

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, January 5, 2023

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.	19

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?	Yes, VFW & Community Justice Center	

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	10
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?		

Initial Score	
100 points possible	69

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.	20
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)	15
Will site cleanup reduce contamination of surface water or groundwater?	(Yes = 10 No = 0)	10

Additional Notes:

Bonus Score	
45 points possible	45

TOTAL SCORE	114
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