



Vermont Brownfield Success Stories

Archibald Street Community Gardens

Property History

The property is comprised of a 0.17 acre parcel located in the City of Burlington, Vermont. It was first developed in 1941 and was used as an automotive sales and service facility until the mid-1990s. In 2004, The Visiting Nurse Association of Chittenden and Grand Isle Counties bought the property. The same year, the City of Burlington Planning and Zoning office issued a demolition permit for the on-site building. In 2008, a community garden group established a community garden on the property, including raised beds and a small shed on the eastern portion of the property.

Redevelopment Work

As the prospective purchaser, the City of Burlington received multiple rounds of assessment funding totaling \$28,475 from CCRPC. A Phase I Environmental Site Assessment (ESA) conducted in 2013 revealed the likely presence of environmental contamination on the property from past uses including auto sales and repair. The subsequent Phase II ESA, completed in early 2014, indicated that soils on the site contained levels of Polycyclic Aromatic Hydrocarbons (PAHs), Lead, and Arsenic in excess of the residential Vermont Soil Screening Values (SSVs). Perchloroethene (PCE), a type of Chlorinated Volatile Organic Compound (CVOC), was also detected on shallow soil vapor on portions of the property. Construction of a new building on the property may result in exposure to VOCs, but no permanent structures were included in the property redevelopment.

Property Details

Property Address:	28 Archibald St, Burlington, VT 05401
Property Size:	0.17 acres
Former Uses:	Auto dealership and repair facility
Contaminants:	PAHs, arsenic, lead, PCE
Current Use:	Community garden
Current Owner:	VNA of Chittenden & Grand Isle Counties

Project Partners

City of Burlington Dept. of Parks, Recreation, and Waterfront
VNA of Chittenden & Grand Isle Counties
Chittenden County Regional Planning Commission
VT Department of Environmental Conservation (DEC)
VT Agency of Commerce and Community Development (ACCD)
United States Environmental Protection Agency
KAS, Inc. of Williston Vermont

Funding Sources

Brownfields Revolving Loan Fund	\$45,000
Chittenden County Regional Planning Commission	\$28,475



The City of Burlington enrolled the property in the VT DEC's Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) program in January 2015, and was able to access \$45,000 in support of site cleanup activities from the VT ACCD's Brownfields Revolving Loan Fund. Site remediation work began following the April 2015 approval of the Corrective Action Plan. During site remediation, approximately 320 cubic yards of contaminated soil were removed and disposed of at an appropriate facility. Following removal, a clean soil and filter fabric cap was installed over the entire property surface.

Site work was completed in May 2015. To protect future construction and utility workers, site users, and new property owners from exposure to residual subsurface soil and gas contaminants, a Deed Restriction will be filed with the Registry of Deeds for the property. On March 22, 2016, the VT DEC awarded the City of Burlington with a Certificate of Completion for the property.

Project Results

Over 90 community volunteers came together, committing more than 500 hours of service to provide the finishing touches to the garden. Now complete, the property provides fenced gardening space for 24 households and several youth groups, as well as a new water system for the gardeners. The remediation and redevelopment of this property has created a space to strengthen community bonds, which will only continue to grow with the garden as residents of all generations learn to produce nutritious food together.

Project Timeline

October 2013	Phase I ESA Completed
January 30, 2014	Phase II ESA Completed
February 4, 2014	Additional Soil Sampling Completed
May 2015	Remediation Completed
June 12, 2015	Garden Grand Re-Opening

