout Essex Junction and Winooski.



Photo credit, from front top right: Johnson Company, Champlain Housing Trust (2), City of Burlington, Redstone (2)



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# Chittenden County Brownfields Program Successes

## Recreation

A community garden, a new skate park and a restored bike path now exist on formerly contaminated sites.



Archibald Community Garden



Andy "A\_Dog" Williams Skate Park



Burlington Bike Path

## Economic Development

Brownfields assessments and cleanup planning have allowed for the redevelopment of several blighted properties into retail space. The process leads to construction jobs and increased economic activity.



237 N. Winooski Avenue

Photo credit, clockwise from top: Burlington Department of Parks, Recreation and Waterfront, Lee Krohn, Redstone, Johnson Company.

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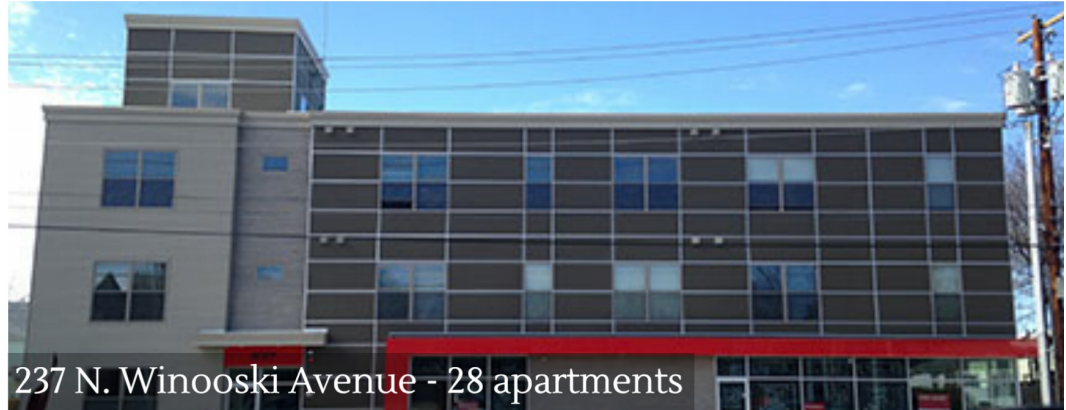
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# Chittenden County Brownfields Program Successes

## Housing

More than 175 units of housing have been permitted or built on sites evaluated by the Chittenden County Brownfields Program.



On Bright Street in Burlington's Old North End, blighted homes and underutilized lots have become a 44-unit affordable housing development.



If you own or would like to develop a property that might be contaminated, get in touch!

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CHITTENDEN COUNTY RPC  
Communities Planning Together

Photo credit, from top: Redstone, Champlain Housing Trust (2), Gardner and Kilcoyne Architects