



RCRA Corrective Action

Cleanup + Productive Use

Economic Profile

General Dynamics Armament and Tech Product

Burlington, Vermont

BEFORE

Military armament manufacturing

AFTER



Business Complex



Medical Clinics



Government Offices

CLEANUP OVERSEEN BY

Vermont Department of Environmental Conservation

The General Dynamics Armament and Tech Product facility in Burlington, Vermont, was built in 1894 and operated as the Queen City Cotton Mill throughout the early 1900s. Beginning in 1948, Bell Aircraft and General Electric used the facility to manufacture military armaments. From 1997 to 2010, General Dynamics operated the facility as a military armament technology center. Hazardous waste generated during the manufacturing process was stored on the site. The facility's industrial activities resulted in soil contamination.

With oversight by the Vermont Department of Environmental Conservation, General Dynamics cleaned up the site. After cleanup, the site was redeveloped as the Innovation Center of Vermont – an ENERGY STAR-certified office complex with over 150 employees earning nearly \$12 million per year.



154

EMPLOYEES



\$8.7 million

ANNUAL SALES



\$12 million

ANNUAL WAGES





THE INNOVATION CENTER'S BUILDING IS ENERGY STAR CERTIFIED, EARNING A 99% RATING FOR THE PAST EIGHT CONSECUTIVE YEARS.

General Dynamics' cleanup of the site included excavating contaminated soil and disposing of it off site. A protective cover was installed to isolate remaining underground contamination. Land use controls are in place to protect the cover.

The Innovation Center acquired the site from General Dynamics in 2009 and worked to maintain the historical quality of the building while modernizing it to provide office space for a diverse array of tenants. A distinguishing feature of the Center is its energy-efficient design. The building is ENERGY STAR-certified, earning a 99% rating for the past eight consecutive years.

A café and wellness center on site as well as its proximity to downtown Burlington, Lake Champlain, public transit, local parks and a bike path make it a highly desirable location for businesses. The businesses currently operating at the Innovation Center generate \$8.7 million in annual revenue.

Multiple federal government offices operate at the Innovation Center, employing 72 people and bringing in nearly \$5.4 million in annual wages. The Burlington Lakeside Veterans Affairs Medical Clinic provides veterans with access to primary and urgent care services. Another major tenant at the site is Social Sentinel, Inc. This company focuses on preventing acts of violence or harm by using linguistics and artificial intelligence-based software to recognize signals found in digital conversations and social media posts.

The cleanup and sustainable reuse of the General Dynamics site are providing economic benefits to the Burlington community, while safeguarding public health and the environment and preserving the site's historic character.



Built in 1894 as a cotton mill, the site is listed on the Vermont State Register of Historic Places. Redevelopment preserved the site's historic character while providing 173,000 square feet of energy-efficient commercial space.



The Innovation Center hosts a variety of tenants including the University of Vermont Medical Center's Community Health Improvement Department, a pediatric clinic, and office space for the area's member of Congress.