

Strategies to Guide Policy and Projects

Now that we know more about the actions we need to take to preserve and enhance the South End’s characteristics, let’s take a closer look at the strategies we can use to help us achieve these goals. You’ve seen these icons throughout the plan, which represent which theme each of the “Key Strategies” relates to. Here’s where you’ll find those key strategies...and more! In this section, all of the plan’s strategies are grouped by theme, so that we better understand what it will take within a particular system, or by a particular group of people to implement #OurVision for the South End.



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How to Read This Section

For each of the themes that follow, you’ll find a series of recommended strategies. Each of these strategies includes a “first step” to make it happen, and identifies potential stakeholders that might be involved in getting it going.



Recommended Strategy



First steps to make it happen



Stakeholders who should be involved



BARGE CANAL & BROWNFIELDS

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 open spaces. 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, monitoring and planning efforts. Other brownfields scattered throughout the neighborhood have experienced varying levels of testing and remediation. More information about these brownfield sites is available in the South End Phase 1 Existing Conditions Report at www.planBTVSouthEnd.com.

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 land use, urban design and development objectives?

planBTV South End outlines a strategy to:

- provide necessary assistance to support redevelopment of key brownfield sites
- continue to advance clean-up and reuse of South End brownfield sites

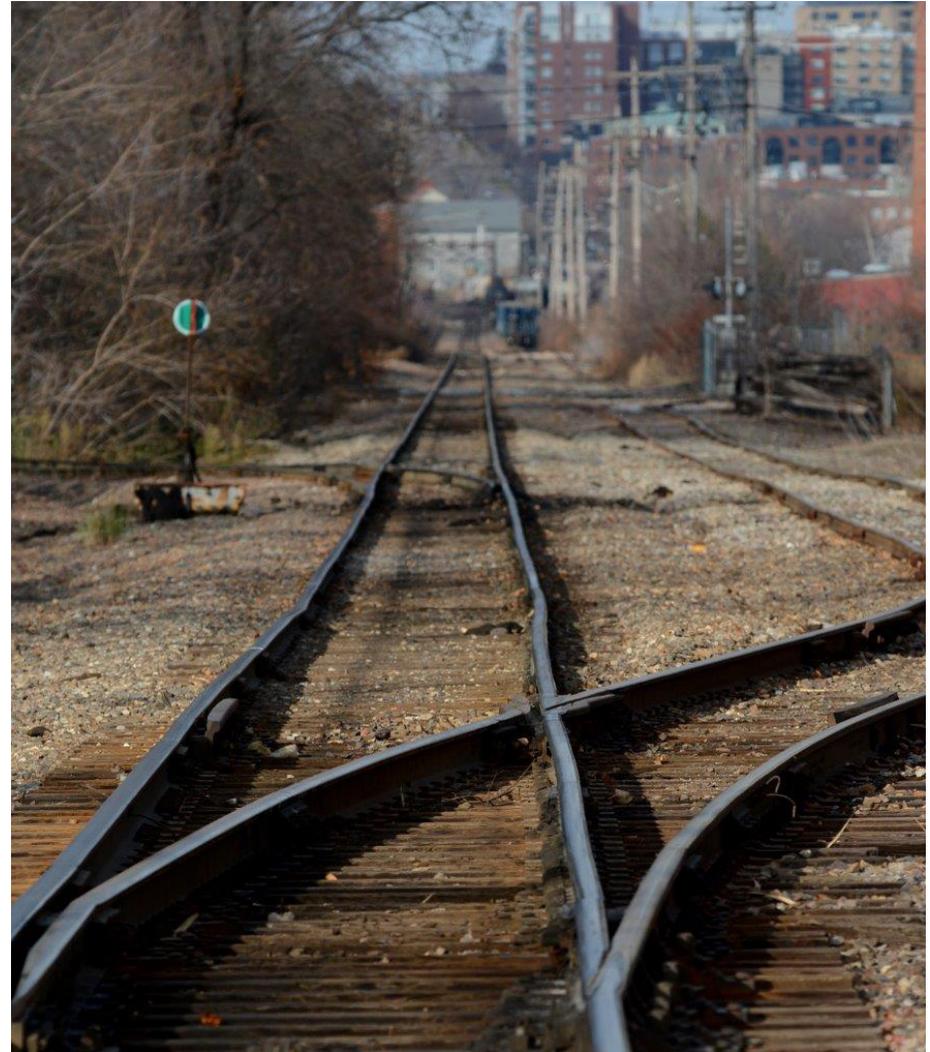


PHOTO BY LEE KROHN

Strategies for Brownfields

PROVIDE NECESSARY ASSISTANCE TO SUPPORT REDEVELOPMENT OF KEY BROWNFIELDS.

Planning, 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 take the steps involved in safely transforming 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.

Finalize plans underway for key South End brownfield sites.

Through the Brownfields Area Wide Plan and the Railyard Enterprise Project (REP), the City is studying future opportunities for brownfield sites in and around the railyard and Barge Canal sites. The Brownfields Area Wide Plan serves as an implementation plan for the redevelopment concepts in this plan, and the REP. These plans identify future infill and redevelopment opportunities, evaluate options for needed infrastructure connections, and outline the steps to safely transform these sites.

 *Complete the Brownfield Area Wide Plan and Railyard Enterprise Project Alternatives Assessment.*

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

Provide technical assistance to owners of brownfield sites.

Based on the extent of contamination and other factors, such as deed restrictions, owners face myriad remediation requirements and/or future land use restrictions. The City should continue to work owners of these sites to ensure they better understand contamination levels and have tools available for the clean-up and reuse of these sites.

 *Conduct further studies to quantify contamination and level of remediation.*

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

Pursue federal and state funds for evaluation and remediation of sites.

While remediation is possible for most sites, it drives up the cost of development. For priority brownfield sites, compete for funding assistance from federal Environmental Protection Agency (EPA) and Vermont Department of Environmental Conservation grants.

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

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

Complete remediation and begin redevelopment.

Once sites have been appropriately remediated, implement 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 of sites.*

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

CONTINUE TO ADVANCE CLEAN-UP AND REUSE OF SOUTH END BROWNFIELD SITES.

In order to preserve and enhance the characteristics of the South End, this plan identifies potential redevelopment of and future uses for underutilized sites throughout the neighborhood—many of which are considered to be high- or medium-risk brownfield sites. Through additional planning and studies, opportunities for implementing planBTV South End’s vision for these sites, and the reuse of other properties, can be explored.

Prioritize the reuse of the Barge Canal site and the land around it. Continue to study opportunities for transforming the Barge Canal site into a publicly-accessible open space and activate land around it 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 of these sites has to be designed and located in a way that does not disturb the protective soil cap on the canal site.

 *Complete Brownfield Area Wide Plan and implement recommendations for these sites; investigate successful redevelopment of Superfund sites as public open spaces.*

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

 **Infill development along Industrial Parkway.** 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 property owners*

 **Identify other priority sites for further studies.** In addition to the key redevelopment sites outlined here, there are several other sites in the South End that will require further investigation to determine the extent of contamination and type of remediation needed before redevelopment can be considered. The former Vermont Structural Steel site, the self-storage site on Flynn Avenue and the existing Mobil terminal are examples of uses that may change over time, but have contamination concerns that are considered to be medium or 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*