

**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: 176 South Winooski Avenue - SMS Site #2021-5019 a.k.a. Howard Plant VFW Post 782/Post Apts

Site's Street Address/Town/Zip Code: 176 South Winooski Avenue, Burlington, VT 05401

Parcel Tax ID #: 03-0149413 Property Size (Acres): .58

Zoning District: FB - Downtown Transition District

Describe current use(s): VFW Post

Describe former use(s): orchard, Burlington Veterans club, parking lot

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: List included with project description attached.

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: Michelle Caver Signature: Michelle Caver

Mailing Address: 176 S. Winooski Avenue, Burlington VT 05401

Phone: c: 518.928.4391 Email: vfw782@gmail.com postcommander@vfw782.org

*Nomination Submitted By:*

Name or Office: Champlain Housing Trust Date Submitted: 1/5/2023

Mailing Address: 88 King Street, Burlington VT 05401

Phone: c.802-578-1490 Email: kmerrimanshapiro@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@ccrpcvt.org*

## **176 South Winooski Avenue - SMS Site #2021-5019 a.k.a. Howard Plant VFW Post 782/Post Apts Description**

The VFW is working with Champlain Housing Trust (CHT) and Evernorth (EN) on the redevelopment of the Howard Plant VFW Post 782 site in downtown Burlington. The project will create 38 critically needed new affordable housing units in the state's largest job center close to services and amenities, will clean up a state designated Brownfield, and will help to solidify the future of the state's oldest nonprofit veterans organization.

The concept is a five-story building located in the designated downtown form based code district. The first floor will include a lobby for the above housing, and two nonprofit commercial spaces: a tentative condo for the VFW Post's future home – a place of gathering, and veteran services programming; and a leased space where the City's Community Justice Center will tentatively relocate with their 13 employees. The upper four floors will include a total of 38 apartments in 34 one-bedroom, and 4 two-bedroom apartments. It will be a mixed-income building with 10 apartments targeted to households with incomes at or below 50% AMI, 20 at or below 60% AMI and 8 at or below 80% AMI. Eight apartments will be set aside for households exiting homelessness and will be supported with services by CHT's Resident Services Department. We plan to have a special preference for homeless veterans for five of these units. All 38 housing units will be perpetually affordable, restricted by VHCB and VHFA Housing Subsidy Covenants.

This project will help to address a critical need for affordable apartments in Chittenden County, the market area, and Burlington specifically. The wait for households on CHT's waiting list for an affordable apartment in Chittenden County is currently 13 months. As a Priority Housing Project within Burlington's state designated downtown, the project is exempt from Act 250. The site is located in Burlington's Census Tract 9 block group 500070009001 with a poverty rate of 21.7%, which is greater than Chittenden County.

This project will have a significant beneficial impact on the downtown community. Thirty-eight low- and moderate-income households will have new housing opportunity in a downtown Burlington location close to jobs, services, and amenities. A Brownfields site will be remediated and redeveloped, contributing to the economic development of the City. The two tentative commercial tenants serve Burlington and the larger region. The nonprofit VFW Post will be poised for a sustainable future with new space for partner entities to deliver programming, and revenue through its leasing of space to community groups. The Community Justice Center (CJC) mission is to address the roots and impact of crime and conflict so that everyone experiences dignity, safety and justice in the communities they serve through their many programs. The following are only two examples of client services that support workforce and community development:

- The Burlington CJC's Resource Navigation & Community Re-entry Support is a short-term service intended to assist those re-entering the community after incarceration with their transition. Services include a wide range of support including prioritization of needs, employment searches, and referrals to local agencies and social services.
- The Conflict Assistance Program (CAP) aims to support Burlington-area residents in addressing conflict constructively, skillfully, and restoratively. The CJC offers both

conflict assistance services as well as skill-building opportunities. All of their services are either free or sliding scale.

This Project will create construction jobs for minority workers and/or MBEs as governed by requirements of the funding sources, which will be subject to Section 3, WMBE, Davis-Bacon, and Burlington's WACTO ordinance. Section 3 minimum goal is 25% of labor hours from Section 3 workers. WMBE target is 10% though this is difficult to meet in the Burlington MSA.

We project 46 FTE construction jobs will be created by this project using the formula 1.16- construction job created per housing unit based on 38 residential units and 2 commercial units. This number does not include any indirect construction jobs. The table below accounts for permanent jobs created by the project.

# Full-Time Employees to be retained by the Project – two nonprofit commercial entities	16
# Full-Time Employees to be created by the Project – housing	2
# Part-Time Employees to be retained by the Project	5
# FTEs to be retained by the Project <i>(Use FTE calculation: 1,820 hours of work: FTE)</i>	18.5

The project is enrolled in BRELLA (approved 8/17/22) and has completed the following items:

- PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT July 8, 2014 prepared by KAS
- PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT April 20, 2022 prepared by KAS
- PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT December 5, 2022 prepared by KAS
- EVALUATION OF CORRECTIVE ACTION ALTERNATIVES December 30, 2022 prepared by KAS

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Site Name: Howard Plant VFW Post 782

Site's Street Address/Town/Zip Code: 176 S. Winooski Ave Burlington, VT 05401

Parcel Tax ID #: 03-0149413 Property Size (Acres): 0.58

Zoning District: Downtown Transition District

Describe current use(s): Members gather to connect with other combat veterans to find understanding, especially when transitioning back into the community after war. See attached for a complete description of use.

Describe former use(s): Parking Lot, Burlington Veterans Club, site of a blacksmith shop, undeveloped land use - Orchard

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: VFW Hall 176 S. Winooski Ave Burlington 05401 | Phase 1 ESA Report | KAS, July 8, 2014

Potential contaminants include:  Petroleum  Other contaminants

What type(s) of site assessment or cleanup planning assistance are you seeking? Circle all that apply

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*Property Owner Information:*

Name: Michelle Caver Signature: Michelle Caver

Mailing Address: 176 S. Winooski Ave

Phone: c: 518.928.4391 Email: vfw782@gmail.com or postcommander@vfw782.org

*Nomination Submitted By:*

Name or Office: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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## **Howard Plant VFW Post 782** **176 S. Winooski Avenue** **Burlington, VT 05401**

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### **Chittenden County Brownfields Program** **Assistance Request Form – supplemental information**

The Howard Plant VFW Post 782 intends to establish a partnership with Champlain Housing Trust to:

- Build a modern facility or renovate the existing one to support the Veterans of Foreign Wars mission
- Build affordable housing (owned by CHT) above the VFW program space

Since June 29, 1921, VFW Post 782 has served the veteran community and greater Burlington community as a nonprofit, veteran service organization. VFW Post 782's primary mission aims to help combat veterans transition back into the local community, eliminate unmet needs through identifying and accessing available resources and advocate for adequate responses to service gaps. The VFW has longstanding events and time honored traditions that bring veterans together in camaraderie in ongoing efforts to establish or sustain community connections as a preventative measure against the trappings of loneliness (substance abuse, depression, suicide). VFW posts work with the VA Hospital or VA outpatient clinics and other agencies to centralize supportive services as well as fill the gaps in services, especially addressing unmet needs that surface after hours.

It is also noteworthy to share, the VFW and Burlington's CEDO intend to collaborate by identifying spaces in a new VFW building to house businesses of entrepreneurs with access to modest amounts of capital.

Champlain Housing Trust will share more information about affordable housing plan once the feasibility studies (which include environmental site assessments) are completed.

**Brownfields Site Evaluation Criteria**

**Project Name: VFW and Champlain Housing Trust, Mixed-Use Building**

**Address/Project Location: 176 South Winooski Avenue, Burlington**

**Applicant: VFW Post 782 and Champlain Housing Trust**

**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 18.9% 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?		

<b>Initial Score</b>	
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

<b>TOTAL SCORE</b>	<b>79</b>
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