

**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: 3164 Shelburne Road
Site's Street Address/Town/Zip Code: 3164 Shelburne Road, Shelburne, VT 05482
Parcel Tax ID #: 582-183-10663 Property Size (Acres): 4.2 acres
Zoning District: MUSCD-MixedUseStreetCharacterDistrict
Describe current use(s): motel
Describe former use(s): farm

Are there plans for acquisition and/or redevelopment? X 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? X Yes No

If yes, please identify the title, author and date of the report, and if available, send us a PDF: Phase I (9/27/2021) and Phase II (11/23/2021) Environmental Site Assessment 3164 Shelburne Road by KAS

Potential contaminants include: Petroleum X Other contaminants (PCE and TCE)

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 - Supplemental testing

Property Owner Information:

Name: Champlain Housing Trust Signature: Kirsten Merriman Shapiro
Mailing Address: 88 King Street, Burlington VT 05401
Phone: 802-578-1480 Email: kmerrrimanshapiro@getahome.org

Nomination Submitted By:

Name or Office: Kirsten Merriman Shapiro Date Submitted: 12/7/2021
Mailing Address: 88 King Street, Burlington VT 05401
Phone: 802-578-1480 Email: kmerrrimanshapiro@getahome.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@ccrpvt.org



To: Dan Albrecht, CCRPC Senior Planner
From: Kirsten Merriman Shapiro, Real Estate Project Developer
Date: December 7, 2021
Re: 3164 Shelburne Rd 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 are partnering to redevelop 3164 Shelburne Road in three phases to address the critical need for affordable housing in Chittenden County, Vermont.

- Phase 1 –Conversion of two exiting buildings in the northwest corner and convert them 20 apartments.
- Phase 2 - Construct ~48 multifamily, affordable dwellings in two ~24 unit structures over underground parking
- Phase 3 - Construct ~27 multifamily, affordable, home ownership units

This site meets EPA eligibility criteria for hazardous sites and CHT as an innocent 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, and natural gas) and sidewalks and roads serve it. Green Mountain Transit Route #6 Shelburne Road serves this location.

The project will support both the Town of Shelburne and regional goals for affordable housing. The planned use is consistent with current zoning and will be before the Development Review Board on December 15, 2021 for a master plan review for the entire site. It is with in the MUSCD - Mixed Use Street Character District. Mixed-Use Street. I have attached the site masterplan to be reviewed by the town.

We have completed a Phase I and II Environmental Site Assessments and believe additional sampling is needed to understand the potential scope of COCs. At this stage, we are seeking financial assistance from CCRPC to assist with the additional sampling and preparation of a Corrective Action Plan. We have discussed the project with VTDEC and seeking enrollment into BRELLA program.

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

<u>LOT COVERAGE</u>		<u>PARKING</u>	
PHASE 1 BLDG:	7,990 SF	PHASE 1:	22 SPACES (EXISTING)
PHASE 2 BLDG:	23,770 SF	PHASE 2:	16 SURFACE (PARALLEL STREET)
PHASE 3 BLDG:	20,520 SF		61 UNDERGROUND
BLDG TOTAL:	52,280 SF	PHASE 3:	27 COVERED
			23 SURFACE (PARALLEL STREET)
			4 SURFACE (EASTERLY LOTS)
<u>OTHER IMPERVIOUS</u>		TOTAL:	88 COVERED
EXISTING TO REMAIN:	15,300 SF		65 SURFACE
NEW:	61,710 SF		153 PARKING SPACES
			148 REQUIRED BY ZONING (2PER
OTHER TOTAL:	77,010 SF		1.57 PER PROPOSED
TOTAL IMPERVIOUS:	129,290 SF		
TOTAL LOT:	210,820 SF		
% COVERAGE:	61%		



2 LOCATOR MAP
Scale: 1:4800


1 SITE PLAN
Scale: 1" = 30'-0"

3164 SHELBURNE ROAD

SHELBURNE , VERMONT

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A Professional Corporation

MASTER PLAN

Duncan
Wisniewski 
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T: 802.864.6693

DATE: 11.16.2021
DRAWN: SJB, ABC

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