



MEMORANDUM

TO: Brownfields Advisory Committee
FROM: Dan Albrecht, Senior Planner and Darren Schibler, Senior Planner
DATE: July 19, 2023
RE: *Recommendations for Brownfields Projects Assistance Requests, 7/21/23 meeting*

Project support requests and detailed project descriptions available at:

<https://www.ccrpcvt.org/our-work/economic-development/brownfields/#advisory-committee>

a. BURLINGTON: CSWD, 195-201 Flynn Ave.

Request: \$46,250 for Phase II ESA by VHB, Inc.

The purchase and redevelopment of this site will give the City of Burlington the ability to:

- Provide space for a permanent, well-designed location for City soil management
- Enable CSWD to expand their drop off center (DOC) operations at 339 Pine Street in the short term by removing City soil management from 339 Pine St
- Free up space to better accommodate the future Railyard Enterprise Project at 339 Pine Street
- Give the City and CSWD the option long-term whether to locate the full-service, modern DOC at Pine Street or Flynn Avenue
- Secure additional “enterprise” land for current and future municipal operational needs
- Accommodate interests in the Intervale to repurpose Water Distributions’ existing soils management area by relocating to 195-201 Flynn Avenue

Recommendation: Although the project does not directly support housing, economic development or open space, it does provide broad public benefits and also will facilitate more appropriate redevelopment of the property where the current transfer station is located. Staff recommends cost-sharing as follows:

- Work Plan-\$3,700. Paid by City as this task needs to get underway ASAP.
- Site Investigation Preparatory Costs-\$3,637. Paid by City as this task is time sensitive as well.
- Site Investigation-\$32,851. Covered by CCRPC, preferably ACCD funds.
- Report Preparation-\$6060. Covered by CCRPC, preferably ACCD funds.

Staff notes that future requests regarding this property should be assessed on their own merits and for consistency with pending refinements to CCRPC’s Brownfields Program Site Selection Criteria.

b. MILTON: Milton Creamery, 25 Railroad Street.

Request: \$17,485 for Hazardous Building Materials Assessment & Abatement Design by VHB, Inc.

The City and Ms. Krista Washburn plan eventual redevelopment as follows:

- Convert existing brick structure to Milton Mercantile plus one 2-bedroom apartment
- Demolish other structures on the property and convert to mixed-use

Note: CCRPC previously funded the Phase I ESA for this property.

Recommendation: The project checks all the right boxes in terms of our site selection criteria. It has the added public benefit that upon final redevelopment a significant eyesore will be removed. Staff recommends fully funding the current proposal as it will answer key questions to add in redevelopment of the property. Staff notes that future requests regarding this property should be assessed on their own merits and for consistency with pending refinements to CCRPC’s Brownfields Program Site Selection Criteria.