



RECIPE FOR REDEVELOPMENT

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Today's Chefs



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Who is Mid-Atlantic TAB?



Mid-Atlantic TAB is a collaboration among leading programs across EPA Region 3:



COLLEGE OF ARCHITECTURE, ARTS, AND DESIGN
**COMMUNITY DESIGN
ASSISTANCE CENTER**
VIRGINIA TECH.



UNIVERSITY OF DELAWARE
**BIDEN SCHOOL OF PUBLIC
POLICY & ADMINISTRATION**



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).





Chef Notes



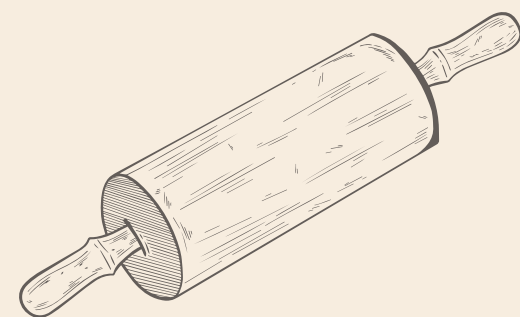
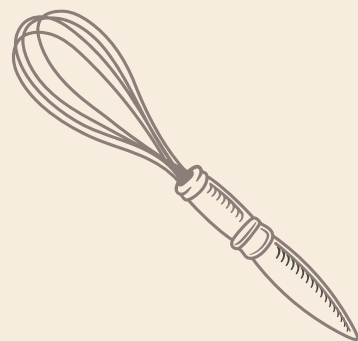
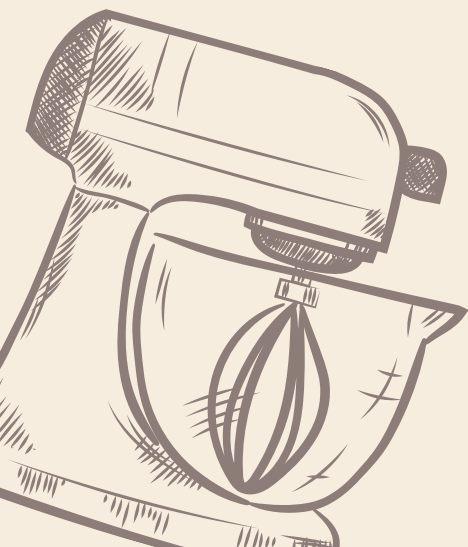
MID - ATLANTIC
TAB
TECHNICAL ASSISTANCE TO
BROWNFIELDS COMMUNITIES

Don't be afraid of brownfields!

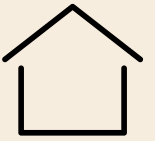


You don't know what opportunities exist until you know which sites are in your community, where they are located, and which resources are available to assist with cleanup and redevelopment.



Nothing's Im-pasta-ble!



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

What are some of the Economic Benefits?

- Cleanups funded through the EPA have shown consistent positive increases in local property values (Haninger et al.).
- Per the Journal of the Association of Environmental and Resource Economics, cleanups of brownfield sites increase property values by **5% to 11.5%**, with other estimates finding increases up to **15.2%** (Haninger et al.).



Economic Benefits (Cont.)



- 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!**

Recipe for Brownfield Redevelopment

Ingredients:

1. Brownfield Inventory

2. Project/site prioritization

3. Community engagement

4. Site planning

5. Research for funding and technical assistance



1

Brownfield Inventory

What's in your pantry?



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



Brownfield Inventory



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!

Brownfield Inventory

Inventory Process

Step 1 Form Inventory Team

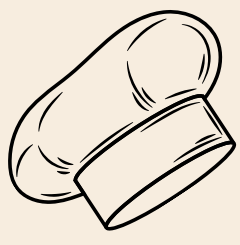
Step 2 Team Training

Step 3 Survey and Develop Inventory

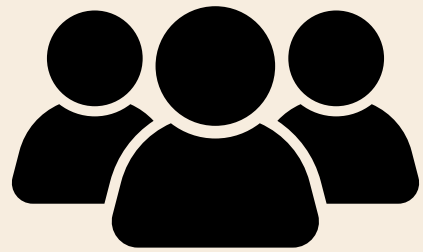
Step 4 Discuss Next Steps/Analyze Data

Step 5 Ongoing Technical Assistance (TA)

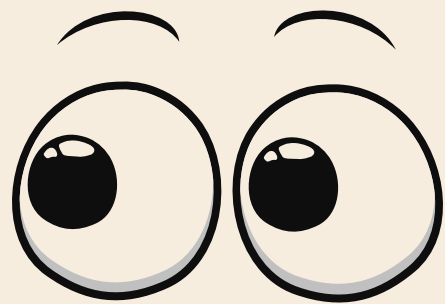




Brownfield Surveys are "Windshield" Surveys



Teams consist of TAB staff, local government officials, and other relevant redevelopment officials



Record results as best as possible from the property boundary

In other words, no trespassing!



What's in your pantry?

Inventory Example



Inventory Focus Area



Peach = Focus Area
Yellow = Parcels

Survey Questions



Identifying information

- ⇒ Site name (if applicable, or known)
- ⇒ Brief description of site
- ⇒ Past uses, if known

Site Characteristics

- ⇒ Site type
 - (industrial, commercial, landfill, Institutional [school or church], or other)
- ⇒ Existing # of structures
 - This may be populated in Regrid data
- ⇒ Conditions of existing structures, if any?
- ⇒ Has there ever been a Phase I or assessment on this site?

Site Inventory

Site 1



Front

Side



Rear: Not Accessible

Site Inventory

Site 2



Front



Alley View

2

Project/Site Prioritization

Determine the first step



Project/Site Prioritization

Establishing prioritization list helps determine which properties to address first, according to criteria identified by the local team and municipality

- Having a prioritized list allows you to pursue opportunities proactively in a more purposeful way, rather than getting overwhelmed.
- Order of properties does not limit your ability to pursue new opportunities as they arise!
- It also helps you to be better prepared when those unexpected opportunities do come around.

★ *Examples of priority criteria*

- *Health & safety hazards*
- *Funding resource available*
- *Located in designated redevelopment area*
- *Visibility*
- *Affordability*
- *Redevelopment potential*
- *Meets a community need*



3

Community Engagement

Incorporate throughout the process



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



4

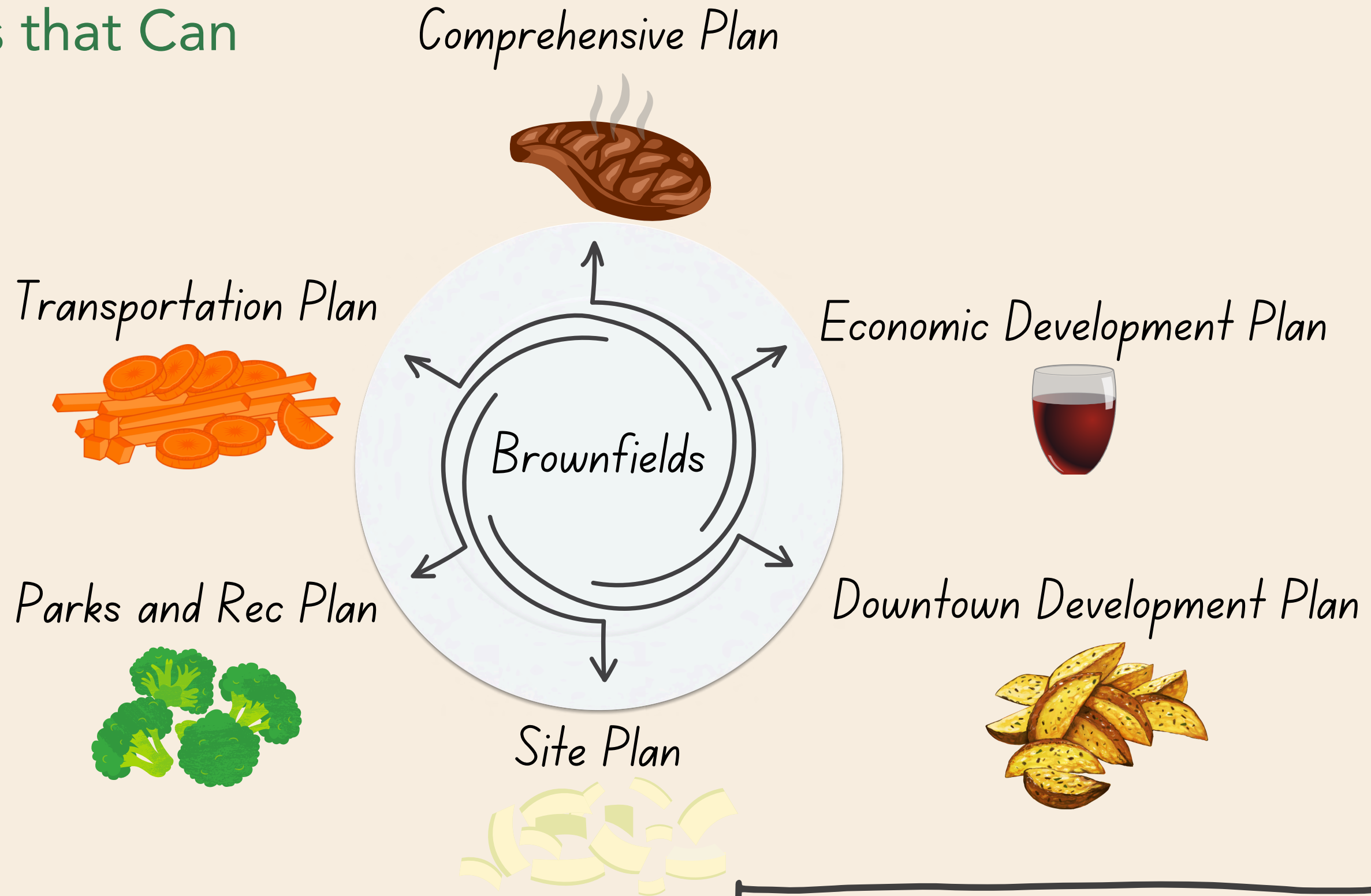
Site Planning

Find your sous-chef



Site Planning

Community Plans that Can Assist Brownfield Redevelopment



Existing community and regional plans help strengthen grant applications

Site Planning

EPA Eligible Planning Activities

Climate-Smart Brownfields Planning

Brownfields Area-Wide Planning

Site Reuse Assessment

Community Health Assessment

Site Reuse Vision

Resource Roadmap

Revitalization Plan

Evaluation of Market Viability

5

Research for Funding & Technical Assistance

Find the right seasoning for you



Which Option is Best for You?



EPA Brownfield Grants

- Hard application deadlines – must prepare in advance
- Nationally competitive
- Applicant is responsible for grant oversight
- Assessment grants are usually for multiple sites



EPA Technical Assistance

- Sites are selected locally, on a rolling basis
- Regionally focused
- Process facilitated by EPA
- Could help establish familiarity with EPA process
- Generally targeted at one site or some contiguous sites

Additional Funding Sources

EPA Brownfield Grants and TA alone will not bring a brownfield redevelopment project to fruition. Any development project (brownfield or otherwise) requires multiple funding sources.

Tax Credits

- Historic
- Low Income Housing (LIHT)
- New Markets
- State-Specific

Loans

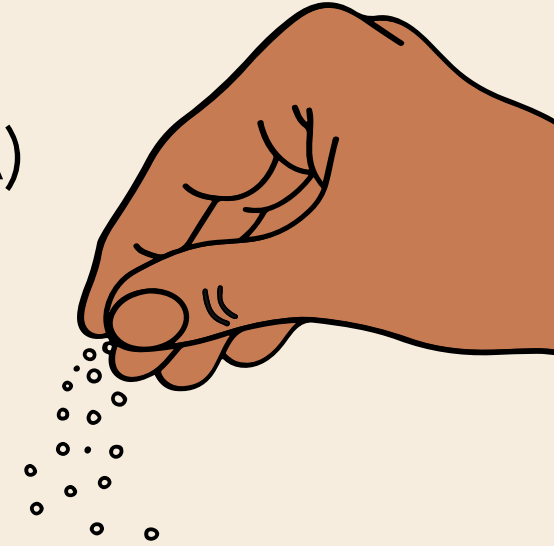
- Traditional Lending
- Socially-Minded Lenders (Those who have social impact component)

Private Investments

- Equity Investors
- Community Reinvestment Act (CRA)

Other Sources

- Other Federal Programs
- State-Specific Programs
- Community Development Block Grant (CDBG) (Blight Removal)
- USDA



Redevelopment Process

As technical assistance (TA) providers, we want to emphasize the importance of planning and long-term thinking in the redevelopment process!



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!



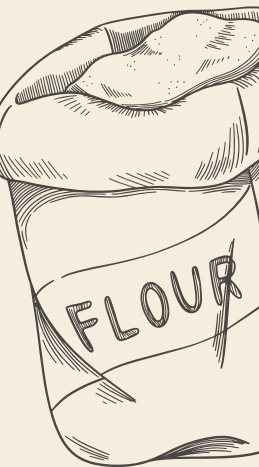
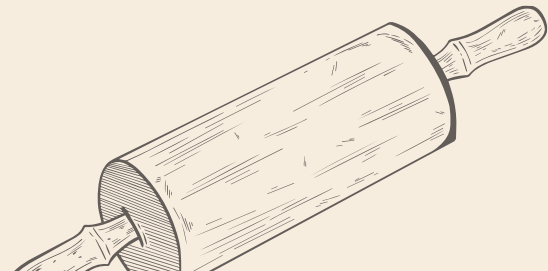
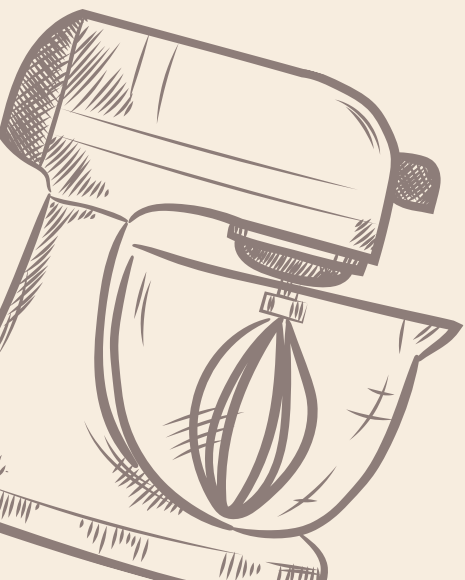
REMEMBER! We are here to help if you need site-specific assistance or have any questions navigating the process!

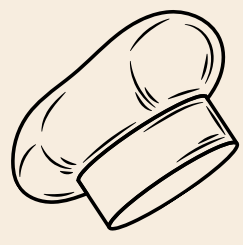


Whatever you do...



DO NOT purchase a property without first conducting
All Appropriate Inquiry (AAI)/Phase I
Environmental Site Assessment





Why is AAI/Phase I so Important?

Liability Protection

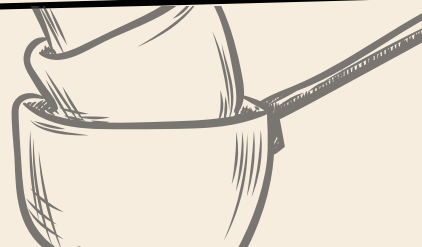
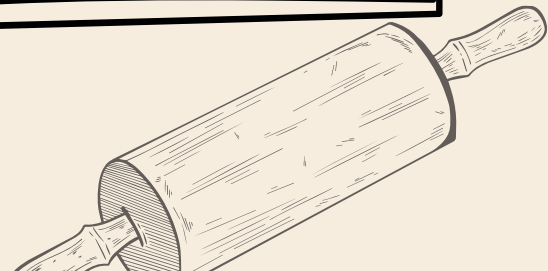
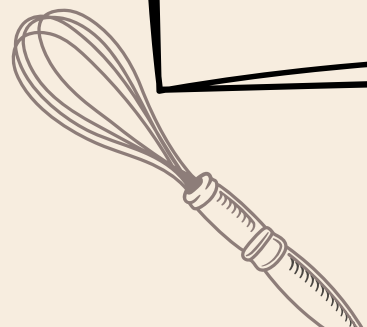
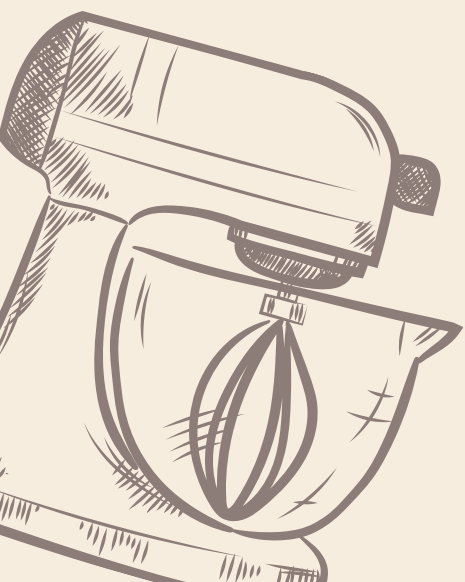
- Purchasing a property without conducting an AAI/Phase I could make you the potentially responsible party (PRP)
- If you are considered the PRP, you may be held liable for contaminants on site!

Eligibility for Funding

- If you intend on applying for EPA Cleanup Grant and have not conducted AAI (or the time period lapsed), you will not be eligible for EPA Cleanup Grant funding

Awareness of what may be on Property

- AAI/Phase I identifies the presence of potential contaminants
- Identification of potential contaminants based on research of past uses



Meet with TAB

Here's how we can help!

- **Brownfield Inventory**
 - Opportunities (and challenges) identified
- **EPA Brownfield Grants**
- **Targeted Brownfield Assessment**
- **TAB Services**
 - Guidance and advice
 - Document review
 - Visioning, design, community engagement
 - Resource roadmap, economic viability review



Summary & Conclusion

Mid-Atlantic TAB

We're here to help

Brownfield Inventory

Know what's in your pantry

Project/Site Prioritization

Determine your first steps

Community Engagement

Incorporate into your process

Site Planning

Community Plans can be your sous-chef

Research for Funding and Technical Assistance

Find the right seasoning for you



Upcoming Events

Register

FEB
4-5

West Virginia New Markets Tax Credits Education Tour

An informative in-person event on the New Markets Tax Credit (NMTC) program and how it can transform communities and drive economic growth. Sessions are located in Wheeling, Fairmont, and Charleston.

Register

FEB
6

Brownfields on the Riverfront Webinar

The West Virginia Water Research Institute (WVWRI) virtual seminar with presenters Carrie Staton and Pat Ford.

Register

APR
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VA Brownfields Symposium

This year's annual Virginia Brownfields conference comes in a one-day size.



We're here to help!



Today's Speakers



Haley Paul
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Katie See, AICP
Assistant Director
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Seth Cardwell
Community Development Associate
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Contact Us!

Reach out to the TAB Hotline with any questions!

Direct Email: wvutab@mail.wvu.edu

Sign up for individual [consultation](#)

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