

Chittenden County Brownfields Program Project Review Sheet

*For information on types of assistance available and
CCRPC's policy for deciding whether and to what degree to provide assistance, see:
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Site Name: Ahavath Gerim Synagogue (Briggs House LLC)

Site Street Address/Town/Zip Code: 168 Archibald Street, Burlington, VT 05401

Reviewed by: Darren Schibler Date of Review: 8/4/2023

Project Eligibility and Funding Criteria

Will the project use U.S EPA funds?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
For EPA-funded projects, does the project meet EPA eligibility criteria for hazardous sites?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
For EPA-funded projects involving petroleum, does the project meet VT DEC criteria for petroleum sites?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Will the project use VT ACCD Brownfields Assessment funds?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
For ACCD-funded projects, has an application been submitted or approved to enroll the property in the Brownfields Reuse and Environmental Liability Limitation Program (BRELLA)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
What type of organization will manage the project and/or property?	<input type="checkbox"/> Non-profit	<input type="checkbox"/> Municipal	<input checked="" type="checkbox"/> Private for-profit

Site Selection Criteria

Does the site have access to existing infrastructure (water, sewer, roads, electricity, heating systems, etc.)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is the redevelopment plan consistent with current municipal bylaws and ordinances, confirmed by municipal officials?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the site located in an area planned for growth as indicated in the Chittenden County 2018 ECOS Regional Plan ?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the project consistent with goals and actions in the municipal comprehensive plan related to housing, economic development, and open space / recreation? Cite specific language below:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<p>PlanBTV Action 2: Create new opportunities for mixed-use infill and redevelopment in the most densely developed areas consistent with the city's scale and urban form, while conserving and strengthening adjacent residential neighborhoods.</p> <p>PlanBTV Action 3: Protect historic buildings, architectural features, and archaeological resources, while encouraging the adaptive reuse and historically-sensitive redevelopment of underutilized sites and buildings.</p>			

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[PlanBTU](#) Action 5.4: Strengthen the capacity of the Old North End arts and business community to market, support, and expand small businesses and initiatives that serve and reflect the character of the neighborhood.

Is the project consistent with goals and actions in the regional comprehensive plan related to housing, economic development, and open space / recreation? Cite specific language below:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
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ECOS Goal 2 (Scenic and Recreational Resources): Conserve, protect and improve valued scenic, recreational, and historic resources and opportunities.

ECOS Goal 14 (Housing): Increase the opportunities for safe, decent, energy efficient, affordable, accessible, and fair housing for all types of households in all neighborhoods.

ECOS Strategy 2, Action 1(b): Target reuse, rehabilitation, redevelopment, infill, and brownfield investments to the non-rural planning areas.

ECOS Strategy 4, Action 1(b): support establishment of food processing industries, value-added product markets, workforce training, etc. to help support the viability of these industries.

Project Design Criteria

How many (if any) new housing units will the project create?	3	<input type="checkbox"/> Unknown
How much (if any) new commercial floor area will the project create?	2,000 SF	<input type="checkbox"/> Unknown

Will the project provide any of the following tangible public benefits? (Check all that apply)

Publicly accessible civic space	<input checked="" type="checkbox"/>	Improved public safety and emergency services capacity	<input type="checkbox"/>
Public health services	<input type="checkbox"/>	Revitalization of vacant, abandoned, or unsafe structures	<input checked="" type="checkbox"/>
Increased food security	<input type="checkbox"/>	Public services or facilities that reduce public tax burden	<input type="checkbox"/>

Please elaborate on any of the benefits indicated.

Former synagogue has been mostly unused for over a year; project will convert some spaces to housing while maintaining historic features.

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Recommended and Approved Funding

Summary of Review

As a for-profit project which meets all eligibility and site selection criteria, and which will provide at least 3 housing units and at least 2,000 square feet of commercial space, the project qualifies for base funding of 50%. In consideration of other tangible public benefits (reuse of a vacant property and commitment to historic preservation), staff recommend funding the project at 75%.

Assistance Type	Total Cost	Recommended Funding	Approved Funding	BAC Meeting Date
Phase 1 Environmental Site Assessment	\$	\$1,920	\$1,920	3/13/2023
Phase 2 Environmental Site Assessment	\$10,260	\$7,695	\$	8/14/2023
Cleanup / Corrective Action Plan	\$	\$	\$	
Archaeological	\$	\$	\$	
Historic Preservation	\$	\$	\$	
Construction Soil Monitoring	\$	\$	\$	
Other: _____	\$	\$	\$	
Total CCRPC Brownfields Funding:	\$10,260	\$9,615	\$	N/A