

Lakes Region Planning Commission

Brownfields Environmental Site Assessment Program

Nobis Group / EDR

April 22, 2024 | Presentation to LRPC Board



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Nobis Group® is a multi-disciplinary consulting firm headquartered in Concord, New Hampshire that provides diversified services to clients throughout New England. Founded in 1988, Nobis delivers a full range of expertise including environmental, civil, and geotechnical engineering services to Federal, State, municipal, and commercial clients.

EDR

EDR principals and staff include landscape architects, civil engineers, regulatory compliance specialists, ecologists, community planners, cultural resource professionals, and graphic communication and mapping specialists that uniquely come together as a multi-disciplinary team to address client needs while demonstrating stewardship to the aesthetic, cultural and the natural environment.



Tim Andrews, PG

Director of State & Municipal Services/Program Manager

Tim is an experienced environmental professional with extensive experience on EPA-funded Brownfields projects. His Brownfields project experience includes inventory and eligibility, Phase I/II/III assessments, coordination with regulatory agencies, and EPA Brownfields reporting procedures.



Mark Westa

Senior Landscape Architect, Landscape Architecture

Mark is a Senior Landscape Architect at EDR with more than 30 years of professional experience. He specializes in developing quick site design alternatives in sketches and 3D models for discussion and input. And then creating more developed models and plans to move the preferred concept forward.



Lisa Nagle, AICP, RLA

Planning Practice Leader

Lisa is a Planning Practice Leader and has extensive experience in brownfield revitalization. Having worked on numerous EPA funded brownfield grants, Lisa understands how to incorporate public input with technical findings to arrive at a redevelopment plan that advances the vision of the community.

EDR Firm Profile



Background

Founded in **1979**, EDR is a certified **Woman Owned Business (WBE)**



Practice Areas

Landscape Architecture, Engineering, Environmental, Cultural Resources, Community Planning, Visualization, and Geographic Information Systems (GIS).



Staff

Today's EDR is comprised of a **diverse group of over 250** environmental professionals, including ecologists, botanists, wildlife biologists, GIS specialists, archaeologists, historians, visualization specialists, planners, landscape architects, and engineers.

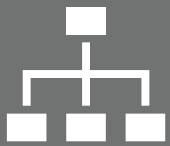


Locations

Syracuse, NY | Rochester, NY | Albany, NY | Saratoga Springs, NY | White Plains, NY | Hershey, PA | Columbus, OH | Hyannis, MA | Portsmouth, NH

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What is the EPA Brownfields Environmental Site Assessment Program?



Task 1

Project Management
and
Community Outreach



Task 2

Site Selection
and
Data Collection



Task 3

Phase 1
and
Phase 2 ESAs



Task 4

Reuse
and
Remediation Planning

What is a Brownfield?

A brownfield is a property where expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.

- U.S. EPA

LRPC Brownfields Assessment Grant

- LRPC awarded a Community Assessment Grant from EPA in 2023
- \$400K for assessment of petroleum and hazardous substances sites
- Collaborative approach with NHDES and EPA
- Seeking eligible sites in the LRPC footprint!





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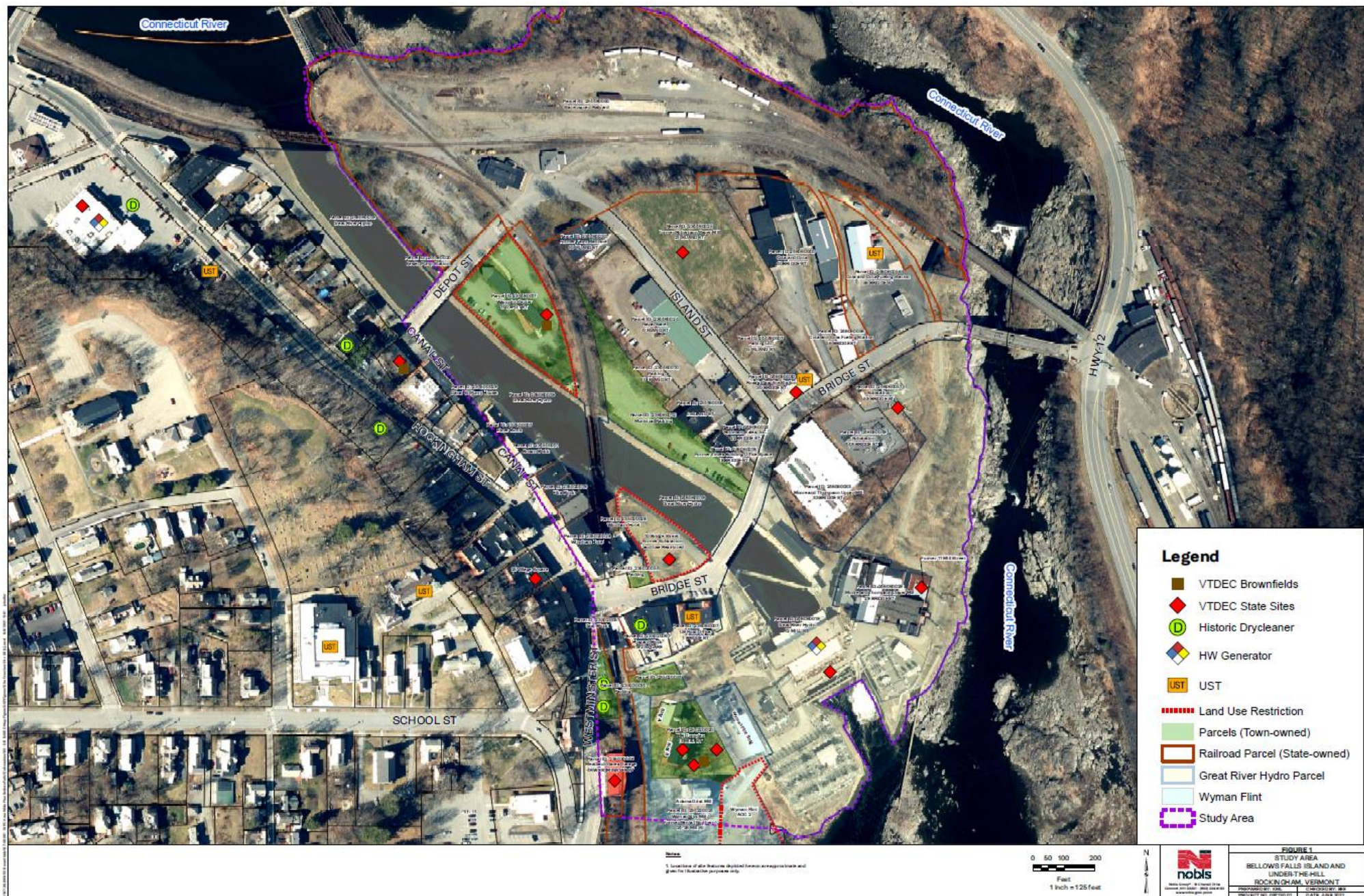
Project Examples

EDR will work closely with LRPC and Nobis to develop plans for the redevelopment or reuse of brownfield sites.

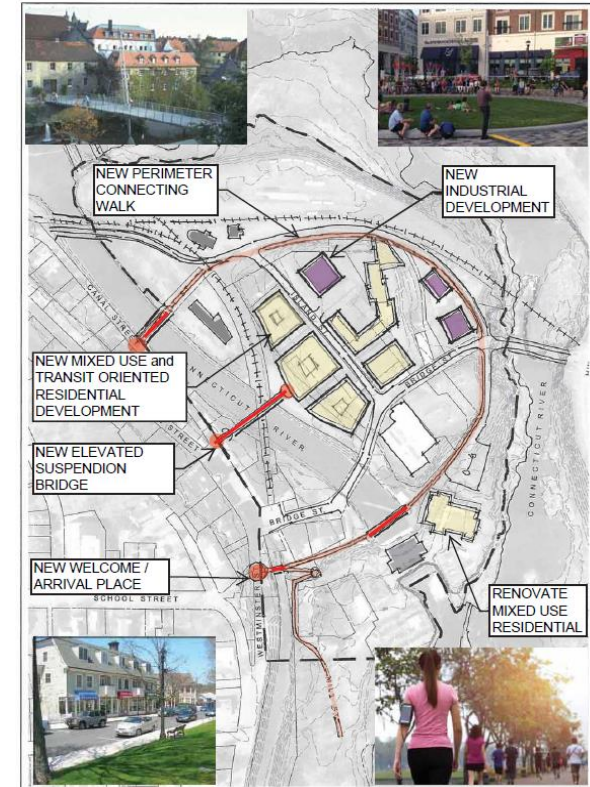
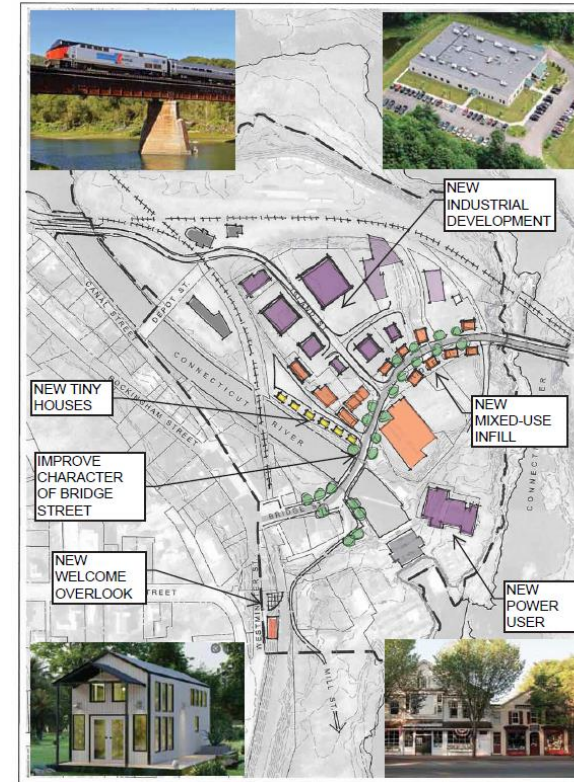
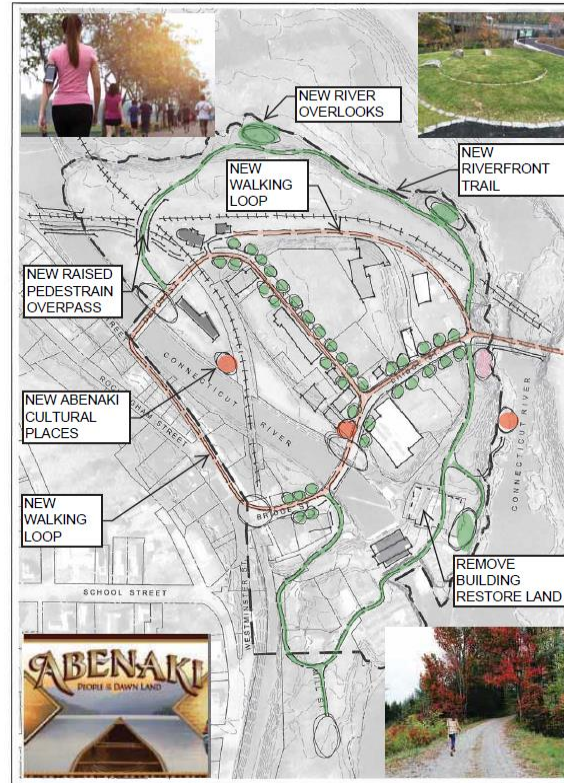
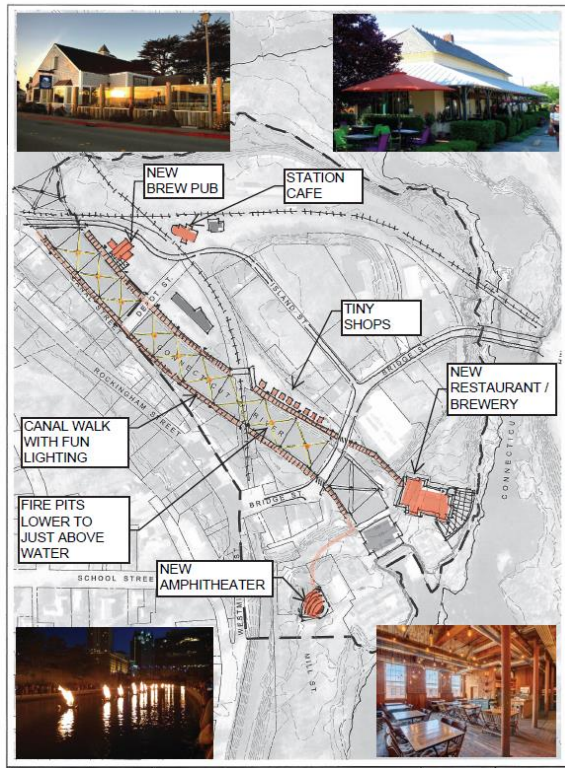
We typically develop a range of concepts to explore different ideas and then use our knowledge of site design, environmental impacts, project cost, pro formas, constructability and other factors to help select a preferred alternative.

We will also use our community engagement expertise to work with the Commission, small working groups, and the public to discuss the design alternatives and receive input.

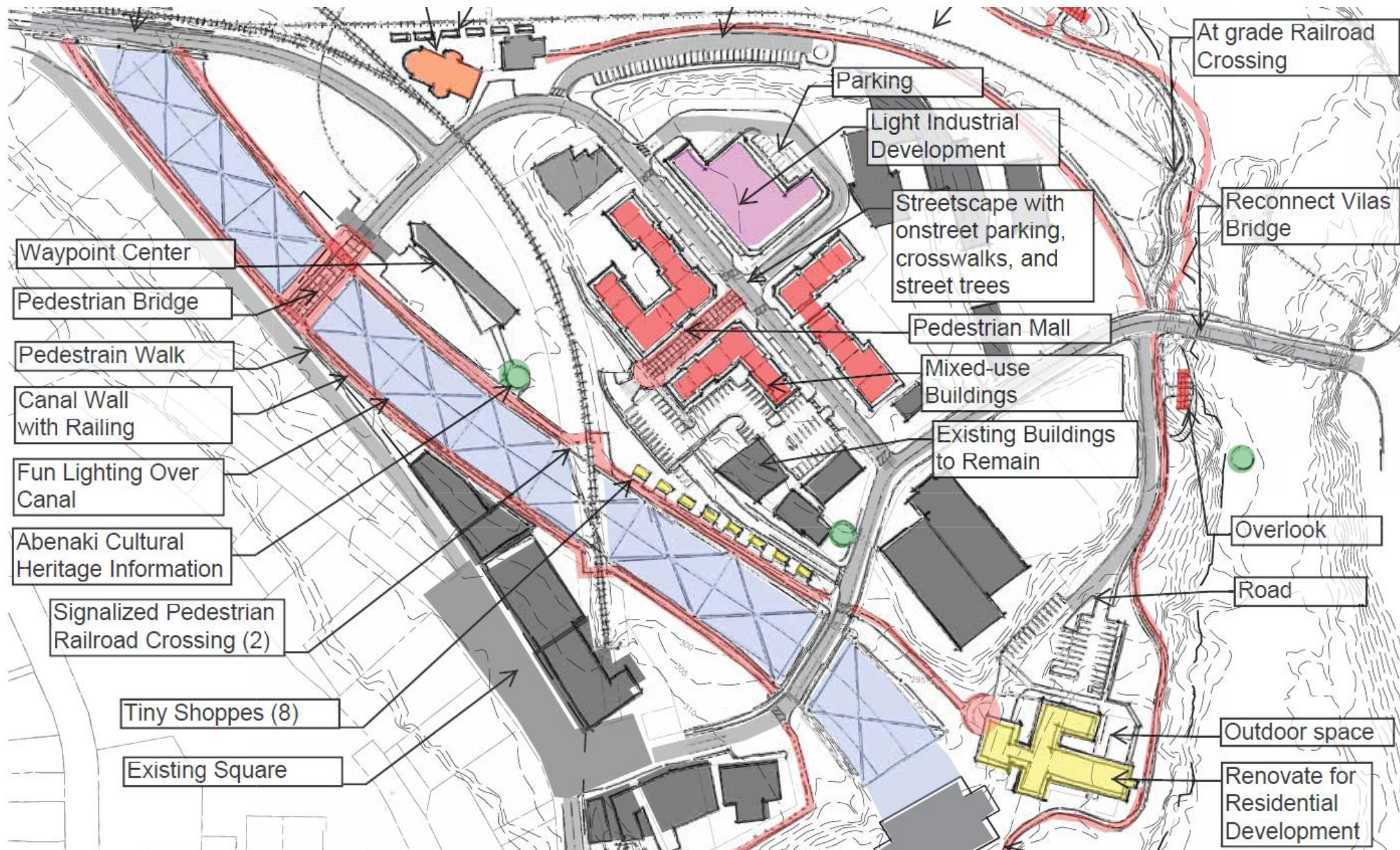
The end result is a design proposal that can be used to attract additional funding, interest from developers, or support community base projects.



Bellows Falls Redevelopment



Bellows Falls Redevelopment – Reuse Ideas



Bellows Falls Redevelopment – Final Reuse Concept Plan

Mixed-Use / Transit Oriented / Residential and Arts Focused Development

Develop a new, mixed-use village, focused on residential development and the arts.

This project will take advantage of proximity the railroad station, the existing downtown Bellows Falls, nearby employers, connections to New Hampshire and adjacent arts related studios and businesses. Includes 90-100 apartments on the second and third floors as well as restaurants, cafes, retail stores, professional offices, galleries, art studios, maker spaces and other ground level opportunities.

This project will be a very significant addition to the economy and vitality of the community, the region, and the State of Vermont.

Examples:	Storrs, CT Devens, MA
Timing:	4 – 6 years, once permitting and design are undertaken in earnest
Leader:	Project will be primarily led by a private developer Bellows Falls Area Development Corporation (owner RPM and 10 Island Street) Sustainable Valley Group (owner VT Farm Machine)
Partners:	Bellows Falls Downtown Development Alliance (local advocacy) Brattleboro Development Credit Corporation (development expertise) Windham Regional Commission (support related to Brownfields and TOD) VT Agency of Commerce and Community Development (support TOD and TIF)
Next Steps:	Publish Area Wide Plan Partner with Planning Commission to develop support Revise zoning to accommodate mixed-use residential development Work with current land / business owner on relocation and site control Formulate TIF district to support public infrastructure Complete schematic design level study of site
Project Details:	• Walkable connections to train station (800' +/-) and downtown (1/4 mile +/-) • 45,000 GSF of 1st floor retail / shops / studio / maker space / restaurant • 90,000 GSF of residential = 90 – 100 apartments = 150 bedrooms • Limited surface parking / reliant on shared resources or parking structure • \$40 - \$50 Million in Construction Cost • \$10 - \$20 Million in Soft Cost
Property Tax Details:	Assumed Property Value = \$40 Million (low end of construction value) Common Level of Appraisal = 91.24% Appraisal / Assessed Value = \$36.5 Million Combined Tax Rate ~ \$3.50 = per \$100 (\$3.65 homestead, \$3.40 non-homestead) Combined Tax = \$1.28 Million

Potential Funding: VT ACCD Programs (BRF, VCDP, VHIP, Downtown Tax Credits)
Opportunity Zone (C)
New Market Tax Credits 9670 (severely distressed)
USDA Community Food Project (Food Desert low access ½ mile, 10 mile)
US Economic Development Administration

Properties: Parcel 234460025 – 21 Island Street – Former Robertson Paper Mill (part)
Parcel 234460024 – 4 Island Street – NAPA / Sanel
Parcel 234460010 – 10 Island Street – Parking (behind NAPA/Sanel)
Parcel 244460007 – 15 Island Street – Parking Lot
Parcel 236060012 – Municipal Parking Lot

Existing Conditions:

NAPA / Sanel is an existing business that operates in a large building within the limits of this specific project site. A portion of the Robertson Paper Mill site is also included in this concept. Other portions of the project site are mostly unused open land or land used occasionally for parking. Bellows Falls Area Development Group and the Sustainable Valley Group have (or are working to have) site control.

Environmental Concerns and Brownfields:

- Former Robertson Paper Mill property was the site of extensive state and EPA brownfield remediation and cleanup effort (for hazardous substances). The US EPA considers this site to be “ready for redevelopment and to shepherd the next phase of the Island’s history.” The final cleanup remedy included a plan for implementation of a Land Use Restriction (LUR). Confirm LUR has been recorded.
- 4 Island Street (NAPA/Sanel) - A ASTM Phase I was conducted on NAPA/Sanel parcel (4 Island Street) in 2007 but no RECs were identified. Fuel oil AST in use. Building age is circa 1900. Suspect HBMA present. No HBMA of structures conducted.
- Other Parcels (0 Island, 10 Island, 15 Island and Municipal Parking Lot) - A former hotel/inn (building age/construction unknown) was located on 0 Island Street (Parcel 244460007). Unknown if subsurface soils on this and adjacent parcels meet residential standards.

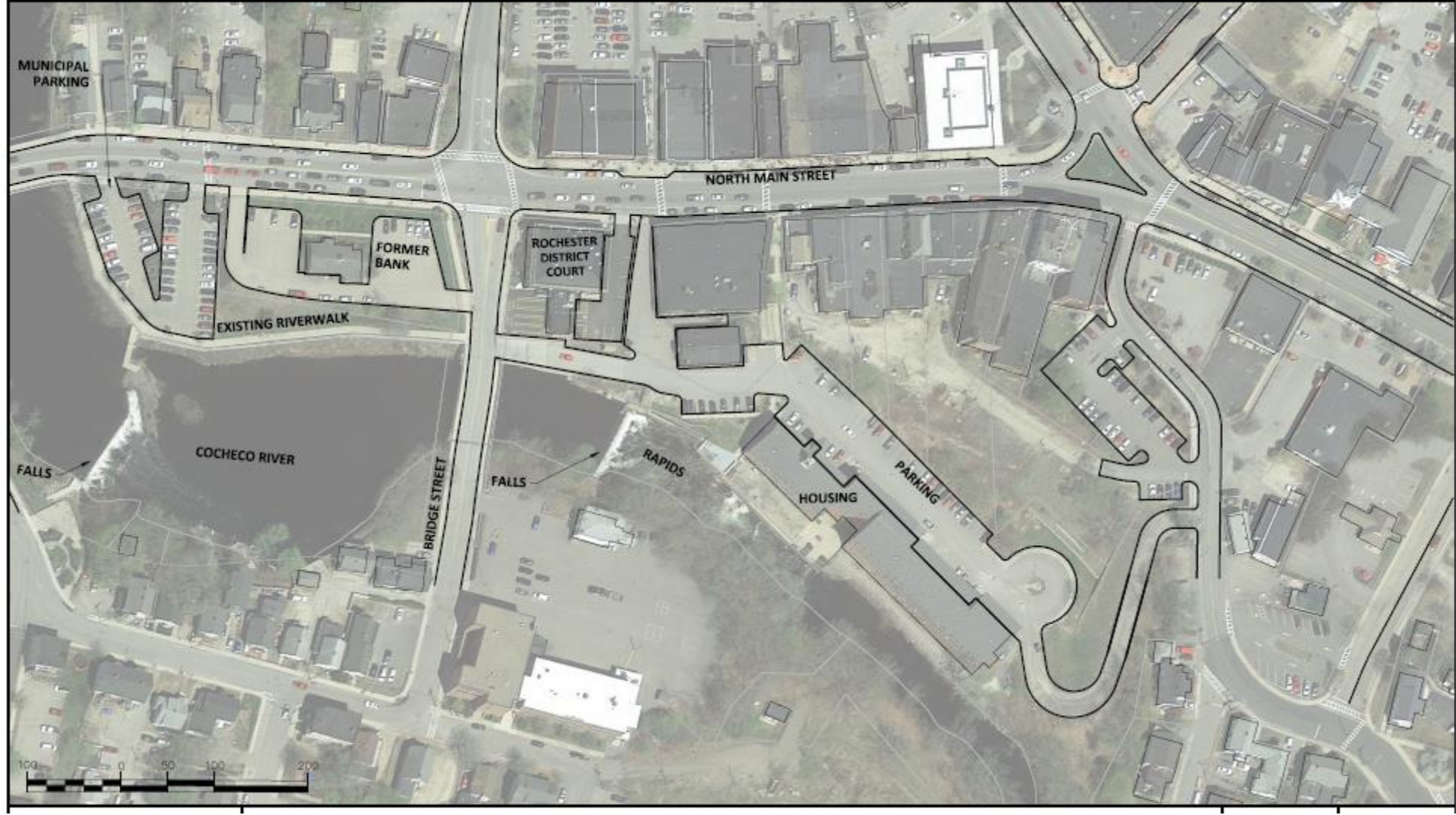
Recommended Next Steps:

- Review Land Use Restriction (Former Robertson Paper Mill Parcel -21 Island St)
- ASTM Phase I ESA (0, 4, 10 and 15 Island St and municipal parking lot)
- Hazardous Building Materials Assessment (NAPA/Sanel – 4 Island St)
- Phase II Site Investigation (0, 4, 10 and 15 Island St and municipal parking lot)

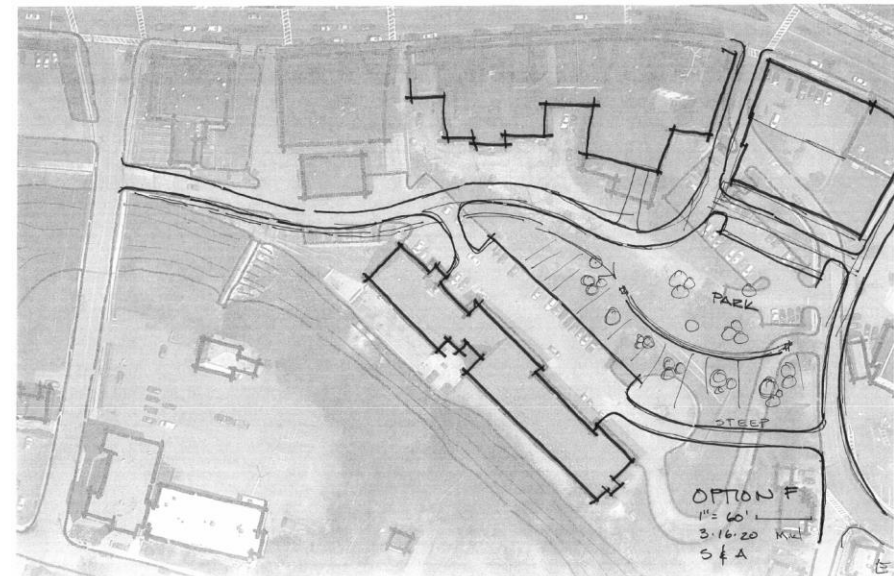
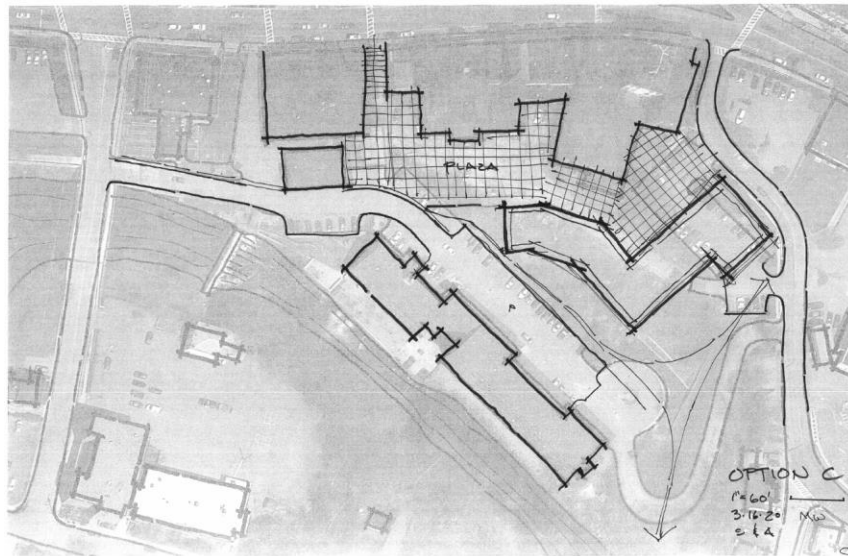
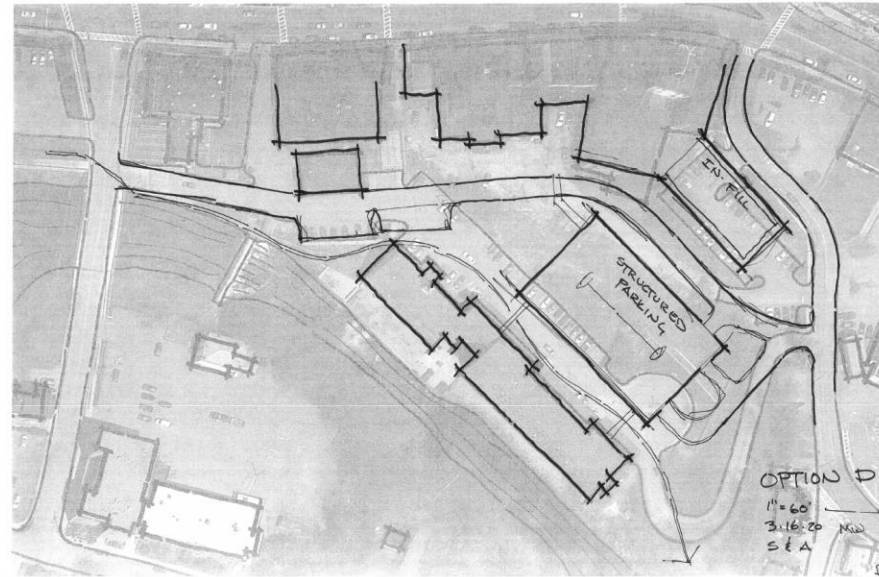
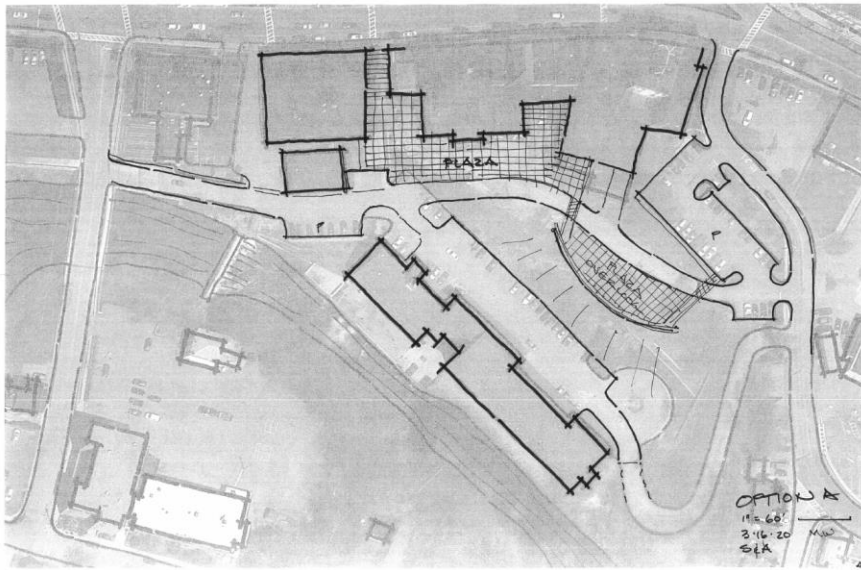
See Site Inventory of Target Study Area for additional / detailed information.
(Note: Sites are sorted by street address.)

Necessary Infrastructure:

- Roadways, parking, parking deck, complete streets and pedestrian improvements
- Reconstruction and upgrades for potable water, sanitary sewer and power



Rochester, NH - Redevelopment



Rochester, NH - Redevelopment – Reuse Ideas



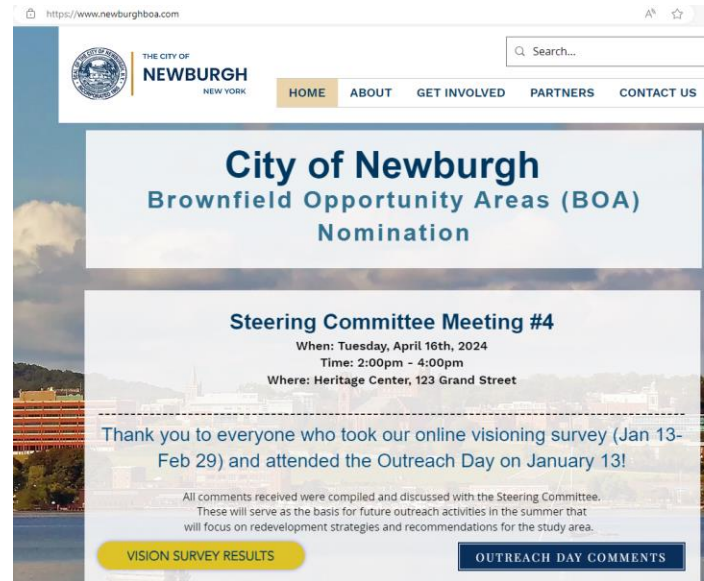
Rochester, NH - Redevelopment – Reuse Ideas

4 Public Engagement

- Creates community buy-in
- Ownership = Involvement = Commitment
- Develops partnerships between public and private sector
- Ensures long-term success
- Allows for active engagement of multiple stakeholders
- Builds capacity for implementation of plan

Tools:

- Diverse steering committee
- Interactive public meetings
- Special events & open houses
- Stakeholder interviews
- Web/Social Media
- Local media outlets
- Partnerships





Public Engagement

Questions?

For more information:

TAndrews@nobis-group.com

MWesta@edrdpc.com

LNagle@edrdpc.com

