



BROWNFIELDS... HOW TO IDENTIFY, INVENTORY, AND PRIORITIZE

Prepared for...
**Community Resources for Brownfields
Redevelopment Workshops**
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Brownfield Redevelopment

What's all the Hype?

EXPANSION, REUSE, OR REDEVELOPMENT OF BROWNFIELD SITES:

- **Increase (RENEWS) property value and local tax base**
- **Reduce the need to develop greenfields**
- **Uses existing infrastructure (cost savings)**
- **Mitigates public health and safety concerns**
- **Improves the community image**

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.” (US EPA)

- States vary in definitions
- Most contain low to moderate levels of contamination
- Can address asbestos, lead paint, meth lab contaminants and mine-scarred lands

THE COMMUNITY DEFINES ITS BROWNFIELDS

EPA provides the guidance, *but it is the community that identifies a property as a Brownfield*

- Abandoned property
- Active but Underutilized
- Real estate turnover complicated by real or perceived contamination
- Property use Blighted –significantly conflicts with a master plan

BROWNFIELD PROGRAM DOES NOT...

BENEFIT POTENTIALLY RESPONSIBLE PARTIES

**BROWNFIELD RESOURCES CANNOT BE USED TO
BENEFIT THE POLLUTER!!**

LET'S GET STARTED : FIRST STEP---DESIGNATE THE LOCAL CHAMPION

COUPLE OF EXAMPLES:

- MAYOR
- PLANNING DEPARTMENT
- REGIONAL PLANNING COMMISSION
- LOCAL ECONOMIC DEVELOPMENT ORG.
- COUNTY COMMISSIONERS
- TOWN MANAGER



LOCAL CHAMPIONS ARE AS DIVERSE AS THE
COMMUNITIES THAT REDEVELOP
BROWNFIELDS

HOW TO GET STARTED?

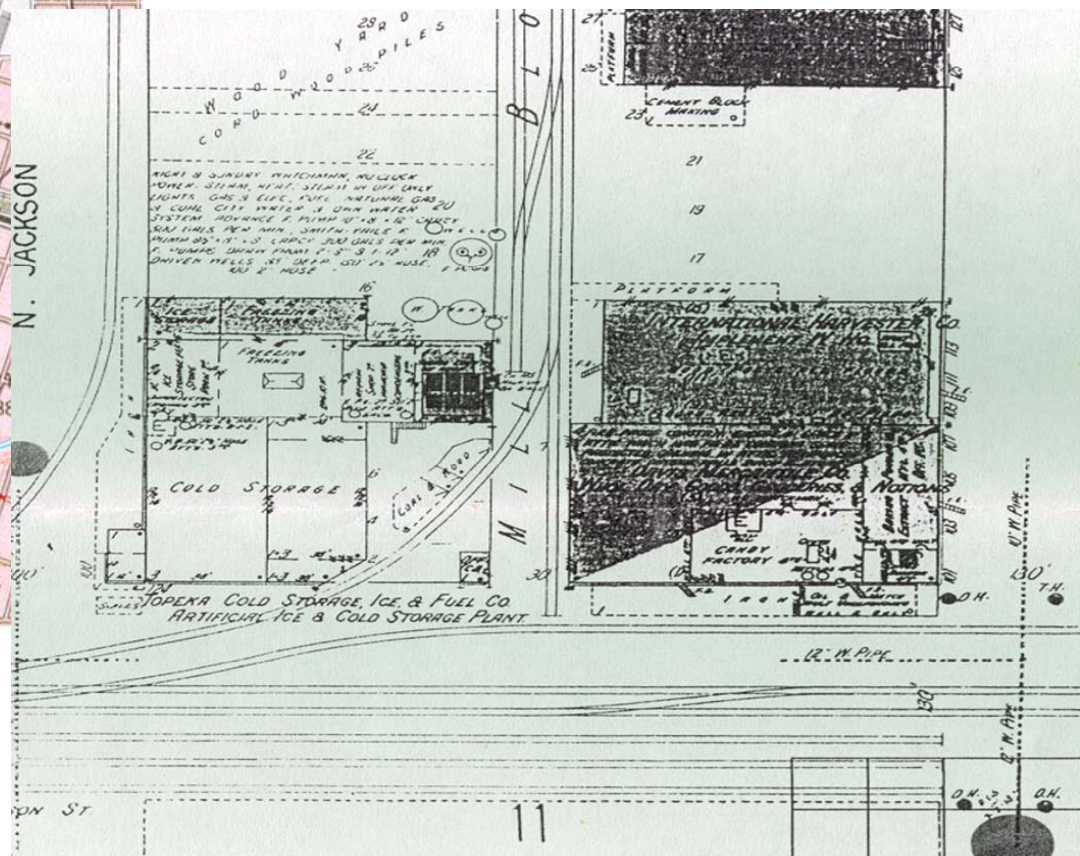
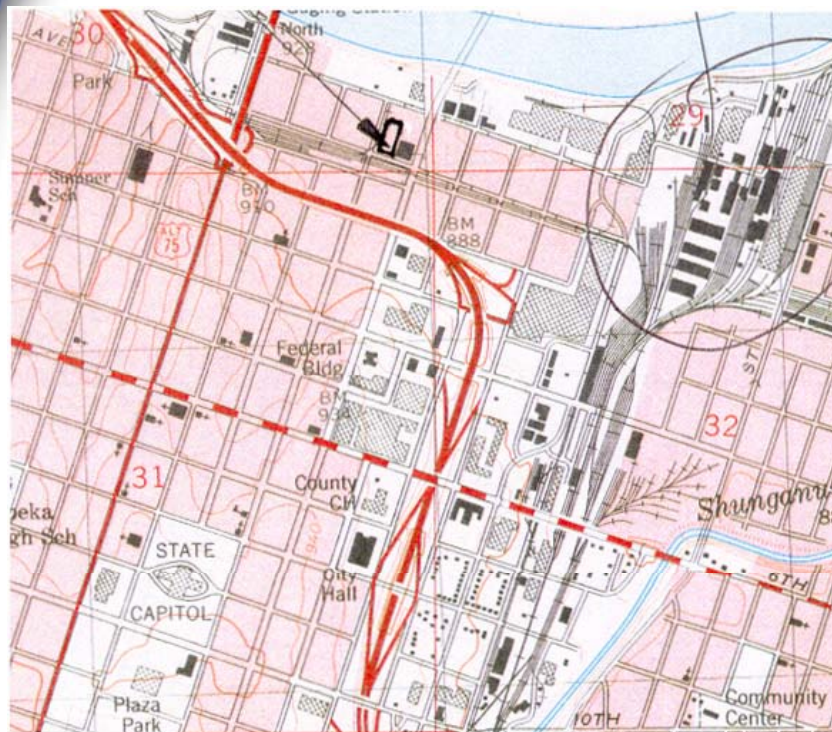


- **REVIEW THE COMMUNITY'S PLAN FOR TARGETED AREA...WHAT'S THE BIG PICTURE?**
- **IDENTIFY SUSPECTED AREAS**
- **IDENTIFY STAKEHOLDERS**

Identification

- **Tour targeted areas-identify sites**
- **Go to local library or County Seat to:**
 - **review Topographic maps, local and State maps**
 - **Review historical Fire Insurance maps**
 - **Review historical plat maps**

USING MAPS TO IDENTIFY BROWNFIELDS



Identification

- **Meet with local and state agency representatives:**
 - **Local and State Health Departments: Complaints, spills, violations**
 - **Local Police and Fire Departments: Fire runs, drug busts, nuisance, complaints**
 - **Local Planning Officials**

Utilize Resources on-line

- Where you live...Search your Environment by Zip code
 - <http://www.epa.gov/epahome/commsearch.htm>
- Other Program information and Support
 - <http://www.epa.gov/brownfields>
 - <http://www.epa.gov/compliance/environmentaljustice/index.html>
 - <http://www.epa.gov/smartgrowth>
 - <http://www.smartec.org>

More On-line resources: State Websites

Virtual File Cabinet

<http://www.in.gov/idem/4101.htm>

- Select Virtual File Cabinet
- Search by County, City, Town, Zip code

For Brownfield Program Resources and Support

<http://www.brownfields.in.gov>

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**
- **Property Blighted –significantly conflicts with a Master plan or Revitalization Plan**
- **Property Blighted and located at the gateways to your community**

Make Your List....

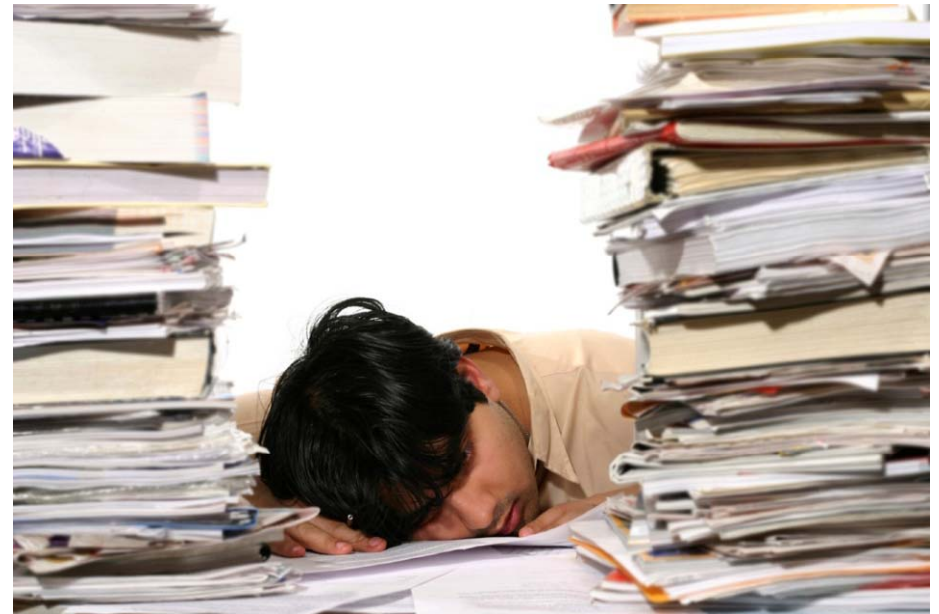
- IDENTIFY SUSPECTED AREAS (FORMER INDUSTRIAL, FORMER DRY CLEANERS, OLD GAS STATIONS)
- CONSIDER PROPERTIES TIED TO OTHER PROJECTS (TRANSPORTATION, DISASTER RECOVERY, NEIGHBORHOOD STABILIZATION)
- CONSIDER TAX DELINQUENT PROPERTIES
- CONSIDER FORMER SCHOOL PROPERTIES, HOSPITALS, PROPERTIES THAT ARE GATEWAYS TO THE COMMUNITY

The inventory can be detailed...

MAP ID #	Site Name	Site Address	Zip Code (first 5 digits)	Zip Code (last 4 digits)	Agency Database	Site Description	type and #	contamin ants	Operating Status	tion Status
38B	Frost, Larry	443 N 4th St	47901	1113	SPILL					
38C	Lafayette Fire Depart	443 N 4th St	47901	1113	LUST		9010540			Priority-
38D	Lafayette Fire Depart	443 N 4th St	47901	1113	LUST		9101516			Priority-
39	Reeds Honda Yamal	736 N 9th St	47904	1927	UST					
40	Ed Grace Company I	N 9th St Rd PO Box	47905		UST	fabrication	17585	small	Service,	
41A	Van's Body Shop Inc	413 N 3rd St	47901	1106	CRTK					
41B	Van's Body Shop Inc	413 N 3rd St	47901	1106	RCRA SQ	land type	IND07595			Status-
42	Redinbo Transmissic	1500 Schuyler Ave	47904	1116	UST	Tansmission		ion fluid,	Operating	
43	Carter Oil	Duncan Rd & Davis F	47905		UST					
44	Centeon Bio Service	400 Brown St	47906	3214	RCRA SQ	private land	INR00000			Status-
45	Mugg Auto Sales anc	2119 N 15th St	47904	1101	RCRA SQ	land type	IND98242			Status-
46	Ades Service Station	1535 Schuyler Ave	47904	1115	UST	Auto Repair	containm	gas,		
47A	Union St Auto Sales	332 Brown St	47906	3212	UST					
47B	Union St Auto Sales	332 Brown St	47906	3212	LUST		9403515			Priority-
48A	Lafayette Instrument	3700 Sagamore Pkw	47904	1066	RCRA SQ	electronics,	IND00508	aromatic	delisted from	Status-
48B	Lafayette Instrument	3700 Sagamore Pkw	47904	1066	CERCLA	electronics,	IND00508	aromatic	delisted from	Prelim
49	Archie's Car Wash Ir	310 Brown St Levee			UST					
50	McCord Tire	304 Brown St	47906	3212	UST					
51A	Journal & Courier Pa	730 North St	47901	1158	UST					
51B	Lafayette Journal & C	730 North St	47901	1158	LUST		9212511			Priority-
52A	Landis & Gyr	3601 Sagamore Pkw	47904	1070	CRTK		0505394,			
52B	Landis & Gyr Meterin	3601 Sagamore Pkw	47904	1070	CERCLA		0505394,		CERCLIS	prelim
52C	Landis & Gyr	3601 Sagamore Pkw	47904	1070	TRI		0505394,			DWA
52D	Siemens Power Tran	3601 Sagamore Pkw	47904	1070	RCRA SQ	Manufacturer	IND00510	copper,	In Operation	Status-
52E	Siemens Power Tran	3601 Sagamore Pkw	47904	1070	CORRAC	Manufacturer	TSD and	copper,	In Operation	complete
53A	Explosives Stored	312 N 5th St Rear	47901	1117	RCRA SQ	private land	0501785,			Status-
53B	Explosives Stored in	312 N 5th St Rear	47901	1117	CERCLA	garage	0501785,		CERCLIS	prelim
54	Hairman	142 N River Rd	47906	3259	UST					
55	Lafayette WWTP	2nd & Ferry St	47905		SPILL					
56	McDonald Underwoo	300 Ferry St. 1/4 of 3	47901		SPILL					
57	Berry's Camera	328 Ferry St	47901	1164	RCRA SQ	repair and	INR00001			status-
58A	Haywood Printing Co	300 N 5th St	47901	1117	CRTK	type	IND06280			status-
58B	Haywood Printing Co	300 N 5th St	47901	1117	RCRA SQG					
59A	Ivy Tech	9th and Brown	47903		ERNS		526579	oil, fuel		Reported
59B	Ivy Tech	9th and Brown	47903		SPILL					
59C	Ivy Tech State Collec	9th and Brown			ERNS		526581	oil: diesel		Reported
60	Purdue University W	Brown St and to Leve	47906		CERCLA		0507258,		CERCLIS	prelim

An effective Inventory can also be simple...

- Old English Furniture on Main
- Pete's Gas Station at SWC Green & Walnut
- Marcy's Dry Cleaners on Washington
- Old School in Mercy Neighborhood
- Old Dump on River



INVITE COMMUNITY STAKEHOLDERS TO HELP IDENTIFY



- **Bring stakeholders to the table**
- **local neighborhood groups**
- **church groups**
- **local planners**
- **developers**
- **economic development interests**
- **private corporations**

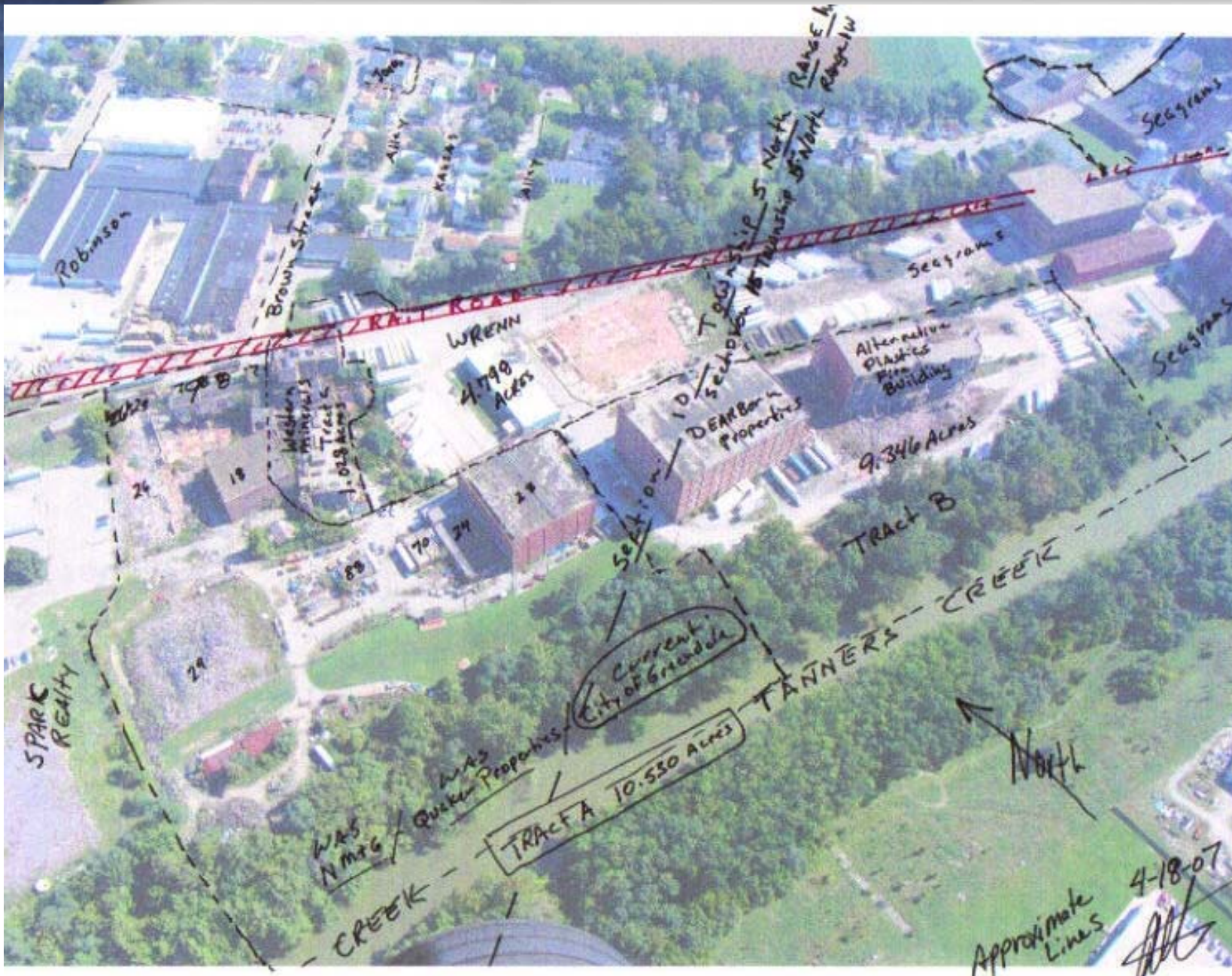


Communities Select Their Criteria for Prioritization

CRITERIA EXAMPLES:

- Eligible for EPA or State funding
- Located in the TIF district or Revitalization Zone
- Environmental Impacts—Quality of Life Issues
- Blight eliminations-Quality of Life Issues
- Development Potential for New Jobs
- Control of Property: can you get access?
- Visibility of the Site to the Community
- Physical site characteristics: acreage, visibility, etc.

WHAT'S THE BIG PICTURE?



WHAT IS THE FUTURE PLAN?



BROWNFIELD? GREENWAYS, TRAILS

REAL PROPERTY?

**POTENTIAL FOR
CONTAMINATION?**

REUSE?

LOGICAL

STAKEHOLDERS?



REAL PROPERTY, POTENTIAL FOR CONTAMINATION

EXPANSION,

REUSE

REDEVELOPMENT

PLAN???



ABANDONED BUILDING NEXT TO COMMUNITY HOUSING PROJECT

- ✓ POTENTIAL FOR CONTAMINATION
- ✓ REAL PROPERTY?
- ✓ REUSE?
- ✓ STAKEHOLDERS?



OLD SCHOOL

- ✓ **REAL PROPERTY**
- ✓ **POTENTIAL FOR**
- ✓ **CONTAMINATION**

- ✓ **REUSE PLAN?**



HISTORIC CITY JAIL—BROWNFIELD???



- ✓ REAL PROPERTY
- ✓ REUSE PLAN
- ✓ POTENTIAL FOR CONTAMINATION

OLD SULLIVAN GRADE SCHOOL— BROWNFIELD??

✓ **REAL PROPERTY**

✓ **POTENTIAL
CONTAMINATION**

✓ **REUSE PLAN?**



MAIN STREET BUILDINGS—BROWNFIELD?



- ✓ REAL PROPERTY
- ✓ POTENTIAL FOR CONTAMINATION
- ✓ REUSE PLAN

OLD COUNTY HOSPITAL—BROWNFIELD?



- ✓ **REAL PROPERTY**
- ✓ **CONTAMINATION?**
- ✓ **REUSE PLAN**

ASBESTOS



LEAD PAINT....



UNDERGROUND STORAGE TANK



POTENTIAL FOR CONTAMINATION



STAINED SOILS



POTENTIAL FOR CONTAMINATION?



POTENTIAL FOR CONTAMINATION



BROWNFIELDS REDEVELOPMENT...NOT ALWAYS EASY

**CROSSING TURF
LINES**

**UPSIDE DOWN
DEALS**

**LIABILITY ISSUES
CONFUSING**



CHALLENGES FOR RURAL COMMUNITIES

- Rural geography with abundant green space, inaccessibility
- Rural demographics – sparse population, out migration, poverty
- Limited and inconsistent resources – capital and technical expertise
- Inadequate infrastructure
- Local community resources
- Public perception, misinformation and fear

OVERCOMING RURAL CHALLENGES

- Local champion
- Community involvement at every step
- Pursue *several* different funding sources and leverage
- Educate community leaders through local media, site visits, forums, planning sessions
- Present best practices from nearby redevelopments
- Use regional, state and national development organizations
- Take risks and be innovative, flexible and have a redevelopment vision

- PRESENTED BY:

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