

Future Planning for City Soil Management and the CSWD Drop Off Center

Ward 5 Neighborhood Planning Assembly

April 20, 2023





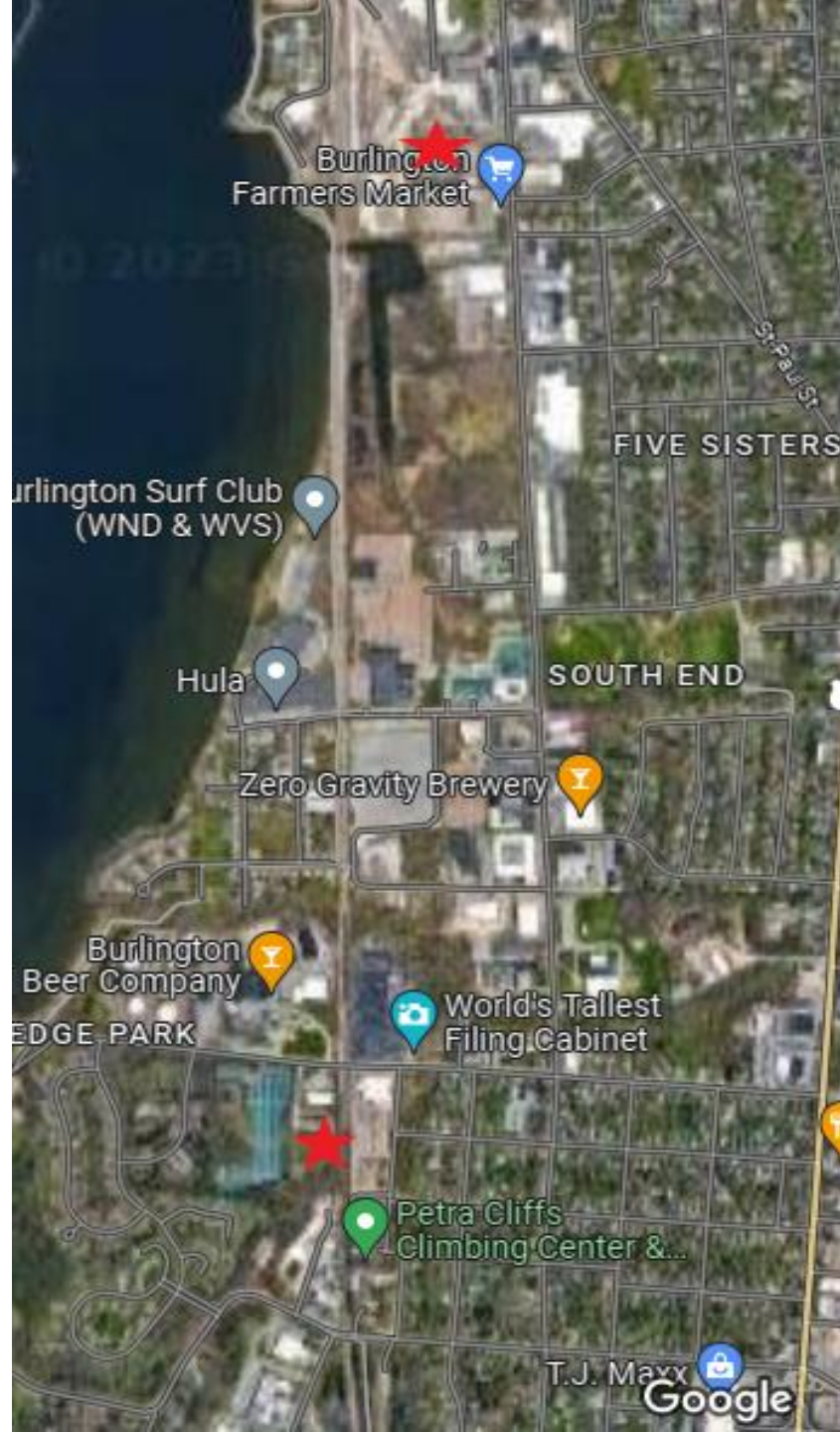
Need Statement

A sustainable City of Burlington needs:

1. A modern, expanded service Chittenden Solid Waste District (CSWD) drop-off center to support residents in responsibly and affordably managing their solid waste
2. A unified, well-designed City facility for effective, safe and compliant municipal soil management operations



SE Map



← 339 Pine Street

← 195/201 Flynn Ave

How do we meet these needs?

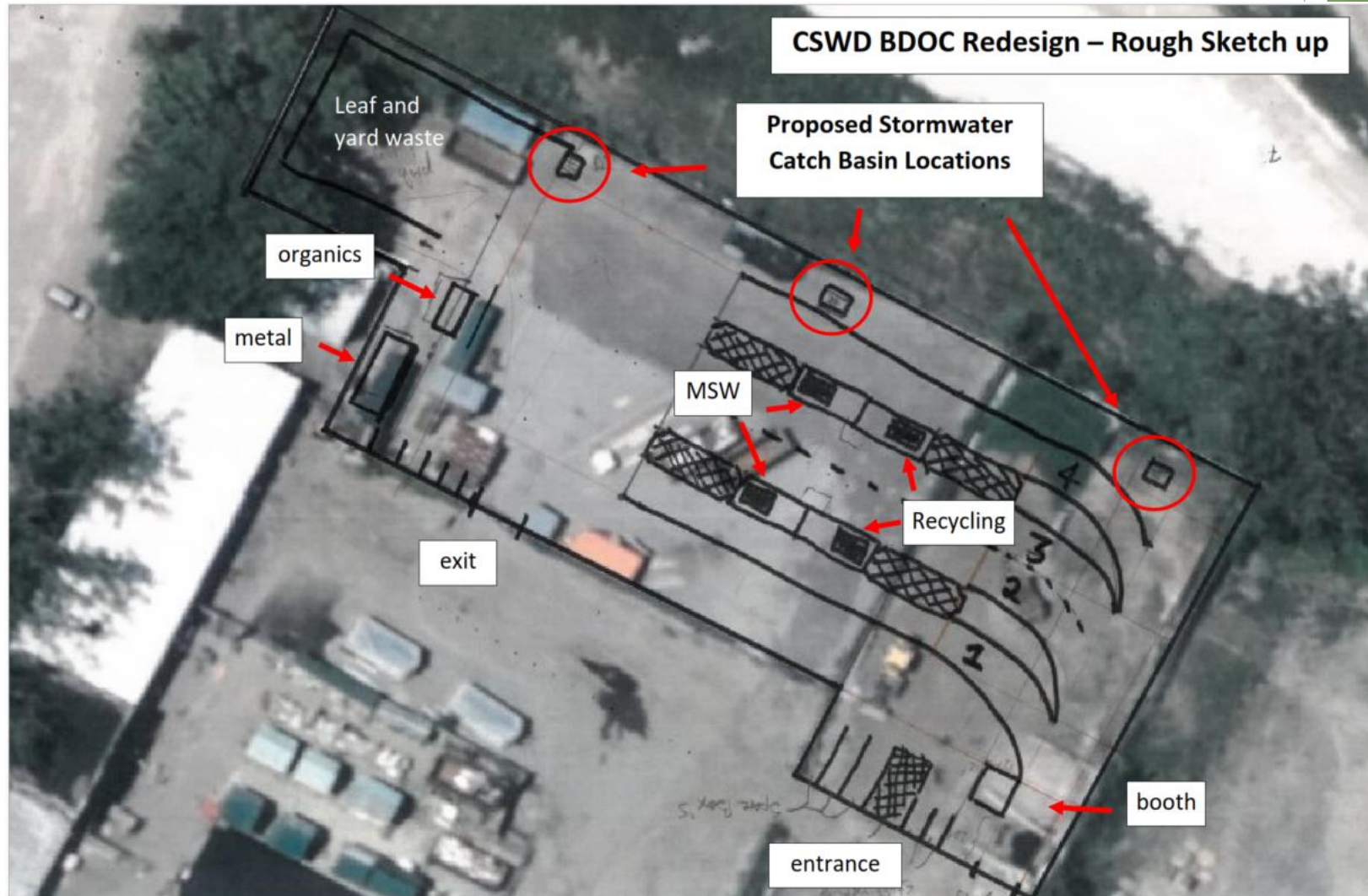
Purchasing 195-201 Flynn Ave will give the City of Burlington the ability to:

- ▶ 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, is also at that location in the short term
- ▶ Free up space to better accommodate the future Railyard Enterprise Project at 339 Pine Street
- ▶ Give the City and CSWD the option, long-term, to locate an expanded service, modern DOC at 339 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

339 Pine Street



339 Pine Street



195-201 Flynn Avenue





History

- ▶ 2001: CSWD purchased 195-201 Flynn Ave for ~\$510,000 with the intent of setting up an expanded DOC. CSWD's expectation was, and continues to be, that the City purchase the property and lease a portion back to CSWD for the DOC.
- ▶ 2015: CSWD told City they were planning to sell parcel on open market given lack of progress on a DOC.
- ▶ 2016: CSWD and City staff settled on a 3-year Memorandum of Understanding (MOU) offering the City an Option to purchase 195-201 Flynn with annual \$16,667 Option payments counted towards the ultimate purchase price.
- ▶ 2019: City and CSWD agreed on 2 year extension of 2016 MOU
- ▶ 2020: CSWD closed the Burlington DOC during the pandemic, and reopened just for organics due to the limited space and significant safety concerns
- ▶ 2021-2022: City and CSWD negotiated 2 MOU extensions to allow for negotiations for a lease purchase agreement (the current one expiring June 30,2023)
- ▶ 2023: DPW and CSWD have continued productive discussions regarding the development of an expanded service DOC in the City of Burlington, as well as a site for City soils relocation from 339 Pine St.



Risks of Not Acting:

- ▶ City will lose \$100,000 in option payments
- ▶ Burlington Drop Off Center services may not expand beyond organics
- ▶ City will continue to struggle with adequately managing urban soils at suboptimal facilities
- ▶ City will continue to store various municipal equipment outdoors in the elements
- ▶ City will be more constrained in accommodating the Railyard Enterprise Project at 339 Pine Street
- ▶ Without additional municipal property, the City will not be able to consider future expansion of municipal services such as consolidated collection as 645 Pine St is fully utilized



Proposed Timeline:

- ▶ April 20 - Present to Ward 5 NPA Meeting
- ▶ May 23 - Share draft Purchase and Sale Agreement for 195-201 Flynn Ave with City's Transportation Energy & Utilities Committee
- ▶ June - Seek Council approval to execute Purchase and Sale Agreement
- ▶ Summer/Fall - Complete environmental assessments and title review
- ▶ Fall - Complete property acquisition
- ▶ Fall - Undertake site work improvements at 195-201 Flynn Ave and 339 Pine St
- ▶ Fall 2023 / Spring 2024 - Expanded DOC opens for public service at 339 Pine Street and City soil management activities begin at 195-201 Flynn Avenue



Questions:

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Thank you for the opportunity to present to the
Ward 5 Neighborhood Planning Assembly!