

## BUTTERFIELD PROPERTY RUTLAND, VERMONT



Property Details	
<b>Property Address:</b>	Lincoln Ave & US Route 7 North
<b>Property Size:</b>	1.86 acres
<b>Former Use:</b>	Residential/Automotive
<b>Contaminants Found:</b>	Lead
<b>Current Use:</b>	Plant nursery
<b>Current Owner:</b>	Pratico's Landscaping and Fence Co.
Project Partners	
Town of Rutland, Vermont; Rutland Regional Planning Commission	

**Motivation for Redevelopment:** The 1.86-acre Butterfield site near Rutland, Vermont had been vacant for more than 40 years, creating a long-standing eyesore in the neighborhood. A highly visible location on US Route 7 and access to infrastructure and services made the property a prime candidate for redevelopment. However, numerous attempts to sell the property failed due to concerns about its past use and debris on the site that indicated possible contamination. After the original farmhouse on the site burned down in the 1960s, the property hung in limbo as it passed through the hands of the original owners' descendants without being redeveloped.

In 2006, a successful landscaping and fence business was outgrowing its location approximately one half mile south of the property on US 7. The underutilized Butterfield property was a logical fit for the business' expansion in terms of its size and location. Due to the site's past use, however, the potential buyers suspected potential environmental contamination and contacted the Rutland Regional Planning Commission (RRPC).

Through a cooperative agreement with the RRPC's Rutland Region Brownfields Reuse Program, EPA Brownfields funding financed Phase I and II assessments at the site. The assessments resolved concerns over contamination, giving the property a clean bill of health for redevelopment.

**Property History:** The site is located in a mixed commercial, agricultural and residential area. East Creek, known for its covered bridges, borders the site. The property was used for agricultural purposes from the mid 1800s until the 1920s. The original farmhouse was built during this era, and an existing onsite barn dates from 1885. From the 1920s through the 1940s, the site was used as an automotive service garage, filling station and store. In the 1950s, the widening of US 7 restricted the usefulness of the site for commercial purposes, and the business closed. In 1967, the farmhouse was damaged by fire and the

### Funding Details

<b>EPA Brownfields Assessment Grant, Phase I:</b>	\$2,160
<b>EPA Brownfields Assessment Grant, Phase II:</b>	\$17,852
<b>Private redevelopment funding:</b>	\$180,000

### Project Highlights

- Environmental assessment gives long-vacant property a clean bill of health for redevelopment
- Assessment results in sale of property and redevelopment as a nursery and landscaping business, revitalizing an important gateway area to the City of Rutland

property was abandoned. Since then, significant debris (old drums, car parts, etc.) was present at the site related to the fire and the property's previous use.

**Project Results:** Through EPA Brownfields funding, a property that sat vacant for more than 40 years at the gateway to the Rutland city center has been transformed into a successful commercial enterprise.

Financed by a \$200,000 EPA Brownfields Assessment grant awarded to Rutland RPC in 2003 for regional brownfields projects, Phase I and II assessments of the site began in January 2007. Assessment of the property revealed that while there was some lead in the soil, the contamination was localized and likely related to building demolition. No other contaminants of concern were found.

Resolved concerns over contamination of the property led to its immediate purchase by Pratico's Landscape and Fence Company. Limited site remediation in fall 2007 involved removing debris, after which construction of the new facility began. Pratico's opened its new facility on the site in spring 2008, offering a plant nursery and fencing store. The company invested \$180,000 for redevelopment in addition to the sale price of the property. Relocation and expansion at the site created seven new jobs, and provided much-needed economic vitality on the edge of Rutland's urban core.

### Project Timeline

<b>January 17, 2007</b>	Phase I Assessment Completed
<b>July 25, 2007</b>	Phase II Assessment Completed
<b>August 2007</b>	Property Sold
<b>October 2007</b>	Redevelopment Begins
<b>May 2008</b>	Redevelopment Completed