



Brownfields Reuse Program

Former Berwick Hotel Site Remediation

Program Background

The **Rutland Regional Planning Commission** (RRPC) is a public nonprofit subdivision of the State of Vermont, serving 27 member municipalities across the Rutland Region. The RRPC has managed a regional brownfields assessment program since the early 2000s and has received 10 Brownfields Assessment Grants from the Environmental Protection Agency (EPA). The Former Berwick Hotel property has received over \$200,000 in assessment funding through this program, to further cleanup and redevelopment of the site.

Site Overview

Address: 27 Wales Street, 33 Wales Street, 92 Willow Street, and 43 Center Street, Rutland, VT 05701

Description: The Former Berwick Hotel site is a 0.89-acre property located at the corner of Center Street and Wales Street in downtown Rutland City. The property was formerly home to a historic hotel, which burned down in 1973. Today, the site contains a vacant lot and a large office building. A local construction company hopes to redevelop the property into a mixed-use building containing 100 +/- hotel rooms, 26-28 market rate apartments, 20 parking spaces, and 20 storage units.

Cleanup Objectives

1. Reduce Environmental Hazard Risks to Downtown Rutland
2. Sustainably Reuse Existing Infrastructure
3. Create Infill Housing and Jobs
4. Foster Economic Revitalization

Timeline

- 2021: Center & Wales, LLC enroll into State of Vermont Brownfields Reuse and Environmental Liability Limitation Program (BRELLA)
- 2021: Property acquisition by Center & Wales, LLC
- 2021 – 2024: Completion of site assessment on property
- 2024: Draft Corrective Action Plan (CAP) completed and sent for approval

Contact Information

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