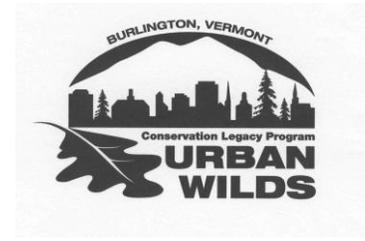


# Burlington Conservation Legacy Program

Department of Parks, Recreation, & Waterfront  
645 Pine St, Suite B  
Burlington, VT 05401  
www.enjoyburlington.com  
Telephone: (802) 863-0420  
(802) 865-7090(FAX)



## Burlington Conservation Legacy Program Fund Application

**Property Owner Name** Catherine Bowler

**Owner Address** 3090 North Avenue Extension

**Owner Phone** \_\_\_\_\_ day \_\_\_\_\_ evening

**Contact Person Name** Nick Warner

**Contact Address** 1 Ethan Allen Homestead, Burlington, VT 05408

**Contact Phone** 802-863-5744 day \_\_\_\_\_ evening

**CLP Grant Funds Requested** \$165,000 (in addition to the \$8,300 in pre-acquisition funding already approved)

**Property Address & Acreage** 3090 North Avenue Extension, 2.4 acres  
*(Please attach map of your property, include location map and major property features such as wooded areas, developed areas, wetlands, etc.)*

**Please describe the proposal** *(Attach extra sheet as needed.)*

See attached proposal

### General Property Characteristics:

Do you wish to sell the property outright or continue to own it and establish a conservation easement? The Winooski Valley Park District will purchase the property and donate a conservation easement to the Lake Champlain Land Trust. The partners will then create a brand new park and paddlecraft access area, and restore the former floodplain forest.

Who will own the property or conservation easement?

The Winooski Valley Park District will own the property and the Lake Champlain Land Trust will hold the conservation easement.

What other funding sources and partners are committed to this project?

The WVPD and LCLT have committed funding and resources to this project, as has the Vermont Housing and Conservation Board. The Conservation Board and the Parks, Recreation and Waterfront Commission have already approved the allocation of \$8,300 from the Conservation Legacy Program for pre-acquisition expenses.

What's the fair market value as determined by a professional appraiser? \$355,000

Is the land contiguous with other conserved land? If yes, briefly describe that parcel.

Yes, the property is directly contiguous with WVPD's Derway Island Natural Area, and sits across a small inlet from Mayes Landing Natural Area and the Burlington Bike Path.

What threats, if any, face the land?

Seasonal flooding, improper development, and improper use.

What is the current use of the property?

The property is currently used as a private residence and marina.

What is the intended use of the property?

The intended use of the property is as a riverside park, suitable for launching a small boat or paddlecraft, wildlife viewing, and fishing.

Is the title to the property free of encumbrances that would defeat the conservation goals of the transaction or subject the City of Burlington to undue legal risk?

Yes

Are there other legal issues surrounding the transaction that would subject the City of Burlington to undue financial costs or risks?

No

Does the property contain any hazardous waste sites, significant trash dumps, fire hazards, polluted water courses or bodies that would present legal risk or burden to the City of Burlington or defeat the conservation purposes of protecting the property?

None were identified in a Phase I Environmental Assessment.

**Open Space Land Values:**

*(Check all that apply.)*

Natural Values

- Forest Community
- Other Natural Communities
- Important Plant Habitat
- Important Wildlife Habitat
- Lake or River Shoreline
- Wetland
- River/Wetland Buffer Zone
- Important Geological/Soil Features
- Wildlife Travel Corridors
- Natural Heritage Program Sites
- Unique Topography
- Floodwater/Stormwater Treatment
- Potential Restoration Area

Working Values

- Agricultural Potential
- Current Agricultural
- Working Forest

**Open Space Types:**

*(Check all that apply.)*

Is all or a portion of the property identified in the city's Open Space Inventory?

- Yes
- No
- Unknown

Does the property include one or more of the following features or locations?

- Lake Champlain Shoreline
- Winooski River Corridor/Intervale
- Englesby Brook/Watershed
- Centennial Woods/Brook
- Vermont Natural Heritage Site
- Neighborhood Green Space
- Urban Waterfront
- Recreational Linkage
- Community Garden

Scenic Values

- Vista
- Viewshed
- Greenway

Recreational & Educational

- Public Park
- Trails
- Passive Recreational Activity
- Educational Resource

Historical, Cultural, Archaeological Values

- Archaeological Site
- Historic/Cultural Site
- National Register

Other Urban Open Space Values

- Access/Connectors to Protected Areas
- Greenbelts
- Community Open Space
- Stormwater Retention
- Community Garden

**For assistance contact:**

Dan Cahill, Land Steward  
 Burlington Conservation Legacy Program  
 Burlington Parks, Recreation, & Waterfront  
 645 Pine Street, Suite B  
 Burlington, VT 05401  
 802-863-0420 (phone)  
 802-865-7090(fax)

## Budget Sheet

### Project Budget

- **CLP grant funds requested** \$165,000 (in addition to the \$8,300 in pre-acquisition funding already approved for the project)
- **Values of other funding sources (optimally 60% of total)** \$284,000 (plus \$2,000 in pre-acquisition funding)
- **Itemized budget** \_\_\_\_\_
  - Real estate value \$355,000
  - Appraisal \$4,500 (covered by pre-acquisition funding)
  - Pre-Acquisition legal work \$2,000 (covered by WVPD in pre-acquisition phase)
  - Environmental assessment \$2,300 (covered by pre-acquisition funding)
  - Resource assessments \$1,500 (covered by pre-acquisition funding)
  - Improvements/construction (i.e. trails, parking, etc.)  
Building & Infrastructure removal: \$30,500 (demolition and removal of buildings, docks, septic, utilities and other materials.)  
Site Restoration: \$26,500 (creation of a riverside park, parking lot improvement, fencing, trail construction, canoe launch, kiosk, signage, shoreline restoration, tree and shrub planting.)
  - Feasibility or design work \$12,000
  - Closing costs \$2,600
  - Miscellaneous administrative costs (specify) \$18,000 (grantee staff time and project management)
  - Other (itemize) \_\_\_\_\_
    - Stewardship endowment: \$6,000
    - Mapping and documentation: \$1,400
- **Total cost of project** \$452,000 in post-site control expenses, plus \$10,300 in pre-acquisition costs.



The Winooski Valley Park District and the Lake Champlain Land Trust are working to conserve a valuable piece of riverfront along the Winooski River. Located just inland from where the Winooski flows into Lake Champlain, the River's End Park conservation project represents an exciting opportunity to reclaim and restore important riverine habitat, while also offering free public access to the river and Lake Champlain beyond. The partners will purchase the property, with Winooski Valley Park District owning the property and the Lake Champlain Land Trust serving as the primary holder of a conservation easement, to ensure the property is conserved in perpetuity.

Through the River's End Park conservation project, the Winooski Valley Park District and the Lake Champlain Land Trust will purchase the property from the landowner and restore the property to an ecologically-sound riverside park. All buildings and infrastructure on the property will be removed. The partners will plant trees and floodplain shrubs suitable for the unique natural communities of the area. Bank stabilization will also take place through careful design and strategic revegetation. The current parking area and boat ramp will be improved and redesigned to better protect the river, and allow for easy unloading and launching of small boats and paddle craft. To improve the public's access to the river for fishing, wildlife viewing and bird watching, the partners will design ecologically-conscious trails on the property. The trails will be designed to have a minimal impact on the land and its resources, to withstand the seasonal flooding of the site, and to enable fishermen and birdwatchers to reach and travel the riverbank without impacting the site's natural integrity.

Situated at the mouth of the Winooski River, River's End Park has outstanding ecological value. The property has approximately 1,000 feet of frontage on the Winooski River and two acres of Class II wetlands. Moreover, the land supports healthy remnants of Lakeside Floodplain Forest and Silver Maple-Sensitive Fern Riverine Floodplain Forest natural communities, which are both ranked by the State of Vermont as uncommon natural communities. Both the seasonally flooded land and the waters off its shore support three rare plant species, including state-ranked very rare to rare (S1S2) Torrey's Bulrush. The mouth of the Winooski River supports 13 rare animal species, including the state-ranked very rare (S1) Lake Sturgeon, rare (S2) Pink Heelsplitter (freshwater mussel) and Mudpuppy (salamander). In the spring, the Winooski River surges with the spawning of many game fish species, travelling upriver from Lake Champlain to spawn. The restoration of the site will improve the habitat and conditions for the area's natural communities, plants, and animals.

In addition to impressive ecological value, this conservation project has important implications for the area's water quality. Located entirely within the corridor and floodplain of the Winooski River, the property floods seasonally. During Tropical Storm Irene in 2011, the property was inundated and its buildings were damaged. This project would remove all buildings from the site and restore their footprints to a natural state. These efforts will also restore the site's ability to absorb and filter runoff and floodwaters; thus lowering the impact of flood events, mitigating the effects of climate change, and improving the quality of the water flowing from the Winooski River into Lake Champlain.

The River's End Park conservation project will also buffer and expand an intact core of conserved lands at the heart of this ecologically and recreationally significant landscape. Positioned between Derway Island Natural Area (conserved by WVPD, TNC, and VHCB) and Mayes Landing (conserved by LCLT, WVPD and TPL), and in the proximity of Delta Park and Halfmoon Cove Wildlife Management Area, River's End Park will support and strengthen the conservation values of this unique ecological enclave. Currently, the parcel acts as an inholding, a hole in the conserved shoreline of the river mouth. If we are unsuccessful in our fundraising efforts, the parcel will go back on the open real estate market and be subject to further inappropriate development, as it remains a grandfathered residential lot. But if we complete this project, with its special location, we will protect a two-mile-long section of the river. Moreover, the success of this project will help to sew together the incredible wildlife connectivity of the area.

In addition to buffering other conserved lands, the project is set just off the Burlington Bike Path, minutes from downtown, in Burlington's densely-populated New North End. Considering its convenient location and free public access to the Winooski River and Lake Champlain, the property could offer an important resource to the Burlington community, and serve as a natural classroom for local school children.

We have an urgent opportunity to conserve this ecologically rich property, which could provide Burlington residents and visitors with free public access to the Winooski River and Lake Champlain. Prior to entering an Exclusive Option to Purchase Real Estate with the Winooski Valley Park District, the landowner had the land for sale on the open market for \$600,000. With this in mind, the Winooski Valley Park District and Lake Champlain Land Trust respectfully request a grant of \$165,000 to support this significant public access, ecological restoration, conservation project.

