

Blanchard Block Brownfield Redevelopment, Barre, Vermont



Services / Expertise

Environmental Assessment and Remediation
Brownfield Redevelopment
Area Wide Planning
Hazardous Waste Site
ASTM E1527-13 Phase I ESA
ASTM E1903-11 Phase II ESA
Vapor Intrusion & Mitigation
Corrective Action Feasibility Investigation
Corrective Action Planning
Remedial Implementation

Markets

Local Government
Commercial Site/Property Owners

Project Location

Barre, Vermont

Date Completed

2012–2014

Project Owner

City of Barre

Standards & Guidance

IROCP Procedures Document
US EPA Brownfield Generic QAPP Guidance
ASTM E1527-27 (Phase I ESA)
ASTM E2600-15 (Vapor Encroachment)



STONE performed a Phase I/II ESA of the Blanchard Block, a Brownfields redevelopment in downtown Barre City, Vermont, in 2012 under contract to Granite City Developers. The Blanchard Block was an integral part of the retail and cultural life of downtown Barre and is listed on the National Register of Historic Places. The building was shuttered after a fire in 2003.

Early in the Phase I ESA process, Stone identified the potential for vapor intrusion of tetrachloroethene (PCE) contaminated soil gas related to a nearby hazardous waste site, and the potential for polychlorinated biphenyl (PCB) contamination related to a former elevator. Stone's Phase II ESA confirmed the presence of PCE and PCBs impacts.

In 2013, Stone performed a Corrective Action Feasibility Investigation (CAFI) as part of a Targeted Brownfields Assessment, including a comprehensive vapor intrusion investigation at the Blanchard Block, and the removal of PCBs from surfaces associated with the former elevator shaft. With renovations of the building ongoing, Granite City Developers elected to install a presumptive soil gas remedial system, in order to avoid impacts to their construction schedule by remedial planning. Stone staff designed and oversaw the installation of the selected remedy, a sub-slab depressurization system, in 2013, and removed PCBs from the elevator shaft surfaces.

The Blanchard Block was re-opened on schedule in late 2013 at the completion of its multi-million dollar renovation.

