

453 Pine Street Brownfield Redevelopment, Burlington, Vermont



Services / Expertise

Environmental Assessment and Remediation
Brownfields Redevelopment

Markets

Commercial Site/Property Owners
State and Local Government

Project Location

Burlington, Vermont

Date Completed

2013-present

Project Owner

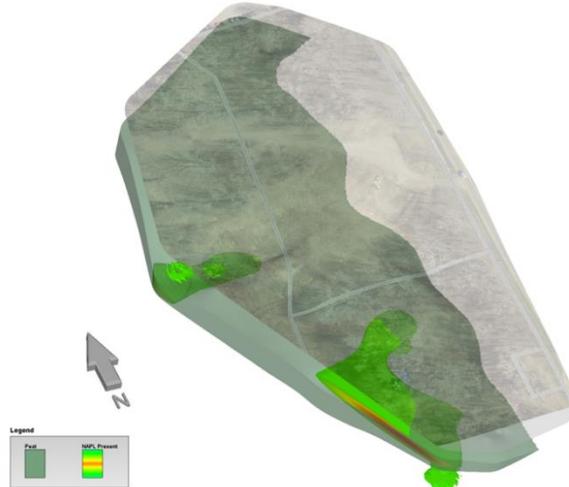
Private Client

Project ID#

2015-147

Project Manager

Daniel Voisin



Three-dimensional visualization of the extent of coal tar non-aqueous phase liquid in peat deposits at the 453 Pine Street Property.

STONE conducted a thorough review of existing site conditions, opportunities, and constraints regarding the potential development of a challenging site in Burlington, Vermont in 2005. Working with the client, state and federal regulators, and an engineering partner, we developed a clear understanding of permissible development at the site, including appropriate stormwater management alternatives. We determined what stormwater treatment standards and treatment practices applied to the site under Vermont's 2002 stormwater regulations and created a conceptual stormwater management scenario that was tested using a two-dimensional hydrogeologic model. The information we provided was used for decision-making by the client and other stakeholders.

Beginning in 2013, we revisited and expanded upon our earlier work for this brownfield redevelopment project of a former industrial property adjacent to the Pine Street Canal Superfund site. Site investigation tasks have included delineation of coal tar non-aqueous phase liquid (NAPL) and polycyclic aromatic hydrocarbons (PAHs), geotechnical assessment, geotechnical project feasibility, stormwater feasibility, and development of an ongoing monitoring program to ensure that redevelopment is in compliance with institutional controls related to the Superfund site. We also worked with the owner of an adjacent property to perform a Phase I and II Environmental Site Assessment in connection with this potential brownfield redevelopment. The fieldwork consisted of Tar-Specific Green Optical Screening Tool (TarGOST®), soil borings, installation and sampling of temporary groundwater monitoring wells and drive points. We presented our results to City of Burlington, Regional Planning Commission, EPA, VTtrans, and VTDEC staff.