

Sustainable Brownfields Revitalization, Resources, and TAB



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Technical Assistance to Brownfields (TAB) Program
Kansas State University (KSU) & Illinois State University

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Technical Assistance to Brownfield (TAB) Communities

- Free Assistance to communities redeveloping brownfields
- Funded by U.S. Environmental Protection Agency
- KSU assists communities in EPA Regions 5 - 8 and the Stevenson Center Assists in Illinois



“Brownfields”

- Properties with possible environmental issues



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

Definition of 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



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.



2002 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 & Set **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?



- Record information about suitability for redevelopment
- How can these sites meet redevelopment goals?

Identify Brownfields (Continued)



BiT
Brownfield Inventory Tool

Free Database www.tab-bit.org

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Help

In This Section:

Site Data

- Site Information
- Site Assessment
- Sampling
- Cleanup
- Institutional Controls
- Redevelopment/Reuse

Site Admin Info

- Complaints
- Inspection/Oversight
- Enforcement

Funding Summary

- View/Upload Documents
- Activity Log
- Back to Site Inventory

Quick Links:

- BIT Tutorial
- Data Search / Export
- Generate Reports
- Import Data (Tables)
- Site Inventory Data
- View Sites on Map

Ice Skating Park Development: Site Information

BIT Home > Bit Toolbox > Site Inventory Data > Site Data > Site Information

Site Details Ownership PPF Status and Approvals Comments

Site Name

Site Status

Site Type

ACRES Property ID (if available)

Address

Street Address/P.O. Box

City

State

Zip Code

County

Legal Description (Optional)

Range

Township

Name/Number of Principal Meridian

Part of Section

Section

Current Use/History/Past Ownership

Prominant Past Use(s)

Acres

Greenspace

Add To List

Parcel/Allotment Number(s)

1b. Set Redevelopment Goals

- **Vision for Site, Area, and Region, as Appropriate**
 - Involve 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
 - Update plans, zoning, codes, etc.
- **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

TAB EZ Grantwriting Tool – www.tabez.org



TAB EZ

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Welcome to TAB EZ

Technical Assistance to Brownfields communities (TAB) easy brownfields grant application (EZ) software program

TAB EZ is a grant writing tool to be used for preparation of EPA brownfields assessment or cleanup grant proposals.

What TAB EZ can do:

TAB EZ provides a framework for your proposal and provides strategies and links to reduce time in writing the proposal.

Information regarding this change will be made available via an updated RFP uploaded to the OBLR website www.epa.gov/brownfields and www.grants.gov website.

For further information, please contact Jeanette Mendes at Mendes.Jeanette@epa.gov



**GRANT
APPLICATIONS
HOME**



**TAB EZ
TUTORIAL**

2. Investigate

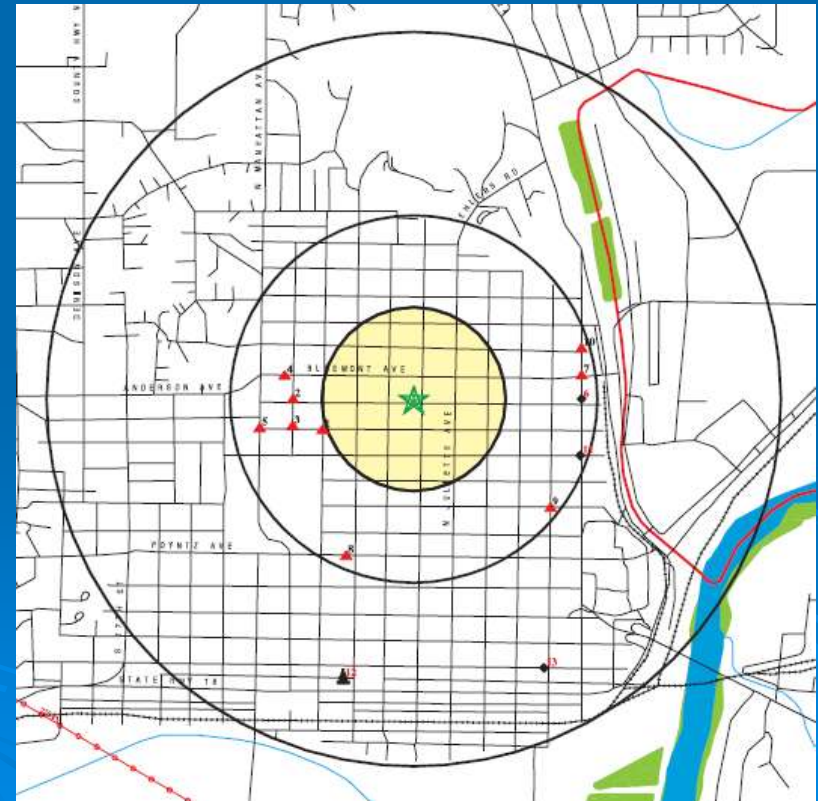
- Perform Phase I/II Environmental Site Assessments (ESAs)
 - to identify environmental risks before purchase
 - evaluate whether risks are worth accepting / correcting in a case where contamination is discovered
 - Satisfy EPA's All Appropriate Inquiry Rule for liability protections and funding

Environmental Due Diligence


- Almost always required before commercial property purchases, and for 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 ≡ DRIVERS!
 - Economy
 - Community
 - Environment
 - Such as:
 - Lower infrastructure Costs, Attract Businesses & Talent
 - Transportation Options & Efficient energy
 - Housing, Schools, & Parks
 - Smart growth & livable community principles for sustainable communities

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

Sustainable Redevelopment



Successful redevelopment projects meet economic, social/community, and environmental needs over long periods of time

Partnership for Sustainable Communities Livability Principals

- Provide more transportation choices.
- Promote equitable, affordable housing.
- Enhance economic competitiveness.
- Support existing communities.
- Coordinate and leverage federal policies and investment.
- Value communities and neighborhoods.



Livability means being able to take your kids to school, go to work, see a doctor, drop by the grocery or post office, go out to dinner and a movie, and play with your kids at the park, all without having to get into your car. Livability means building the communities that help Americans live the lives they want to live—whether those communities are urban centers, small towns, or rural areas.

—Secretary Ray LaHood U.S. Department of Transportation

Sustainable Redevelopment Example: Normal, IL.

- Uptown redevelopment process began in 1998 with a number of community conversations. Communication was a project priority from start to finish.
- Redeveloped the Town's existing urban core.
- Project included mixed use buildings, pedestrian friendly design, green infrastructure and buildings.
- Wide variety of funds leveraged for different elements of the plan – including federal transportation funds.



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
 - Including for Coalitions
- **Cleanup, if necessary**
 - State Trust and Revolving Loan Funds, EPA Cleanup Grants
- **Redevelopment (Construction, etc.)**
 - EDA, USDA, DOT, HUD, State Dept of Commerce, etc.
- **Free Technical Assistance**
 - TAB, State, Other Programs



TAB Assistance to Communities

Guide local 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 Contacts

Don't miss out on this free service – please contact us!

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