

Application for 405 Pine Street to CCRPC Brownfields Program – Request for Phase 1 ESA and possible Phase 2 ESA

Describe Current Use:

405 Pine Street currently is used by S&S Vending for their commercial uses and offices a portion of the property is also leased by Burlington City Arts (BCA) as BCA Studios for arts studios, classes and camps.

Describe Former Uses:

Per the 2016 EPA AWP the 405 Pine Street property is currently the location of Farrell Vending Services. It is a portion of the former lumber storage yard that extended all along Pine Street prior to 1900, however, according to Sanborn Fire Insurance Maps, it also contained a small office in the western portion of the parcel that had “hand grenades” – likely fire suppression glass grenades filled with carbon tetrachloride. The site was also serviced by a rail spur. Following 1900 the site was dormant until sometime between 1950 and 1960 when it was developed with a bottling works.

Plans for Acquisition:

Burlington City Arts is both a City Department and also a non-profit foundation, which allows for the maximum effect in providing access to arts education and development in Burlington. The BCA foundation is seeking to potentially purchase 405 Pine Street and is in need of an initial Phase 1 ESA to determine any potential contaminants of concern that could hinder the sale or prevent the BCA Foundation from entering the BRELLEA program. The property is adjacent to the Barge Canal Superfund site and is subject to certain institutional controls. The site is identified for redevelopment in Burlington’s EPA Area Wide Plan.

The mission of Burlington City Arts (BCA) is to nurture a dynamic environment through the arts that makes quality experiences accessible to a broad audience.

BCA does this by:

- Supporting and promoting Vermont artists and advancing the creation of new work
- Offering a wide spectrum of arts education and engagement opportunities
- Presenting exhibitions and events that place Burlington in a global context, promote critical dialogue and encourage local participation
- Serving as the City of Burlington’s cultural planner by making the arts integral to the area's economic and civic development, urban design, and livability.

Burlington City Arts (BCA) has served the cultural and artistic needs of the Greater Burlington area for more than 30 years. Our vision is to fuse a dynamic relationship between the arts and community, to nurture creativity and imagination, and to ignite a passion for learning through the arts. We run a range of arts programs from

The BCA Center (formerly the Firehouse Center for the Visual Arts) and throughout the city, including at BCA Studios at 405 Pine Street.

The BCA Studios at 405 Pine Street offers studio access for adults (18+) with basic experience who would like to work independently in our Drawing/Painting, Print, Clay, Jewelry, or the Darkroom/Digital Photography Labs. Additionally, BCA offers a range of summer camps and classes for Artist Professional Development from this location. Partial and full scholarships for classes and camps are available through the generosity of local businesses and donors.

Previous Studies:

2016 – Burlington Brownfields Area Wide Plan

1992 – Baseline Risk Assessment Final Report – Pine Street Canal Superfund Site
Burlington, Vermont

Project Location:

405 Pine Street is located in Burlington Vermont, which has 24.4% of persons in poverty

Source: 2013-2017 American Community Survey 5-Year Estimates

It is in Census tract 10 a designated Opportunity Zone which has a composite of ~75% of low- and moderate-income residents and is within HUD Neighborhood Revitalization Strategy Area which contains a composite low/mod percentage of low- and moderate-income residents of 71.1%.

Brownfields Site Evaluation Criteria

Project Name: Burlington City Arts

Address/Project Location: 405 Pine Street, Burlington

Applicant: City of Burlington

Reviewer: Emily Nosse-Leirer

Required Characteristics

Is the property owner willing to sign a Participation Agreement and Site Access
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility
Is the planned use consistent with current zoning?

Possible Points

Yes = continue
No = Not eligible

Scoring

Yes
Yes
Yes

Project Location (10 pts Total)

Is the project located in Burlington or Winooski?
Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area...
Is the project located within a designated state center?
Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure...
Is the project located adjacent to another brownfields site?

(Yes=2, No=0)
(Yes=2, No=0)
(Yes=2, No=0)
(Yes=2, No=0)
(Yes=2, No=0)

2
2
0
2
2

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?

(Yes=5, No=0)

5

Housing Potential (30 points total)

Will site cleanup enable housing development in an area planned for high density housing...
Will site cleanup contribute to alleviating identified housing need...
Will site cleanup allow multiple housing units (in excess of what is already on site) to be built?

Up to 10 points
1/2 point per unit, 20 points maximum.

0
0

Commercial Potential (20 points total)

Will site cleanup enable commercial development in an area planned for high density commercial...
Is the project a mixed-use project?

Up to 20 points

10

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...
Will site cleanup involve creating or improving open or recreational space as part of a housing or commercial project?

Up to 10 points

0

Project Economic Impact (25 pts Total)

Does the project have the potential to create or retain jobs?
If no direct jobs are created or retained, does the project lead to indirect job creation?
Does the project have other economic development benefits?

1 point per FTE job, up to 10 points
Up to 15 points

0
5

Table with 2 columns: Initial Score, 100 points possible; 28

Bonus Categories

If the project will enable housing unit construction, will a percentage of them be permanently affordable?
Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan?
Will site cleanup reduce contamination of surface water or groundwater?

1/2 point per percentage point affordable, up to 20 points.
(Yes=15, No=0)
(Yes = 10 No = 0)

0
5
5

Additional Notes:

Table with 2 columns: Bonus Score, 45 points possible; 10

Table with 2 columns: TOTAL SCORE, 38