

**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: Lot 8
Site's Street Address/Town/Zip Code: 40 Winooski Falls Way, Winooski 05404
Parcel Tax ID #: 774-246-12438 Property Size (Acres): 0.15
Zoning District: Downtown Core
Describe current use(s): Development Land

Describe former use(s): Strip mall - various commercial
uses, Denny's, Higher Ground

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:

Nothing since the late 90's or early 2000's
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: City of Winooski Signature: H. Carrington
Mailing Address: 27 West Allen St., Winooski, VT 05404
Phone: 802-655-6410 Email: hcarrington@winooski.vt.gov

Nomination Submitted By:

Name or Office: Heather Carrington Date Submitted: 10/28/19
Mailing Address: 27 West Allen St., Winooski, VT 05404
Phone: 802-655-6410 x 20 Email: hcarrington@winooski.vt.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

Winooski Lot 8 Phase I Environmental Site Assessment
Chittenden County Brownfields Program Application – 10/28/19

Anticipated Project Benefits

The Winooski Hotel Group in conjunction with the City of Winooski, is proposing the development of a 95 room - 45,000 SF Tru by Hilton Hotel on Lot 8 at the Southwest corner of Winooski Falls Way and Cascade Way in Downtown Winooski. The hotel will provide area visitors the ability to stay overnight in Winooski and enjoy all the downtown Winooski activities/offerings. Today, visitors do not have a hotel option in downtown Winooski and they are required to stay elsewhere vs. the convenience of staying overnight and enjoying the Winooski community.

The proposed 95 room - Tru by Hilton along with a restaurant/cafe - will follow the Winooski Master Plan design guidelines and employ an estimated 100 full time workers during construction of the hotel. Once the hotel opens it will employ approximately 25 FTE hotel employees on a year-round basis and over a 10 year period is projected to pay over \$6,000,000 in wages to people working in downtown Winooski. The project will also deliver an estimated 30,000 hotel guest annually or 300,000 over 10 years to downtown Winooski whom will spend money eating and drinking on a year round basis in downtown Winooski helping enhance and stimulate the Winooski economy.

The City of Winooski will also receive an estimated \$275,000 in building permit fees for the project and estimated annual taxes over \$250,000, representing over \$2,500,000 in tax revenues for Winooski over a 10 year period.