



TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS

What is a Brownfield? *and* Steps for Successful Redevelopment

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Technical Assistance to Brownfields (TAB) Program

Kansas State University

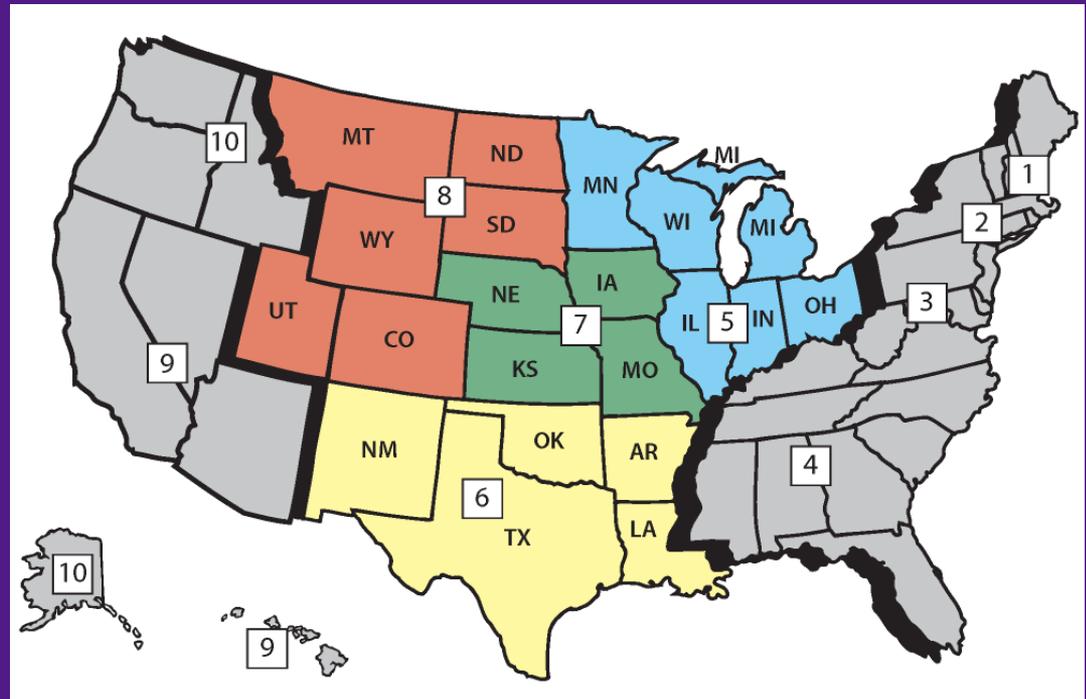
June 2014



KANSAS STATE
UNIVERSITY.

Technical Assistance to Brownfield (TAB) Program

- Assistance with brownfields redevelopment
- **Free** to local governments and Tribes
- Funded by EPA
- K-State assists in EPA Regions 5, 6, 7 and 8



“Brownfields”

- Properties with possible environmental issues that are limiting use of the site



- Eligible for Liability protections and Funding
- Can start the Revitalization Process
- Local Government plays a Leading Role

What is a Brownfield?

“...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”*

Practical implication: Brownfields are everywhere!

*(Public Law 107-118 (H.R. 2869) - “Small Business Liability Relief and Brownfields Revitalization Act”, signed into law January 11, 2002).

Brownfield



This is a Brown Field . . .



Brownfield?



Brownfield?



Former Drive-In

Brownfield?



Abandoned School Building





Typical Brownfield



Grain Storage Facilities/Coops found throughout rural areas

Typical Brownfield



Abandoned Service Station

Brownfield?



Vacant Lot

Often it is the **PERCEPTION** of contamination that keeps properties from being redeveloped, not the actual presence of contamination.

Once the “stigma” is gone, properties can be returned to productive use.



Brownfields Law & Incentives

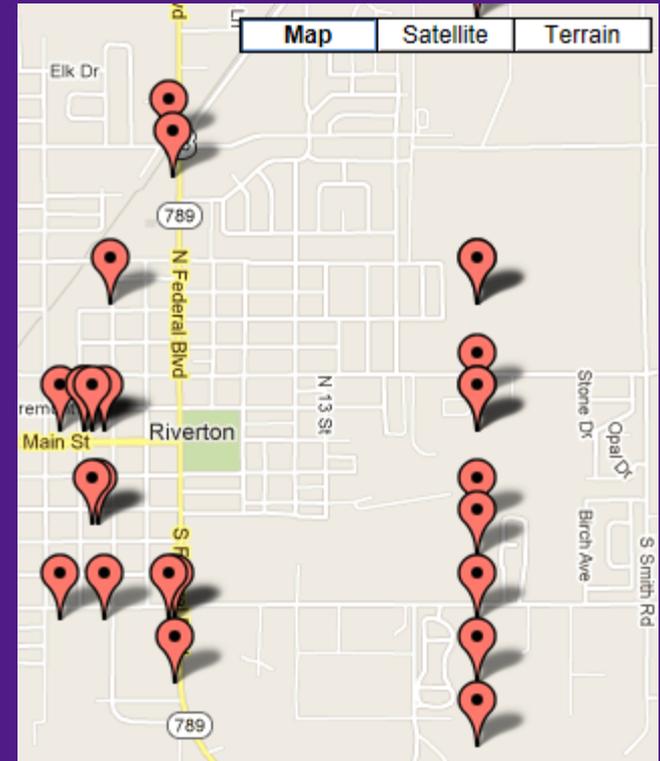
- Help address the environmental issues for property transactions & expansions
 - Liability protection
 - For prospective purchaser, contiguous landowners, and others
 - Perform Phase I environmental assessment before purchase and cooperate in addressing environmental issues
 - Funding for
 - Assessment
 - Cleanup
 - Redevelopment (primarily non-EPA sources)
 - For eligible sites and entities

Brownfields Redevelopment Process

- 1. Identify** Brownfields & Tie to **Redevelopment Goals**
- 2. Investigate** – Phase I/II site assessments (environmental due diligence)
- 3. Clean-up**, if necessary
- 4. Redevelop**

1a. Identify Brownfields

- Make a list of potential sites
 - Are environmental unknowns a barrier to redevelopment?
 - Is current owner viable/liable for ongoing state or federal environmental actions?
 - suitability for redevelopment?



- How can these sites meet redevelopment goals?

1b. Set Redevelopment Goals

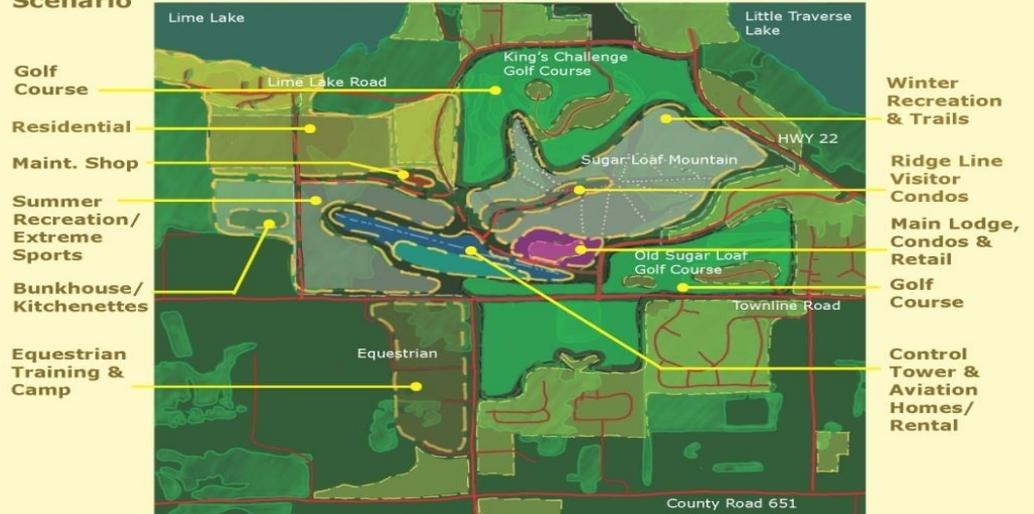
- Vision for Site, Area, and Region, as Appropriate
 - Involve all stakeholders
 - What are the economic, community, and environmental needs & opportunities to DRIVE redevelopment
- Set Goals and Make Plans to Achieve Them
 - Conceptual scenarios and diagrams, initially
 - Begin identifying partners and funding sources
 - Adequacy of area plans, zoning, & codes?
- Adjust and Revise Plans as Needed
 - Ongoing Community Engagement and Input

Redevelopment Planning



Potential Redevelopment Scenario #1: Leelanau County Resort Center

County-wide focused redevelopment.



The scenario plan and concept sketches are based on public input, are intended to be flexible, and provide a tool for continued dialog.

Main Lodge & Condos



Retail & Spa Center

Bunkhouse/Kitchenettes



Control Tower & Air Strip

recreation four seasons jobs agricultural heritage green construction local economy
 Technical Assistance to Brownfields Communities Program at Kansas State University. Summary of Leelanau County Visioning Sessions August 2009

2. Investigate

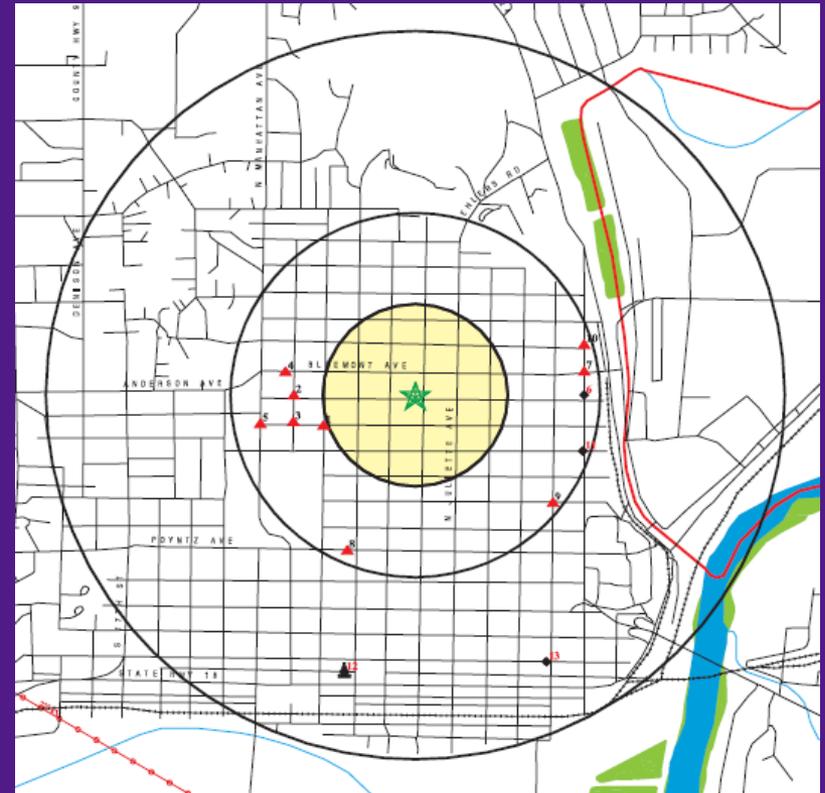
- Perform Phase I/II Environmental Site Assessments (ESAs)
 - to identify environmental risks before purchase
 - evaluate whether environmental risks are worth accepting / correcting in a case where contamination is discovered
 - avoid responsibility for cleanup under CERCLA as an “innocent landowner”

Environmental Due Diligence

- Properly conducted Phase I ESA satisfies EPA's All Appropriate Inquiry Rule
 - For prospective purchaser, contiguous landowners, and other liability protections & funding
 - Almost always required in private sector before commercial property purchase, and most major improvements and expansions
- American Society for Testing and Materials (ASTM) Standards
 - Phase I Environmental Assessment (ASTM 1527-05)
 - Phase II ESA (E1903-11)

Phase I ESA

- Identifies potential or known recognized environmental conditions
- Involves:
 - Records review
 - Site reconnaissance
 - Interviews
 - Report



Phase II ESA

- Evaluates known or potential conditions
- Tailored to site-specific situation
 - Limited sampling and laboratory analysis to confirm or rule out concerns
 - Extensive sampling and analysis to define nature and extent of contamination
 - Recommendations regarding cleanup



3. Brownfields Cleanup

- Low to moderate levels of contamination
- Risk-based cleanups to standards for future use and/or resource protection
 - Industrial
 - Commercial
 - Residential
 - Soil and Soil to Groundwater
 - Surface Water
 - Groundwater
- Prevent exposure to contaminants
 - Treatment, removal, containment
 - Land use controls (if residual contaminants remain)

4. Redevelopment

- Gather resources and partners needed to redevelop
- According to:
 - Master plans and community input
 - To address various needs and opportunities

- Economy
- Community
- Environment

- Such as:

- ✓ Jobs and services
- ✓ Transportation options
- ✓ Housing, schools, parks
- ✓ Other

- Smart growth & livability principles for sustainable communities

http://www.epa.gov/smartgrowth/basic_info.htm

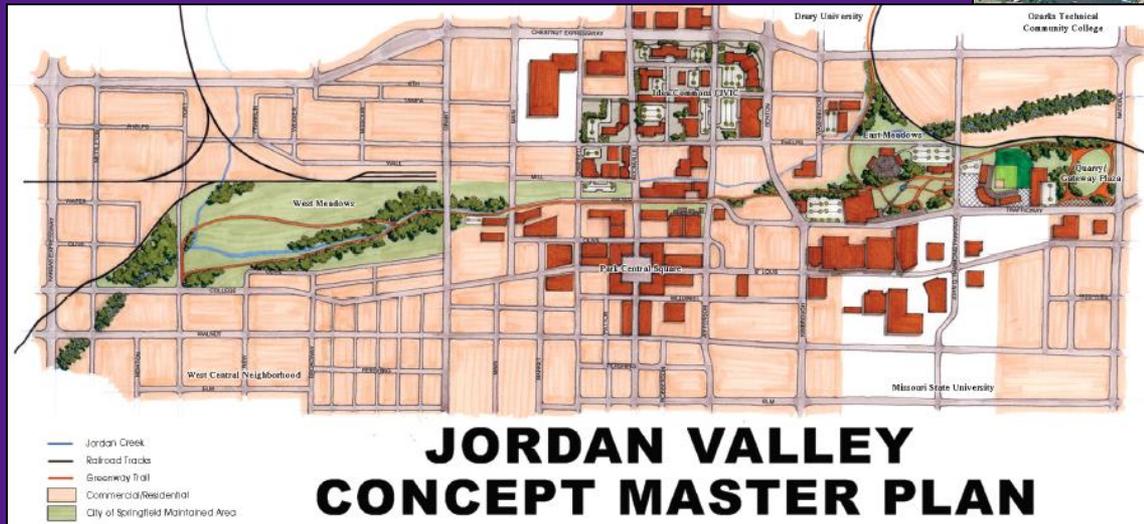
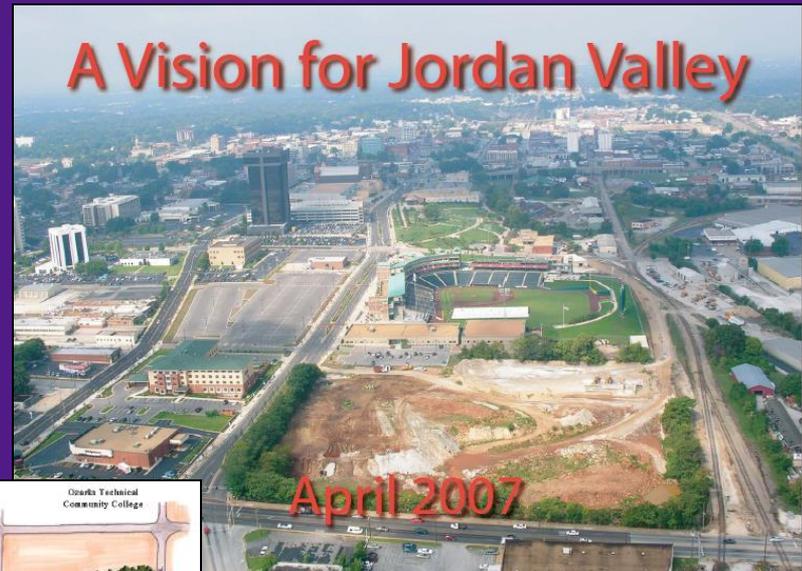
Recent Trends – Smart Growth Communities

- Compact, walkable neighborhoods
- Transportation options within neighborhood and to the region
- Range of housing types
- Mix of uses — housing, offices, stores, schools, parks, etc.
- Jobs or access to them



Importance of Redevelopment Planning Process

- Vision development
- Stakeholder coordination
- Eligibility for incentives
- Long-term Implementation



City of Springfield, MO

Sustainable Redevelopment

City of Springfield, MO (continued)

- Meets regional & local needs over long periods of time
- Creates attractive places to live & work
- Increases property values & revenues
- Lowers infrastructure costs & lower tax burden



Importance of Community Involvement

- Fact Sheets & News Releases
- Public Meetings
- Workshops/Seminars
- Community Day/Fairs
- Bus Tours
- Walking Tours
- Creates supporters



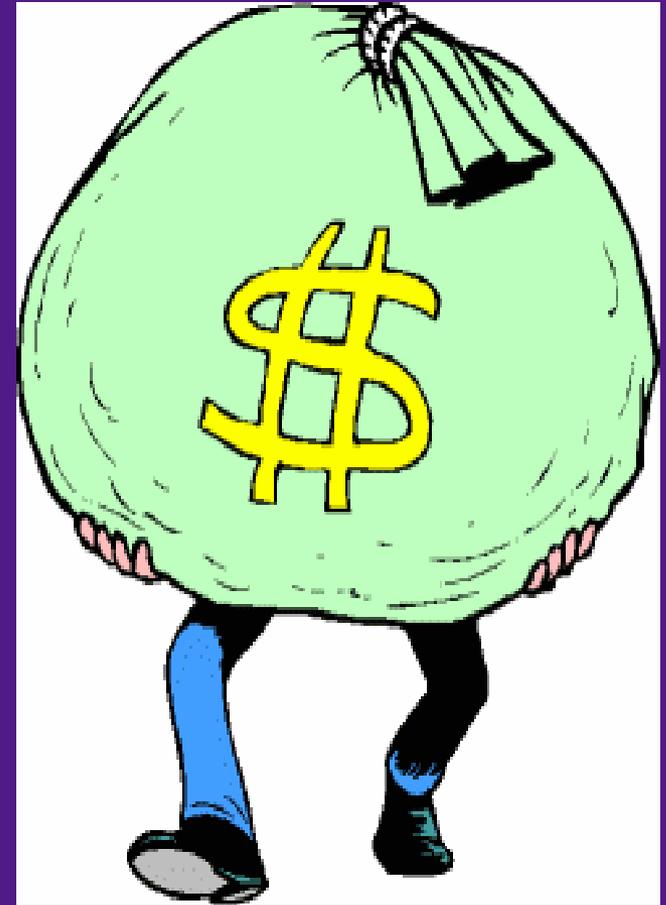
Source: City of Springfield, MO

So How Does this Get Paid For?



Local, State, and Federal Funds

- Phase I / II Site Assessments
 - Free TBAs (Targeted Brownfields Assessments) by State and US EPA
 - EPA Assessment Grants
- Cleanup, if necessary
 - State Trust and Revolving Loan Funds, EPA Cleanup Grants
- Redevelopment (Construction, etc.)
 - EDA, USDA, DOT, HUD, State Dep't of Commerce, etc.
- Free Technical Assistance
 - TAB, State, Other Programs



TAB Assistance to Communities

Guide Local and Tribal governments through the brownfields process, by helping with:

1. Identifying Sites & Redevelopment Planning

- Identifying and inventorying brownfields
- Strategic planning, visioning and economic analysis
- Tips and application reviews for EPA and/or other funds/resources

2. & 3. Investigate and Cleanup

- Finding contractors for environmental assessments (at least PhI) before ownership and cleanup (if needed)
- Reviewing and explaining technical plans and reports to the community

4. Redevelop

- Finding other funding and partners
- Other services, as needed and agreed upon

TAB Educational Materials

Webinars and On-line Resources (soon): www.ksutab.org

Drivers for Sustainable Brownfields Redevelopment (partial list)

- Sustainability planning and leadership
- Regional Economic Competitiveness
- Transportation Development
- Public Health
- Education
- Urban Agriculture
- Renewable Energy

- Incentives and methods
 - EPA-HUD-DOT Partnership
 - Historic Preservation
 - Insurance Archeology
 - Green Cleanup
 - Abandoned Schools & Hospitals
 - Transportation options

TAB Contact

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