

Brownfields Site Evaluation Criteria

Project Name: Myers Pool

Address/Project Location: Pine Street, Winooski

Applicant: Weston and Sampson/City of Winooski

Reviewer: Emily Nosse-Leirer, CCRPC

Required Characteristics

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

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	5
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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	0
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	10
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?	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	5
Does the project have other economic development benefits?		

Initial Score	29
100 points possible	

Bonus Categories

Is 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	?
Does proposed site cleanup mitigate impacts to surface water?	Up to 10 points	0

Additional Notes:

Bonus Score	0
45 points possible	

TOTAL SCORE	29
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Weston and Sampson says: "Ideally the pool complex will be demolished and rebuilt new. We have found that PCBs are generally an issue in caulking and paints on pools of this era as we have done many pool renovation projects. If PCBs are present above state/federal limits, then the construction debris will require landfilling as opposed to being able to be reused as general C&D fill. The ability to cover the testing for a project like this will help in reducing the overall total project cost." The EPA has determined that this project would be eligible for funding.