

Area Wide Planning

Annual States/EPA Brownfields Programs Meeting

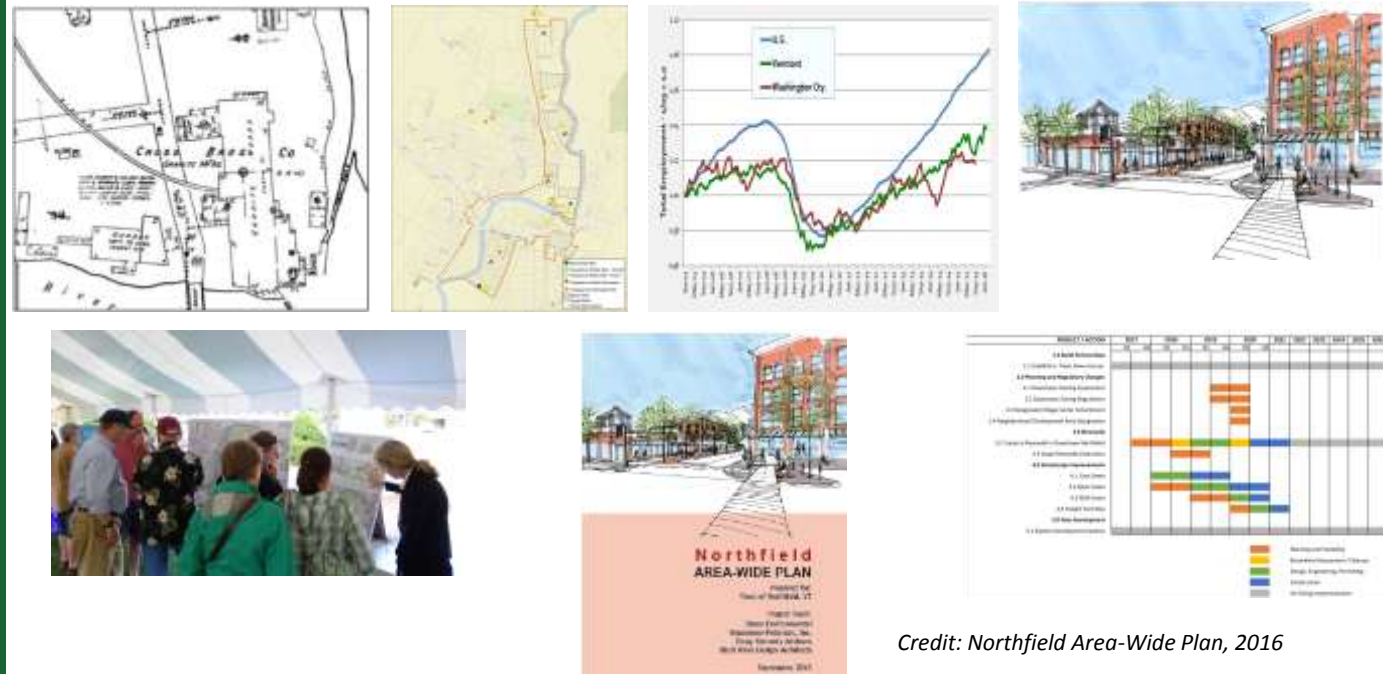
15 June 2017

Kristi Herzer

Vermont DEC



Area Wide Planning Components



Credit: Northfield Area-Wide Plan, 2016

- Evaluate existing conditions
- Evaluate land use and features
- Identify key brownfield sites
- Encourage community development/identify community priorities
- Market studies and market analysis
- Infrastructure and energy analyses
- Develop re-use scenarios
- Develop brownfields area wide plan document
- Identify resources for implementation
- Develop implementation strategy

Saint Johnsbury

2011

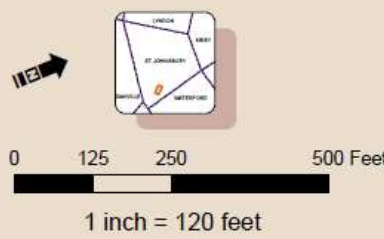
Project Area: Bay Street



2011
Project Area: Bay Street

Project Area: Bay Street





- 7 Structure ID
- IDE Reporting block
- 11 Street address
- Historic railroad
- Historic river bank
- Assessment area boundary
- Parcel boundaries (2007)
- Reporting blocks

- Structures with Past Use of Environ**
- Exis
 - Historic structure

- Use Building ID
- Automobile Service
- Blacksmith
- Carriage
- Dry Cleaning
- Fuel Storage
- Garage
- Grain Elevator
- Hardware/Lumber
- Lead Elevator
- Mechanical
- Manufacturing
- Millinery
- Print Shop
- Photography
- Printing
- Shed

Notes:

1. Fire Insurance maps for the

Sources: MVDA: Parcel boundaries, 2005 Imagery, Stone: Historic Industry types from Manning's city directories and Seaborn Fire Insurance Maps, building footprints digitized from Seaborn Fire Insurance Maps, VDOT: street names

**Historic Property Uses of
Environmental Concern
1884 - 1908**

**Bay Street Area Wide Assessment
St. Johnsbury, Vermont**

STONE ENVIRONMENTAL INC

1884 to 1908



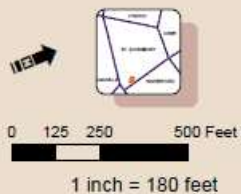
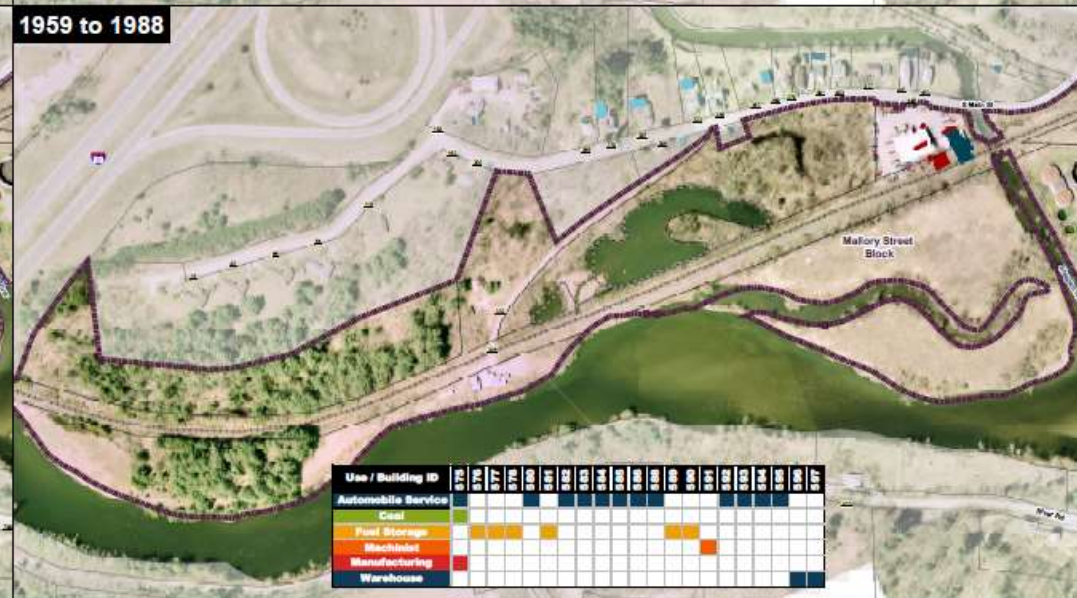
1909 to 1933



1934 to 1958



1959 to 1988



- Structure ID
- Reporting block
- Street address
- Assessment area boundary
- Reporting blocks
- Historic river bank
- Historic railroad
- Parcel boundaries (2007)

Structures with Past Use of Environmental Concern

- Existing Structure
- Historic Structure
- Historic Petroleum UST/AST

Notes:

- Only structures with uses of interest are displayed.
- The historic use data was derived from Sanborn Fire Insurance maps for the years 1880, 1895, 1900, 1905, 1919, 1927, 1943, 1958, 1964.

Source: NOAA; Parcel boundaries, 2007 imagery; Stone; Historic industry type from Manning's city directories and Sanborn Fire Insurance Maps; Building footprints digitized from Sanborn Fire Insurance Maps; VDOT, street names.

Historic Property Uses of
Environmental Concern
1884 to 1988
(S. Main Street)

Figure: 3e

Bay Street Area Wide Assessment
St. Johnsbury, Vermont

STONE ENVIRONMENTAL INC.

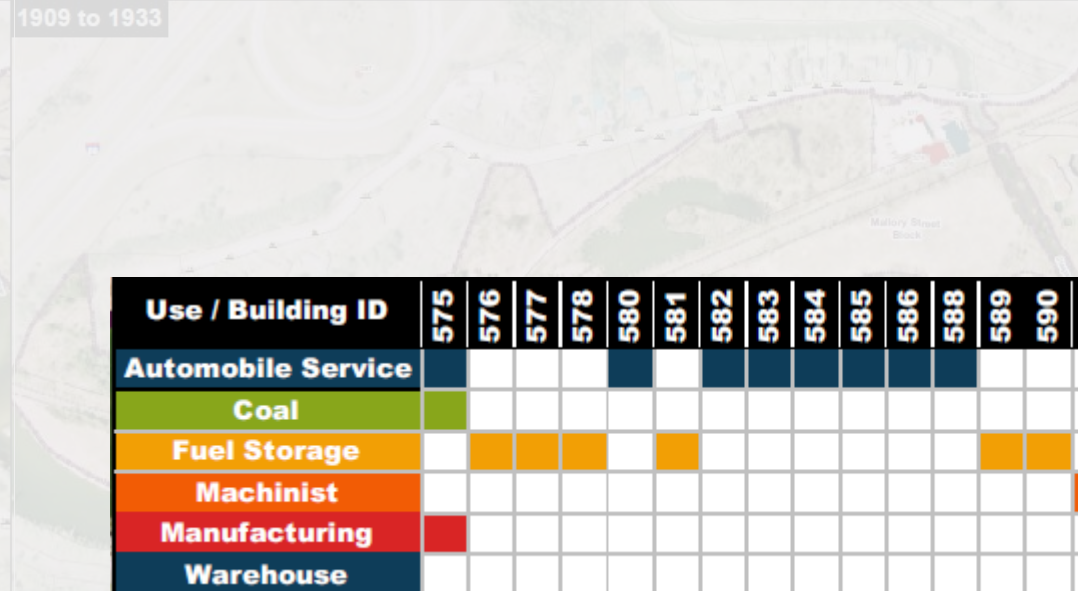
1884 to 1908



1934 to 1958



1909 to 1933



1959 to 1988



Notes:

1. Only structures with uses of interest are displayed.
2. The historic use data was derived from Sanborn Fire Insurance maps for the years 1889, 1895, 1900, 1905, 1919, 1927, 1943, 1958, 1964.

Source: NOAA, Pictorial boundaries, 2003 imagery; Stone, Historic industry type from Merrimack's city directories and Sanborn Fire Insurance Maps; Building footprints digitized from Sanborn Fire Insurance Maps; VCOI, street names.

Historic Property Uses of
Environmental Concern
1884 to 1988
(S. Main Street)

Figure: 3e

Bay Street Area Wide Assessment
St. Johnsbury, Vermont

STONE ENVIRONMENTAL INC.

Barre

2011

Project Area: Merchants Row

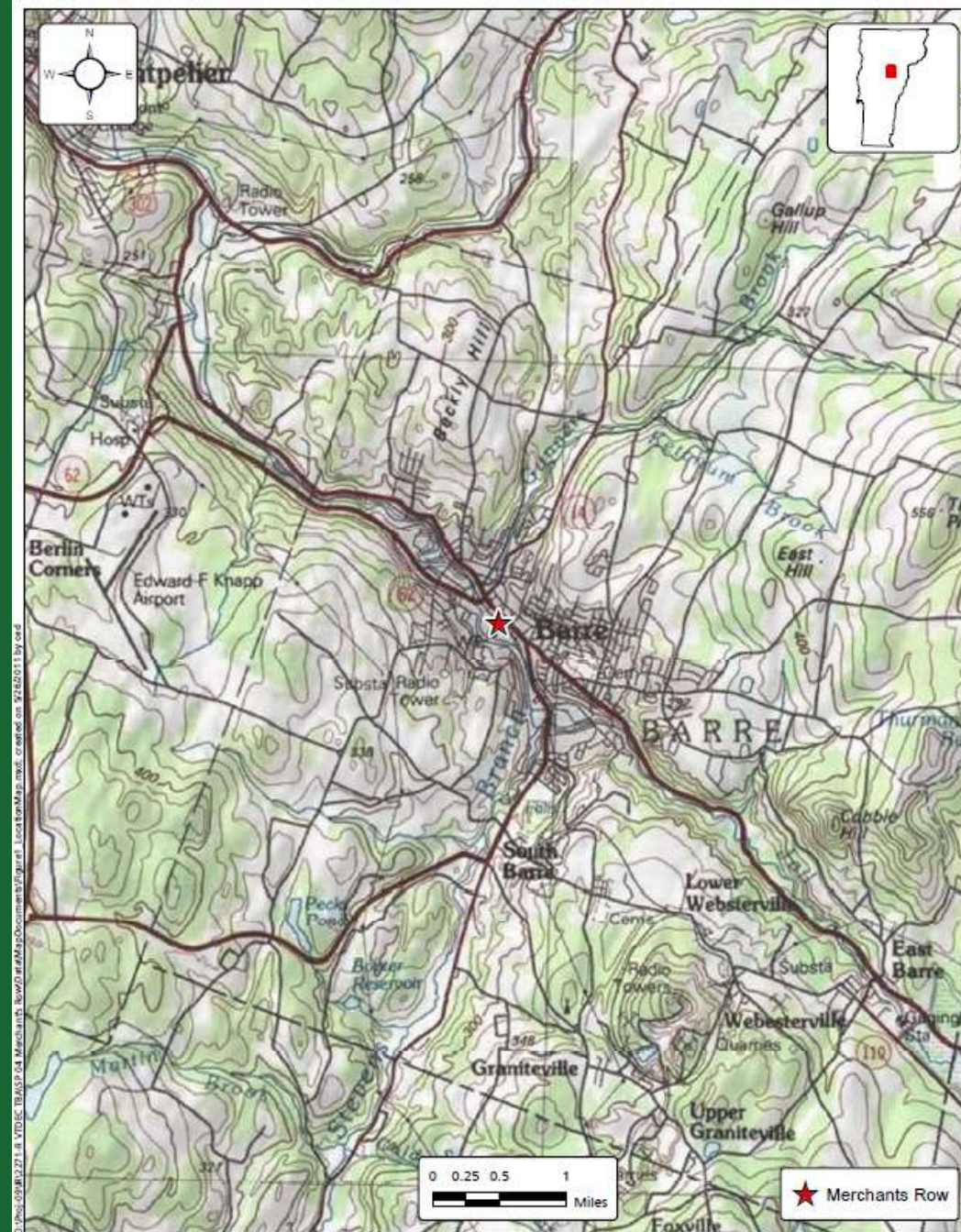


Figure 1: Site Location Map

Merchants Row Redevelopment Project, Barre City, Vermont



Figure 3: Proposed Redevelopment Project Area
 Merchants Row Redevelopment Project, Barre, Vermont

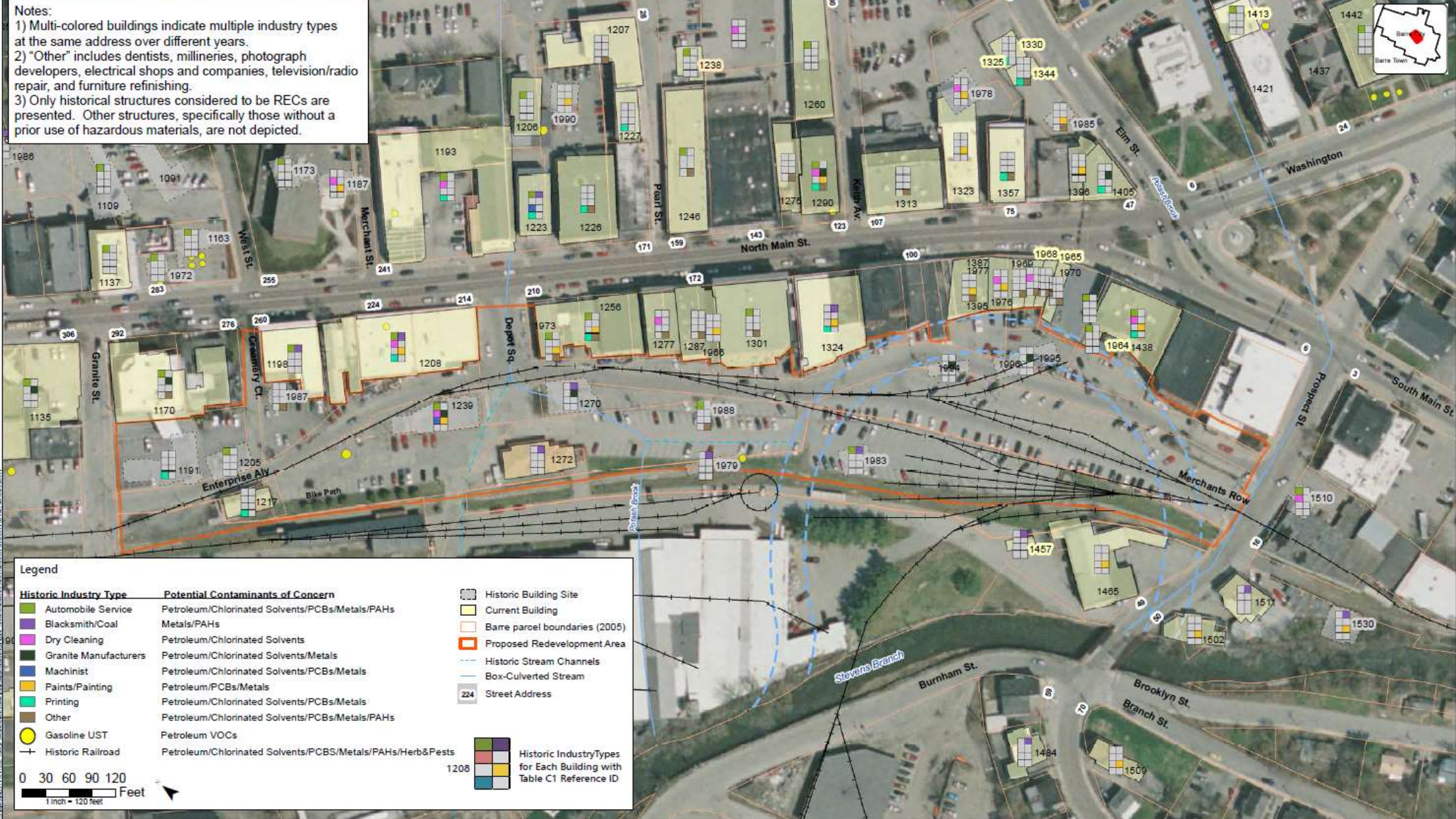


Figure 4: Historical Features and Industries
 Merchants Row Redvelopment Project, Barre, Vermont

Sources: Stone: Historic industry types from Mannings city directories and Sanborn Fire Insurance Maps; locations of streams from City of Barre parcel maps and Sanborn; VCGI: parcel boundaries; building footprints; imagery (2009).



Figure 7: Known and Potential Vapor Intrusion Concerns (Chlorinated VOCs)

Merchants Row Redevelopment Project, Barre, Vermont

Sources: Stone: Vapor risk from Heindel & Noyes, Inc (Howe, 2010); VCGI: parcel boundaries; building footprints; imagery (2009).

STONE ENVIRONMENTAL INC

Barre

Post Area-Wide Plan



Photo credits: Trish Coppolino

Bennington

2016

Project Area: Greenberg/Putnam Block



BENNINGTON DOWNTOWN AREA-WIDE PLAN

Prepared for:
Town of Bennington

Project Team:
Stone Environmental
Greenman-Pedersen, Inc
Doug Kennedy Advisors
Centerline Architects

Facilitated by:
Bennington County Regional Commission

January, 2016

Bennington

2016

Project Area: Greenberg/Putnam Block



Bennington

2016

Project Area: Greenberg/Putnam Block



Bennington

2016

Project Area: Greenberg/Putnam Block



Table 4.1: Conceptual Development Program: Alternative A

Bennington

2016

Project Area: Greenberg/Putnam Block



Table 4.2: Conceptual Development Program: Alternative B

Bennington

GIS Story Map

Bennington Downtown Area-Wide Plan

The Bennington Downtown Area-Wide Plan (AWP) provides a guide and vision for economic revitalization of vacant and underutilized sites in downtown Bennington. The plan provides information and analysis on the environmental, infrastructure, and market conditions to assist economic development partners identify opportunities and challenges presented by the conditions in the downtown area. The plan also presents visions of the redevelopment of key parcels in the area.

The Bennington Downtown AWP Story Map aims to provide the community of Bennington with an informative, interactive explanation of the content contained in the plan and is intended to summarize the findings and recommendations of the broader planning efforts. Further detail related to the existing conditions, market assessments, and conceptual development plans can be found in the *Bennington Downtown Area Wide Plan*.

(Tip for Navigators: Scrolling down on left brings new panel; clicking on a map on right will provide information about that feature.)

The Story Map and Area Wide Plan are designed to be adaptable and expandable. Possible additional information to be contained herein include:

1. *Clean up progress.* Use the database to track site cleanup and funding sources.
2. *Marketing of sites.* Deploy the data to the national commercial/renewable energy real estate web sites.



<http://stone-env.maps.arcgis.com/apps/MapJournal/index.html?appid=63e78c339cd14a0693e9734281232b8a>

Northfield

2016

Project Area: Multiple



Northfield **AREA-WIDE PLAN**

Prepared for:
Town of Northfield, VT

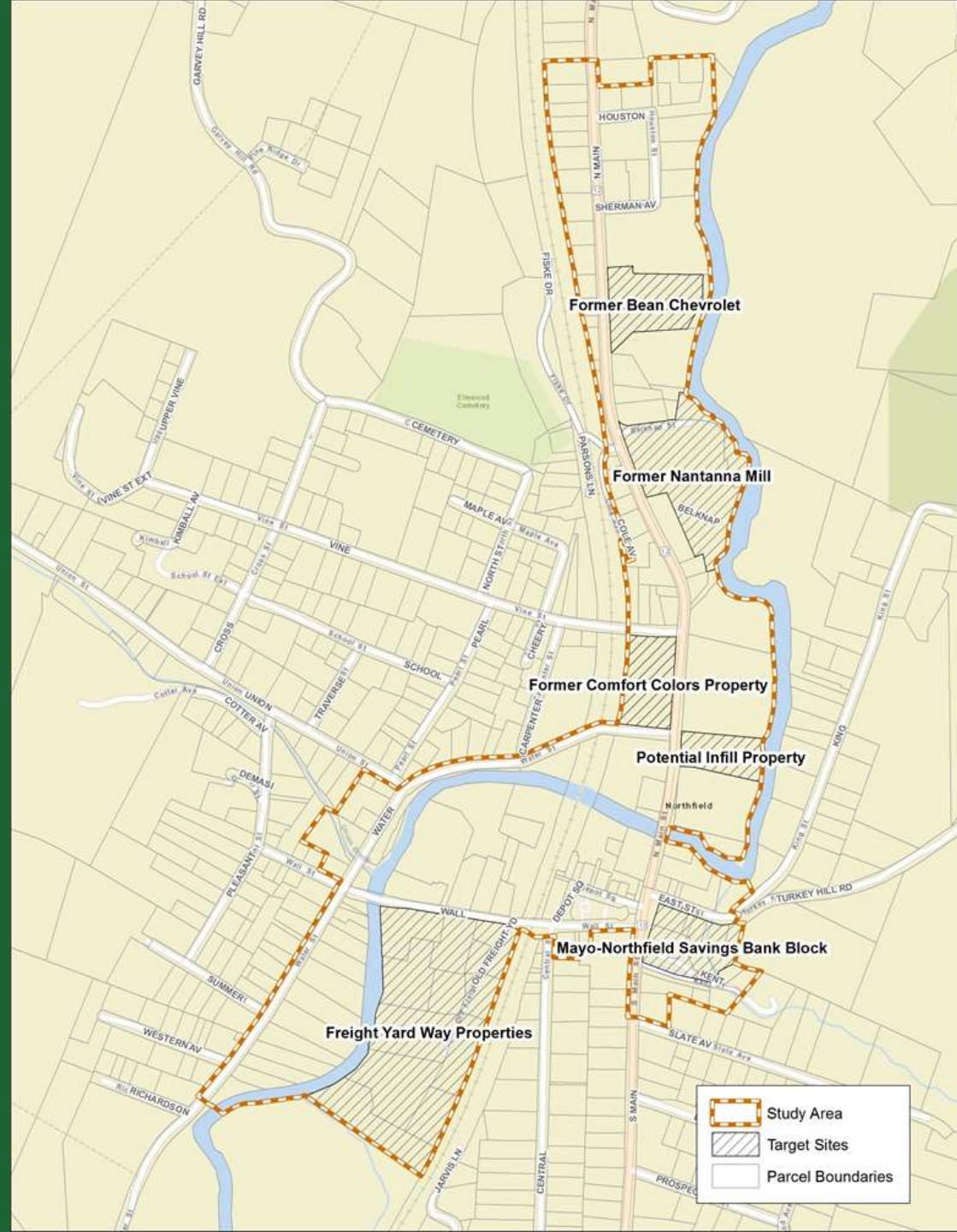
Project Team:
Stone Environmental
Greenman-Pedersen, Inc.
Doug Kennedy Advisors
Black River Design Architects

September, 2016

Northfield

2016

Project Area: Multiple



Northfield

2016

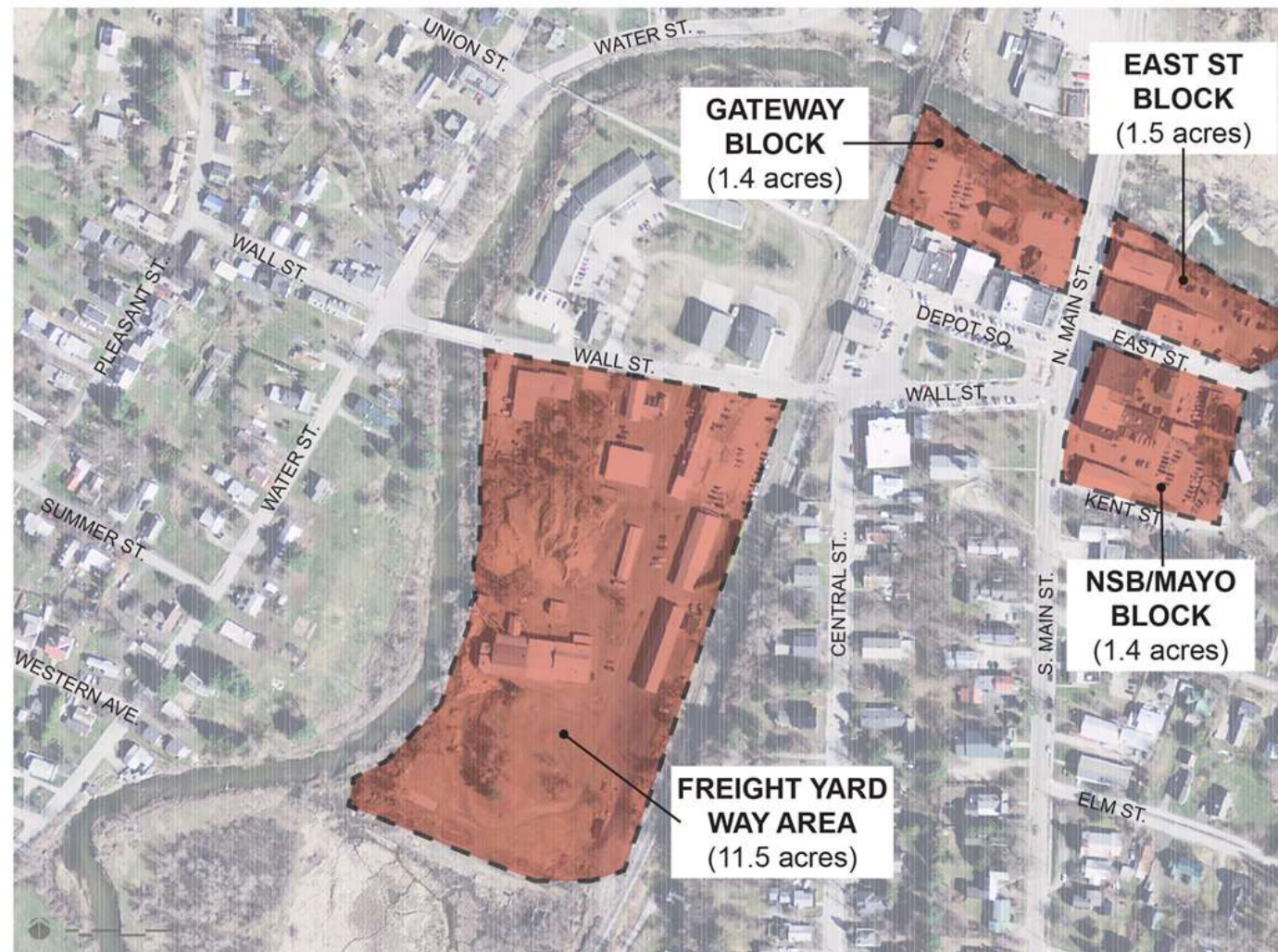
Project Area: Multiple



Northfield

2016

Project Area: Multiple



Northfield

2016

Project Area: Multiple



**Northfield's
Night on the Common
July 19, 4 to 7 pm
@ Northfield's own Farmers Market**

There is lots happening in Northfield! Join your neighbors and friends for a mid-summer celebration on the common to learn about a new Area Wide Plan and see conceptual plans for revitalizing two downtown sites. What would you like to see downtown? We need your input!

**4 to 6 pm: Informal drop in / ice cream social on the common
6 to 7 pm: Area Wide Plan presentation**

The Northfield Community Development Network (NCDN) and the Dog River Park Committee will be on hand from 4 to 6 pm to discuss their on-going work.

**Rain Location: Brown Public Library, 93 South Main St. 4 to 6 pm
Hosted by: Town of Northfield, NCDN and Northfield Farmers Market**

Northfield

Conceptual Redevelopment Plans



Northfield

GIS Story Map

Northfield Area Wide Plan

The Northfield Village Center Area-Wide Plan provides a guide and vision for economic revitalization of vacant and underutilized sites in the Village Center and adjacent areas.

The plan provides information and analysis on the environmental, infrastructure, and market conditions that is intended to assist economic development partners identify opportunities and challenges presented by the conditions in the downtown area. The plan also presents visions of the redevelopment of key parcels in the area.

The following Story Map will serve as a communication tool for the community of Northfield to review project information as it becomes available. It is designed to provide an informative, interactive explanation of the content contained in the Plan and is intended to summarize the findings and recommendations of the broader planning efforts.

(Tips for Navigation: Scrolling down on the left (Side Panel) brings a new slide; clicking on a map on the right (Main Stage) will provide information about that feature; Underlined text indicates a link to new content on the Main Stage for a given slide.)

This Story Map and Area Wide Plan are designed to be adaptable and expandable. Possible additional information to be contained herein include:



Story Map

<https://cwrpc.maps.arcgis.com/apps/MapJournal/index.html?appid=9828ff061a0b4f399c8fc009b6493063>

Area Wide Plans

Lessons Learned

- ☐ Engaged and motivated municipality key to success
- ☐ Public input catered to the area
- ☐ Diverse stakeholders needed for steering committee
- ☐ Budget/Effort

Thanks and Acknowledgements

- EPA Region 1
- 104k Grant through the EPA
- Agency of Commerce and Community Development
- Stone Environmental
- Bennington County Regional Commission
- Town of Bennington