

**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: Hamel, Purtil and Dupont Halls  
Site's Street Address/Town/Zip Code: 33, 81 and 123 Ethan Allen Avenue, Colchester, VT 05439  
Parcel Tax ID #: Map 20, Lot 20-0040000 Property Size (Acres): Undivided interest in larger land parcel  
Zoning District: GD-2 zone  
Describe current use(s): unoccupied dormitories and offices

Describe former use(s): dormitories and offices

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: Andra Liberty, ATC Group Services LLC. Phase I ESA 12.18.20 and Asebstos Abatement Cost Estimate 12.21.20

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 | <b>Phase II Environmental Site Assessment</b> |
| Soil Monitoring during Construction   | Archeological Site Assessment / Recon         |
| Historic Preservation issues          | <b>Cleanup / Corrective Action Planning</b>   |
| Other                                 |   |

*Property Owner Information:*

Name: Saint Michael's College Signature: \_\_\_\_\_  
Mailing Address: Salmon Hall 102, 22 Campus Road, Colchester Parkway, Colchester, VT 05439  
Phone: 802-654-2524 Email: rrobinson@smcvt.edu

*Nomination Submitted By:*

Name or Office: Champlain Housing Trust Date Submitted: \_\_\_\_\_  
Mailing Address: 88 King Street, Burlington, VT 05401  
Phone: 802-777-1775 Email: mlescaze@champlainhousingtrust.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*



To: Dan Albrecht, CCRPC Senior Planner  
From: Kirsten Merriman Shapiro, Real Estate Project Developer  
Date: November 2, 2021  
Re: Brownfields Site Nomination Form – Anticipated Benefits

Champlain Housing Trust (CHT) and Evernorth (EN), the parent company of Housing Vermont, two nonprofit corporations dedicated to providing perpetually affordable housing to low income Vermont residents seek to repurpose three historic buildings to address the critical need for affordable housing in Chittenden County, Vermont.

This site meets EPA eligibility criteria for hazardous sites and the property owner is willing to sign a Participation Agreement and Site Access Agreement. This site is located in an already developed area with existing infrastructure (water, sewer, electric, natural gas) it is served by sidewalks and roads and has a transit stop in front of the buildings.

The project will support both the Town of Colchester and regional goals for affordable housing. The project is in the midst of the local and state permit process. The planned use is consistent with current zoning and will be before the Development Review Board for final approval on November 11, 2021. It is within the GD-2 Zone “To provide a range of commercial, light industry and compatible multi-family dwellings and related uses for the Fort Ethan Allen neighborhood and vicinity.” In this market area, 39% of households incomes are below 60% AMI, making them eligible for tenancy in the apartments proposed.

This project seeks to redevelop three buildings located at the historic Fort Ethan Allen converting these former St. Michael’s College dormitories, currently vacant, into 64 affordable rental homes. The three buildings are all part of the Fort Ethan Allen Historic District initially constructed as a military facility as army barracks for cavalry and artillery regiments, and are listed on the National Register. The 10<sup>th</sup> Cavalry regiment of Buffalo Soldiers lived here on a four-year tour from 1909-1913. Fort Ethan Allen ceased to have a military use in 1944 and over the years has been converted into a lovely, traditional historic neighborhood with beautiful, historic brick buildings, tree-lined sidewalks and large parade grounds used for recreational purposes. The three buildings proposed for redevelopment were most recently used by Saint Michael’s College as student dormitories but have been vacant for several years. The neighborhood includes a mix of condominiums, rental housing and office space in the neighborhood, as well as a well-regarded recital hall, multiple playgrounds and community gardens.

These 64 affordable rental homes at the Fort will provide affordable homes in a neighborhood close to schools, services, shopping and public transportation. The renovation of three historic buildings that have sat vacant for years will revitalize the area. We plan to utilize Historic Tax Credits and have hired a consultant who will ensure we are in compliance with the Secretary of Interior's standards for historic preservation. The creation of 10th Cavalry Apartments would address each of these needs and add 64 permanently affordable homes to the Vermont housing landscape. Lastly, bringing these three buildings that are currently not taxed onto the grand list would bring significant benefit to the Town of Colchester.

We have completed a Phase I Environmental Site Assessment and additional testing to understand the potential scope of COCs. At this stage we are seeking financial assistance from CCRPC to assist with Phase 2 ESA and preparation of a Corrective Action Plan. We have discussed the project with VTDEC, are seeking financial support for anticipated cleanup, and have applied to the BRELLA program.

Thanks for your consideration and please let me know if you have any questions.

## 10<sup>th</sup> Cavalry Apartments - 33, 84 and 123 Ethan Allen Avenue, Colchester, VT 05446

Below is a table of the environmental report completed for this project

| <b>Report</b>  | <b>Consultant</b>                  | <b>Date</b>       |
|--|------------------------------------|-------------------|
| Phase I Environmental Site Assessment<br>Dupont, Hamel, Linnehan, and Purtill Halls<br>33, 84, 123, and 224 Ethan Allen Avenue Colchester, Vermont 05446 | ATC Group Services<br>LLC          | November 30, 2020 |
| SITE INVESTIGATION REPORT<br>10TH CAVALRY COMPLEX<br>33, 81, 129 Ethan Allen Avenue Colchester, VT 05439<br>SMS Site #2021-5014                          | Atlas Technical<br>Consultants LLC | October 18, 2021  |