

Team Services

Stone Environmental

Phase I/II Environmental Site Assessments
Remedial Planning, Design, and Implementation
Ongoing Monitoring and Remedial Optimization
PCB Site Investigation and Cleanup in Accordance with TSCA
Brownfield Redevelopment Consulting
NEPA Environmental Review
Stormwater Master Planning and Management

Greenman-Pedersen, Inc (GPI)

Planning
Urban Design
Public Engagement
Landscape Architecture
Civil Engineering

Doug Kennedy Advisors

Market Feasibility
Retail Leakage Analysis
Financial Feasibility

Black River Design Architects

Conceptual Building Design
Code Analysis

Clay Point Associates

Hazardous Building Materials

Hartgen Associates

Cultural Resources Assessments
Section 106 Compliance



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With:

Greenman-Pedersen, Inc.
Doug Kennedy Advisors
Black River Design Architects
Clay Point Associates
Hartgen Archaeological Associates

Brownfield Area Wide Planning Program

Project Experience



Case Study: Downtown Barre Planning

Downtown Master Plan: GPI's planning and design team prepared the downtown Master Plan for Barre which set forth the configuration of buildings, parking, streetscape, pedestrian and bicyclist improvements for the downtown. The master plan has served as the framework for the completion of several major downtown projects including:

1. **City Place:** A catalyst project on Main Street, City Place is a new, mixed-use building at the key location of North Main Street and Depot Square. The \$11 million project was financed using New Markets Tax Credit investment funding. GPI assisted the City with the parking strategy and served as the project landscape architect for City Place. **Completed 2014.**
2. **Enterprise Aly:** Reconstruction of Enterprise Aly to include improved downtown parking, sidewalks, streetscape improvements. The city is implementing this project with a US EPA Cleanup Grant. The total project cost, including brownfield cleanup, is \$3.5 million. Stone provided the initial Phase I ESA and an Area-wide Brownfield Assessment of Merchants Row and Enterprise Aly -- the first of its kind in Vermont. GPI performed master planning, public outreach,

site design and landscape architecture services. **This project is under construction.**

3. **Downstreet Apartments:** Redevelopment of dilapidated housing with a new mixed-used building including the offices for Downstreet Housing and Community Development and 27 affordable apartments. GPI is the landscape architect on this \$4.5 million project. **This project is under construction.**
4. **Municipal Parking Lot:** Using TIF funding, Barre purchased this private parcel to expand downtown parking as set forth in the Master Plan. Stone is doing the brownfield assessment and remedial planning; GPI is the planner and landscape architect on this project. **This project will begin construction in 2016.**
5. **Blanchard Block Renovation:** Vacant since 2004, the Blanchard Block was purchased by new owners in 2012 and renovated with the assistance of funding through ACCD. Stone provided brownfield remediation plans. **Renovations are complete and the building is occupied.**



Case Study: Bennington Downtown Areawide Plan

Stone Environmental, GPI and Doug Kennedy Advisors are working with the Bennington County Regional Commission and VTDEC on the preparation of an Areawide Plan for its

downtown. The area wide plan included a comprehensive existing conditions analysis of the entire downtown area using historical documents including Sanborn maps, Manning's directories to establish historic land use patterns and past uses of environmental significance, natural and cultural resources, and various assets within the Project Area. Existing files held by the VTDEC were reviewed to assess the status of currently and formerly managed environmental sites.



GPI prepared conceptual development plans for a site elected by the Steering Committee and lead a very successful public engagement process which included stakeholder meetings, Steering Committee meetings, and broadly noticed public information sessions held at the Farmer's Market and Homebrew Festival.

Doug Kennedy Advisors prepared a market analysis, including a retail leakage analysis, as well as a financial feasibility assessment.