

**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: Lake Champlain Community Sailing Center

Site's Street Address/Town/Zip Code: 505 Lake St., Burlington, 05401

Parcel Tax ID #: 043-4-007-505 Property Size (Acres): 1.21 acres

Zoning District: Downtown Waterfront Public Trust

Describe current use(s): Educational sailing center providing community access to the lake

Describe former use(s): Petroleum storage

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

Property Owner Information:

Name: Community Sailing Center Signature: 

Mailing Address: PO Box 64818, Burlington, VT 05406

Phone: 802-864-2499 Email: owen@communitysailingcenter.org

Nomination Submitted By:

Name or Office: Community Sailing Center Date Submitted: October 26, 2021

Mailing Address: PO Box 64818, Burlington, VT 05406

Phone: 802-864-2499 Email: owen@communitysailingcenter.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*

COMMUNITY SAILING CENTER: WATERFRONT REDEVELOPMENT PROJECT

THE SAILING CENTER:

The Lake Champlain Community Sailing Center (CSC) was founded in 1994 by passionate volunteers in the basement of the decommissioned Moran Power Plant with no heat or plumbing. After 24 years and a successful capital campaign we built and relocated to the second-largest net-zero building in Vermont, designed specifically for our use.

- As the only non-profit sailing center on Lake Champlain, we encourage and celebrate responsible use and long-term stewardship of the lake by fostering educational and recreational opportunities for all members of our community, regardless of age, gender, race, physical ability, or financial means. Over 8,000 Vermonters and visitors access the lake via our waterfront annually.
- With over 100 community-based partners we bring together diverse populations for outdoor activity, lake-based education, and access to open spaces through both services and programs:
- Services for which we charge (sailing lessons, summer camps, boat rentals, event rentals and boat storage), partially offset the cost of our mission-based programming. These include:
 - Leader Ship: for at-risk youth
 - Adaptive Watersports: for those with disabilities
 - Floating Classrooms: lake-based learning for 4th-5th grade students, and
 - Diversity Access Initiative: to expand water-based recreation opportunities to participants who are black, indigenous, people of color.

THE PROJECT:

We will develop permanent waterfront infrastructure that supports universal access to Lake Champlain. Elements Include:

- a universally accessible pier, so that all students, participants, and visitors, including those with mobility impairments, can safely access the dock.
- an outdoor education pier, where students can learn about the environment and stewardship of the lake and where program participants can safely dock boats.
- a safe harbor (wave attenuators that lessen wave action in the harbor).
- a launch (ramp into the water) where small boats and paddlecraft can safely enter the water without the danger posed by motorboats.
- a hoist and deep-water basin that will facilitate keelboat launch. (Keelboats are larger boats with a fixed keel or center board)

ANTICIPATED BENEFITS:

Economic Impact:

- CSC will generate an economic boost to the Burlington area by hosting sailing regattas which currently must be held elsewhere on Lake Champlain. Events can range in size from 10-100+ boats and can draw competitors regionally or nationally. Many boats sail with multiple crew members on board, and participants often bring family members. The ideal time for CSC to host these events is in the early fall, after sailing camps are finished and before the weather turns icy. Thus, we will create an economic boost to hotels, restaurants, caterers, shops, services, attractions, outdoor gear rentals, and boat services (boat repairs, hardware sales, sail repair) during the down time between Labor Day and peak leaf season. The Vermont Convention Bureau estimates the economic impact to be \$322 per attendee per day – on the hospitality industry alone.
- Increased capacity will also generate additional rentals, lessons, and camps, which in turn will increase Community Sailing Center's earned revenues that are used to offset program costs for those community members who are unable to pay for programming through scholarships and waived fees.

Environmental Impact:

- The CSC's core values include water access, vitality, education, and stewardship. These values guide our lake-based programming which is dedicated to inspiring stewards of the lake and surrounding environment. We bring together diverse populations through recreation and education, community-building, events, and activities which teach them about the lake, the watershed, and the fragility of these resources.
- With 435 square miles of surface water and 8,234 square miles of watershed, Lake Champlain is an incredibly large and delicate natural resource. The lake currently – and historically – suffers from industrial waste, agricultural, storm-, and waste-water runoff. Invasive species and frequent toxic blue-green algae blooms threaten the lake's long-term health. The lake's health depends on increasing a sense of personal connection to the lake and the surrounding landscape among new and existing lake-lovers. Studies point to time in nature playing a key role in the development of pro-environmental behavior, particularly when fostering an emotional connection to nature. By introducing families, many of whom have never been on or in the lake, to nature-based recreational opportunities enriched with lessons in conservation, we are creating future stewards of the lake and its surrounding watershed.

Community Impact:

- Sailing facilitates the development of leadership skills: communication, problem-solving and resilience grow through exposure to ever-changing conditions, reliance on oneself, one's team, and one's equipment. These lessons also create an understanding of one's impact on the world around them. Through our programs, participants build important networks with peers, instructors, and staff from all walks of life; gain exposure to marine-related professions; gain knowledge of marine science, ecology, and physics; and develop skills critical to success later in life.
- Enhanced opportunities for safe water-based recreation will improve the number and types of engagement with residents of and visitors to Vermont and will generate increased programmatic opportunities. The Floating Classrooms program has traditionally served 4th-5th grades with close to a 100% teacher retention rate. During the 2021-22 school year we begin expansion into 3rd grade. Additional expansion into 6th grade is optimal, but impractical until the walkway, dock, launch, hoist, and deep-water basin are available. In 2019, the number of children served in this program increased to 2,035 students (a 33% increase from 2018). Feedback from educators indicates that hands-on, experiential learning opportunities are critical for this age group. Similarly, the demand for our Leader Ship program has increased over time. Again, expansion is dependent upon increasing dock capacity.
- By improving safety and connections to the lake, we will increase the numbers and diversity of participants in our signature programs, the number of programs that can be held simultaneously, and time spent on the water for participants. Research shows that people of color are far less likely to engage in nature-based outdoor recreation activities. Historic discrimination is exacerbated by factors including family experience, means and access. However, a lack of diversity doesn't equal lack of interest. The Racial Equity, Inclusion and Belonging Department of the City of Burlington has stated that challenges to Burlington's outdoor recreation include a lack of convenient and safe corridors to waterfront, lack of infrastructure and an environment that is often less-than-welcoming to outdoor recreation.
- Sailing and paddling increase strength, agility, and balance, and have benefits to mental health, countering many of the stressors that are induced by and/or aggravated by COVID. Boating can provide rest to an overtaxed brain and nervous system, promote a sense of play and creativity, and provides a perfect way to unwind.