

US EPA ARCHIVE DOCUMENT



Land & Community Revitalization

BROWNFIELDS SUCCESS IN NEW ENGLAND

FORMER SALT SHED & TURNTABLE PROPERTIES

MONTEPELIER, VERMONT



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PROPERTY DETAILS	Address:	Stone Cutters Way Montpelier, VT 05602
	Size:	1.40 acres (1.13 acres; 0.27 acres)
	Former Use:	Salt shed, indoor ice skating rink, art & performance center, storage; rail yard
	Contaminants:	Asbestos, pentachlorophenol (PCPs), petroleum-related compounds, chlorinated volatile organic compounds (VOCs), metals, polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PAHs), perchloroethene (PCEs), trichloroethene (TCEs), lead, arsenic
PARTNERS	Current Use:	Office space; pocket park
	Lessees:	Connor Brothers Stonecutters, LLC; City of Montpelier
	Central Vermont Regional Planning Commission (CVRPC); City of Montpelier; Central Vermont Economic Development Corporation (CVEDC); Vermont Agency of Natural Resources; Vermont Agency of Commerce & Community Development; Pyralisk Arts Center	

Motivation for Redevelopment: In 1993, the City of Montpelier, located in central Vermont, launched an aggressive strategy to improve the economic vitality of its downtown and riverfront areas. A large component of this effort was the redevelopment of a large state-owned derelict rail yard in the heart of downtown along the Winooski River. This project was seen as the key mechanism to spark community engagement across the city as well as satisfy the need for retail and office space. After nearly a century of industrial use occupying the riverfront, residents are able to gather together to eat, shop, enjoy the riverfront, and appreciate the City's heritage.

Property History: The adjoining Salt Shed and Turntable properties are owned by Vermont Agency of Transportation (VTrans), who lease the Salt Shed property to Connor Brothers Stonecutters, LLC and the Turntable property to the City of Montpelier. Between 1894 and 1973, both properties were owned by various railroad companies. After its construction between 1909 and 1915, the Turntable facility discontinued operations between 1957 and 1980. Meanwhile, in 1973, Twin State Sand & Gravel bought the Salt Shed property and constructed the shed (11,500 sf) for road salt storage. In 1980, the State (VTrans) took the entire railroad property along the river. In 1997, the City leased a majority of it apart from the Turntable property, which was included in an amendment in 2004. Central Vermont Skating Association bought the Salt Shed building in 1983 and converted it into a skating rink. Pyralisk Arts Center bought it in 1999, selling it to Connor Brothers in 2010.

Testing determined that both sites were filled with waste from surrounding granite businesses in existence during the early 20th century. A coal shed, engine house, and machine shop constructed near the turntable may have also contributed to contamination on site. On the Turntable property, maintenance and repair of locomotives and railcars resulted in contamination

FUNDING DETAILS	Salt Shed	
	EPA Community-Wide Hazardous Substances Assessment Grant:	\$31,750
	Private Developer:	\$2,150,000
	Turntable	
	EPA Community-Wide Hazardous Substances Assessment Grant:	\$38,200
	VT Community Development Program (VCDP) Grant:	\$194,336
	Vermont Downtowns and Village Centers Tax Credit:	\$71,223
	State Downtown Transportation Grant:	\$74,961
	City 5% Match:	\$13,977
	City Funds:	\$36,000
HIGHLIGHTS	City Sales Tax Reallocation:	\$33,000
	City Capital Improvement Plan:	\$7,345
	<ul style="list-style-type: none"> The new office building is projected to have capacity for approximately 65 employees. Connor Brothers Stonecutters received a tax benefit which equals approximately \$3,800 per year for 7 years. Potential to extend the contract by demonstrating the creation of at least 25 net new full time livable wage jobs. 	

in the soil directly below. Clean up efforts included excavation and removal of hazardous materials as well as the installation of indicator fabric and monitoring wells. Additionally, the desire for cohesiveness between both designs led the City to encounter difficulty in funding retention. Differing timelines led the City to devise a tax reallocation system by which state sales tax from 535 Stonecutters Way would fund Turntable Park's construction.

Project Results: Now completed, the unique Turntable Park is dedicated to the late Garth Genge (pictured above) who propelled the project forward for the City. The park celebrates Montpelier's rail industry heritage by retaining the turntable itself as a central focus around which salvaged granite blocks are repurposed as seating. Construction is nearing completion on the Salt Shed property with a new office building replacing the deteriorating shed. When it is complete, the entire redevelopment will incorporate connecting pedestrian and bike paths to the downtown from the riverfront. Together, these projects conclude redevelopment along this section of the Winooski River.

TIMELINE	
Feb. 2004	City leases Turntable property
July 2004	Phase I ESA completed
Sept. 2004	Phase II ESA completed
Jan. 2005	Additional Phase II ESA completed for Salt Shed property
Aug. 2010	Private developer leases Salt Shed property
Dec. 2010	Turntable property cleanup completed
Sept. 2011	Turntable Park opened
Dec. 2011	Salt Shed property cleanup completed
Aug. 2012	Lessee projected to occupy Salt Shed office building