

# DC Opportunities through Brownfield Redevelopment

March 12, 2025



MID - ATLANTIC  
**TAB**  
TECHNICAL ASSISTANCE TO  
BROWNFIELDS COMMUNITIES

# Today's Speakers



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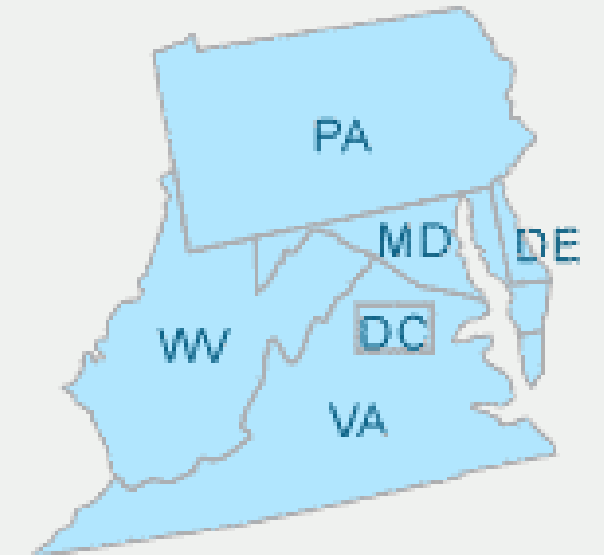


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# Who is Mid-Atlantic TAB?



Mid-Atlantic TAB is a collaboration among leading programs across EPA Region 3 including Delaware, D.C., Maryland, Pennsylvania, Virginia, and West Virginia.



# MID-ATLANTIC TAB

## Technical Assistance to Brownfields (TAB) Provider

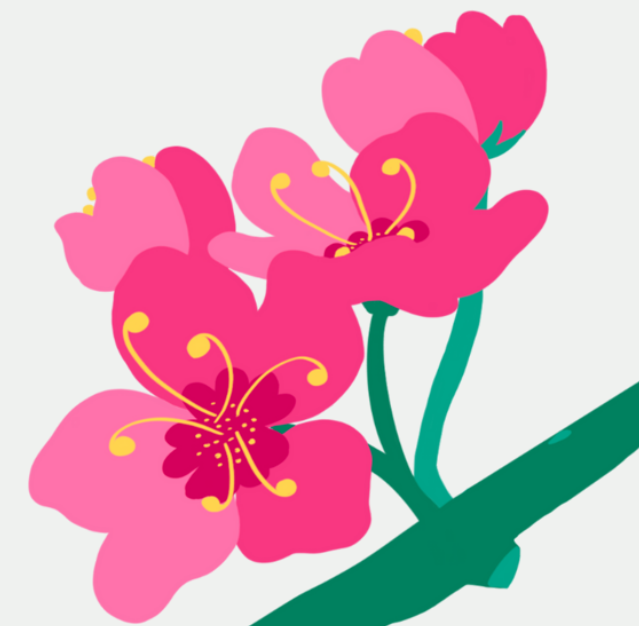


The Technical Assistance to Brownfields (TAB) Program provides technical assistance to communities and stakeholders to help address their brownfield sites and to increase their understanding and involvement in brownfields cleanup, revitalization, and reuse.

The TAB Program is funded by EPA and available to all stakeholders.

Independent resource providing support and guidance to help communities understand:

- Acquiring, assessing, cleaning up and redeveloping brownfield properties;
- The health impacts of brownfield sites;
- How science and technology are used for site assessment, remediation, redevelopment and reuse; and
- How to comply with voluntary cleanup requirements.



# Brownfield(s) Defined

The U.S. Environmental Protection Agency defines a Brownfield as, “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance(s), pollutant(s), or contaminant(s).



# Don't be afraid of brownfields!

You don't know what opportunities exist until you know which sites are in your community, where they are located, and which resources are available to assist with cleanup and redevelopment.



**The Gantry Apartments at Union Market**  
Recently reclaimed as a mixed use neighborhood

# Brownfield Opportunities



- Improve adjacent property values



- Increased economic growth, including jobs and taxes
  - Link economic vitality with environmental benefits



- Use of existing infrastructure
  - Reduced expansion of impervious surface = reduced flooding risk



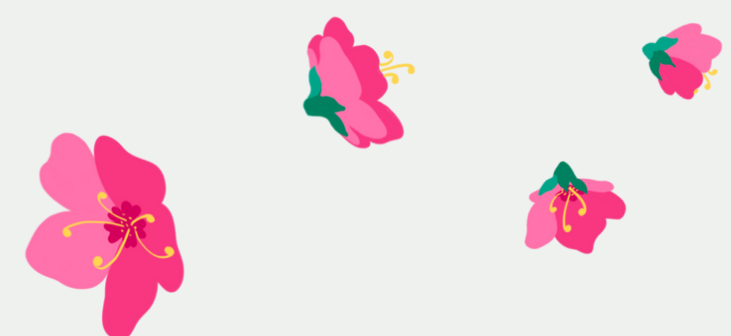
- Support sustainable land use by preserving green space and preventing sprawl
  - Sprawl = more infrastructure maintenance



- Turn health and safety liabilities into community assets

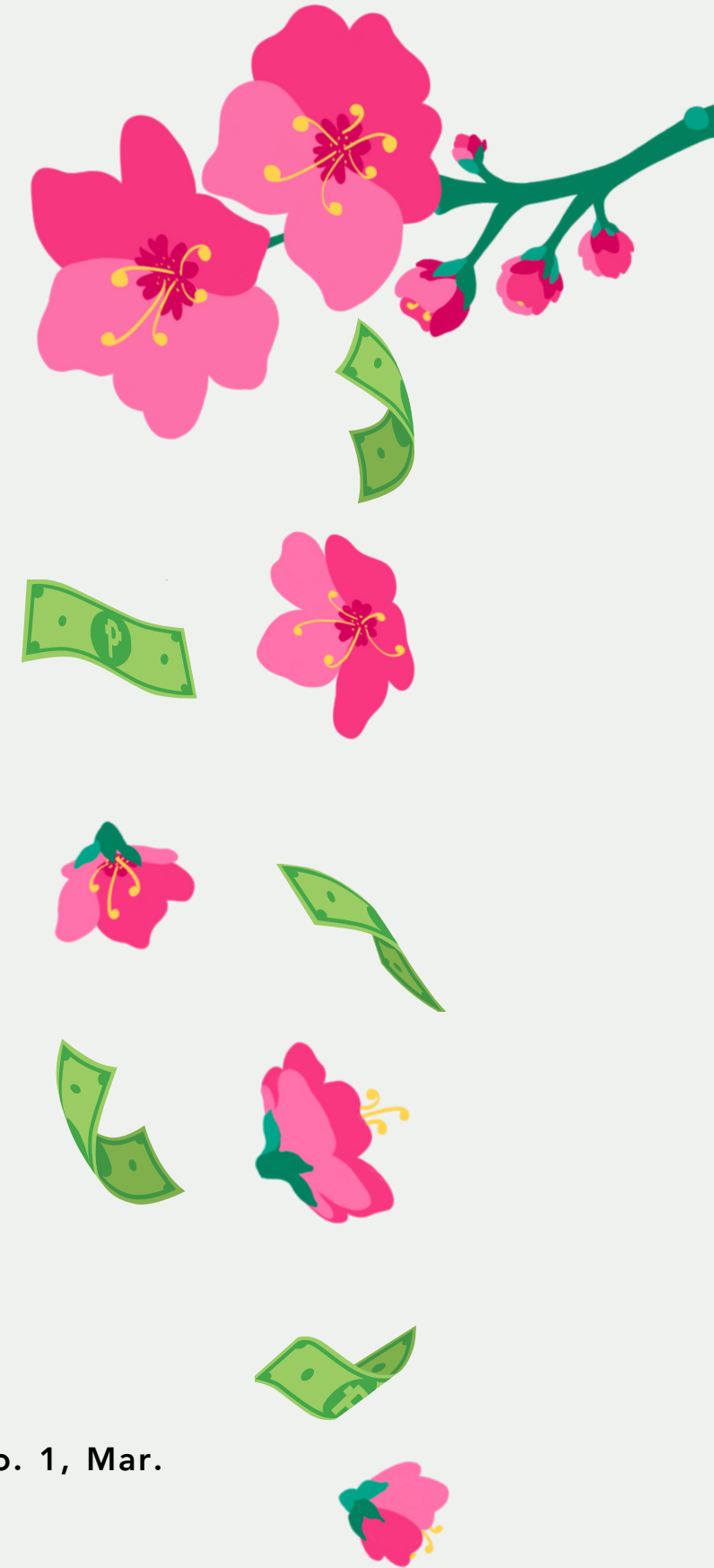


- Enhance economic development and tax base
  - Create new, local jobs



# Economic Benefits

- Nationwide, the EPA has found that reusing former brownfield sites has led to:
  - **\$29-97 million in additional tax revenue**
  - **73-80% decrease in impervious surfaces**
  - **25-33% decrease in work-related vehicle miles traveled**
- Those seeking to address brownfield sites can realize greater economic benefits by working with partners to leverage state and federal funding opportunities- that is where Mid-Atlantic TAB and our network can help!
- **As of 2021, \$20.13 was leveraged for each EPA Brownfields dollar!**

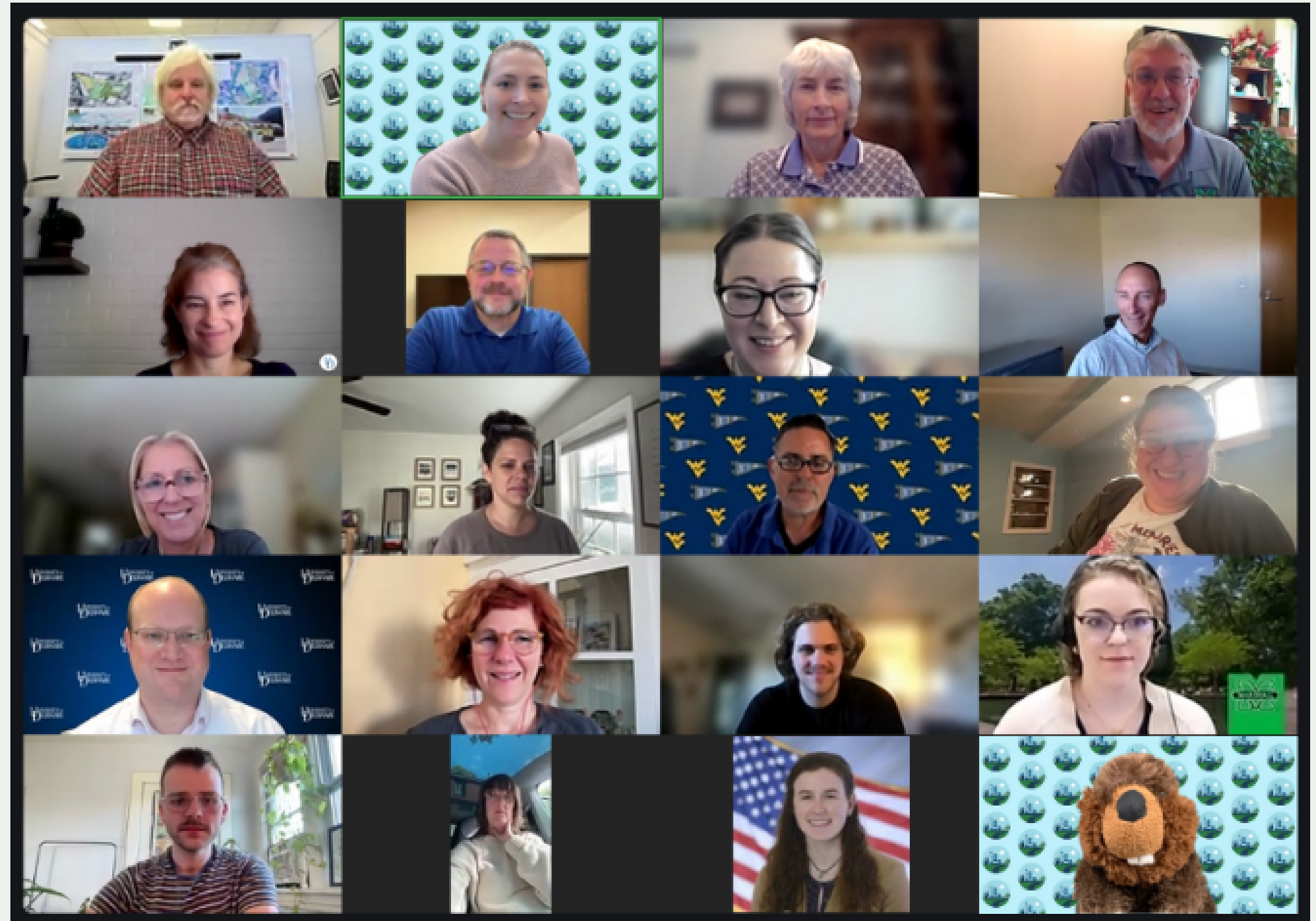


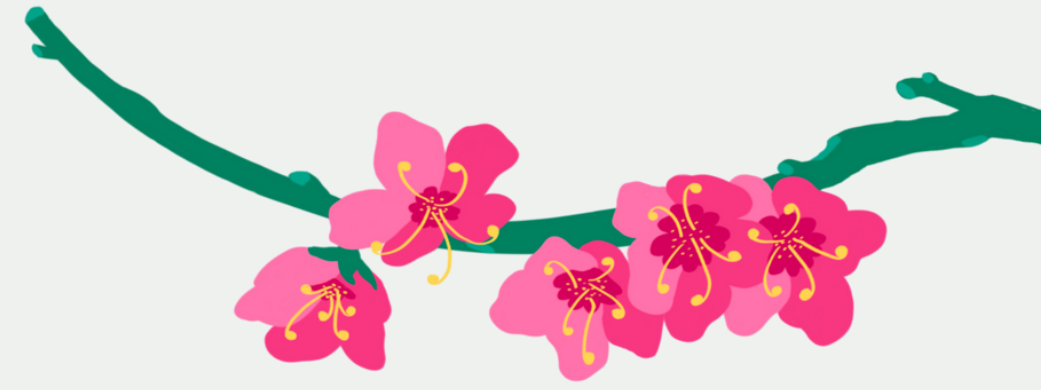
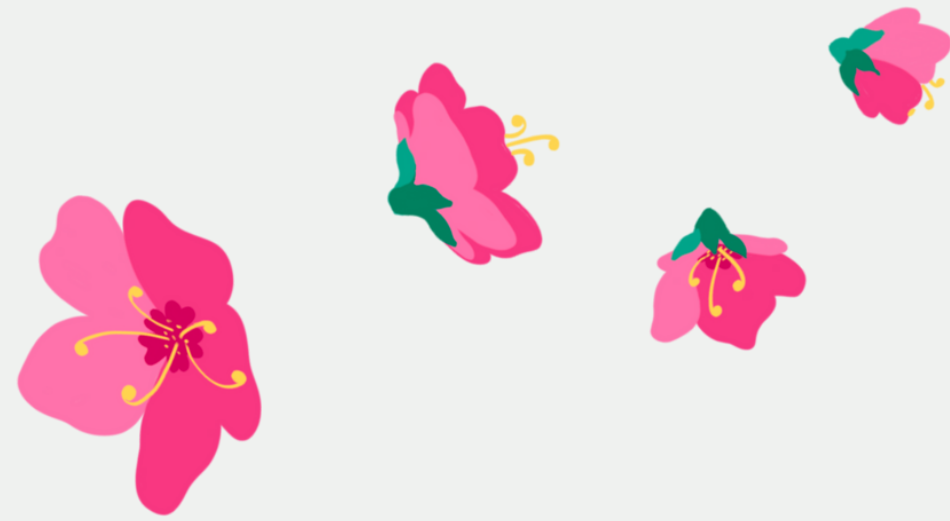
# We're here to help!

Today we'll go over potential first steps.

- Community Engagement
- Brownfield Inventory
- Site Planning
- Technical Assistance
- DC Resources

Reach out at any time with questions, or if you're just getting started and wondering where to go next!





# Community Engagement

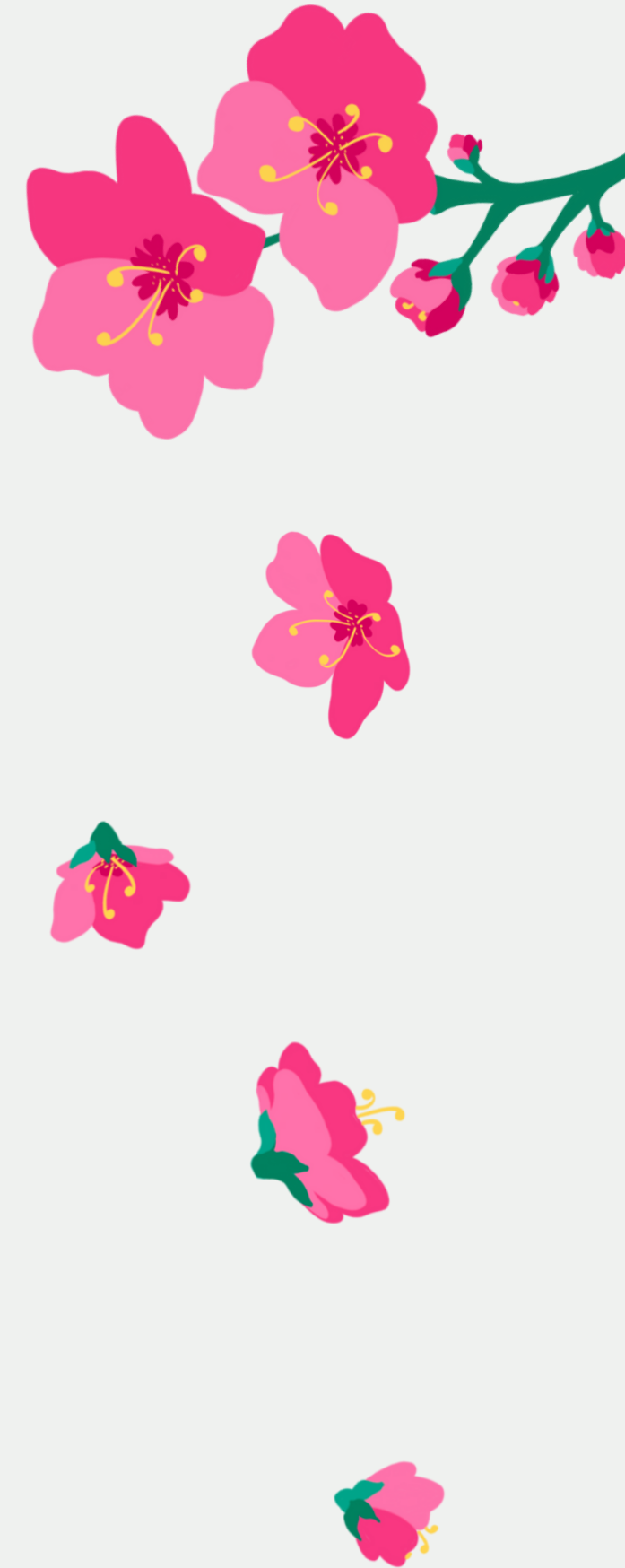


# Community Engagement

## Engagement Methods to Fit Your Community



- Administer a questionnaire (paper or online)
- Establish focus groups
  - Interview key constituents and/or stakeholders
- Facilitate public information gathering and planning workshops
- Facilitate one to three-day design charrette/work session
- Form action-oriented working groups
- Stakeholder group for transition from planning to implementation



# Community Engagement

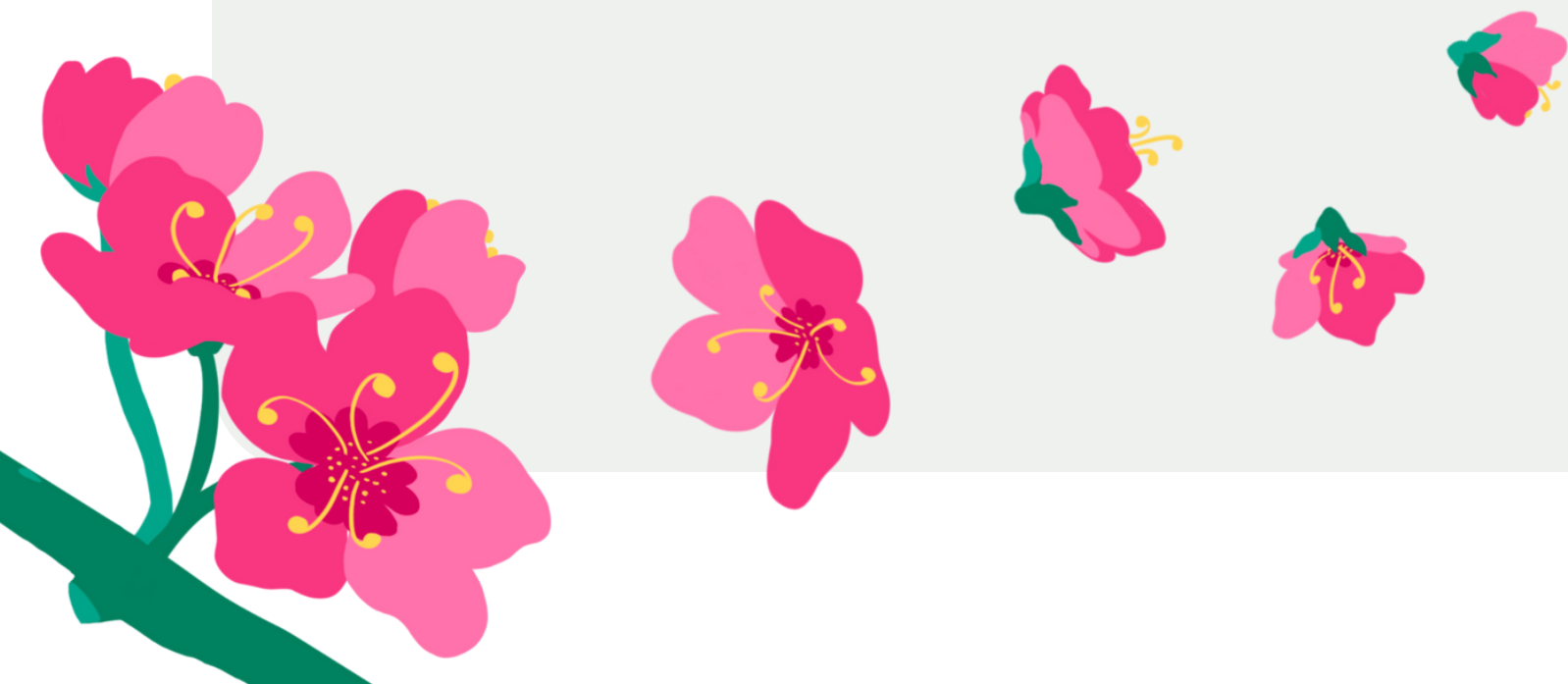
## How to get Stakeholders Interested & Feeling Comfortable?

- Have key stakeholders encourage participation
- Make it easy to attend
  - Accessible venue, meeting time, child care/activities, translation
- Site visits, if feasible and safe
- Make it interactive
- Provide opportunities to give input in a variety of ways
  - Note cards, maps, questionnaires



**Example: Advisory Neighborhood Commissions**

# BROWNFIELD INVENTORY



# Brownfield Inventory

## Why Inventory Brownfields?



### Know your assets (yes, assets!)

- There is no comprehensive list of brownfields in the United States, only EPA estimates.
- Creating an inventory helps you to know what you have on hand in your community.



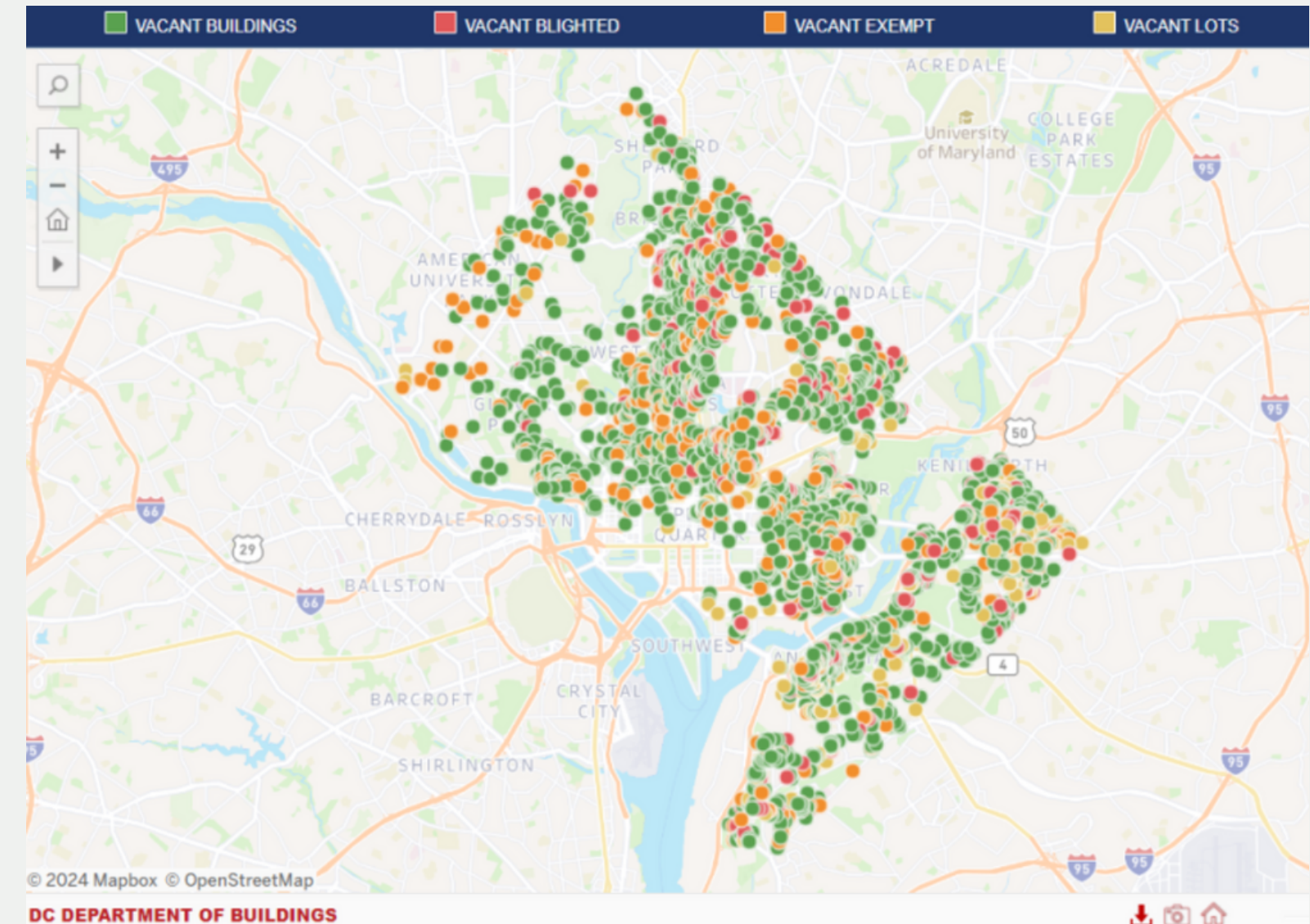
### Create target area

- Build interest and engagement around sites targeted for redevelopment.
- Prioritize sites based on community interest and redevelopment goals.



### Expand funding opportunities

- Having an inventoried list expands the potential for funding!
  - Site prioritization demonstrates vision
  - Some funding sources, including EPA Grants, require specific target areas and redevelopment goals



DC Department of Buildings  
Vacant Structure & Lot List

## Brownfield Inventory Support Program (ISP)

Brownfield inventories help prepare communities to pursue brownfield projects, apply for EPA assessment and cleanup funds, and ultimately reduce threats to the health and welfare of sensitive populations while returning contaminated properties to reuse.

### What it is:

- ✓ Community-led inventory process
- ✓ Commercial & industrial properties only
- ✓ Use existing interactive community mapping tools or resources such as Regrid

### What it isn't:

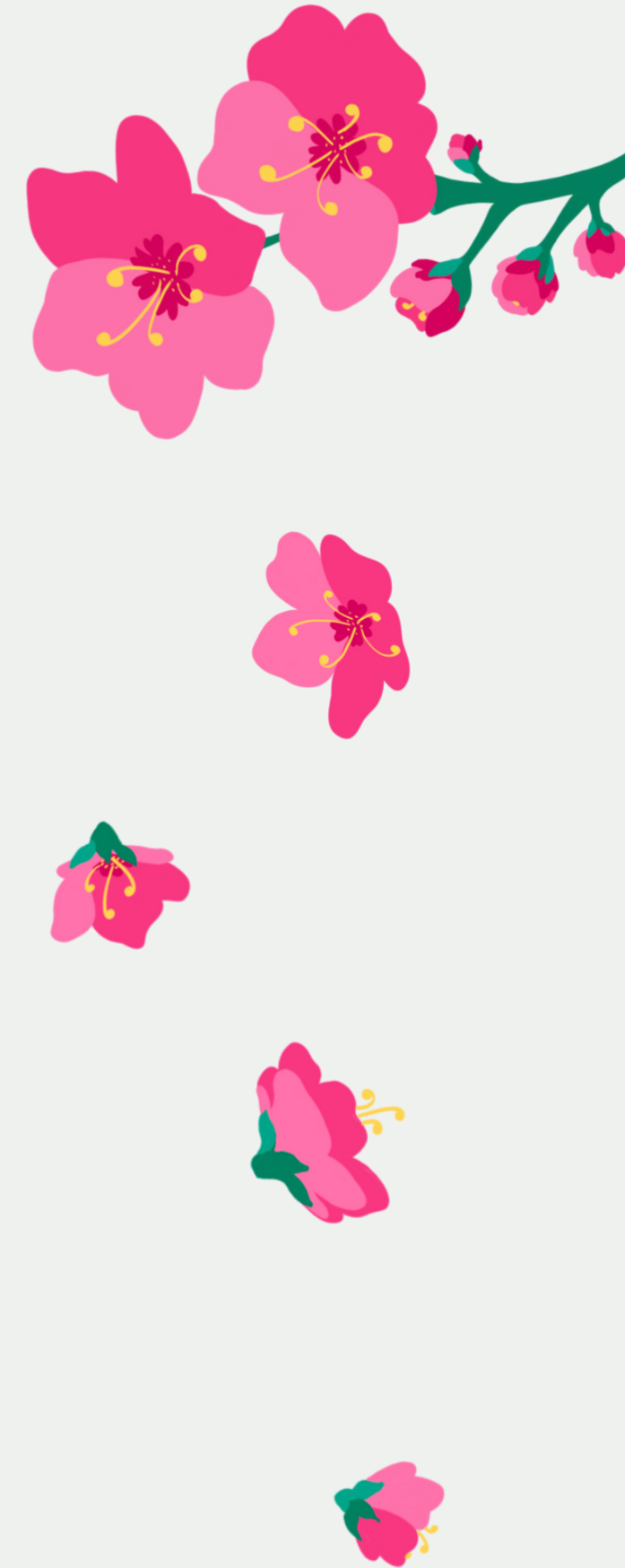
- ✗ Grant program or direct funding source
- ✗ An independent process- we only come to the community when we are asked
- ✗ Immediate action required- We are here to help communities build capacity, and that starts with inventory!

# Building Your Inventory

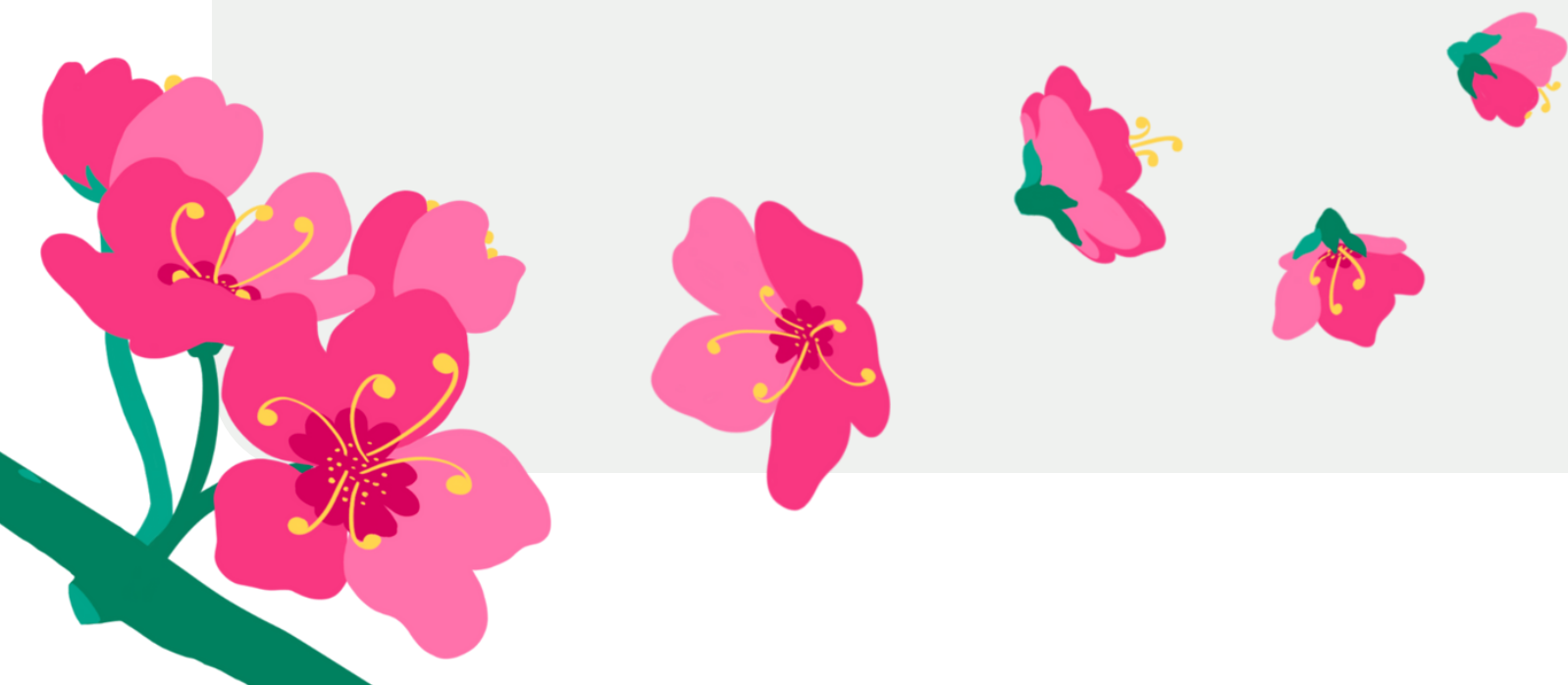
- Inventorying potential brownfields is just the first step!
- Having a prepared list helps you dig deeper and think about which sites to target first.
- Once you target sites, it's time to start thinking about environmental site assessments (ESAs), planning, and cleanup!



REMEMBER! We are here to help if you need site-specific assistance or have any questions navigating the process!

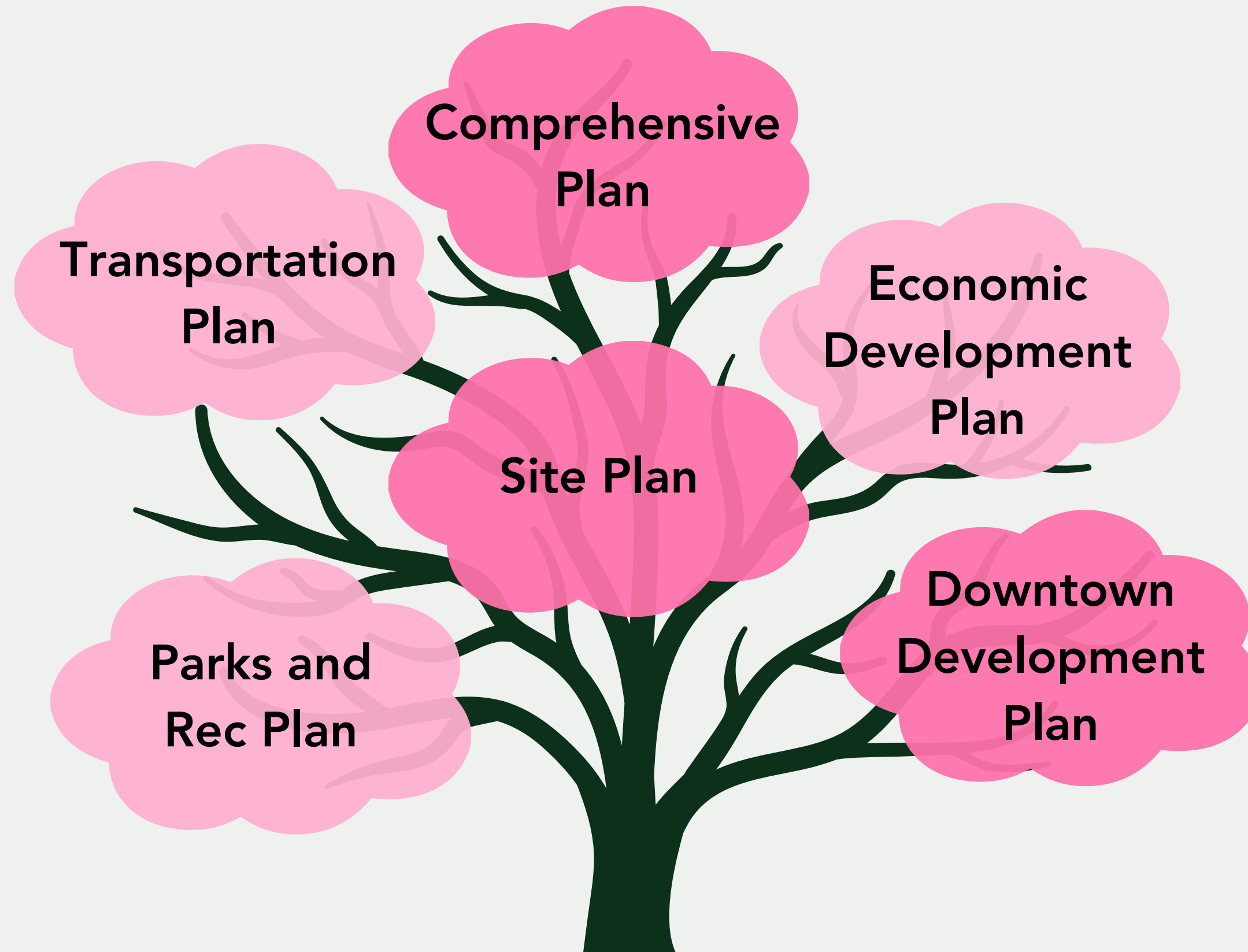


# SITE PLANNING



# Site Planning

Existing community and regional plans help strengthen projects and grant applications.



# Site Planning

## EPA Eligible Planning Activities

Infrastructure Evaluation

Brownfields Area-Wide Planning

Site Reuse Assessment

Community Health Assessment

Site Reuse Vision

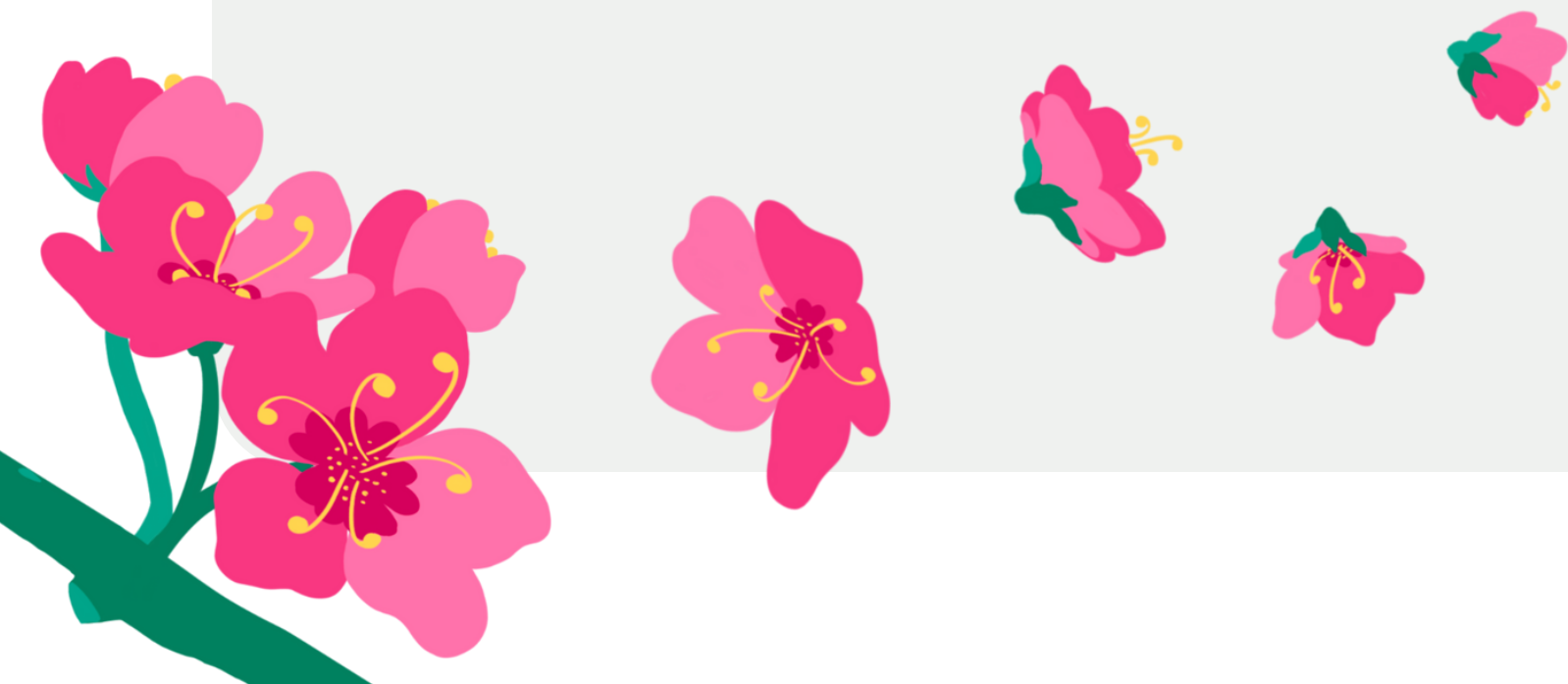
Resource Roadmap

Revitalization Plan

Evaluation of Market Viability

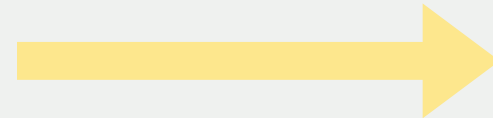
Source: EPA Brownfields

# TECHNICAL ASSISTANCE & OTHER RESOURCES



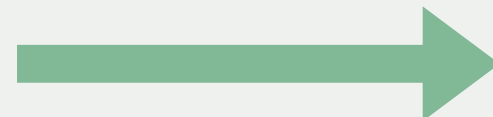
## EPA Brownfield Funding Opportunities

### Assessment Grants



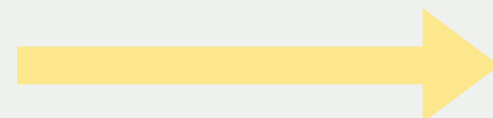
Complete Environmental Site Assessments (ESAs) and plan for cleanup and redevelopment of brownfield properties in your community.

### Cleanup Grants



Funding to cleanup brownfield sites in your community and prepare them for redevelopment.

### Targeted Brownfields Assessments (TBAs)



For assessment of a specific property in your community; work managed by EPA

# DC Resources

## DC Department of Buildings

- Vacant Structure & Lot List

## Office of the Deputy Mayor for Planning and Economic Development (DMPED)

- DC Project Pipeline Database (PPD)
- Community Development Corporations List
- Office to Anything Program

## Department of Energy and Environment

- Map of Current and Remediated VCP Sites

## Department of General Services

- List of Municipal Projects



# Upcoming Events



APR

24

## VA BROWNFIELDS SYMPOSIUM

This year's annual Virginia Brownfields conference comes in a one-day size. The theme for this year's event is "Measuring Success in Brownfields."

*Hopewell, VA*

[Register here.](#)

AUG

5-8

## 2025 NATIONAL BROWNFIELDS CONFERENCE

The National Brownfields Training Conference is the largest event in the nation focused on environmental revitalization and economic redevelopment.

*Chicago, IL*

[More info](#)

SEPT

9-11

## WEST VIRGINIA BROWNFIELDS CONFERENCE

West Virginia's premier redevelopment event with sessions and workshops on brownfields redevelopment and downtown revitalization in rural communities.

*Morgantown, WV*

[More info](#)

## DC 2050 Comprehensive Plan

Residents are encouraged to visit [DC2050.com](https://dc2050.com) to take the DC 2050 Vision Survey and participate in upcoming public meetings:

- Saturday, March 22, 11:00 a.m. at MLK Library (901 G Street NW)

[RSVP](#)

- Tuesday, March 25, 6:00 p.m. at Barry Farm Recreation Center (1230 Sumner Road SE)

[RSVP](#)

- Thursday, March 27, 6:00 p.m., Virtually

[RSVP](#)

# We're here to help!



## Today's Speakers



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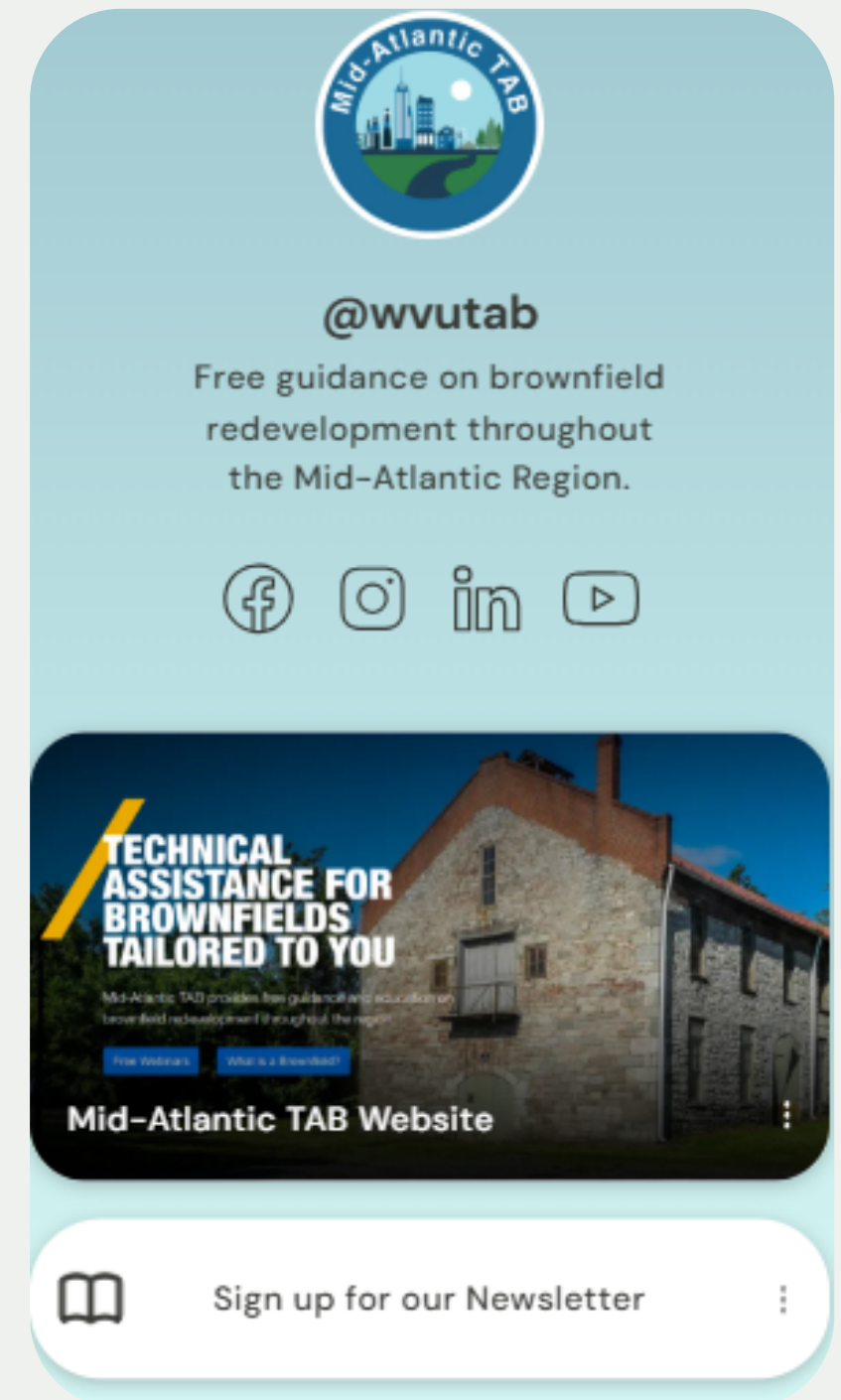
Find all our links  
in one place!



Visit our [LinkTree](#) to find our website, social media pages, registrations, and more.

Questions?

Direct Email: [wwutab@mail.wvu.edu](mailto:wwutab@mail.wvu.edu)



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