

**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: Railyard Enterprise Project (REP)

Site's Street Address/Town/Zip Code: N/A. This is a new road between Pine Street and Battery Street. It traverses several parcels including the Burlington Street Department, Curtis Lumber, Burlington Rail yard, and the Independent Block.

Parcel Tax ID #: N/A. Property Size (Acres): _____

Zoning District: Enterprise – Light Manufacturing

Describe current use(s): Industrial, Railroad Operations

Describe former use(s): Industrial, Railroad Operations, Manufacturing, Coal

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: Area Wide Plan (attached)

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: - Estimate the cost of disposing or managing contaminated soils during construction of the REP Alternative 1B & Assessing future hydrology changes, through modeling, for the Superfund properties near the new Pine Street intersection due the construction of the Alternative 1B.

Property Owner Information:

Name: City of Burlington

Signature: 

Mailing Address: DPW, 645 Pine Street, Burlington, VT 05401

Phone: 802-863-9094

Email: cspencer@burlingtonvt.gov

Nomination Submitted By:

Name: Chapin Spencer, Director, Burlington Public Works Date Submitted: October 25, 2016

Mailing Address: DPW, 645 Pine Street, Burlington, VT 05401

Phone: 802.865.5818

Email: cspencer@burlingtonvt.gov

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*



**CITY OF BURLINGTON
DEPARTMENT OF PUBLIC WORKS**

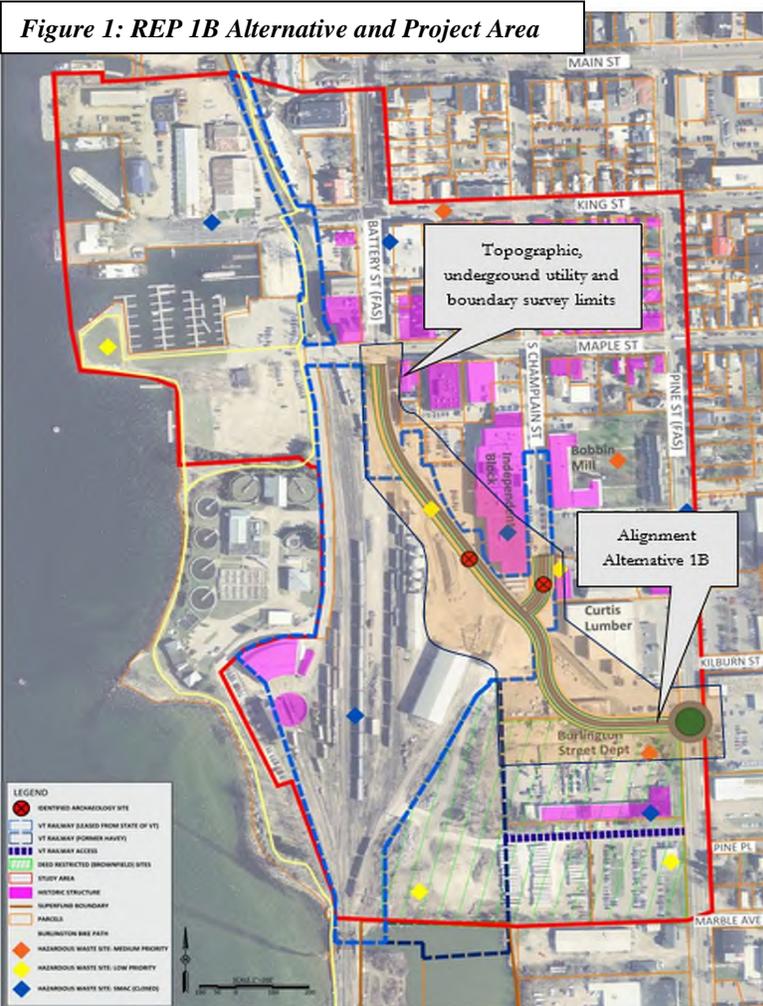
645 Pine Street, Suite A
Burlington, VT 05401
802.863.9094 VOICE
802.863.0466 FAX
802.863.0450 TTY
www.burlingtonvt.gov/dpw

MEMO

Date: October 14, 2016
To: Dan Albrecht, CCRPC
From: Chapin Spencer, Director Burlington Public Works
RE: Railyard Enterprise Project Site Nomination

Project Background

The purpose of the Railyard Enterprise Project (REP) is to develop multimodal transportation infrastructure to connect the Pine Street and Battery Street corridors that will support economic development in the area (see Figure 1); improve livability of the surrounding neighborhoods; enhance multimodal travel connectivity between Pine Street and the waterfront; and improve intermodal connections to the Burlington Railyard.



An initial, enhanced REP scoping effort concluded with the Burlington City Council supporting the advancement of three REP Alternatives into NEPA at their December 21st 2015 meeting. Recently, and in an effort to accelerate the delivery /implementation of this project, VTrans, the City and CCRPC agreed to investigate the possibility of advancing REP Alternative 1B (one of the three City supported alternatives – see Figure 1) using a combination of state and local funds only (avoid the use of federal funding) which will require supplemental scoping analyses and risk assessment of different aspects of this project. A major risk factor of the REP is the cost associated with the disposal and/or management of contaminated soils in the area during construction of the selected alignment of Alternative 1B. Based on the most recent schedule for the REP supplemental scoping, a preferred 1B alignment will be selected in early spring.

Anticipated Benefits

Burlington's South End is a focal point of Burlington's creative economy. The planBTV South End effort focused on improving and developing the area while maintaining its unique character and overcoming the legacy of decades of industrial use and contamination in a safe way that does not have a detrimental impact on the ecology of Lake Champlain.

The REP will enhance Burlington's existing urban street network in the South End/Waterfront South area of the city and will help revitalize the parcels between the Pine Street corridor and the Railyard. This new street will provide additional multimodal connectivity between Pine Street and Battery Street as well as provide traffic relief to the King Street and Maple Street neighborhoods. The REP is anticipated to improve economic development opportunities in the area, including redevelopment along the Pine Street corridor.

The REP is located in an EPA recognized Area Wide Plan (AWP) area. Implementation of the REP will advance implementation of strategies identified in the AWP. The AWP (attached) provides results for all environmental evaluations conducted in the area and identifies data gaps for parcels identified for this nomination. The project is also located in a HUD Neighborhood Revitalization Strategy Area (NRSA). Based on the 2000 Census, the NRSA contains a composite low/mod percentage of low- and moderate-income residents of 71.1%. The census data has not been updated. However, the poverty level data for the NRSA, using the 2005-2009 American Community Survey shows that of the total population in the target area, 31% are living below poverty level. For children under 18, 40.8% are living below poverty level. For the adult category ages 18-64, 37.5% are living below poverty level. For the category of seniors over the age of 65, 29.4% of the population is living below poverty level. The overall project will directly benefit the minority and low-income populations which surrounds the project area as well as residents across the city. Based on the 2010 Census, 58% of Burlington residents are low/moderate income. The site is also adjacent to an affordable housing development, along with offices and various commercial and retail businesses.

Request

The Burlington Public Works Department is seeking \$35,000 from the Chittenden County Regional Planning Commission, through its Brownfields Program for: 1) Estimating the cost of disposing or otherwise managing contaminated soils necessary during construction of REP Alternative 1B. Existing data from previous Phase I and Phase II ESAs in the area will be used but additional Phase II evaluation might be necessary to close existing data gaps; and 2) Assessing future hydrology changes, through modeling, for the Superfund properties near the new Pine Street intersection, due to loadings placed on the soil by the new roadway.

We believe this project is eligible under the CCRPC's Brownfields Program and the City is prepared to participate in all program requirements. The State of Vermont (owner of the Burlington Railyard) has also indicated their willingness to provide required access to state owned parcels and the City will work with other land owners in the area to get access as needed. The REP is allowed under current zoning.

Don't hesitate to contact me with any questions. Thank you.