Site Name: 70 Main Street - "Strand Theater" Mixed Use Redevelopment
Site’s Street Address/Town/Zip Code: 62-70 Main Street, Winooski, 05404
Parcel Tax ID #: MA-070 Property Size (Acres): 0.67
Zoning District: Central Business District (C1)

Describe current use(s): The property consists of a vacant former bank branch (originally a grocery store) that was built in the 1950s after a fire destroyed much of the block include the the historic Strand Theater. The earliest record of building uses include dwellings and stores as of 1869, with a theater present on the property in 1909. The property uses remained similar through 1960 and also incl. dwellings, stores & sheds. The site has known urban soils, petro soils & possible vapor intrusion.

Describe former use(s): 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: LE Environmental Ph 1 ESA dated 2/24/16, Ph 2 ESAs dated 10/14/15 & 7/19/16 (CAP proposal also 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

Property Owner Information:
Name: 70 Main LLC Signature: ______________________
Mailing Address: 210 College St Ste 201, Burlington, VT 05401
Phone: 802-734-9217 Email: justin@redstonevt.com

Nomination Submitted By:
Name or Office: 70 Main LLC Date Submitted: 11/21/16
Mailing Address: 210 College St Ste 201, Burlington, VT 05401
Phone: (802) 734-9217 Email: justin@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
Strand Theater 70 Main Street Winooski Redevelopment – CCRPC Brownfield Grant Narrative

Amount of Request: $5,950 for Corrective Action Plan development (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 (urban soils and a possible “deminimis PCE release” are the only known contamination present on the site).
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 Winooski.
5) The project is located in a “Center” Planning Area.
6) The project is 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 brownfield, the Winooski Post Office (DEC Site # 2009-3900).

Project Location Economic Conditions
9) The project located in an area where the poverty rate is higher than the County-wide average: 26.79% in Winooski’s Census Tract 0025 vs 11.49% in Chittenden County (Source: Census Table B17021 Poverty Status of Individuals in the Past 12 Months By Living Arrangement, 2008-2012 American Community Survey).

<table>
<thead>
<tr>
<th></th>
<th>Chittenden County, Vermont</th>
<th>Census Tract 25, Winooski city, Winooski city, Chittenden County, Vermont</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total:</td>
<td>147,525</td>
<td>3,808</td>
</tr>
<tr>
<td>Income in the past 12 months below poverty level:</td>
<td>16,948</td>
<td>1,020</td>
</tr>
</tbody>
</table>

Housing Potential
10) Site cleanup would NOT result in new housing construction.
11) Site cleanup would NOT contribute to alleviating identified housing needs.
12) Site cleanup would NOT create housing units in excess of what is already on site to be built.

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, upper floor office and performing arts theater uses are consistent with goals of the local and regional plan).
14) The project is a mixed-use commercial project which will be able to share parking by staggering demand from the various uses at different times of the day and evening.
**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 or retain approximately 140 full-time equivalent jobs.

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 will consist primarily of increased retail spending in the area generated by the new employees and patrons of the performing arts space.

19) The project will have other economic development benefits through the infill of a low density lot comprised primarily of surface parking in the heart of Winooski’s downtown (see attached City support letter to VEDA). Also, property taxes are projected to be approximately $225,280 annually and additional sales tax, payroll tax, and rooms and meals tax revenue is anticipated from the theater and other ground floor retail uses.

**Bonus Categories**

20) The project does NOT include permanently affordable housing units.

21) The developer/property owner has already paid for the Phase I and Phase 2 ESAs and expects to pay for a portion of the CAP writing and/or CAP implementation costs if full funding is not available.

22) Cleanup of the site and stormwater improvements associated with the redevelopment would reduce contamination of surface water given its proximity to the Winooski River and the current manner of municipal stormwater discharge.
August 29, 2016

Justin Dextradeur
Development Manager
Redstone
210 College Street, Suite 201
Burlington, VT 05401

Re: Proposal-ABCA/CAP, 62-70 Main Street, Winooski, Vermont

Dear Mr. Dextradeur:

LE Environmental LLC (LEE) is pleased to provide the following proposal to complete an Analysis of Brownfields Cleanup Alternatives (ABCA) Corrective Action Plan (CAP) for the former KeyBank property. This proposal is being submitted per your request.

Project Background

The Phase II Environmental Site Assessment (ESA) indicated that soils on the property are urban soils and contain concentrations of polycyclic aromatic hydrocarbons (PAHs) and arsenic in excess of regulatory screening levels. Some of the soils also contain petroleum. Soil gas sampling revealed chloroform at levels over the State of Vermont Shallow Soil Gas VI thresholds.

We have reviewed architectural plans prepared by Gossens Bachman Architects (5 sheets dated March 2016) and engineering plans prepared by Civil Engineering Associates (3 sheets dated April 2016). These plans indicate that the entire property will be developed into the theater building.

Corrective Action Strategy

Corrective action on the site will involve mitigation of two primary environmental issues:

1. Soils excavated from the building foundation footprints will need to be treated as “waste” and will need to be reused/capped on site or transported off-site to an approved alternate destination or disposal facility (landfill); accurate estimation of soil quantities is essential for the cost estimate and we will work closely with Civil Engineering Associates to develop an accurate disposal cost estimate.
2. Soil gas containing chloroform will be addressed through the design of subslab vapor systems (similar to a radon system) to ensure vapors do not enter the indoor air space of the structure.
Work Scope

LEE will work with Redstone and other stakeholders to prepare an ABCA/CAP for the redevelopment conceptual design in accordance with the Vermont Department of Environmental Conservation (DEC) guidelines. The work scope includes:

1. Development of a narrative ABCA/CAP document meeting DEC/EPA requirements for content and format. A Vermont-licensed Professional Engineer (PE) will stamp the ABCA/CAP document.
2. Development of an engineering plan for the corrective action portion of the work, which will involve estimation of soil removal quantities based on the plans being developed by Civil Engineering Associates.
3. Development of sub-slab vapor intrusion system designs for the buildings in response to elevated chloroform in soil gas.
4. Development of a deed restriction per DEC guidance addressing future management of remaining contaminated soils and soil gas at the property.
5. Development of a comprehensive remedial cost estimate including these items as well as necessary testing, coordination, inspections and certifications.
6. The draft ABCA/CAP will be submitted to Redstone for review and comments prior to submission to the DEC.
7. Once approved by Redstone, the ABCA/CAP will be submitted to DEC and EPA for review and approval.
8. A public information meeting will be held in Winooski following DEC/EPA approval; this is a requirement of the ABCA/CAP approval process.
9. Following the meeting, any public input will be considered and appropriately responded to. Any necessary changes to the ABCA/CAP will be made and the final version submitted to stakeholders and regulators.

Project Team

LEE will prepare the ABCA/CAP. Alan Liptak and Angela Emerson of LEE have first hand knowledge of the property, having completed the Phase I and Phase II ESAs. LEE has completed or is completing 6 ABCA/CAPs for Vermont Brownfields redevelopment projects, all of which have included beneficial re-use of contaminated soil. LEE will work with the project team and Grover Engineering P.C. to complete the work scope. Dean Grover PE has over 26 years experience managing engineering on hazardous and other properties and has stamped/approved several of LEE’s corrective action plans recently.

Fees and Assumptions

The ABCA/CAP can be completed on a fixed price basis for $5,950. This pricing is subject to the following assumptions:
1. The redevelopment design submitted to LEE remains similar. Acknowledging that final plans are still being developed, this proposal provides for one final developed site configuration. Numerous design iterations or substantial changes to the redevelopment design if they occur will need to be incorporated into the ABCA/CAP for an additional fee which will depend on the level of effort needed to respond to the design changes.

2. The design engineer (CEA) provides LEE with Autocad drawings of the site, with existing and proposed contours and utilities and detailed building ground floor and foundation plans prior to start of the ABCA/CAP preparation. Details and cross-sections of the proposed slab, including proposed sub-slab crushed gravel thicknesses are needed. Sufficient plans of interior walls will be needed to allow for coordination of vent riser locations with the architects.

3. No environmental testing is included in this proposal. Additional environmental testing that may be required to qualify an off-site property for soil disposal is not included and would be at additional cost if needed.

4. One public meeting is held in Winooski following DEC/EPA approval of the ABCA/CAP. The cost and coordination of meeting space and required public warning (usually a legal notice in the newspaper and web site postings) are assumed to be the responsibility of Redstone. Additional meetings if needed to discuss design or other topics can be held for a fee of $200 per meeting.

5. All documents are submitted electronically in PDF format. Hard copies of the ABCA/CAP are not included in the fee but these can be arranged if needed for an additional fee of $50 per copy.

**Schedule**

This ABCA/CAP can be completed within four weeks of notice to proceed and LEE’s receipt of the necessary documentation outlined in assumption #2. The required DEC review and public notice period will follow.

LEE would like to do this work for Redstone and we look forward to working with you and the rest of the design team. To engage the work please reply or call, and please call with any questions.

Sincerely,

Alan Liptak
Senior Geologist