

## 1. Community Need [50 Points]

### a. Targeted Community and Brownfields [25 points]

#### i. Targeted Community Description (5 points)

The Central Vermont Region, which the Central Vermont Regional Planning Commission (CVRPC) serves, is located in the geographic center of Vermont and is home to the state's second largest labor market. Its 65,034 residents, distributed throughout Washington and part of Orange County, comprise approximately 10% of statewide population. The Region is predominantly rural with primary population centers located in the cities of Barre City and Montpelier, as well as several towns such as Northfield. Decline of a once-dominant granite industry, job loss in the manufacturing sector, and migrating businesses have continued to leave vacant, obsolete and underutilized buildings and sites in the Region's downtowns. Residents of the Region face an ongoing challenge of earning a livable wage due the Region's high costs of living, lack of affordable housing and shifting economic base. Many downtown residents live in poverty, without necessary skills to be competitive in a globalizing economy. As the Region's cities and towns seek to remake themselves, they must have a plan for dealing with historic mill complexes, former coal gasification plants, dry cleaners or granite sheds that at face value are unknown and frightening for developers, residents, and city officials alike. The first step in this process must be assessment of the sites.

**Montpelier:** In the heart of Montpelier, brownfields sites along the Winooski River hinder redevelopment and economic revitalization. The sites also sit along key potential alternative transportation routes. Of this grant's targeted communities, downtown Montpelier has the highest rate of citizens without a car (15.3%), and as such, alternative transportation modes are vital to employment, economic growth and the vitality of downtown. In addition, alternative transportation may be able to address health problems in Montpelier. Rates of obesity are high, and participation in recreation is low. In Montpelier, 18% of high school students are obese or overweight, and almost a quarter of adults in the Region are obese. Only 17% of Montpelier high school students and 55% of county residents meet the recommended guidelines for recreational activity. The poverty rate in the downtown area is three to four times higher than in the rest of the town (9.7%). Additionally, a large contaminated and rundown site, a former coal gasification plant, blights the eastern entrance of the town. The contamination of this site and the refusal by the owners to complete any assessments with their own funds has led to a situation where the site is sitting vacant in an area that could serve as a hub of commerce. More economic development is vital for Montpelier, which has a downtown rate of receiving public assistance six percentage points higher than the national average (19.4%). This site and several other sites along the river also hinder the development of a bicycle/pedestrian path that would provide a vital alternative transportation route, as well as a recreational resource, for residents of the city and Region.

**Northfield:** In Northfield, there are a number of small underutilized commercial/industrial sites within the village core that have remained vacant for a number of years. A large semi-vacant, blighted mill complex at a prominent gateway reduces civic pride, representing the town's decline to residents and visitors alike. In addition, Northfield is losing jobs quickly. One of the town's largest employers, Northfield Savings Bank, recently relocated its corporate headquarters because of difficulty attracting employees to Northfield. In 2012, Wall-Goldfinger moved its operations out of Northfield because of problems with its building and the inability to find a suitable building in town, causing the loss of 45 jobs. It is clear that the run down nature of the downtown core and a perceived lack of amenities and services are harming the town's ability to retain employers. With a low unemployment rate (4.7%) but the highest poverty rate (13.9%) of this grant's focus areas, it is also clear that the town is in desperate need of the sort of new, livable wage jobs that could be attracted to the town through a comprehensive brownfields redevelopment process. Housing costs are also

extremely high in the town, with 58.1% of renters and 22.3% of owners paying over 30% of their income for housing. Developing affordable housing on former brownfields sites is paramount.

**Barre:** Barre has long had a reputation as the neediest of the Region’s communities. With the lowest median household income of the grant’s targeted communities (\$39,965) and the highest percentage of residents receiving government assistance (21.8%), this reputation is justified. But Barre City is also in the middle of several years of planned downtown revitalization, using infill development techniques and innovative, flood resilient design principles to try to turn the city around. The largest remaining unaddressed potential brownfield in the city, Merchant’s Row, lies in the heart of these redevelopment areas. Without an assessment of that site, the revitalization of the city simply cannot go on. The City has had a great deal of success in leveraging funds for brownfields adjacent to the site, but to fully realize the City’s vision for the downtown area, this last site must be assessed and, if needed, remediated before revitalization can continue. Given the poor reputation of Barre City among the rest of the Region and the subsequent lack of city pride among residents, finishing the project is vital for improving the city and raising the profile of the city. Having that area assessed and remediated will also provide an opportunity for more economic growth and development in the downtown area.

**ii. Demographic Information (5 points)**

	Montpelier Downtown	Barre City	North-field	Washington County	State	National
Population	2,182	9,044	2,969	59,462	625,498	308,745,538
Unemployment	2.2%	5.2%	4.7%	4.0%	4.5%	6.7%
Poverty Rate	9.7%	6.1%	13.9%	5.1%	7.3%	11.8%
Percent Minority	2.7%	4.2%	7.2%	3.7%	4.7%	26.7%
Median Household Income	54,375	39,965	35,583	57,276	54,168	51,371
Households with Public Assistance Income or SNAP	19.4%	21.8%	12.3%	11.2%	14.3%	13.2%
Households w/out vehicles	15.3%	12.10%	9.80%	6.3%	6.6%	9.1%

Sources: US Census 2013 ACS Tables DP03, DP04, DP05, B19058 available at USCensus.gov

**iii. Potential Brownfield Sites (5 points)**

There are a number of sites in Central Vermont that are widely recognized as being probably contaminated. The table below gives a summary of the most significant of those sites, chosen through conversations with city officials, analysis of local planning documents and consultations with environmental professionals.

Site Name, Town and Size	Previous Historic Uses	Possible Contamination	Current Conditions and Potential Concerns
121 Granite Shed Lane, Montpelier (.5 acre)	Granite stencilling and cutting	Lead, petroleum and chlorinated solvents, asbestos	121 Granite Shed Lane sits directly along the route of a proposed bike/ped path in Montpelier, as well as in an underdeveloped commercial area. Opportunities exist for creating commercial space and studio space.
Carr Lot, Montpelier at the Confluence of North Branch and Winooski River	Salvage yard	Petroleum, solvents, PCBs, metals	Most of the Carr Lot is already being remediated via the 1 Taylor Street project. In conjunction with the 1 Taylor St development, the City of Montpelier is interested in construction of a waterfront access park. Development of the

<b>(.25 acres)</b>			park is hindered by potential contaminated soils.
<b>Pioneer Circle, Montpelier (3.2 acres)</b>	Granite stencilling and cutting, former automotive repair shop	Lead, automotive fluids, solvents, asbestos	Pioneer Circle resides along the southern bank of the Winooski River. Historically used by the granite industry, remaining structures and properties are underutilized and may contain remnants of shot blasting, stencilling wastes, and contaminated building materials. The properties are situated nearby the proposed Montpelier Bike/Ped Path.
<b>East Gateway, Montpelier (7.5 acres)</b>	Former hardware store and lumber yard, battery manuf., rail line, & coal gas plant	Coal tar, PAHs, metals	Cluster of three sites at the eastern gateway to Montpelier. Redevelopment hindered by potential contamination. The site would serve as a key commercial space along the bike/ped path.
<b>Bean Chevrolet, Northfield (2 acres)</b>	Car dealership and auto garage	Automotive fluids, PCBs, petroleum, lead, chlorinated and petroleum, solvents, asbestos	This former auto dealership and repair shop sits vacant and decrepit in the heart of Northfield due to its suspected contaminated status. Based on past use, there is potential for vapour intrusion issues. The Site is situated along the Dog River and could potentially serve as an access point for recreation.
<b>Nantanna Mill Property, Northfield (4 acres)</b>	Wool mill, lumber mill, manufacturing	Dyes, petroleum, solvents, asbestos, lead paint, polycyclic aromatic hydrocarbons (PAHs)	Property is underutilized and under-occupied due to flooding and contaminations. Opportunity for incubator space if cleaned up and redeveloped.
<b>Old Freight Yard (1.2 acres) and East Street (.21 acres), Northfield</b>	Former Police Station, Electrical Utility, Garage and Office; Wood Products Manufacturing	Petroleum, polychlorinated biphenyls (PCBs), solvents, metals, lead paint, asbestos; PAHs & metals (coal ash)	Vacant property adjacent to the Northfield Village center. Recent redevelopment interests thwarted by perception of environmental issues, specifically PCBs from former transformer storage. Old freight yard contains struggling business due to market pressures from overseas.
<b>Merchants Row, Barre (1.3 acres)</b>	Former rail yard, various commercial uses, two commercial dry cleaners	Tetrachloroethene, PAHs, metals	Merchants Row is one of the last segments of Barre City's planned downtown renovation. The Merchants Row/Enterprise Alley corridor is bracketed by two former dry cleaning sites that have undergone successful remediation. However, this remaining site is inhibiting construction within the southern end of the redevelopment area, including stormwater infrastructure and other utility upgrades.

**iv. Cumulative Environmental Issues (10 points)**

In many cases, these underutilized and vacant sites serve to exacerbate stormwater quantity and quality issues in our target communities. These communities were established along the river, as it provided a source of power for the industrial facilities that once operated there. However, this means that the brownfields now act as a source of pollution for highly impaired Lake Champlain. Water quality is also a significant a local problem. 2010 water quality testing, performed by Friends of the Winooski, showed high concentrations of ammonia, fluoride, hydrocarbons, conductive ions, and occasionally “oily sheen” from outputs into the Winooski River in the target communities. Although specific point-sources were not identified, the connection can be made that the presence of brownfields sites along the River’s banks contributes to water quality issues (see letter of support). Northfield in particular suffers from drinking water quality concerns due to brownfields and an adjacent landfill that is leaching contaminants into the groundwater. Additionally, sites that lie vacant along riverbanks commonly have impermeable ground cover, leading to an increase in stormwater

runoff into the Region's streams and rivers. This, in turn, exacerbates flooding in a region struggling to adapt to rising annual rainfall totals and increasing risk from flooding. As shown by Tropical Storm Irene in 2011, Central Vermont's communities must become more flood resilient. Granite extraction in the Region has also created cumulative environmental issues due to quarries and granite sheds dumping waste into the river, impairing waterways and lessening water quality.

## **b. Impacts on Targeted Community [10 points]**

### **Environmental Impacts:**

Potential brownfields cause diminished alternative transportation options and recreational resources for residents due to pollution and blight, particularly in Montpelier where perceived contaminated sites are located near the planned bike/ped path extension. These possible contaminated sites also cause negative impacts to groundwater, surface runoff and migration of contaminants to neighboring properties. This is particularly true in Northfield, which suffered a great deal of damage during the flooding caused by Tropical Storm Irene. The Northfield Hazard Mitigation Plan recognizes the lack of good stormwater management as a factor contributing to water supply contamination in the town. Without potentially contaminated sites on the river being assessed, water contamination cannot be addressed.

### **Social/Welfare Impacts:**

Potential brownfields exacerbate trends of disinvestment, deflating property values and reinforcing concentrations of poverty. This is particularly true in Barre City, where there has been a decrease in civic pride due to job loss in the manufacturing sector and subsequent increased poverty. Because of this, the value of Barre's property tax base is growing at only half the rate of the property tax base of the Region. This disinvestment leads to vulnerable populations moving to those neighborhoods due to declining property values. In Barre city, this is demonstrated by the high rate of residents in poverty and the high level of residents receiving government assistance.

### **Public Health Impacts**

The target communities are home to 44% of the Region's children under 5 years of age, who are particularly affected by exposure to contamination. Potentially contaminated sites that contain asbestos in Montpelier and Northfield pose a serious threat to the respiratory health of residents. In Northfield, the senior center across the street from Old Freight Yard site, meaning that a vulnerable population is potentially being further exposed to very dangerous chemicals. Additionally, in Barre City, there is a serious threat from potentially contaminated sites to the indoor air quality of neighboring buildings. The potential contaminants of the sites in Barre City are known to contribute to soil vapors that can seep into buildings.

## **c. Financial Need [15 points]**

### **i. Economic Conditions (5 points)**

The greatest economic challenges facing the Region stem from the unavailability of jobs that pay a livable wage. These jobs have been steadily disappearing due to the loss of historic industries such as granite and wood products manufacturing to overseas locations and because of recent economic shocks. Montpelier has lost 524 jobs in the last decade and has 15.3% of its residents without access to an automobile. A high concentration of poverty in the downtown and a lack of reliable transportation for residents limit the economic growth of the city. In Northfield, the 3.85-acre Wall-Goldfinger plant's flooding and subsequent extensive required repairs caused the company to move its 45 jobs out of the town in July 2012. Northfield lost a further 55 jobs when Northfield Savings Bank announced its intentions to move the Bank's headquarters to a neighboring town in October 2013. In Barre, the continued loss of high paying, stable manufacturing jobs, including in the granite industry, continues to impact residents, who have high poverty rates, high unemployment and

high rates of government assistance. The Barre area has lost 488 jobs in the last decade, and has more than 1/5 of its citizens dependant on some sort of government assistance. Additionally, the value of the property tax base has grown only 18.1% over the last decade. In contrast, the property tax base of the county has grown 32.3%. Barre has also been hard hit by the region's 19% decline in manufacturing jobs over the past decade.

CVRPC must maintain its momentum in enrolling new sites and continuing to finance brownfields projects. Additional funding is vital for these activities, and this funding can only come from the EPA brownfields assessment grant. CVRPC has a mandate to provide many services to our towns and cities: free or reduced cost assessment, technical outreach, and education services. However, CVRPC's structure means that it is not eligible for any other sources of brownfields funding. CVRPC cannot own, purchase, or develop property and is therefore not eligible for funding available to municipalities or private property owners can access, such as the State's Brownfields Revitalization Fund. CVRPC is funded only by dues from 23 towns and an appropriation from the legislature. The majority of our towns, which have little in the way of funding or professional staff, rely on us to provide assistance to them.

#### **ii. Economic Effects of Brownfields (10 points)**

Due to declining employment within core communities, the average commute time to work for the Region's workforce is 22 minutes. A 40-mile roundtrip commute will cost more than \$5,600/year (40 miles/day, 250 days/year, reimbursed at the federal rate of \$.56/mile). Of course, this calculation assumes that families even have car access—often not the case, especially in Montpelier. This trend is reinforced by housing affordability issues which continue to plague the Region. The increasing gap between what families are forced to pay for housing costs and what their incomes afford has several negative side effects on quality of life and the local economy. At the last Census in 2010, 36.2% of all homeowner and 44.1% of all renters were spending more than 30% of their household income on housing. Northfield has a staggering 58.1% of its renter population paying more than 30% of household income on rent. Burdened households have less disposable income to spend in local businesses and may not be able to afford medical or educational costs, further negatively affecting the local economy. The need to redevelop existing sites in downtowns into affordable housing units is paramount.

Underutilized or vacant industrial/commercial sites with known or suspected contamination are prevalent in our Region's target downtowns, causing reduced property tax rolls and inefficient/incompatible land uses while contributing to negative perceptions. Barre City has a substantial amount of historic industrial space, primarily former granite sheds that are obsolete, vacant, and/or poorly maintained. Nearly 1/4 of the city's land is developed for commercial or industrial use and accounts for ~35% of the city's property tax base. Barre City is often viewed from the outside as a run-down community in decline, an image reinforced by the condition of buildings and properties in the city. These negative perceptions have eroded residents' sense of community pride. Barre City also continues to struggle with a higher unemployment rate (5.2%) than the Region and state, a situation related both to the ongoing loss of jobs in the city's industrial sector and to the composition of the city's workforce. According to its 2014 City Plan, Barre City has a sizeable portion of residents that are unprepared for or not competitive in the current job market including those without training in a specific career, young people with limited higher ed. or work experience, and parolees and furlougees that need to re-enter the workforce.

## **2. Project Description and Feasibility of Success [50 Points]**

### **a. Project Description [25 points]**

#### **i. Project Description (15 points)**

CVRPC will utilize grant funds in continued support of its previous work. Based on previous performance with EPA Brownfields Assessment funding, we expect to complete approximately 9 Phase I's, 7 Phase II's and 4 Corrective Action Plans (i.e. clean up/reuse plan) on eligible sites to enhance economic revitalization efforts in the effected target downtowns. Work accomplished under these grants will support and align with our regional plan (*Plan Central Vermont 2016*) that emphasizes community engagement and a number of planning and revitalization initiatives in each target community that specifically address/encompass areas where brownfields are located. The following plans will be used to help guide redevelopment/reuse activities with the targeted community's vision and revitalization plans, as well as aid in identifying sites for assessment:

Town(s)	Planning/Visioning Document
Montpelier	<b>City's 2015 Plan:</b> Includes planning for a bicycle/pedestrian path and bridge that run adjacent to potentially/perceived contaminated sites and would link with the Carr Lot Transit Center. <b>Greening America's Capitals Plan:</b> A plan to redesign downtown Montpelier by creating more greenspace, advancing alternative transportation methods and improving the city's relationship with the Winooski River; many projects involve potentially/perceived contaminated sites.
Northfield	<b>Northfield's 2014 Town Plan:</b> Examines revitalization of the newly designated Village Center, including the central business district and adjacent neighborhood. The plan focuses on economic recovery, physical revitalizations and community resilience. <b>Northfield Vermont Downtown Action Team Plan:</b> Lays out a series of strategies for Northfield to improve its physical structures and attract businesses and visitors. <b>Northfield Areawide Brownfields Plan:</b> Will create a geodatabase cataloging brownfields in the town, the results of their Phase I assessments, and the next steps needed for assessment or remediation (funded by the State of Vermont)
Barre City	<b>Barre City's 2013 Municipal Plan:</b> continue efforts to remediate polluted sites and encourage Brownfield redevelopment. <b>2010 Merchant's Row</b> and <b>2012 North Main to Summer Street Master Plans:</b> improve Merchants Row area and area between North Main and Summer Streets (both contain a number of suspected contaminated sites).

**ii. Project Timing (5 points)**

Project Step	Who is responsible?	Date
Task 1: Creating the Cooperative Agreement Oversight/finalizing the MOU	CVRPC Staff and Director	10/1/15 to 11/1/15
Task 2: Plan community engagement and draft resources	Americorps VISTA <i>Creating materials and action plan; various steps will continue throughout the process</i>	10/15/15 to 11/15/15
Task 1: Procure QEPs	CVRPC Staff and Director	10/15/15 to 11/15/15
Task 1: Determine site eligibility	QEPs with CVRPC staff	11/15/15 to 12/15/15
Task 1: Chose sites and gain access	QEPs with CVRPC staff	12/15/15 to 1/31/16
Task 2: Host community forums re: sites	CVRPC Staff and VISTA, CBOs, QEPs	2/1/16 to 8/1/16 <i>Forums will occur 1-2 times per month</i>
Task 3: Phase I Assessments	QEPs <i>Phase I assessments will occur through this time, taking 3-5 weeks each</i>	8/1/16 to 5/1/17
Task 4: Phase II Assessments	QEPs <i>Phase II assessments will occur through this</i>	5/1/17 to 1/1/18

	<i>time, taking 2 months for approval and 2-4 following approval</i>	
Task 5: Corrective Action Plans	QEPs with CVRPC staff, CBOs and community input <i>Corrective Action Planning will occur, including community engagement and work with QEPs and CBOs</i>	2/1/18 to 10/1/18

**iii. Site Selection (5 points)**

Sites enrolled in the program will be prioritized and selected by CVRPC’s Brownfields Advisory Committee (BAC) based on: EPA eligibility, site redevelopment potential, municipal/community input and support, public benefit in terms of economic development/housing/greenspace, willingness of owner to provide access and additional in-kind or financial support, and ability to achieve results/likelihood of success. Sites listed in response to Question 1.a.3 will be considered along with other downtown sites in the Region, and will be enrolled if they are determined eligible based on program requirements. Additional considerations for a site’s selection include: retention or creation of jobs, historic preservation, eligibility for other sources of funding, and nonprofit versus private ownership. Our current outreach programs engage all CVRPC member communities to emphasize the importance of enrolling potential sites. To determine site eligibility, CVRPC will continue to use the processes already in place with EPA - Region 1. A request for eligibility determination is forwarded to the EPA project officer with basic property and brownfields eligibility information. Upon approval from EPA – Region 1, CVRPC will coordinate with municipal officials, community groups and/or property owners to gain access to sites selected via notices, informational meetings, and direct outreach to affected landowners. CVRPC has draft access agreements in place, and will execute as appropriate.

**b. Task Description and Budget Table [20 points]**

**i. Task Description (15 points)**

❖ **Task 1:** Cooperative Agreement Oversight (172 hrs Haz. Sub./172 hrs Petro. @ \$24.46/hr).

- Travel for 2 to attend national EPA Brownfields Conference (~\$2,230 ea. for travel/lodging/per diem = \$4,460 total); Organize/host 2 Brownfield Roundtable for Vermont Regional Planning Commissions to share information and ideas (Supplies/printings/mailings = \$125 ea = \$250 total); Quarterly and ACRES database reporting; and Develop list of QEP’s through a procurement process according to 40 CFR 31.

❖ **Task 2:** Community Engagement (270 hrs Haz. Sub./270 hrs Petro. @ \$24.46/hr).

- Undertake region-wide education and outreach, taking care that methods are equally distributed between high-tech and low-tech methods to ensure all citizens are being reached regardless of their computer ownership or proficiency.
  - Announce grant award to local media outlets (newspapers, radio, television, website & blog).
  - Email/mail brownfields informational pamphlet to community based organizations (CBOs), local business, non-profit organizations, real estate brokers, lending institutions, etc. (Printing/ mailing costs = \$175 from each supplies budget = \$350 total).
  - Submit newspaper articles on brownfields case studies/success stories/benefits/resources.
  - Advertise/co-host 3 public meetings in each target-community with CBOs/BAC/VTDEC to ensure all local stakeholders are involved in site identification and selection process (Printing and mailing = \$150 from each supplies budget = \$300 total).

- Contract QEPs to present technical information about brownfields assessments/remediation at public meetings [1.5hrs @ \$100 x 12 meetings = \$1,800 total (\$900 from ea. budget)].
- Co-host 3 redevelopment design charettes in Barre City, Northfield and Montpelier with town planner/local officials/QEPs/CBOs/BAC to identify sites and provide input on reuse [3hrs @ \$100 x 2 charettes = \$600 (\$300 from each contractual budget), Supplies = \$150 from each supplies budget = \$300 total].
- Co-host 2 outreach presentations for realtors/lawyers/developers interested in redevelopment (1.5 hrs @ \$100 x 2 presentations = \$300 total (\$150 from each contractual budget); Supplies and printings = \$60 from each supplies budget = \$120 total).
- Host monthly BAC meetings. In-kind volunteer match of \$5,625 (5 attendees/meeting x 1.5 hr/meeting x 10 meetings/year x 3 years x \$25/hr).

❖ **Task 3:** Phase I Assessments (49 hrs Haz. Sub. /49 hrs Petro. @ \$24.46/hr).

- Undertake 6 Phase I Environmental Site Assessments (ESAs) according to ASTM 1527-13 standards and EPA’s All Appropriate Inquiries (3 HM Phase I’s @ \$2,500 = \$7,500; 3 petroleum Phase Is @ \$2,500 = \$7,500):
  - Site visits with applicant/QEP (travel = estimate 125 miles @ \$0.56/mile = \$70 from each travel budget); Review Phase I reports for all appropriate inquiry requirements; and Submit report to EPA/VTDEC for review.

❖ **Task 4:** Phase II Assessments (147 hrs Haz. Sub./147 hrs Petro. @ \$24.46/hr.)

- Undertake 8 Phase II Environmental Site Assessments including Quality Assurance Protection Plans (QAPPs), and architectural/archeological studies (AARAs) where appropriate, (4 Haz. Sub. Phase IIs @ \$35,000 - \$40,000 = \$157,175; 4 Petro. Phase IIs @ \$35,000 - \$40,000 = \$157,175):
  - Site visits with applicant/QEP (travel = estimate 125 miles @ \$0.56/mile = \$70 from each travel budget); Post informational signs at sites undergoing Phase II assessment (Purchase signs, 6 @ \$100 each = \$600 total = \$300 from each supplies budget); Coordinate/host community meetings to share/discuss Phase II results with affected community (Printing and mailing = \$50 from each supplies budget = \$100 total); and reviewing QAP/Phase II/AARA reports and submitting to VTDEC and EPA for review.

❖ **Task 5:** Corrective Action Plans (49 hours Haz. Sub./49 hours Petro. @ \$18.26/hr )

- 6 Corrective Action Plans (CAPs) (3 HS CAPs @ \$4,700 = \$14,100; 3 Petro. CAPs @ \$4,700 = \$14,100); and host meetings with owners/QEP/VTDEC to discuss cleanup process and resources.

The below milestones will be announced on our website, blog, and in press releases to local media outlets including the [Times Argus](#), [Washington World](#), WCAX and WPTZ (TV), and WDEV (radio).

This information will also be communicated to the public, our community partners, and utilized to assist with leveraging additional funding in the future.

Task	Output Measurement	Outcome Measurement
Task 1 – C.A. Oversight	# of Roundtables held; # of sites entered into ACRES; # of QEPs	# of attendees & groups at meetings; # of public inquiries received
Task 2 – Community Engagement	# of pamphlets mailed; # of news articles written; # of mtgs/charettes/presentations; # of BAC meetings; # of new brownfield sites identified	Identify priority sites for Phase I & II ESAs; # of attendees & groups at meetings; # of public inquiries received; # of new contacts made
Task 3 – Phase I Assessments	# of Phase I assessments performed	# of acres and properties assessed; # of additional dollars leveraged
Task 4 – Phase II Assessments	# of QAPPs performed; # of Phase II assessments performed;	# acres and property assessed; # of acres available for reuse; # of additional dollars

	# of AARAs performed	leveraged
Task 5 – Clean up & Redevelopment Planning	# of corrective action plans (CAPs) performed; # of meetings held	# of acres greenspace created; # of areas available for reuse; # of jobs leveraged/created; \$\$ leveraged in redevelopment; # of new businesses

**Budget Tables (5 Points)**

Hazardous Substance	Task 1: Coop. Agree. Oversight	Task 2: Comm. Eng.	Task 3: Phase I's	Task 4: Phase II's	Task 5: CAPs	Total
<b>Budget Categories</b>						
Personnel	\$3,141	\$4,936	\$898	\$2,693	\$898	\$12,566
Fringe Bene.	\$1,068	\$1,678	\$305	\$916	\$305	\$4,272
Travel	\$2,230	\$57	\$70	\$70	\$57	\$2,477
Equipment	-0-	-0-	-0-	-0-	-0-	-0-
Supplies	\$125	\$535	-0-	\$350	-0-	\$1,010
Contractual	-0-	\$900	\$7,500	\$157,175	\$14,100	\$179,675
<b>TOTAL</b>	<b>\$6,564</b>	<b>\$8,106</b>	<b>\$8,773</b>	<b>\$161,204</b>	<b>\$15,360</b>	<b>\$200,000</b>
<b>Petroleum</b>	Task 1: Coop. Agree. Oversight	Task 2: Comm. Eng.	Task 3: Phase I 's	Task 4: Phase II's	Task 5: CAPs	Total
<b>Budget Categories</b>						
Personnel	\$3,141	\$4,936	\$898	\$2,693	\$898	\$12,566
Fringe Bene.	\$1,068	\$1,678	\$305	\$916	\$305	\$4,272
Travel	\$2,230	\$57	\$70	\$70	\$50	\$2,477
Equipment	-0-	-0-	-0-	-0-	-0-	-0-
Supplies	\$125	\$535	-0-	\$350	-0-	\$1,010
Contractual	-0-	\$900	\$7,500	\$157,175	\$14,100	\$179,675
<b>TOTAL</b>	<b>\$6,564</b>	<b>\$8,106</b>	<b>\$8,773</b>	<b>\$161,204</b>	<b>\$15,353</b>	<b>\$200,000</b>

**c. Ability to Leverage [5 points]**

CVRPC has identified additional funding sources to assist with assessment, clean up and redevelopment and will work with site owners to apply for appropriate additional funds, such as:

- **EPA Brownfields Cleanup and Targeted Assessment Grants:** Up to \$200K federal funding to cleanup brownfields sites and direct assessment grants to eligible entities. See attached letters.
- **Community Development Block Grant Disaster Relief Funds:** ~\$17M awarded to state to fund disaster recovery projects. 80% of the \$17M awarded to 3 regions, including the Central Vermont Region and Vermont Downtown Action Team Communities with roughly \$8M in grants towards planning, housing and economic recovery projects. See attached letters.
- **Vermont Brownfields Reuse Initiative:** See attached letter from Barre City.
  - **Technical Assistance Program:** Technical and up to \$200K in financial assistance for assessment, planning and cleanup. 3 previous CVRPC projects have successfully leveraged \$85K in the past and we anticipate similar leveraging performance in the future.
  - **Vermont Brownfields Revitalization Fund:** Provides assessment grants up to \$50K, cleanup grants up to \$200K, and loans up to \$250K per project, respectively.
  - **Petroleum Cleanup Fund:** Provides assistance with costs incurred with the accidental release from underground or above ground storage tanks.

- **Vermont Community Development Program:** \$200K - \$1.25M in grants for municipalities to assist with assessment and cleanup. Previous CVRPC projects have leveraged over \$45K. We anticipate similar leveraging successes in the future. See attached letter from Barre City.
- **Tax credits for Vermont Designated Downtowns and Village Centers:** Available for projects within designated historic downtowns/villages. Provides credits for up to \$25K for building code related work for hazardous substances abatement. Barre City, Northfield, and Montpelier all qualify for credits.
- **Tax Increment Finance District (TIF):** A TIF District has been approved by the Legislature encompassing Barre City's downtown redevelopment districts. See attached letter from Barre City.
- **Vermont Transportation (VTrans) Enhancement Grants, VTrans Park and Ride Grant Program, Federal Transit Administration Grants:** Provides funding for creation of facilities to encourage the consolidation of travelers and reduce single occupancy vehicles on the roads. Montpelier has secured up to \$2.49 million in FTA funds to build a multi-modal transit center as part of the Carr Lot Redevelopment Project with an additional \$5.3 million in Federal Transportation funding for additional site improvements and redevelopment. Similar grants for other brownfields will be pursued.
- **Small Business Association (SBA) Loans:** CVRPC works with the Central Vermont Economic Development Corporation to provide resources to small business owners.
- **Vermont Department of Environmental Conservation Brownfield Area-wide Planning Assessment:** Northfield has received funds to complete Phase I assessments of all brownfields in the town, meaning that further assessments will need to be funded only as needed. See attached letter from the Town of Northfield.

**In Kind Contributions and private funds:** BAC members donate over 375 hours of time throughout the grant period = \$9,500. Previous CVRPC assessment grant recipients have contributed \$60,000 of private funds to match assessment funds. The projects that complete assessment through this grant will search for state funding first. Given past success in leveraging these sources, we anticipate future ability to gain state funding. CVRPC will also continue to pursue local funding, nonprofit grants and national funding.

### 3. Community Engagement and Partnerships [35 Points]

#### a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress [15 points]

##### i. Community Involvement Plan (10 points)

We will work with our municipalities and community-based partners to host brownfields presentations, redevelopment strategy workshops, and design charettes in target communities. Meetings will be open to the public with announcements, meeting summaries and related documents posted on CVRPC's and local municipalities' websites and social media outlets. When possible, meetings will be scheduled to accommodate the working community and meetings will also be taped and posted on local cable public access channels and CVRPC's YouTube channel. These meetings will be designed to gather information on existing and potential brownfield and discuss steps on how to prioritize and select sites to for development to the community's benefit. To reach additional populations that may not traditionally attend meetings, CVRPC has also developed a crowd-sourced map and community input tool via Community Remarks. This tool functions on web and mobile platforms, where users can add and respond to geo-linked or general comments. This tool has been used to great effect in our current regional planning process.

Sites are enrolled into CVRPC upon review/approval of an application to the CVRPC's BAC and approval of eligibility by EPA. We will host community meetings to relay results of assessments

and ensure residents have the opportunity to ask questions and comment on redevelopment plans. Newspaper articles about the progress of sites will supplement the meetings and electronic updates. Before Phase II work begins, adjacent businesses/residents will be notified. Temporary signs will also be erected at the entrance of sites undergoing Phase II work to provide information about anticipated activities and contact information. Due to our minimal ethnic minority population, English is the primary language within Central Vermont. However, we will provide translation services for all phases of a project if there are residents who would benefit from translation of the presented materials. Additionally, if any other communication barriers are encountered, we will accommodate those community members when the issues arise. Public monthly BAC meetings will be held to review assessments progress, enroll new sites, and coordinate additional grant outreach activities. The BAC will also assist with site prioritization/selection and communicating brownfields information to their respected constituents.

**i. Communicating Progress (5 points)**

A web page created to summarize CVRPC's brownfield program and accomplishments will be utilized to host a clearinghouse of information regarding impacts of Brownfields and updates on future site assessments, cleanup and reuse upon grant award. Upon notification of award, a press release will be issued to all local media outlets announcing the funding and outlining the purpose of the program. Informational pamphlets will be distributed to the local organizations including, but not limited to, business/economic development groups/non-profit organizations/real estate brokers lending institutions/affordable housing developers and municipal officials. Information and updates will also be announced via our website, blog, mail-chimp e-news distribution list and social media presence on Facebook, Twitter and Front Porch Forum (FPF). (Front Porch Forum is an online forum unique to Vermont that provides a way for neighbors to interact with each other via message board postings and email digests.)

**b. Partnerships with Government Agencies [10 points]**

**i. Local/State/Tribal Environmental Authority (5 points)**

CVRPC maintains an on-going partnership with the EPA and the Vermont Department of Environmental Conservation (VTDEC). CVRPC will be in constant contact with Frank Gardner, the EPA Region 1 Project Officer, about potential projects and eligibility requirements; review of Phase I & II ESAs, QAPPs and CAPs; quarterly reporting; etc. CVRPC also has an excellent relationship with the VTDEC. Our program contact, Trish Coppolino, works with the all Vermont Regional Planning Commissions. Trish reviews the Phase I & II ESAs, QAPPs and CAPs commissioned by EPA grant funding to ensure industry and State standards are met, as well as provide petroleum eligibility determinations. Our program has provided and will continue to successfully obtain project funding where State funds are ineligible or gaps need to be filled.

**ii. Other Relevant Governmental Partnerships (5 points)**

Our program works with a variety of additional Federal and State programs. We plan to work with Central Vermont Community Land Trust (CVCLT) and HUD on sites in Barre City and Northfield that can be redeveloped into new affordable housing. Additionally, we will work with the Vermont Agency of Transportation (VTTrans) on sites that sit along the proposed Montpelier bike/ped path. CVRPC has a solid partnership with the Regional Health Office, which has been helpful in determining health risks of brownfields contaminants, as well as determining exposure pathways. We look forward to working with our Regional Health Officer at how brownfields redevelopment can promote healthy community ideals and during public outreach efforts.

**c. Partnerships with Community Organizations [10 points]**

**i. Community Organization Description & Role (5 points)**

CVRPC has established partnerships with the following CBOs. Attached letters outline the commitment of each organization.

- **Central Vermont Economic Development Corporation (CVEDC):** A BAC member that maintains the inventory of brownfield sites and also provides assistance with securing additional sources of redevelopment funding (grants/SBA loans) and provides technical assistance.
- **Capstone Community Action:** A non-profit that helps residents achieve economic independence, Capstone will share information with potentially affected residents, ensure social justice during all phases of brownfields redevelopment, provide educational outreach, technical assistance, in kind contributions and assist with workforce development integration.
- **Central Vermont Community Land Trust (CVCLT):** Addresses the shortage of affordable housing and the affordability gap for low and moderate income residents through rental properties and homes for sale and pledges to provide educational outreach, technical assistance, and provide in kind contributions of materials/equipment/facilities.
- **Friends of the Winooski (FOW):** An important new partner, as we look to improve regional watershed planning and river access in target communities, FOW is dedicated to the protection and restoration of the Winooski River and pledges to provide educational outreach, technical assistance, and in kind contributions of facilities.
- **Priority Local Partners: Go! Northfield, Barre Area Development Corporation, Montpelier Bicycle Advisory Committee**

ii. **Letters of Commitment (5 points): See attached.**

#### 4. Project Benefits [25 Points]

##### a. Health and/or Welfare and Environment [10 points]

##### i. Health and/or Welfare Benefits (5 points)

The redevelopment of brownfields in Central Vermont will lead to a range of social and public health benefits. The restoration of these sites will also help revitalization efforts and bring opportunities to improve the quality of life within target communities. Having the sites redeveloped will remove blight, encouraging the siting of new and existing local businesses in new buildings and thus stimulating local business growth. The health of residents in Montpelier will be greatly improved by the increased recreational opportunities that will be possible if potential brownfield sites along the city's proposed bike/ped path are assessed. The 83% of teens and 45% of adults who are not meeting the recommended physical activity guidelines and the high number of obese and overweight individuals will reap significant health benefits from increased recreational opportunities.

Brownfields assessment (and remediation if needed) will increase local jobs and grow the tax base in Northfield and Barre City, two cities that desperately need such economic effects. Finally, remediating hazardous sites will reduce health and safety risks. The restoration of these sites will also greatly improve river access, creating eco-tourism, education and recreation opportunities for the community. In Northfield, the redevelopment of sites along the river such as Bean Chevrolet will allow residents to have better access to water for recreation. In Northfield and Barre City, our program will focus on equitable and sustainable development by working with our partners to redevelop sites into affordable housing for a range of incomes. We will also work with target communities to develop programs and policies to ensure healthy food retailers, small business development, and equal lending opportunities.

##### ii. Environmental Benefits (5 points)

The target communities and their historical manufacturing and industrial sites are all located on or in proximity to the Region's major waterway, which drain westward into Lake Champlain. Contamination cleaned up from these sites will ensure pollutants no longer contaminate

surface/ground water draining to the waterways and migrating to neighboring properties, a goal well-aligned with the state's Proposal for Restoration of Lake Champlain. The project will also provide an opportunity to incorporate low-impact development designs and sustainable reuse to brownfield properties adversely affected by Tropical Storm Irene.

## **b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse [8 points]**

### **i. Planning, Policies, and Other Tools (5 points)**

Remediating brownfields in Central Vermont will allow development in the Region to continue to take place in urban cores and village centers, rather than in greenfield areas outside of dense population areas. By remediating perceived and actual contamination that is preventing the redevelopment of key sites in already-dense areas, CVRPC will be able to comply with policies put forth by the State of Vermont. Vermont statute requires that all city and town development continue the state's "historic settlement patterns of compact village and urban centers separated by rural countryside" (24 Vermont VSA § 4302). Being able to develop on sites within the urban core will improve the ease of compliance with that law. Additionally, the development of businesses on former brownfields will lead to a decrease in carbon output from cars, as residents will not have to drive as far to run errands or get to work. In the case of Montpelier, they will be able to use the proposed bike/ped path once the potential brownfields along it are assessed. Additionally, flood risk will be reduced. Brownfields sites located along the river in each target area currently exacerbate stormwater issues, leading to more stormwater runoff, lessened water quality and a greater risk of flooding.

### **ii. Integrating Equitable Development or Livability Principles (3 points)**

Projects will integrate many Livability Principles in the redevelopment of the brownfield sites.

Principle 1: Redeveloping these sites will provide more transportation choices by increasing mobility options of residents, creating walkable communities to increase physical exercise, and decreasing reliance on automobile transportation.

Principle 2: Redeveloping sites will promote equitable, affordable housing through CBIAT's partnerships with CVCLT. This will facilitate the redevelopment of some sites in Northfield and Barre City into affordable housing so that there are a greater number of options for renters and homebuyers.

Principle 4: The remediation of selected sites will allow for development to take place within city and village centers, maintaining the urban fabric. Rural communities and small cities like those in Central Vermont are becoming rarer and rarer in our current age of sprawl and exurban development. Facilitating the assessment of problematic sites within these communities through an EPA grant will help CVRPC support existing communities. Additionally, all three target areas have recently completed or are in the process of completing comprehensive planning processes, and brownfields assessment will help them achieve their goals for their downtown areas (see the chart in 2.a.i).

## **c. Economic and Community Benefits (long-term benefits) [7 points]**

### **i. Economic or Non-Economic Benefits (5 points)**

In Montpelier, redevelopment of brownfields sites will help with the continued development of alternative transportation methods such as the planned bike/ped path. This will offer an economic benefit to the community by increasing transportation options for the many residents without access to a car, linking them to potential jobs. The sites can also serve as areas for future commercial development. Other sites, particularly those along the river, will be developed into green space and recreational areas for a city that sorely needs them. In Northfield, remediating brownfields will create space for new businesses to locate in the town. The sustained loss of businesses that Northfield has suffered over the past few years is linked to the lack of suitable sites within the town. With remediation of contaminated sites, this problem will be improved. Additionally, the funds will allow

Northfield to continue building upon the success of its current area-wide brownfields planning. In Barre, filling the funding gap for the redevelopment and revitalization of the downtown is vital. City officials widely regard Barre as being on the verge of a tipping point in its revitalization process. Having access to money to redevelop the last unaddressed brownfields in their downtown core will be hugely beneficial to the economy, as it will open up more space for business development.

**ii. Job Creation Potential: Partnerships with Workforce Development Programs (2 points)**

Capstone Community Action offers several workforce development training programs that will benefit from the funds available through these grants. These programs train workers for jobs such as building retrofit, green construction and recycling and waste reduction. If the sites are found to be contaminated, the cleanup and new construction that will take place will offer an opportunity for these workers to be employed. The projects will benefit from having access to workers trained in cutting edge techniques.

**5. Programmatic Capability and Past Performance [40 Points]**

**a. Programmatic Capability [28 points]**

CVRPC staff has over 35 years' experience and have successfully administered numerous grants, including similar EPA Brownfields Assessment Grants awarded in 2003 and 2006. These successful experiences demonstrate CVRPC's capabilities of grant administration, public involvement, timely and successful expenditure of funds, measuring and reporting outputs and outcomes quarterly and in ACRES, monitoring QEPs' contracts, and all other technical, administrative and financial grant requirements. The Office and Grants Manager, Laurie Emery, has been responsible for financial oversight, including but not limited to financial status reports and timely reporting, since 1982. Laurie has been responsible for financial management on a variety of grants, including Community Development Block Grants (HUD funds) and Water Quality Section 604(b) grants. The Regional Planner, Kim McKee, is responsible for day-to-day administration of the program and has over four years planning experience and a Master's Degree in Regional Planning with a concentration in Economic Development.

Members of the BAC contribute expertise on a variety of issues such as legal, banking, real estate transactions and development, economic development and engineering. Their combined experience has been essential to our brownfields success since the initial 2003 EPA Brownfields Assessment Grant. Staff and committee members will attend conferences and trainings to stay updated on current brownfields legislation and successful redevelopment approaches. CVRPC also currently sponsors an Americorps VISTA member charged with outreach targeted to marginalized communities. The position will be funded until August 2016. In the case of unexpected employee turnover, the CVRPC will utilize professional planning career services such as the American Planning Assoc. and the VT Planners Assoc. to ensure recruitment of qualified staff. Upon a new grant award, CVRPC will work with our EPA Project Officer to procure and develop a list of prequalified environmental professionals.

**b. Audit Findings [2 points]**

CVRPC has had no adverse audit findings with any of the grants that have been managed.

**c. Past Performance and Accomplishments [10 points]**

**i. Currently or Has Ever Received an EPA Brownfields Grant [10 points]**

**i) Previous EPA Brownfields Assessment Grants [14 Points]**

CVRPC has received the following EPA grants: FY2003 BF-98188601-0 Hazardous substances Grant (\$200,000) and FY 2006 BF-97156401 Hazardous substances (\$200,000) and Petroleum (\$200,000).

**1. Compliance with grant requirements [5 Points]:**

Both previous grants are closed and all funds have been successfully expended in compliance with the terms and conditions of the grant requirements. Staff successfully submitted all quarterly progress reports, annual financial status, ACRES property information, and other brownfields reporting measures according to work plans and schedules.

**2. Accomplishments [5 Points]:**

CVRPC has facilitated the assessment of 15 sites, totaling over 130 acres in land, with past grants. This includes 9 Phase I's, 11 Phase II's, 5 CAPs, and one Risk Based Cleanup Plan. These include sites in our target communities.

In **Montpelier**, the ongoing redevelopment of the Carr Lot/1 Taylor Street from a contaminated and vacant lot to a multiuse transit center shows that CVRPC can leverage brownfields funds for alternative transportation development and the promotion of livability principles. In **Northfield**, the transition of ownership of the Black Bear Wood Products site from a contaminated and underused building to a thriving commercial enterprise shows that CVRPC can leverage brownfields funds for economic development. In **Barre City**, the revitalization of large amounts of Main Street shows that CVRPC can use brownfields funding to remake the fabric of the urban core and increase city pride.

Our past funding has also been used to enroll 2 sites in Vermont's environmental insurance program. CVRPC is dedicated to ensuring selected sites are provided with all the necessary assessment work to prepare them for redevelopment and has successfully taken 7 sites through the entire brownfields assessment process. Three of these sites are currently slated for redevelopment with secured funding that will support alternative transportation facilities. CVRPC's assessment work has played a role in bringing jobs back to our downtowns. As of March 2014 Barre City's City Place redevelopment project is home to 250 workers – the majority state employees.

The CVRPC assessments leveraged and/or the results of assessments allowed owners to leverage significant additional amounts of cash and in-kind resources. In total it is estimated that under the FY2003 and FY2006 grants, the CVRPC leveraged roughly \$4.3 million in clean up and redevelopment funds from private, state and federal sources. This money funded the successes in creating jobs, transportation and commercial space listed above, as well as many others. All outputs and outcomes have accurately been reflected in ACRES. Most recently an additional \$7.79 million in City of Montpelier and Federal Transit Administration Funds have been secured for the planned redevelopment of Carr Lot into a Multi-modal Transit Center.

**Sources:** US Census 2013 ACS Tables DP03, DP04, DP05 and B19058; Vermont Department of Labor, 2014 Barre City Plan, 2014 Northfield Town Plan, 2010 City of Montpelier Master Plan.