

Dan Albrecht

From: Muller, Kurt <kmuller@vhb.com>
Sent: Thursday, April 15, 2021 11:47 AM
To: Dan Albrecht
Cc: ndagesse@eivtech.com
Subject: RE: [External] 157 South Champlain Street
Attachments: 2021_04-13_VHB Proposal_CAP_157_S_Champlain.pdf; 2021_04_15_Grant_EPA_SiteEligibilityAssessment_157_S_ChamplainSt_BurlingtonVT.doc

Hi Dan,

Please see attached our proposal for the CAP and the EPA Site Eligibility form for 157 South Champlain. I've included in the design of the sub-slab depressurization system that will essentially serve as a stand alone document that could be directly incorporated into bid documents. The owner will need this to move forward with CAP implementation. Please let me know if you have any questions or would like to discuss.

Thanks
Kurt

Kurt Muller, P.E.
Vermont Director of Site Investigation & Remediation

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From: Dan Albrecht <dalbrecht@ccrpcvt.org>
Sent: Friday, April 9, 2021 2:34 PM
To: Muller, Kurt <kmuller@vhb.com>
Subject: [External] 157 South Champlain Street

Good to talk with you, Kurt. Redevelopment of this property sounds exciting and our Committee would likely look favorably upon a request for assistance with funding a CAP.

Attached are the requisite eligibility letter templates for you to fill out and send back to me to then forward to DEC and EPA. Thanks, Dan

Dan Albrecht, MA, MS
Senior Planner
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, VT 05404

"CCRPC employees are working remotely and the office is closed to visitors. Please call or email and we will respond as soon as possible. Thank you. You can reach me directly on my cell at 802-324-4642"



Brownfields Site Evaluation Criteria

Project Name: 157 South Champlain Street, Mixed-Use Building

Address/Project Location: 157 South Champlain Street, Burlington

Applicant: Nate Dagesse

Reviewer: Dan Albrecht

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?	(Yes=2, No=0)	2
Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area (as identified in the most recently adopted regional plan)?	(Yes=2, No=0)	2
Is the project located within a designated state center? (Including areas with pending applications)	(Yes=2, No=0)	2
Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it?	(Yes=2, No=0)	2
Is the project located adjacent to another brownfields site?	(Yes=2, No=0)	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
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2019 ACS Estimates Census Tract 10 rate of 16.8% vs. County rate of 12.1%

Housing Potential (30 points total)

Will site cleanup enable housing development in an area planned for high density housing or mixed-use development by the municipality?	Up to 10 points	10
Will site cleanup contribute to alleviating identified housing need as identified in relevant adopted municipal documents?		
Will site cleanup allow multiple housing units (in excess of what is already on site) to be built?	1/2 point per unit, 20 points maximum.	16

Commercial Potential (20 points total)

Will site cleanup enable commercial development in an area planned for high density commercial or mixed-use development by the municipality and region?	Up to 20 points	10
Is the project a mixed-use project?		

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 by an underserved population?	Up to 10 points	0
Will site cleanup involve creating or improving open or recreational space as part of a housing or commercial project?		

Project Economic Impact (25 pts Total)

Does the project have the potential to create or retain jobs?	1 point per FTE job, up to 10 points	3
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	5
Does the project have other economic development benefits?		

Initial Score	
100 points possible	59

Bonus Categories

If the project will enable housing unit construction, will a percentage of them be permanently affordable?	1/2 point per percentage point affordable, up to 20 points.	0
Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan?	(Yes=15, No=0)	10
Will site cleanup reduce contamination of surface water or groundwater?	(Yes = 10 No = 0)	10

Additional Notes:

Bonus Score	
45 points possible	20

TOTAL SCORE	79
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April 14, 2021

Ref: 58429.01

Dan Albrecht
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, VT 05404
dalbrecht@ccrpcvt.org

Re: Proposal for Corrective Action Plan
(SMS# 2009-3899), 157 South Champlain Street, Burlington, VT.

Dear Dan:

VHB is pleased to present the Chittenden County Regional Planning Commission ("CCRPC") with the following proposal to prepare a Corrective Action Plan ("CAP") for the property located at 157 South Champlain Street, in Burlington, Vermont ("the Site", SMS# 2009-3899). VHB has recently completed an extensive Phase II Investigation that determined the nature and extent of soil impacts at the Site. Based on the findings of the Phase II, VHB recommended and DEC concurred that the Site was ready for the corrective action planning phase to commence, and a CAP be prepared. The Site has remained vacant for over a decade due to the presence of contamination associated with past uses at the Site and an adjoining property to the north (151 South Champlain Street). The proposed redevelopment of the Site includes the construction of a 33-unit, residential, mixed-use building with covered parking that will be installed below grade (the "Project").

Background

In August 2020, VHB was retained by Nathan Dagesse, formally the prospective purchaser (current owner) of the Site, to conduct a Phase I ESA and to support his efforts to enroll in Vermont's Brownfields Program. Mr. Dagesse (157 South Champlain, LLC) has since enrolled in the State's Brownfields Reuse and Environmental Liability Limitation Act (BRELLA). As part of the Phase I ESA, VHB extensively reviewed prior data from both onsite and nearby sites to thoroughly grasp the overall status of environmental conditions at the Site. The August 2020 Phase I ESA identified several Recognized Environmental Conditions ("RECs") at the Site that included: 1) Chlorinated Volatile Organic Compound ("CVOC") Contamination in the subsurface; 2) a release of used oil associated with historical property use; and 3) the presence of a storm drain that likely received contaminated material. VHB was then retained by the DEC and 157 South Champlain, LLC to conduct a Phase II ESA to evaluate the RECs in support of the planned redevelopment. The Phase II ESA consisted of the screening and sampling of soil at the Site. Upon completion of the Phase II investigation, VHB prepared an Investigation and Remediation of Contaminated Properties Rule ("IRule") compliant Site Investigation Report, dated March 15, 2021, which was reviewed and approved by DEC without comment.



The planned redevelopment Project will require the excavation of Site soil to depths of between approximately 6 and 12 feet below grade throughout the majority of the Site's footprint and will result in the generation of approximately 6,000 tons of soil that will require offsite management.

Given the extent of subsurface CVOC impacts both onsite and on the neighboring 151 Site, 157 South Champlain Street, LLC is prepared to proactively include the installation of a vapor mitigation system within the design plans. VHB understands that this system will be designed to pro-actively manage potential vapor intrusion risks to the new building associated with REC #1.

Considering, the Project will require impacted soil to be excavated and appropriately managed both on and offsite, and vapor intrusion remains a concern for the proposed building an IRule compliant CAP is required.

Proposed Scope of Work

CAP

VHB will prepare an IRule-compliant CAP for the Site that will describe the appropriate management and disposition options of impacted soil during Project construction. Also included in the CAP will be a description of mitigative measures that should be employed to appropriately address future exposure risks. Additionally, the CAP will include: a conceptual site model; an implementation schedule; data summary tables and figures; description of prior site use; summary of institutional control measures; abutter notification requirements; a cost estimate; and a description of the owner's ongoing obligation to maintain and manage the mitigative measures that are selected. The CAP will be subject to a 30-day public comment period before formal approval is granted by DEC to implement the CAP. During CAP development, VHB will collaborate with the owner, DEC, and the design team to develop soil management strategies that can be implemented during construction in an efficient and cost-effective manner.

Sub-slab Depressurization System Design

The CAP will also include the design of a sub-slab vapor mitigation system that will address the risk of impacted vapor intrusion into the building. The design will include the following:

- Location of all sub-slab mitigation piping, riser piping, and equipment.
 - Locations will be shown on AutoCad drawings.
 - Collaboration with the Architect/Design Team to identify optimal pipe locations if applicable.
- Written specification including specifications of all system materials, equipment, and components including:
 - Piping
 - Vapor barrier
 - Sub Slab fill
 - Fans
 - Monitoring
- System detail drawings.
- Installation procedures and instructions.
- Estimated construction costs



Schedule and Timeline

The proposed activities will be conducted according to the schedule below. Although we will endeavor to adhere to this timeline, delays may be beyond our control due to weather, regulator review, etc.

- Submittal of SSDS System Design 45 days after notice to proceed
- DRAFT CAP submittal to CCRPC, DEC, and Owner 60 days after notice to proceed
- Public comment period 30 days following DEC approval of DRAFT CAP
- Finalize CAP 7 days following completion of public comment

Assuming regulatory review occurs within one week of submittal of the DRAFT CAP, VHB anticipates a final CAP will be issued by the end of July 2021.

Estimated Probable Cost

VHB estimates that the cost to prepare a CAP (\$4,800) and design the sub-slab depressurization system (\$4,200) to be approximately \$9,000. VHB understands that the CAP preparation will be funded by "hazardous" brownfield assessment grant funds.

These costs assume that the time and degree of effort allocated to each task will be sufficient to implement the work and that no additional tasks are added to VHB's scope. This cost assumes electronic delivery of documents to stakeholders; however, hard copies of documents can be produced upon request at additional cost. Should additional time and/or expenses be required to complete this project, a detailed description of the circumstances leading to any needed additional effort, along with a proposed revised budget, will be prepared and submitted to CCRPC for review and approval prior to proceeding with any additional work.

We appreciate the opportunity to provide this proposal to CCRPC. If you have any questions regarding this proposal or require additional information, please contact me.

Sincerely,



Kurt Muller, P.E.
Director of Site Investigation and Remediation – Vermont