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: 316 Flynn Ave

Site's Street Address/Town/Zip Code: 316-332 Flynn Ave, Burlington, 05401

Parcel Tax ID #: 057-4-066-000 Property Size (Acres): 0.61

Zoning District: Primarily NMU, with a small portion at the north of the site in RL.

Describe current use(s): The property consists of a 2,736 SF convenience store & an adjacent 2,242 SF triplex. There is also a vacant garage formerly used as a bottle/can redemption ctr.

Describe former use(s): The site is in an urban location adjacent to a major road and presumed to contain urban soils contaminated with elevated levels of PAH. A previous owner is know to have repaired engines in the garage and oil/solvents contamination is possible (stained concrete noted).

Are there plans for acquisition and/or redevelopment? X 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? X Yes ___ No

If yes, please identify the title, author and date of the report, and if available, send us a PDF:

LE Environmental Phase 1 dated March 2, 2016 (proposed Phase 2 workplan also attached)

Potential contaminants include: ___ Petroleum X 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: G and C Properties, LLC Signature:

Mailing Address: Michael Alvanos, 316 Flynn Ave., Burlington, VT 05401

Phone: 802-863-3796 Email: michael@jrmadesignstudio.com

Nomination Submitted By:

Name or Office: 316 Flynn LLC Date Submitted: 11/17/16

Mailing Address: 210 College St Ste 201, Burlington, VT 05401

Phone: (646) 957-4248 Email: dgoltzman@redstonevt.com

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*

316 Flynn Avenue Mixed-Use Redevelopment – CCRPC Brownfield Grant Narrative

Amount of Request: $6,330 for Phase 2 ESA (amt based on proposal from LE Environmental)

Required Characteristics

1) The property owner is willing to sign a Participation Agreement and Site Access Agreement.
2) The site meets DEC eligibility criteria for petroleum sites and/or EPA eligibility criteria for hazardous sites but the specific nature of contamination present on the site will be determined through the Phase 2 ESA.
3) The planned use is consistent with current zoning (permit has been issued for the proposed redevelopment).

Project Location

4) The project is located in Burlington.
5) The project located in a Metro Planning Area.
6) The project is NOT located within a designated state center.
7) The project site has existing water, sewer, electric, transportation and natural gas infrastructure.
8) The project is located adjacent to the DEC-listed brownfields site for the Englesby Brook

Project Location Economic Conditions

9) The project located in an area where the poverty rate is higher than the County-wide average: 13.12% in Burlington's Census Tract 8 vs 11.48% in Chittenden County (Source: Census Table B17021 Poverty Status of Individuals in the Past 12 Months By Living Arrangement, 2008-2012 American Community Survey).

POVERTY STATUS OF INDIVIDUALS IN THE PAST 12 MONTHS BY LIVING ARRANGEMENT
2008-2012 American Community Survey 5-Year Estimates Census Table B17021
Universe: Population for whom poverty status is determined

	Chittenden County, Vermont		Census Tract 8, Burlington city, Burlington city, Chittenden County, Vermont	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	147,525	+/-515	2,760	+/-184
Income in the past 12 months below poverty level:	16,948	+/-1,129	362	+/-179

Housing Potential

10) Site cleanup would enable housing development in an area planned for high density housing or mixed-use development. The site is within the Neighborhood Mixed Use Zoning District and a designated Neighborhood Activity Center within the Municipal Plan.
11) Site cleanup would contribute to alleviating identified housing need as identified in numerous municipal plans and housing studies.
12) Site cleanup would allow multiple housing units in excess of what is already on site to be built (30 new housing units would be created vs the 3 existing housing units on the site).

Commercial Potential

13) Site cleanup would enable commercial development in an area planned for mixed-use development by the municipality and region (the proposed ground floor retail spaces are consistent with goals of the Neighborhood Mixed Use District)

14) The project is a mixed-use project.

Open Space and Recreation Potential

15) Site cleanup would NOT directly enable improvement or construction of a park in an area where it can be readily accessed by an underserved population.
16) Site cleanup would NOT involve creating or improving open or recreational space as part of a housing or commercial project.

Project Economic Impact

17) The project is anticipated to create 10-12 full time equivalent construction jobs and, while the number of permanent jobs will depend on the commercial tenants, we estimate that component will provide between 5-10 full-time equivalent jobs for a total of between 15 and 22 direct FTEs.
18) In addition to the direct jobs created or retained, the project would also lead to indirect job creation through the economic multiplier effect. Ancillary multiplier effect economic development including increased retail spending in the area will be created by the introduction of 30 new rental households.
19) The project will have other economic development benefits through the provision of mixed-income housing, including 5 inclusionary zoning units. Area employers note that the toughest aspect of recruiting new employees to the Burlington area is the lack of available rental housing in general and affordable rental housing in particular. Also, state education property taxes are projected to be approximately $42,560 annually; municipal property taxes are project to be approximately $20,175 annually; and additional sales tax, payroll tax, and rooms and meals tax revenue is anticipated from the retail uses.

Bonus Categories

20) The project will include 5 permanently affordable units (15% of the total) through the City's Inclusionary Zoning Ordinance.
21) The developer/property owner has already paid for the Phase I and is willing to pay for part of the Phase II or eventual Corrective Action Plan if full funding is not available.
22) Cleanup of the site and stormwater improvements associated with the redevelopment would reduce contamination of surface water of the adjacent impaired waterway, Englesby Brook.

LE·Environmental

21 North Main Street • Waterbury, Vermont 05676
Phone: (802) 917-2001 • www.leenv.net

April 1, 2016

Mr. Dan Goltzman
Redstone
210 College Street
Burlington, VT 05401

Re: Phase II Environmental Site Assessment Proposal
316-322 Flynn Avenue, Burlington

Dear Mr. Goltzman:

At your request LEE has developed the following proposal for a Phase II Environmental Site Assessment (ESA) at 316-322 Flynn Avenue in Burlington, Vermont (property). This follows LEE's Phase I ESA report for the property dated March 2, 2016. A Phase II ESA was requested in the Brownfields Reuse and Liability Limitation Act Determination of Eligibility letter from the Vermont Department of Environmental Conservation (DEC) dated March 24, 2016.

Background

The Phase I ESA report identified the following recognized environmental conditions (RECs):

1. Documented fill soils from an unknown source, including coal ash.
2. Past garage use for engine building with staining and cracking of the cement floor noted.
3. The property includes the southern half of Englesby Brook to its centerline, which is DEC Site 93-1505.

The objectives of the Phase II ESA will include 1) confirm or refute the identified RECs, and 2) if RECs are confirmed, determine their effect on the development plan including collection of environmental data that will be needed to develop a corrective action plan (CAP) per DEC requirements.

Based on available redevelopment plans, it is not clear whether surplus soils will be generated. If surplus soil is generated it is possible that there will be some opportunity for beneficial reuse on the property during redevelopment. This will be determined as the redevelopment plan matures and the CAP process is implemented.

The geotechnical soils data indicates that native silt and glacial till exists beneath fill soils. LEE proposes that the Phase II ESA include testing for both the fill soils and the native soils. If the site work generates surplus soils, and if the native soils test clean, Redstone may with DEC approval be able to take out native silt and till and leave the fill soils on site during redevelopment. If the native soils are clean and of suitable quality, they might also be considered for a clean soil cap if one is needed for unpaved parts of the property.

Work Scope

The Phase II ESA proposal includes premarking of proposed drilling locations, obtaining a Dig Safe number, a half day of geoprobe soil sample collection (four borings to 15' depth), collection of six soil samples (four from the fill and two from the native soils), collection of one sediment sample from the brook, and preparation of a summary report. The locations of the proposed soil borings and sediment sample locations are shown on the attached plan. One of the soil borings will be inside the garage where the stained concrete is, to check for petroleum and other substances in the underlying soils. The other three soil borings will be at exterior locations. A summary of the planned soil borings is:

- SB-1: co-located with geotechnical soil borings B-1 and AP-1 at the north side of the property. Collect soil sample SS-1 from 0-2' depth where coal slag was reported, to gauge surface soil contaminant concentrations to determine whether a clean soil cap would be needed.

- SB-2: located inside the garage. Collect soil sample SS-2 from 0-2' beneath the stained concrete to determine if a release has taken place. Collect soil sample SS-3 from below 2' depth to characterize native soils and to help delineate the vertical extent of contamination if it is present from 0-2'.

- SB-3: located south of the existing deli building in an area that will be excavated for the new building basement. Collect soil sample SS-4 from 0-2' depth to characterize fill soils and collect soil sample SS-5 from below 2' depth to characterize native soils. Geotechnical soil borings B-2 and B-3 suggest that the fill soils are much thinner at the south end of the site than at the north end of the site.

- SB-4: located east of the existing deli building and co-located with geotechnical soil boring B-4. Collect soil sample SS-6 from 0-7' to characterize fill soils.

The sediment sample will be manually collected from a suitable location in the brook using hand tools.

Six soil samples (4 fill samples and 2 native soil samples) will be submitted to Eastern Analytical Inc. of Concord, NH for analysis of the following constituents:

- Volatile organic compounds (VOCs) via EPA Method 8260 (includes percent moisture).
- Polycyclic aromatic hydrocarbons (PAH) via EPA Method 8270.
- RCRA 8 metals via EPA Method 6020; and
- Total Petroleum Hydrocarbons (TPH) via EPA Method 8100.

The sediment sample will be tested for VOCs via EPA Method 8260 for comparison with the available data for the Englesby Brook DEC site file. This proposal does not include testing the water in the brook, which we don't believe is needed at this time. If obvious visible contamination is present in the water on the day that the samples are collected, we will confer with Redstone and present options for addressing the situation.

The final report will include findings, conclusions and recommendations geared toward the proposed redevelopment plan. Comparison of soil data to state threshold levels will be made. The sediment sample results will be compared with the existing data generated by DEC. If the sediment data are free of detectable VOCs it may be sufficient basis to exclude this portion of the streambed from DEC Site 93-1505.

As an optional task, testing of one or more of the soil samples from the fill layer could be increased to meet the disposal characterization per Casella current special waste requirements. This would be recommended if Redstone predicts enough surplus fill soil excavation that some would need to transported and disposed of off-site. Casella requirements for disposal of urban fill soils include two characterization samples for the first 500 tons and one sample per 500 tons thereafter. This would involve testing the fill soil samples for the following additional analytes: acid-base neutral semi-volatile organic compounds via EPA Method 8270, reactivity (CN/S) via SW846M7.3.3.2 and 7.3.4.2, pH via EPA Method 9045, and ignitibility via EPA Method 1030.

Pricing and Schedule

LEE can complete the Phase II ESA as described for the following fee schedule:

LEE (coordination, fieldwork, reporting)	$2,140
Eastern Analytical (soil testing)	$2,890
Geoprobe Drilling	$1,300
Total Price	$6,330

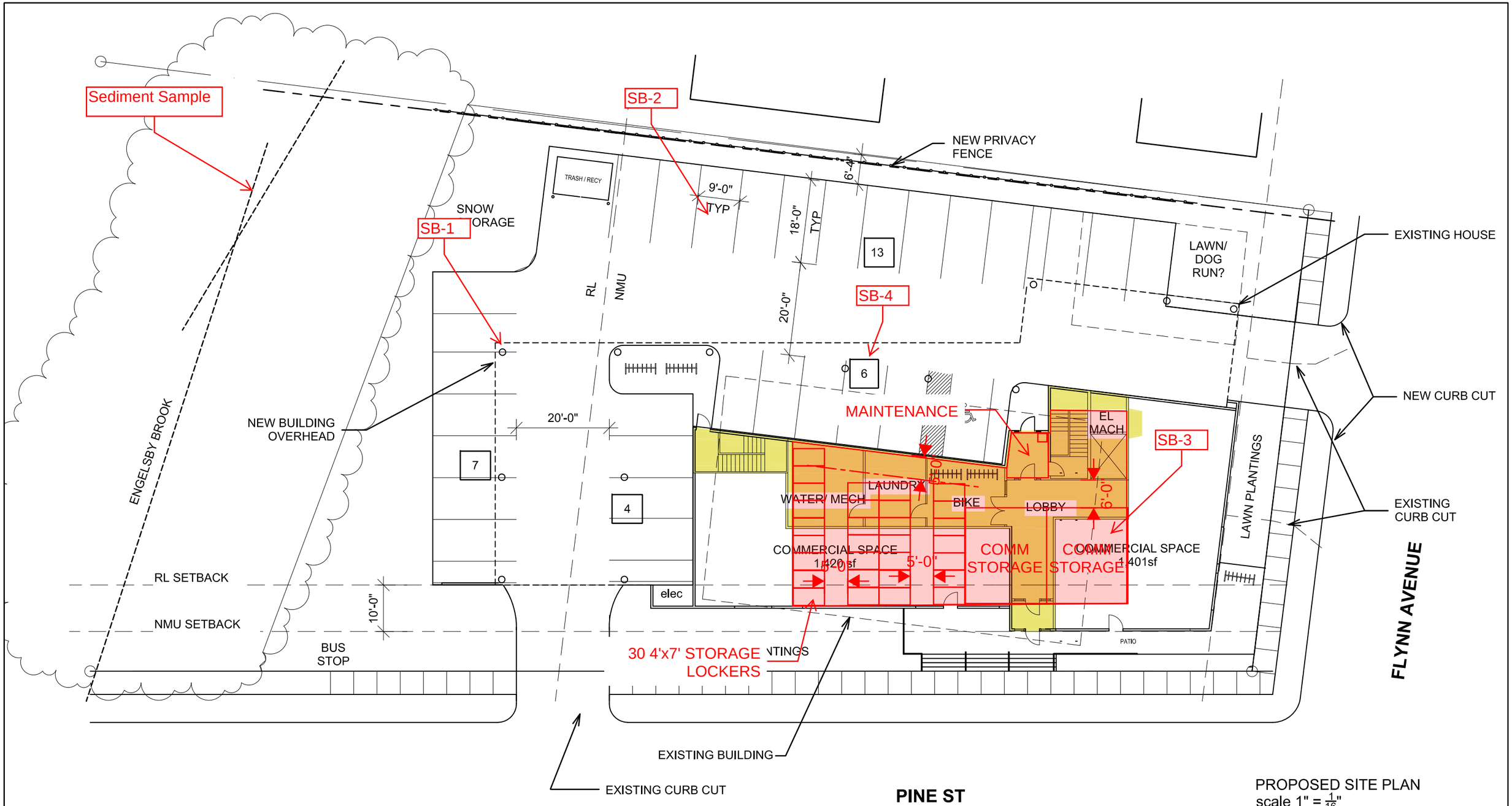
Soil sample analysis for disposal characterization per Casella requirements will add $400 per sample to the prices listed above. This pricing assumes that Redstone will work with the property owners to gain LEE free and easy site access, that federal EPA Brownfield

funds are not used for the Phase II ESA work, and that pending DEC comments on the March 2, 2016 Phase I ESA do not result in a need to modify the Phase II ESA work scope. The work can be completed within 6 weeks of notice to proceed from Redstone.

Please let me know if you have any questions or if you would like to proceed. If you would like to proceed with the work we will develop a work plan for submittal to the DEC for their approval before the work is performed. Thank you for the opportunity to provide this proposal, and we look forward to working closely with Redstone on another successful redevelopment project.

Sincerely,

Alan Liptak, EP, CPG, PG
Senior Geologist - Co-owner



PROPOSED SITE PLAN
scale 1" = $\frac{1}{16}$"

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PINE & FLYNN DEVELOPMENT

JANUARY 2016

4/1/16 LEE added proposed soil boring and sediment sample locations

SP-1