

Swanton Area Wide Plan

STONE
ENVIRONMENTAL
100% EMPLOYEE-OWNED

Services / Expertise

Environmental Assessment and Remediation
Area-Wide Planning
Geospatial Data & Solutions
Data Visualization
Story Mapping
ArcGIS Online

Markets

Local Government and RPCs
Site/Property Owners
Commercial Developers
Community-Based Organizations

Project Location

Swanton, Vermont

Date Completed

2017-present

Project Owner

Northwest Regional Planning Commission

Project ID#

16-137

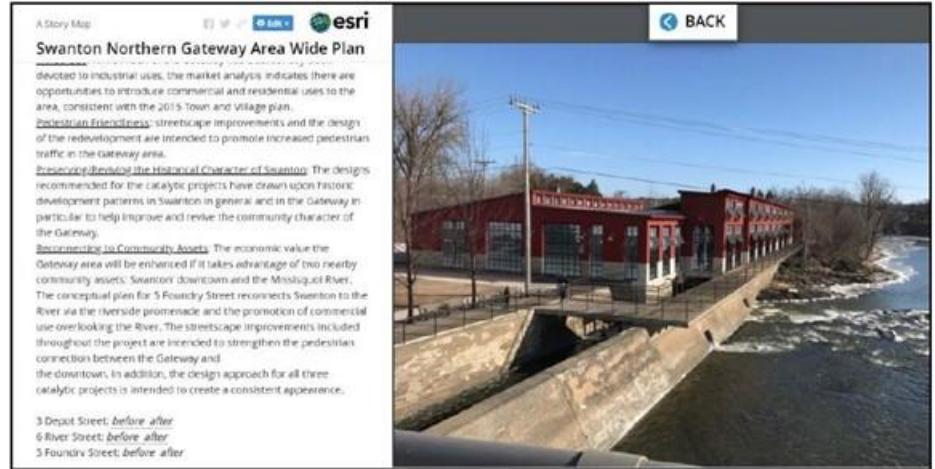
Project Team

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Fairweather Consulting

EDR



Story Map for the Swanton Gateway Area-Wide Plan.

MANY downtown areas in Vermont grew because of natural resources (e.g. hydro-powered mills) or from transportation hubs. Often, these downtowns contain both past and current industrial uses in the proximity of commercial and residential properties. When these industries waned, the communities were left as shells of their former selves. In addition to the void of vibrancy and tax revenue, industrial and commercial properties leave in their wake known and perceived contamination: bulk oil storage and rail operations in St. Johnsbury; dry cleaning and rail operations in Barre; furniture manufacturing mills in Richford; and rail and automotive fuel retailers in Essex Junction. Past site investigations at many of these types of properties have been limited in both scope and areal coverage. Effective and liability-free redevelopment of each area requires a comprehensive, holistic approach to leverage past efforts, available resources for funding, and human capital.

Fostering and sustaining a vibrant downtown is critical to any planning commission's vision for having an economically healthy community. That's why many Vermont communities are working with private and public partners to evaluate current environmental conditions and potential market concerns and integrate the cleanup/reuse of brownfields into the development of targeted area-wide plans. These plans provide a guide and vision for economic revitalization of vacant and underutilized sites, supported by information on—and an analysis of—environmental and market conditions; assist economic development partners in identifying the opportunities and challenges presented by conditions in the downtown area; and present a vision for the redevelopment of a key cluster of parcels in the area, including implementation steps that will assist the community and its partners realize a transformation in the area.

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Since 2010, Stone has successfully managed several Area Wide Assessment and Planning studies for communities across Vermont, including Barre, Richford, Winooski, Essex Junction, St. Johnsbury, Northfield, Bennington, and Swanton.

In collaboration with the Stone Environmental and EDR Landscape Architects, Fairweather Consulting prepared a Targeted Area-wide Plan for the Northern Gateway area of Swanton. The Plan provides a guide and vision for economic revitalization of three dilapidated, underutilized, or vacant properties whose successful redevelopment will spur additional investment in the area. Key parcels were identified for redevelopment, the environmental constraints associated with them, and market opportunities for which the parcels could be re-positioned. The team led a community visioning session, identified potential new uses for the sites and prepared visual simulations of the sites as they would appear in redevelopment.

Using ArcGIS, Stone performed an assessment of the physical and natural environments and the historical land use of all parcels in the area of the are to attempt to understand what resources can be enhanced or help drive redevelopment and what limitations need to be mitigated for redevelopment to occur. Information related to the assessment—including data about historical land use, natural resources, infrastructure, and brownfield sites—was collected, stored, and managed in a geodatabase.

Stone participated in the public outreach effort data management, organization and presentation of all project data, including the development of a Story map to serve as a communication tool for the community of Swanton to review project information as it becomes available. Further details on the Swanton Northern Gateway Area Wide Plan can be found online:

<https://arcg.is/1SfKGC>



6 South River Street (Former Riviere Hotel)



3 Depot Street (Moreau Building)