

WHAT IS A BROWNFIELD?

Do I have one?

Overview Of Brownfields Identification
and the Assessment Process



TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS

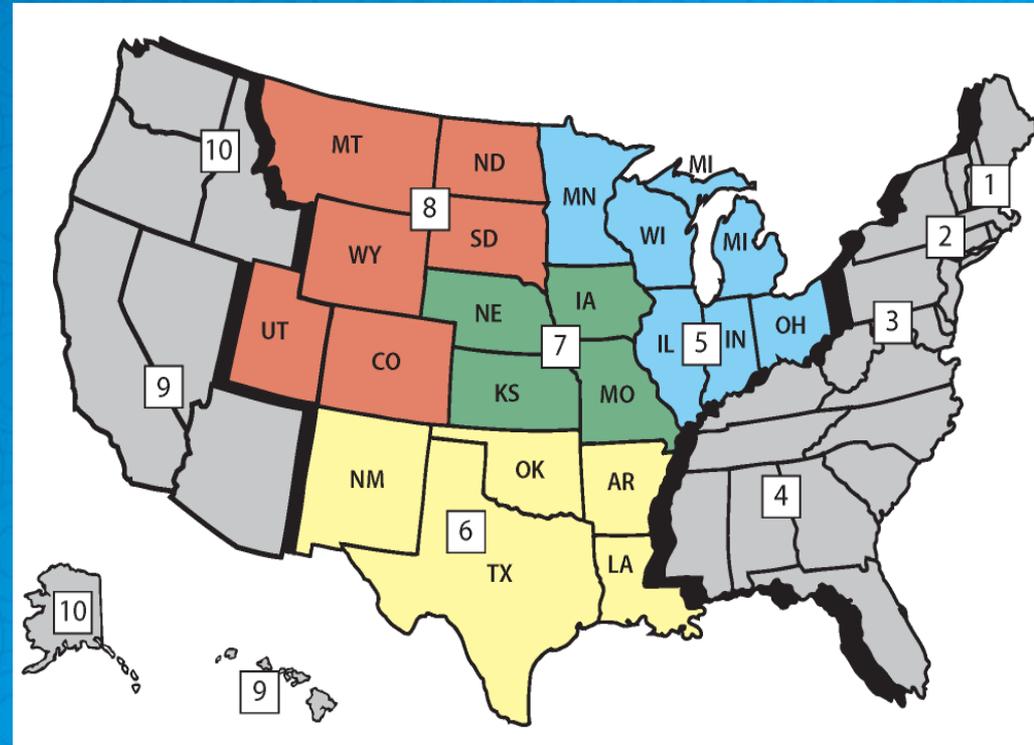


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Technical Assistance to Brownfield (TAB) Program

- A National Program funded by EPA
- Free brownfields assistance to local governments and tribes
- Kansas State University provides the EPA services EPA Regions 5, 6, 7 and 8



TAB ASSISTANCE TO COMMUNITIES

- Tailored to specific community needs
- Typically coordinated through the city, tribal or non-profit brownfields project manager
- Communities accepted on a 'first come' basis
- Depends on staff/funding availability

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 contamination." (EPA)

In laymen's terms:

- A brownfield is a property that is difficult to develop because it is contaminated or *believed* to be contaminated
- A site with low to moderate levels of contamination
- Hazardous, petroleum, asbestos, lead paint, mold, meth- lab contaminants and mine-scarred lands
- Related to HUD "slum & blight"

WHO DESIGNATES BROWNFIELDS IN YOUR COMMUNITY?



WHAT ARE YOU LOOKING FOR?

- **Abandoned property**
- ***Active* but Underutilized...Salvage yard next to the Greenway**
- **Real estate turnover complicated by real or perceived contamination**
- **Blighted property that significantly conflicts with a Master Plan or Revitalization Plan**
- **Property blighted and located at the gateways to your community**















Perceptions...Stigma

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.



Needs Public Funding or TA to fill gap

- ***Private Sector will take on sites with value***
- Gov't Assistance needed for problem sites
- Funding gaps
- Uncertainties
- Cost
- Timing
- Liability

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 eligible sites and entities include:**
 - Assessment, Cleanup
 - Redevelopment (primarily non-EPA sources)

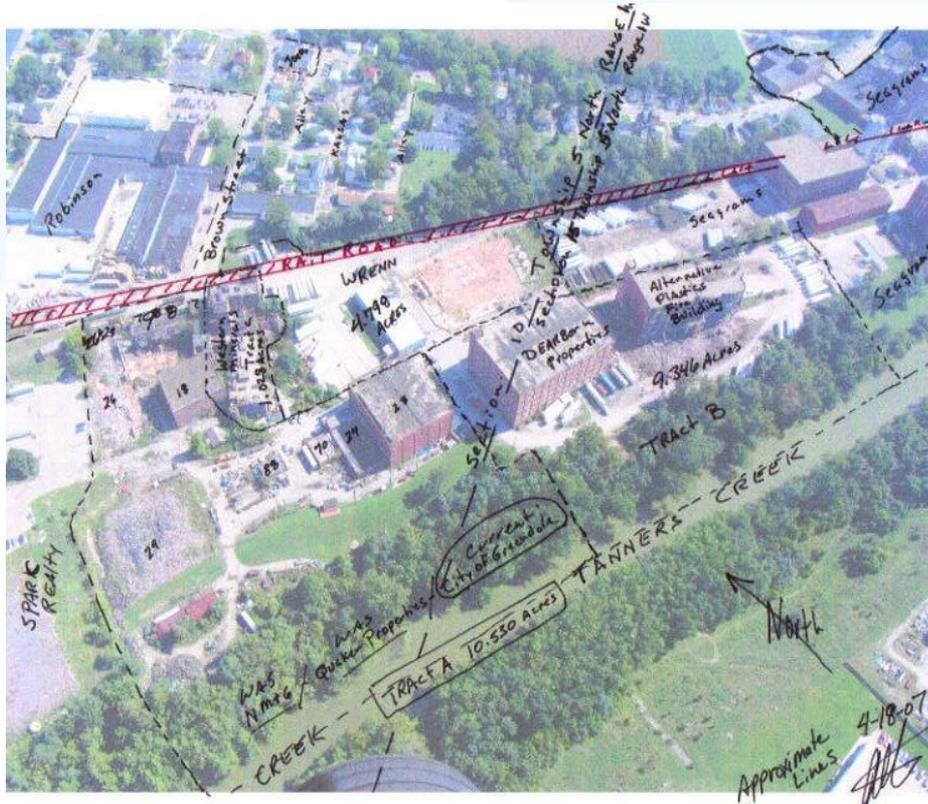
Brownfields Redevelopment Process

- Identify Brownfields & Tie to Redevelopment Goals
- Investigate – Phase I/II site assessments
- Clean-up, if necessary
- Redevelop

Step 1: IDENTIFY...Make Your List:

- Identify Suspected Areas (Former Industrial, Former Dry Cleaners, Old Gas Stations)
- Consider Properties Tied To Other Projects (Transportation, Disaster Recovery, Neighborhood Stabilization)
- Consider Tax Delinquent Properties
- Consider Former School Properties, Hospitals, Properties that are Gateways To The Community

Brownfields are part of the Bigger Picture



- How can they:
 - Meet community, economic, and environmental needs?
 - Support Regional and Master Plans?
 - Compliment what's already there?

Step 1 (cont.)

Communities Select Their Criteria for Prioritization

EXAMPLES:

- Eligible for gov't funding
- Development potential for immediate job creation
- Located in the TIF district or Revitalization Zone
- Quality of Life Issues–community health impacts
- Quality of Life Issues–eliminate unsafe or blighted properties
- Control of Property: can you get access?
- Visibility of the site to the community
- Physical site characteristics: acreage, visibility, etc.

Step1 (cont): 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 Visioning and Planning

Redevelopment Planning

Potential Redevelopment #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.



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



What Next? Assumption is you have funding...

- **Site Access**
- **Eligibility (if you are funded by EPA or State programs)**
- **Environmental Site Assessment Process**
 - ❖ Phase I Environmental Site Assessment (ESA)
 - ❖ Phase II ESAs
- **Cleanup Planning**
 - ❖ End Use Planning—how clean is clean enough?
 - ❖ Contaminant remediation plans
 - ❖ Demolition/Rehab Specs
- **Redevelopment**

Step 2. Investigate: Environmental Assessment Process

Systematic Steps To Identify/Evaluate Environmental Concerns

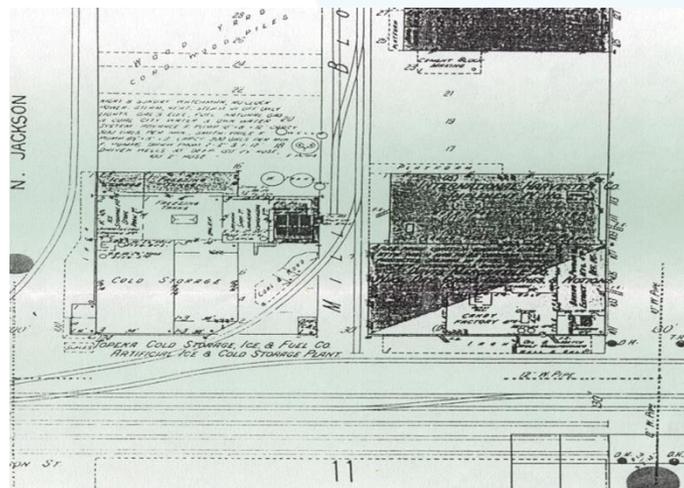
- Purpose Of Phase I ESA Is To Learn About a Property's **Past Use**, Environmental Conditions at the Property and adjacent Sites and **Possible Presence Of Hazardous Substances**
- Phase II ESAs Can Be Composed Of Various Steps To Define Magnitude and Extent Of Contamination, and Identify Appropriate Site Specific Remediation Options

All Appropriate Inquiries

- AAI is the Process Of Evaluating a Property's Environmental Conditions and Assessing the Likelihood of any Contamination
- Every Phase I Assessment Conducted With EPA Brownfields Assessment Grant Funds **Must** Be Conducted In Compliance with the All Appropriate Inquiries Final Rule At 40 CFR Part 312.

Step 2 (cont.) Phase I ESA

- Review of federal, state, local records
- Visual Inspection of site
- Interviews with current/past owners
- Roadmap for Future Investigations:
- Identifies Recognized Environmental Conditions
- Non-Intrusive
- No sampling or tests



Step 2: Phase I Reports identify Recognized Environmental Conditions (RECs)

- Conditions that indicate a release or threat of a release of any hazardous substances or petroleum
- The term includes hazardous substances or petroleum products *even under conditions in compliance with laws*

Step 2 (cont.): Phase II Assessments

Phase II ESA

- What Are Your Recognized Environmental Conditions (RECs)?
- Presence/Absence
- What 's There?
- If It's There—Where?

Phase II Characterization

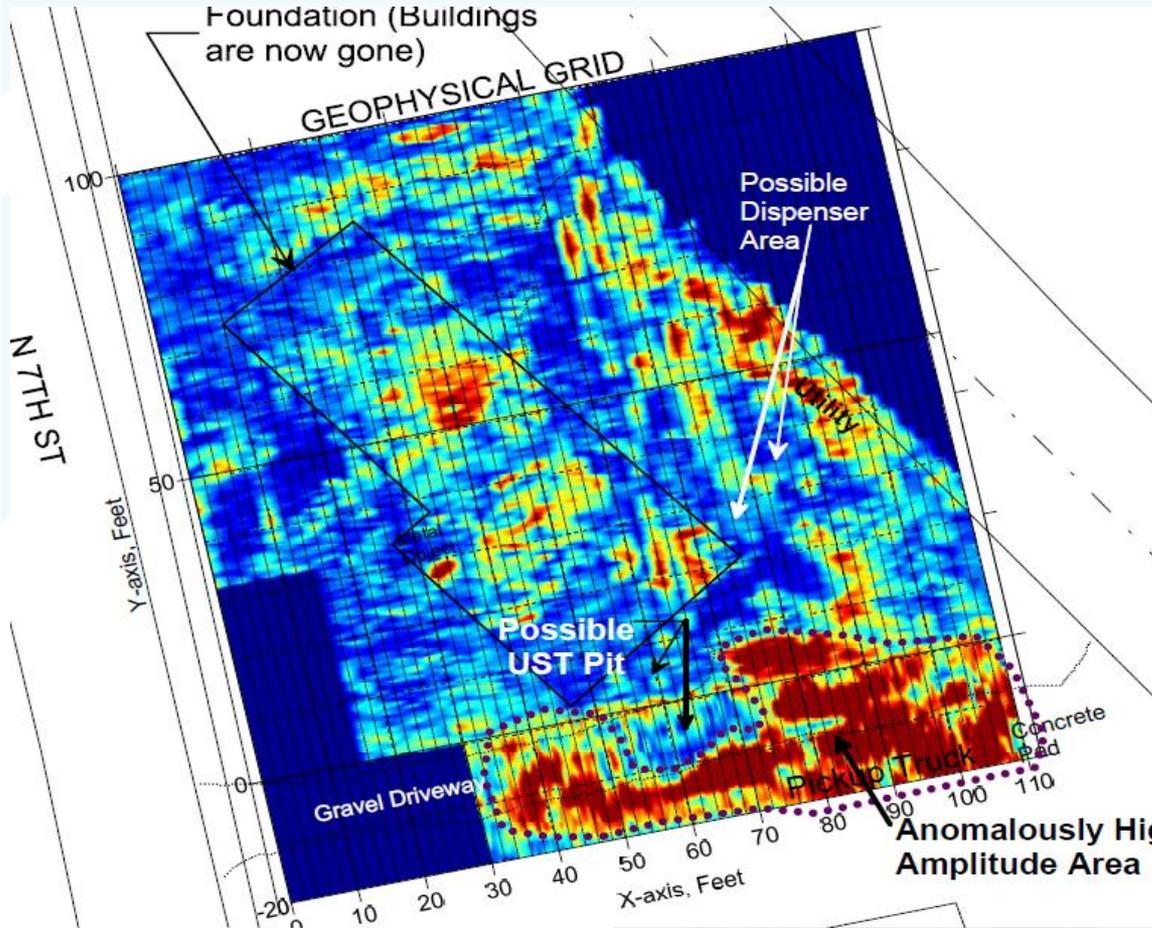
- If It's There-How Much?
- Extent/Delineation/
Quantification
- Feasibility Studies
- Cleanup Plan



Phase II Environmental Site Assessments

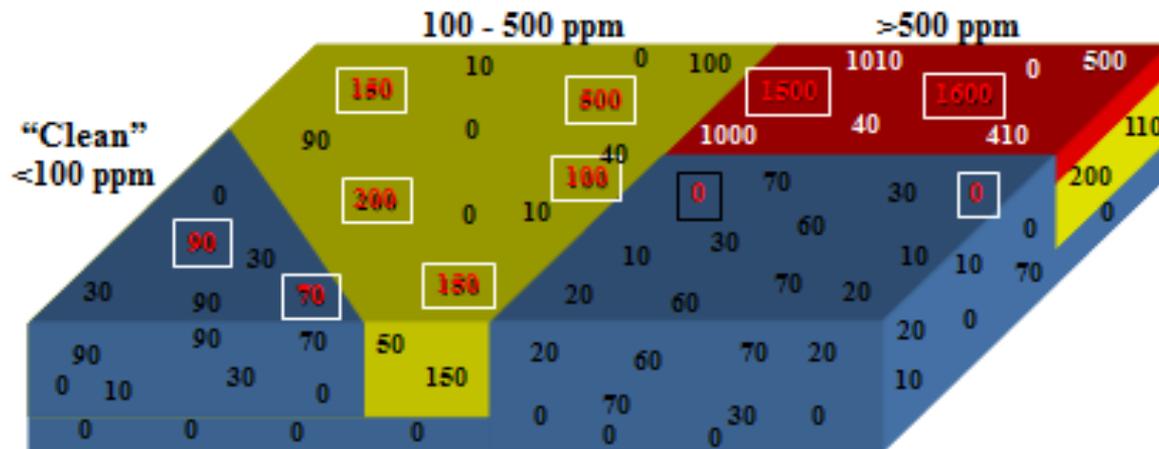


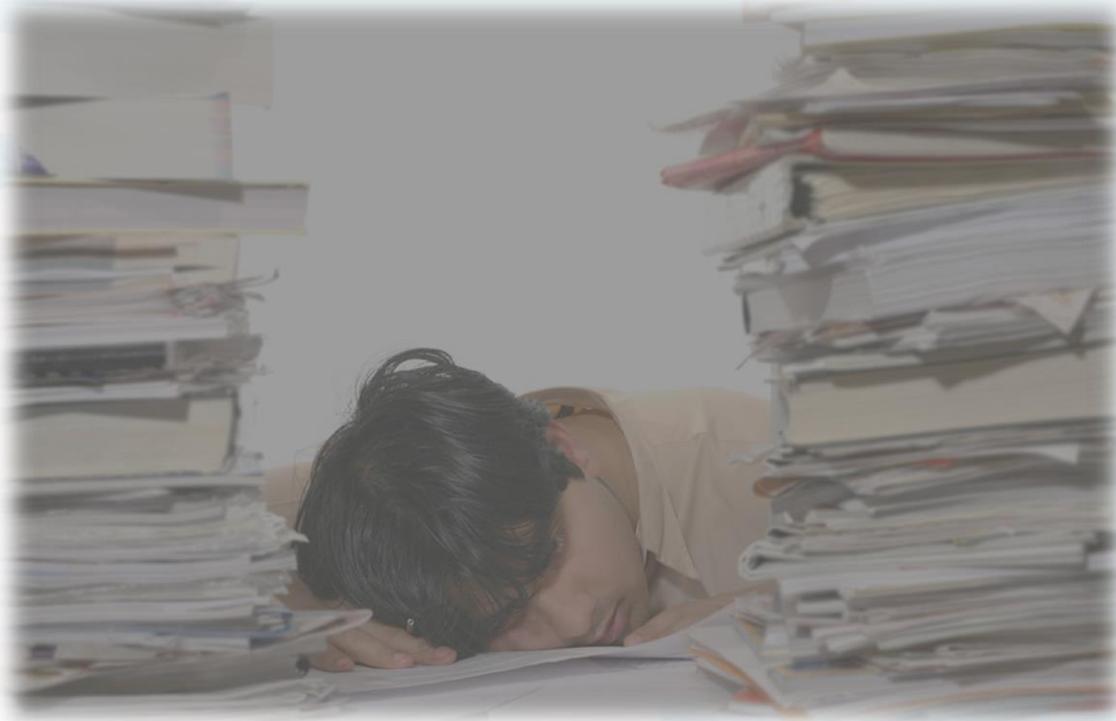
Location Of Sources Not Always Evident



Contaminants Are Rarely Distributed Evenly

- Neither horizontally, nor vertically
- Assessment estimates between available sample points





Step 3. Cleanup - may include:

- **Dirty soil removal**
- **Groundwater cleanup**
- **Demolition or rehab specifications for asbestos, lead paint, mold**
- **Institutional Controls:**
 - As Simple As Constructing A Fence...or Installing A Vapor Mitigation System On Structures On-site
 - As Complex As Development Of Local Laws, Re-zoning, Deed Restrictions
 - Waste May Be Left On-site Or In Process Of Being Remediated If Site Conditions Allow

Simultaneous Steps

- Remedial Action Plan developed to quantify risks, costs, timeframe
- Apply for cleanup funding (if needed)
- Determine other sources of funding to leverage for development

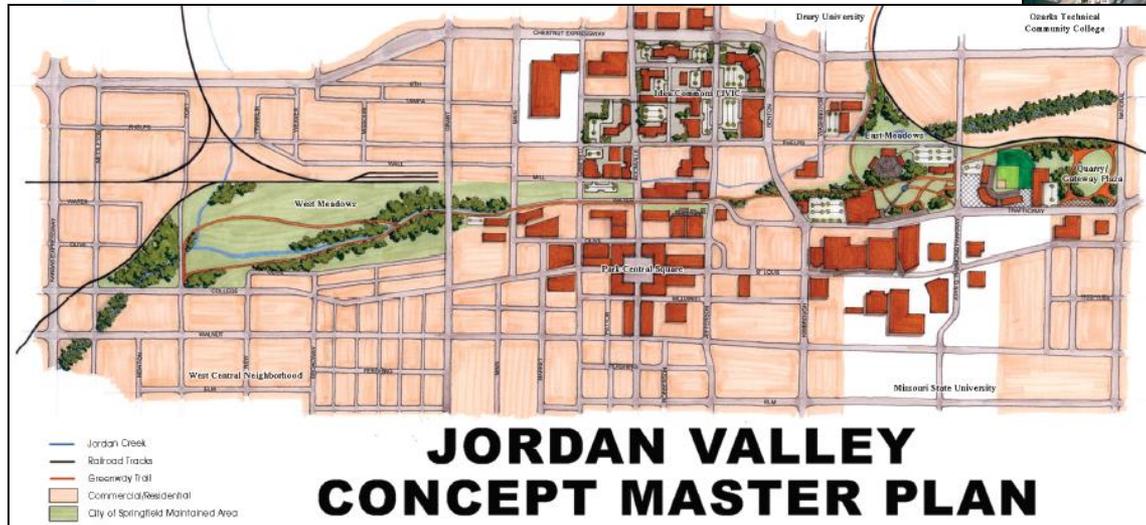
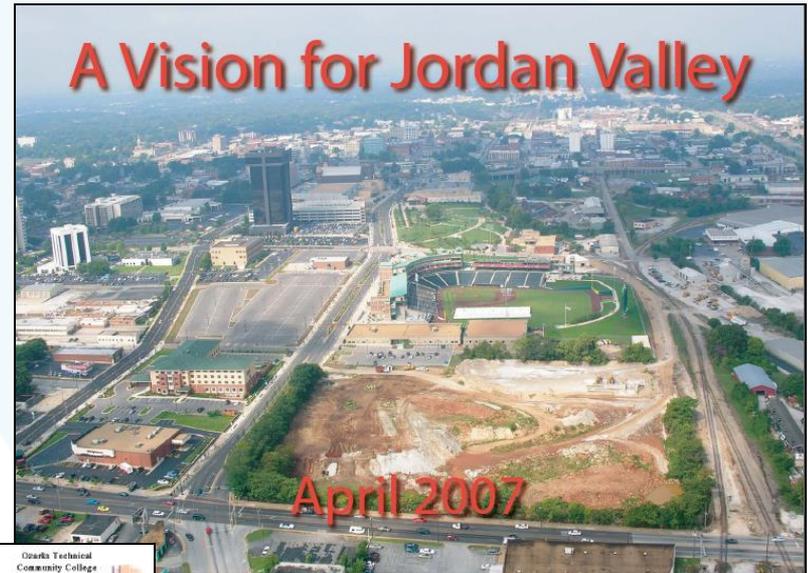


4. Redevelopment

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

Step 4: Importance of Redevelopment Planning Process

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



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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 Development Services, etc.

Free Technical Assistance –

- TAB, State, Other Programs



QUESTIONS?? FOR MORE INFORMATION:

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