



MEMORANDUM

TO: Brownfields Advisory Committee
FROM: Dan Albrecht, Senior Planner and Darren Schibler, Senior Planner
DATE: August 10, 2023
RE: *Recommendations for Brownfields Projects Assistance Requests, 8/14/23 meeting*

Project support requests and detailed project descriptions available at:

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

a. BURLINGTON: Briggs House LLC, 168 Archibald St.

Request: \$10,620 for Phase II ESA by VHB, Inc.

CCRPC funded the Phase I ESA for this property, a former synagogue that the applicant intends to redevelop into 3 apartments with 2,000 square feet of commercial space to be used as a food hall / market with multiple vendors. The concept would meet current City zoning regulations, but to further expand the commercial space the applicant has also requested a rezoning that is currently going through the public hearing process by the Planning Commission (documentation of which is attached).

The Phase II ESA would include further investigation of a PCE vapor plume and potential storage of junk material along the boundary of the adjacent property (an active hazardous waste site), as well as the potential presence of development soils beneath the subject property. The Phase II ESA would not address potential presence of hazardous materials in the building's materials.

Recommendation: Though it is a small site with limited development potential, the project directly supports housing and economic development as well as the reuse of a vacant but well-preserved historic building. When reviewing the Phase I ESA request which contemplated a similar redevelopment plan, the project scored 57 / 100 points according to the existing site evaluation criteria. Staff have also reviewed the project under draft revised site selection principles and policies (attached). Based on these factors, staff recommend funding the Phase II ESA at 75% of the cost (\$7,695).

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.