Brownfields Program Update

CCRPC Board Meeting—October 18, 2017
Dan Albrecht, Senior Planner
Emily Nosse-Leirer, Planner
What is a Brownfield?

“Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

In most cases, the property owner is liable for clean up.
Brownfields Activities

This work is funded by EPA Brownfields Assessment Grants

• 2016: $200K for hazardous sites and $200K for petroleum sites over 3 years
• This grant focuses on housing and economic development in the urban core of Chittenden County
Brownfields Activities

1. Property owners request assessments and eligibility is determined
2. CCRPC hires qualified environmental professionals to complete Environmental Site Assessments
3. Sometimes, cleanup plans are written
4. Assessment Grants do NOT pay for site cleanup

Bright Street Housing Co-op “After”
Brownfields Environmental Site Assessment (ESA)

Phase I ESA: Background research and a site inspection are completed to document past uses, current conditions and whether further investigation is needed.
Brownfields Environmental Site Assessment (ESA)

**Phase II ESA:** On-site tests are completed to look for hazardous substances or petroleum contamination, and samples of soil, water and building materials are taken to be tested for contamination.
Brownfields Environmental Site Assessment (ESA)

**Cleanup Planning**: Studies determine the best way to clean up the property, and cost estimates are provided

237 North Winooski Ave, Burlington
Picking Projects

Projects get points for various characteristics, including:

- Housing Potential
- Economic Impact
- Commercial Potential
- Recreation Potential

The score informs the Brownfields Advisory Committee’s decision
# CCRPC Technical Assistance as of 10-18-17

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<tbody>
<tr>
<td>Waterfront Park, Supplemental Phase II ESA [Burlington]</td>
<td></td>
<td></td>
<td>$18,000</td>
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<td>City Market, 207 Flynn Ave., Soil Management [Burlington]</td>
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<td>$20,000</td>
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<td>Winooski Hotel: Phase II ESA [Winooski]</td>
<td>$25,700</td>
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<td>316 Flynn Avenue: Phase II ESA and CAP [Burlington]</td>
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<td>$10,550</td>
<td>$6,640</td>
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<td>Strand Theater, 70 Main St. CAP [Winooski]</td>
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<td>453 Pine Street Monitoring [Burlington]</td>
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<td>$4,009</td>
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<td>400 Pine Street, “The Vaults” Phase I ESA [Burlington]</td>
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<td>339 Pine, Railyard Enterprise Phase II ESA [Burlington]</td>
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<td>Sara Holbrook Community Center Phase I ESA [Burlington]</td>
<td>$1,237</td>
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<td>Jacobs Parcel, Open Space Phase I ESA [Williston]</td>
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<td>$1,560</td>
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<td><strong>FUNDS REMAINING</strong></td>
<td><strong>73%</strong></td>
<td><strong>100%</strong></td>
<td><strong>41%</strong></td>
<td><strong>50%</strong></td>
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Current Projects and Proposed End Uses

- Sara Holbrook Community Center
- Waterfront Park
- Strand Theater
- Winooski Hotel
- Railyard Enterprise
- 400 Pine
- 453 Pine
- 316 Flynn
- City Market South
- Jacobs Parcel
Current Grant Success Stories

Proposed – Strand Theater

Proposed – Winooski Hotel
Current Grant Success Stories

City Market in Burlington’s South End – Phase II ESA
30 units of housing at 316 Flynn Avenue, Burlington – Phase II ESA and Cleanup Plan
Sara Holbrook Community Center Expansion, Burlington – Phase I ESA

Current Grant Success Stories
Questions?

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