



Brownfields Assessment Pilots

Rutland Redevelopment Authority, VT

BACKGROUND

EPA has selected the Rutland Redevelopment Authority for a Brownfields Assessment Pilot. The City of Rutland (population 17,292) is a 250-year-old rail center and manufacturing city in west central Vermont, bordered by the Green Mountains, Taconic Mountains, and Champlain Valley. Historically, the community's economy has focused on agriculture, stone quarrying, lumber production, foundry operations, and manufacturing. As a result of these activities and increased business sprawl into areas outside Rutland, the city contains many abandoned or underused sites with real or perceived environmental issues. In particular, historical use of sites within and surrounding the city's railroad switching yard indicates the potential for release of hazardous substances, including volatile organic compounds, toxic metals, polychlorinated biphenyls, waste solvents, and cyanides. The Pilot targets three sites adjacent to the original railyard in downtown Rutland and between the city's current business park and central business district.

Within the vicinity of these brownfield sites, the residential community consists of low-income rental properties and blue-collar housing. Rutland's unemployment rate is 3.4 percent, compared to the state average of 2.9 percent. The city has had a higher unemployment rate than the statewide average throughout the last 10 years. Seventeen percent of the city's households have incomes of less than \$10,000 per year, while 32 percent have incomes between \$10,000 and \$24,000.

OBJECTIVES

The city's objective is to facilitate the timely and beneficial reuse of vacant and underused properties in the vicinity of the city's railroad switching yard, while complementing the city's ongoing rail relocation project. The Pilot plans to accomplish this objective by evaluating environmental conditions at the target sites and developing site reuse plans for light manufacturing, distribution centers, and commercial services.

PILOT SNAPSHOT



Rutland Redevelopment Authority, Vermont

Date of Announcement:
May 2002

Amount: \$ 200,000

Profile: The Pilot targets three former industrial sites located on or near the city's railyard for redevelopment into an industrial or commercial complex.

Contacts:

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Regional Brownfields Team
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Visit the EPA Region 1 Brownfields web site at:
<http://www.epa.gov/region01/brownfields/>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
www.epa.gov/brownfields

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Conducting Phase I and Phase II environmental site assessments on the targeted properties;
- Preparing cleanup, reuse, and quality assurance plans; and

- Conducting community outreach activities to ensure public involvement.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.