



MEMORANDUM

TO: Brownfields Advisory Committee
FROM: Dan Albrecht, Senior Planner and Emily Nosse-Leirer, Senior Planner
DATE: February 8, 2019
RE: *Recommendations for Brownfields Projects Assistance Requests, 2/11/19 meeting*

a) Burlington: Blodgett Ovens

The proposed project will transform the Blodgett Ovens property into an “Innovation Hub work/play environment for the 21st century economy.” Additional details include:

Maker Space: At #50 Lakeside Avenue, proposed floor area dedicated to assembly ("maker") use is about 5,000SF, which can be expanded based on demand. There is no dedicated 'maker' use proposed for #44 Lakeside.

Office Space: At #44 Lakeside, the 52,000 SF floor plate will be subdivided into four (4) office suites of similar floor area along with a central building core. At #50 Lakeside, approximately 68,000SF of space will be programmed for Office use, with a variety of sizes to accommodate a wide range of demand, including individual desks, single offices, double offices, intermediate office suites, and large office suites.

Marketing Status: To date, approximately twenty-seven (27) entities have committed to the HULA project. The goal is to open the Project with approximately 65% occupancy.

Anticipated Timeline: Local permits are in hand, and receipt of an Act 250 permit is imminent. Construction will start immediately afterwards at #44 Lakeside, with renovation of #50 to be coordinated with CAP implementation. Initial occupancy is expected in the 4th quarter 2019.

Recommendation:

The full cost is \$34,963 for the Corrective Action Plan and soil management oversight (see proposal from Stone Environmental). For the Champlain Transmission project, we initially funded 90% (\$26,339 of \$29,244 requested) for a Phase II. In recent months, CCRPC Staff has been using “80% of funds requested” as a general guideline for commercial only developments (e.g. Petra Cliffs, CVRPC proposals, etc.). However, typically we have only been dealing with requests for funds of around \$25k (i.e. the typical cost of a Phase II ESA). As a result of that for Champlain Transmission’s Supplemental request, we funded only \$12,214 of the additional \$30,166 requested.

Although there is not a hard and fast “formula”, based upon the general target of 80% for commercial projects for projects in the \$25k range and mindful of the overall grant goal of supporting housing projects and therefore husbanding funds carefully, staff recommends that the CCRPC fund 80% of the first \$30,000 (a sub-total of \$24,000) plus 60% of the remaining \$4,963 (a second sub-total of \$2,978) for a cumulative total of \$28,963.

b) Colchester: Champlain Chiropractic

At our December meeting, the Committee agreed to provide \$5,600 to help the project meet the Petroleum Cleanup Fund (PCF) deductible. This brought the total CCRPC contribution to \$53,500. CCRPC already covered the initial \$1,000 in SSQAPP preparation costs for Phase II ESA. The initial cost estimate

of Hazardous Substances was an additional \$18,000 to complete the Phase II ESA. We are now in receipt of new, lower Weston & Sampson proposal for \$5,250 due to other costs being covered by the PCF.

Recommendation:

The exact nature of the final proposed redevelopment is still undetermined at this time. The property owners, consistent with one option recommended in EPA publications, would rather address and resolve contamination issues prior to more actively marketing the property. CCRPC has been supportive of the project due to the parcel's prime location in a designated growth center, its potential for mixed-use redevelopment and to address a contamination concern.

Given the substantial funds already invested in the property redevelopment process, staff recommends that the CCRPC fund 50% (\$2,625) of this remaining cost. We also recommend that the Committee discuss how it might address any future requests related to the property.