

# clean before use

## BROWNFIELDS + A SUPERFUND SITE

The South End's industrial history left behind brownfields, sites with documented or potential soil and/or groundwater contamination from previous uses. Contamination has to be mitigated before these sites can be safely turned into something new and beneficial for the South End—more industrial or maker space, small offices, or even housing. Remediating contaminated sites will both allow for new active uses to take place and improve environmental quality in the neighborhood.

The largest and best known of the South End's contaminated sites is the Pine Street Barge Canal site—a former coal gasification plant with such serious environmental issues it was designated by the federal government as a Superfund site. The Barge Canal site has a long history of clean-up and monitoring efforts. Brownfields scattered throughout the neighborhood have experienced varying levels of testing and remediation.<sup>1</sup>

There are limited federal and state resources available to help with testing and clean-up so prioritizing a course of action is critical. Which sites are most important to be redeveloped and which sites need the most help? What new uses are appropriate for these re-claimed sites and how can they contribute to achieving urban design and development objectives?

planBTV South End outlines a strategy to:

- Provide necessary assistance to support redevelopment of key brownfield sites
- Advance clean-up and reuse of other South End brownfield sites

*The VHB planBTV South End Phase 1 Existing Conditions Report provides information on neighborhood brownfield sites, consolidating information from many different sources. Read more at [www.planBTVSouthEnd.com](http://www.planBTVSouthEnd.com)*

## Strategies

### Provide necessary assistance to support redevelopment of key brownfield sites

Technical and financial assistance can be critical to helping owners of brownfield sites better understand the types of contamination on their land, assess the degree of remediation required, and then safely transform sites into something new. Partnerships between CEDO, the federal Environmental Protection Agency (EPA) and the Vermont Department of Environmental Conservation (VT DEC) can facilitate the process of evaluation, remediation, and redevelopment.

### Activate land around the Barge Canal by encouraging remediation and appropriate reuse.

One vacant site on Pine Street east of the canal (453 Pine Street) and one larger site south of the canal (the former General Electric Lakeside location, which includes the Innovation Center) are subject to the Barge Canal deed restrictions on allowable land uses. Any reuse has to be designed and located in a way that does not disturb the protective soil cap on the canal site.



*Pursue EPA and VT DEC grants as needed. Integrate environmental considerations into future redevelopment plans for these sites.*



*Community & Economic Development Office, Department of Planning & Zoning; land owners*

**Create new frontage on the future Champlain Parkway along Briggs Street and Batchelder Street.** The former Vermont Structural Steel site occupies part of this area, is considered a medium risk to redevelopment and has deed restrictions that limit potential future land uses. On-site contamination is thought to be limited, however, and with the arrival of the Champlain Parkway, this newly visible area may see redevelopment.



*Conduct further studies to quantify the contamination and level of remediation. Pursue EPA and VT DEC grants as needed. Integrate environmental considerations into future redevelopment plans for these sites.*



*Community & Economic Development Office, Department of Planning & Zoning; private owners*

### Add more industrial space along Industrial Parkway to take advantage of the location and current uses.

Infill development made possible by consolidating parking in a shared facility will give existing users room to grow while staying in the same place. Any redevelopment here may be subject to VT DEC regulations.



*Conduct further studies to quantify the contamination and level of remediation. Pursue EPA and VT DEC grants as needed. Integrate environmental considerations into future redevelopment plans for these sites.*



*Community & Economic Development Office, Department of Planning & Zoning; private owners*

<sup>1</sup> For more information on the South End's brownfield sites, see the VHB planBTV South End Phase 1 Existing Conditions Report at [www.planBTVSouthEnd.com](http://www.planBTVSouthEnd.com)

### Continue to advance clean-up and reuse of other South End brownfield sites

Other brownfield sites will also require assistance to evaluate, remediate, and redevelop. City, state, and federal agencies can all play a role in making this happen. Since funds are always limited, an informed discussion about public priorities, desired uses, and market realities should guide the process.

**Identify priority sites for further environmental study.** Several other sites in the South End also require further investigation to determine the extent of contamination and the type

of remediation needed before any redevelopment can be considered. The self-storage site on Flynn Avenue and the existing Mobil terminal are two examples of uses that may change over time but that have contamination concerns that are considered high risks to redevelopment.

 *Prioritize remaining brownfield sites for environmental study and future redevelopment based on location, potential reuse, visibility, and other factors.*

 *Community & Economic Development Office, Department of Planning & Zoning*

**Pursue federal Environmental Protection Agency (EPA) and Vermont Department of Environmental Conservation (VT DEC) grants.** For priority brownfield sites, compete for funding assistance to evaluate and remediate the sites.

 *Complete funding application process. Complete studies and begin remediation efforts.*

 *Community & Economic Development Office, Department of Planning & Zoning, property owners*

**Complete remediation and begin redevelopment.** Once sites have been appropriately remediated, implement appropriate redevelopment plans to return them to active and productive use for the South End. Additional technical and financial support may be needed to make these projects feasible.

 *Engage developers and designers to create plans that integrate environmental considerations into future reuse.*

 *Community & Economic Development Office, Department of Planning & Zoning; private owners*

**“Remediation is possible for most sites [...It] costs a lot of money, so with the addition of all the requirements, it keeps increasing the costs of development.”**  
Comment from the planBTV South End Community Workshop

### Brownfields Strategy

#### Legend

-  High risk sites
-  Medium risk sites

See page 21 for risk level definitions.

