



August 20, 2021

Mr. Dan Albrecht, Senior Planner
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, Vermont 05404-2109

RE: Chittenden County Brownfields Program Site Nomination / Assistance Request
form for 99 Intervale Road site in Burlington, Vermont

Dear Dan:

On behalf of the Intervale Center and the City of Burlington, we are submitting the following information for the Chittenden County Brownfields Program Site Nomination for 99 Intervale Road in Burlington, Vermont:

- Application form. The City of Burlington is the owner of the land and the Intervale Center and Gardeners Supply Company currently lease the land.
- Possible Future Use Description document.
- 99 Intervale Road Site Map.

We are requesting funding for the following work:

Data Gap Analysis

This work should include the following:

- **Review Existing Site Information** including past studies, investigations, historic records review, and reports. It will also include a site visit.
- **Develop Conceptual Site Model** for describing key aspects of the environmental concern(s) at the site.
- **Environmental Data Gaps Analysis** to identify any potential data gaps that may exist with respect to environmental contaminants and establish what additional data and next steps are needed to better understand the environmental concerns related to redevelopment of the site.
- **Meeting** with Intervale Center and the City of Burlington to review draft information.
- **Final Report** of the above findings and recommendations.

Dan Albrecht

RE: Chittenden County Brownfields Program Site Nomination / Assistance Request form for
99 Intervale Road site in Burlington, Vermont
August 20, 2021

We are requesting funding for this work which is estimated to cost approximately \$12,000 to \$14,000 based on information provided by VT DEC of previous data gap analysis consultant proposals from 2014 and 2016.

We have pulled together existing studies, testing data and reports that have been done for this site since the early 2000's. They are available in a Dropbox with the link here:

<https://www.dropbox.com/home/99%20Intervale%20Road%20Site%20Brownfield%20Studies%20and%20Documents>

Please let me know if you have any questions or need additional materials.

Best regards,

A handwritten signature in blue ink that reads "Gail Henderson-King". The signature is written in a cursive, flowing style.

Gail Henderson-King
Senior Project Manager

Attachments

C: Travis Marcotte
Richard Haesler
Brian Pine

**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: 99 Intervale Road Site
Site's Street Address/Town/Zip Code: 99 Intervale Road, Burlington, VT 05401
Parcel Tax ID #: 040-1-001-000 Property Size (Acres): 4.59 acres
Zoning District: Enterprise-Agricultural Processing and Energy (E-AE)
Describe current use(s): Soil bunkers and a parking area
Describe former use(s): Portion of former Calkins Farm, parking area

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: _____

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 Data Gap Analysis

Property Owner Information:

Name: City of Burlington / CEDO Signature: 

Mailing Address: Burlington City Hall, 149 Church Street, Burlington, VT 05401

Phone: ~~802-865-~~ 802-578-6953 Email: briantpine@gmail.com

Nomination Submitted By:

Name or Office: Travis Marcotte, Intervale Center Date Submitted: _____

Mailing Address: 180 Intervale Road, Burlington, VT 05401

Phone: 802-660-0440 Email: travis@intervale.org

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*

99 Intervale Road Site

Possible Future Use Description

August 20, 2021

Preliminary Project Description Vision for Community Food Center

The Intervale Center, with its partners Vermont Foodbank and Feeding Chittenden, are exploring the possibility of a Community Food Center at 99 Intervale Road. These organizations currently work collectively on a variety of food programs throughout Vermont. They envision this Project as an extension of their existing programs, taking advantage of the co-location and offerings of the Intervale Center and working collaboratively with Vermont Way Foods. This community food center could serve markets in the northern and western Vermont region, especially the BIPOC community therein, and further strengthen the food security capacity.

Their vision is for up to a 40,000 square foot community food center that would provide new warehouse and fulfillment functions with a focus on local, fresh, Vermont food. The Intervale Center farms nearby could be a natural supplier of fresh produce, however much of the product will be sourced from the greater Champlain Valley. Existing soil bunkers used by Gardener's Supply Company and general parking for community access and Intervale Center activity would continue to be located on this site and would be incorporated into the future layout. There may be the possibility of connecting to a future district energy system that will be using the McNeil Generating Plant waste stream for heating the building. This center would expand upon the Intervale Center's investment in this part of the City as a community food asset.

Anticipated Benefits

There are several anticipated benefits of the proposed Community Food Center which are described below.

❖ Existing Infrastructure

Currently, the 99 Intervale Road property is serviced by existing municipal infrastructure including municipal water, wastewater, and electricity. The Burlington municipal water and wastewater systems currently have capacity for a proposed development at this site. The McNeil Generating Plant operated by the Burlington Electric Department borders the site and would be able to provide electric service. As noted above, using the McNeil Generating Plant waste stream for heating a building at the site is being considered. It is also accessed by a municipal street.

❖ *Supports local and regional goals*

Burlington planBTV: Burlington's Comprehensive Plan includes the Intervale in the Riverside Avenue Corridor future land use area. The plan notes that "Within the Intervale, additional enterprises that support value-added agricultural products and services and energy innovation should be fostered." The proposed Community Food Center would enhance and expand local food distribution and it may include value-added products. Working with the Burlington Electric Department on using waste stream heat for its facility provides an innovative approach for heat. We have already seen the multiplier effect of the Intervale Center activity as it relates to the success of Burlington Farm to Table restaurants, Farm to School programming, thriving area farmer's markets and Community events like Summerville or the Annual Fun Run.

❖ *Economic development and open space / recreation*

The future Community Food Center has the potential to create new jobs, expand local food systems in northern Vermont, and offer access to the Intervale Centers' network of trails and open spaces.

❖ *Community benefits*

The site is bordered by the Intervale Center who manages a 360 acre campus comprised of farmland, trails, and open space along the Winooski River. The Intervale Centers' mission is to "strengthen community food systems". Their work focuses on three goals:

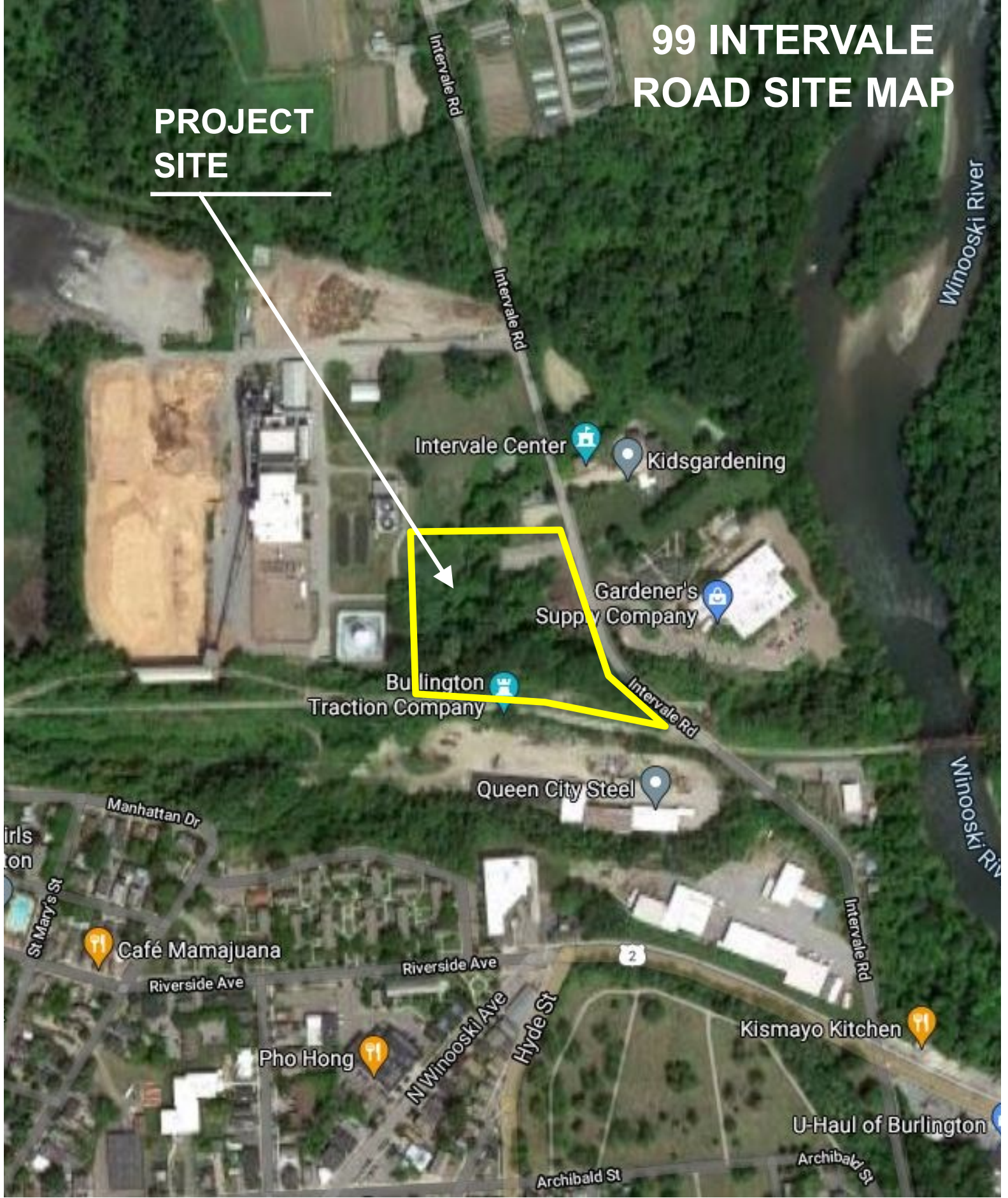
- "To enhance the viability of farming,
- To promote the sustainable use and stewardship of agricultural lands, and
- To ensure community engagement in the food system."

The proposed Community Food Center will build upon the important work the Intervale Center and their partners Feeding Chittenden and Vermont Foodbank are doing to address food insecurity in the Burlington area and northwestern counties of Vermont. It would support the planBTV's goals for the Intervale.

The 2018 Chittenden County ECOS Plan future land use map shows the 99 Intervale Road site in the Enterprise Planning Area. The Enterprise Planning Area is identified as one of the areas identified in Goal #2: Strive for 80% of New Development in Areas Planned for Growth for "increasing investment in denser, mixed use growth areas will improve economic opportunities, ..., and improve community health. One action under this goal is to target "...redevelopment, infill, and brownfield investments to the non-rural Planning Areas" which is exactly what this proposed project is.

99 INTERVALE ROAD SITE MAP

PROJECT SITE



Brownfields Site Evaluation (December 2019)

Project Name: Eastern Development Corporation

Address/Project Location: 99 Intervale Road Burlington, VT

Applicant: City of Burlington and Intervale Center

Reviewer: Dan Albrecht

Required Characteristics

Is the property owner willing to sign a Participation Agreement and Site Access	Possible Points	Scoring
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility	Yes = continue	Yes
Is the planned use consistent with current zoning?	No = Not eligible	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)	0
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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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	0
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.	0

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	0
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	4
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	10
Does the project have other economic development benefits?		

Initial Score	
100 points possible	27

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)	5
Will site cleanup reduce contamination of surface water or groundwater?	(Yes = 10 No = 0)	10

Additional Notes:

Bonus Score	
45 points possible	15

TOTAL SCORE	42
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