

**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: 600 Spear Street
Site's Street Address/Town/Zip Code: 600 Spear St, South Burlington, VT 05403
Parcel Tax ID #: 1640-00600 Property Size (Acres): 8.80 +/-
Zoning District: Residential 4
Describe current use(s): Residential with 7,500 sq ft commercial bldg
Describe former use(s): Same

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: Fill
soil samples were collected during structural investigation. Summary
Potential contaminants include: ☒ Petroleum ☒ Other contaminants report is in process

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: _____ Signature: _____

Mailing Address: _____

Phone: _____ Email: _____

Nomination Submitted By:

Name or Office: EASTERN DEVELOPMENT Date Submitted: 12/13/19

Mailing Address: 40 FVONTURKOVICH, ONE NATIONAL LIFE DR., MONTPELIER VT 05604

Phone: 802 578 2536 Email: FVONTURKOVICH@FVTLAW.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

600 SPEAR ST.
600 Spear St., South Burlington, Vermont

PROJECT DESCRIPTION

Project Overview

Redevelopment of an 8.8 acre parcel located at 600 Spear St. in South Burlington. See attached site maps and photos. Historical use consists of a single family house with 7,500 square foot steel building and gravel industrial yard located in back yard. House and steel building are both currently vacant. Plan is generally described as follows:

- Repair and renovate house for use as a single or multi-unit rental property.
- Construct new 35 – 45 dwelling unit multi-family housing project. The housing is planned to be attractive to work force employees at University of Vermont, UVM Medical center and other nearby employers.
- Construct 500Kw (+/-) solar generation plant.
- Renovate and repurpose steel building for use as storage facilities for tenants and, also, as business space for solar operation.

Challenges

- Land has been used as fill site. Believe most of the fill materials are benign, but more extensive investigation needs to be done to confirm safety for use as residential site as well as to adequately understand overall environmental risks. Funding is being sought to help deal with these issues.
- Location near Interstate 89 requires careful site planning, screening and landscaping to ensure that residential living conditions are not unreasonably compromised.
- City of South Burlington zoning regulations restricting, for example, buildings of no more than 4 units each and other limitations present challenges, but development team has design concepts to effectively deal with these issues.
- Certain class II and III wetlands areas exist that will constrain development layout but development team has design concepts to effectively deal with these issues.

Opportunities / Benefits

- Project site is relatively flat and buildable with good stormwater drainage and treatment opportunities.
- Excellent access to public street (Spear St.) with no significant traffic congestion or safety issues.

- Excellent proximity to major employers: University of Vermont and UVM Medical Center.
- Bike-pedestrian path providing direct access to UVM campus areas is located directly adjacent to the project site.
- Public utilities (natural gas, water and electricity) available on or adjacent to site. Access to municipal sewer is available nearby via pump station that may require upgrades and improvements.
- Brownfield status will enable priority siting of solar facility.
- Solar plant will help provide visual and sound buffer from Interstate highway.

Conclusion

Project would result in the rehabilitation and repurposing of a blighted industrial site into a much needed residential project with on-site solar generation facilities. The resulting project would be energy "net zero." Location would enable many residents to walk or bike to employment on adjacent municipal bike paths. Proponents hope that these and other attributes will attract substantial public support and ensure economic success.

Couillard w/o House

Write a description for your map.

Legend



ac.



Couillard 8.8 ac.

Couillard 8.8 ac.



Google Earth

© 2018 Google

700 ft







December 12, 2019

Dan Albrecht
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, Vermont 05404

RE: Preliminary Price Proposal for Brownfields Phase I and Phase II Environmental Site Assessments, 600 Spear Street, South Burlington, Vermont

Dear Dan,

LEE is pleased to present this preliminary price proposal for a Brownfields Phase I and Phase II Environmental Site Assessment (ESA) at 600 Spear Street in South Burlington, Vermont. This proposal is based on information currently known about the Site, but further information gathered during the Phase I ESA could change some of our current assumptions.

Pricing

LEE's preliminary estimate of the total price for the Phase I and Phase II ESA is: \$23,000. A task breakdown is included below:

Task	Cost
Phase I ESA	\$1,900
QAPP Preparation	\$2,000
Underground Locating, Test Pits, Soil Samples in Former UST Area and Trench Drain Outlet Area	\$5,000
Soil Sampling and Monitoring Well Installation (ISM in fill)	\$7,500
Groundwater Sampling	\$2,500
Report Preparation	\$3,800
CCRPC Meeting	\$300

This pricing is provided subject to the following assumptions:

- The former owner's son believes a fuel oil UST was once located near the residence, but it was removed. There are also a series of trench drains in the garage with an unknown outlet location. A geophysical investigation will be conducted in these areas to confirm the tank was removed and to identify the trench drain path and outlet location. Test pits will be advanced in these areas, and soil samples will be submitted for analysis of VOCs, PAHs, PCBs, and RCRA 8 metals.



Mr. Dan Albrecht
Preliminary Proposal for Brownfields Phase I and II ESA, 600 Spear Street
December 12, 2019

- We are proposing to conduct an Incremental Sampling Method (ISM) investigation on the fill that was brought to the property. This is a large area, and 30 soil borings would be advanced, to the depth of approximately 18". A sample, duplicate, and triplicate would be collected and analyzed for the presence of VOCs, PAHs, PCBs, and RCRA 8 metals.
- Four groundwater monitoring wells will be installed on the property, and groundwater will be sampled for VOCs, and RCRA 8 metals.
- A \$300 allowance is included for snow removal.
- All drill cuttings and purge water are disposed of on-Site. If LEE needs to drum the investigation derived wastes and/or dispose of them in a different manner, there will be additional charges for that.
- The final report is issued electronically in PDF format. Hard copies can be provided for an additional fee to cover the printing.

Please call with any questions. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Angela Emerson". The signature is fluid and cursive, with the first name "Angela" and last name "Emerson" clearly distinguishable.

Angela Emerson, PG, EP
Senior Geologist

LEE # 19-151