



Operation

Revitalize, Redevelop, & Restore

BROWNFIELDS

*FROM ZERO TO HERO:
BE A CATALYST FOR CHANGE*

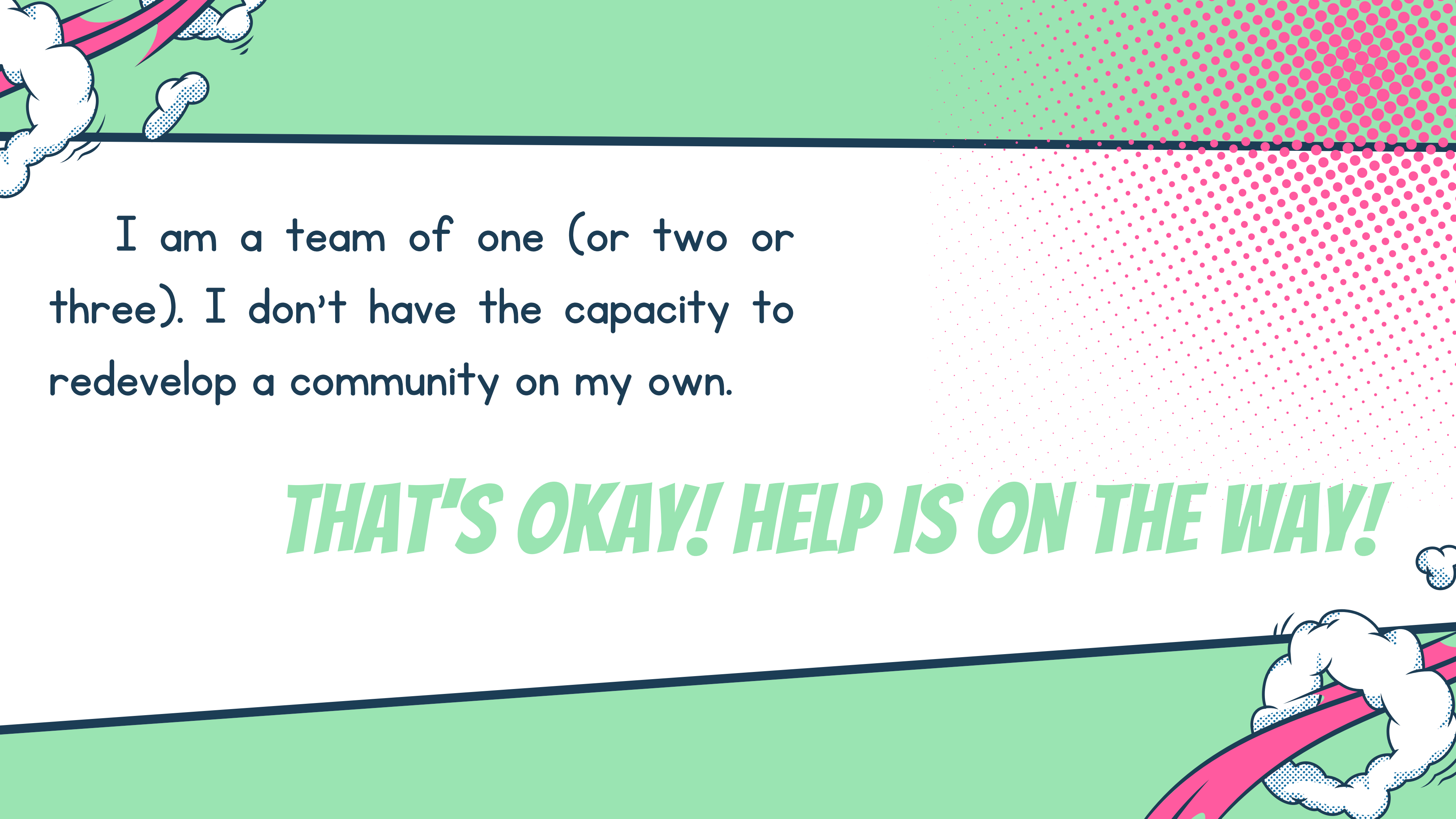
INTRODUCTION

Please introduce yourself in the chat! Include your:

- Name
- Organization
- Community
- Superpower (Optional)

“Hi! My name is Super Bucky and I work with Mid-Atlantic TAB. I live in Morgantown, WV. My superpower is how much I love helping my community!”





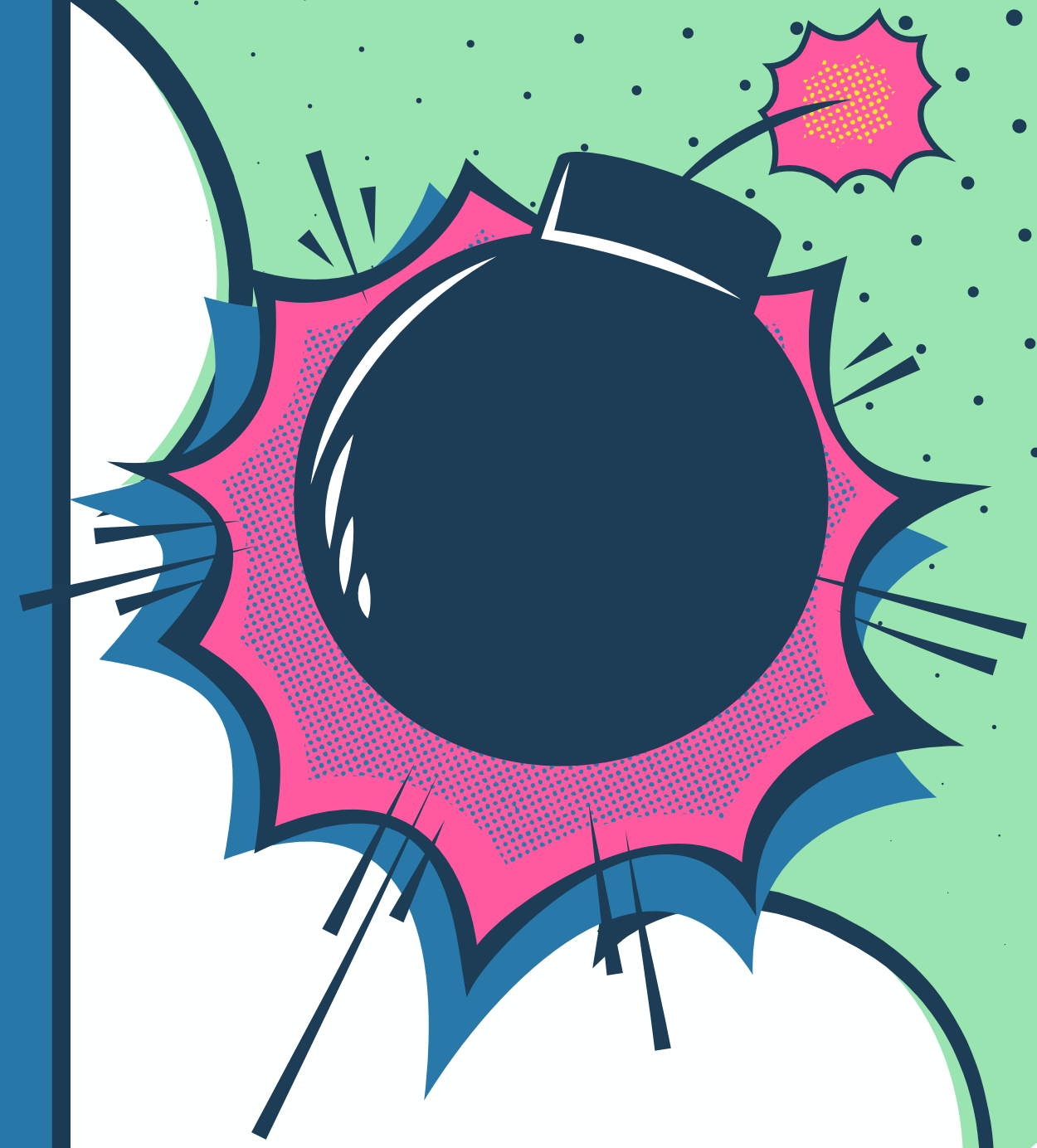
I am a team of one (or two or three). I don't have the capacity to redevelop a community on my own.

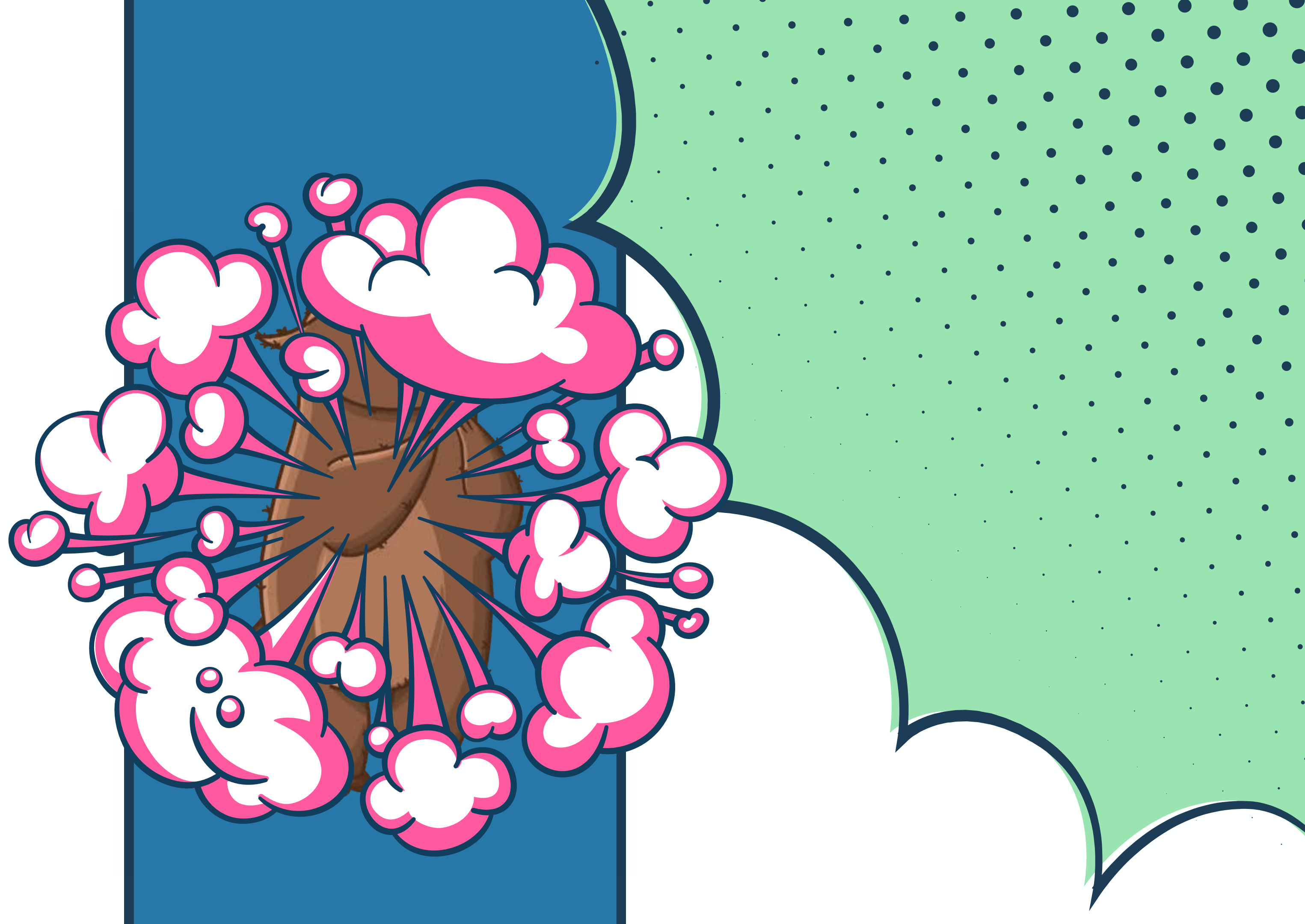
THAT'S OKAY! HELP IS ON THE WAY!

NORMAL BUCKY

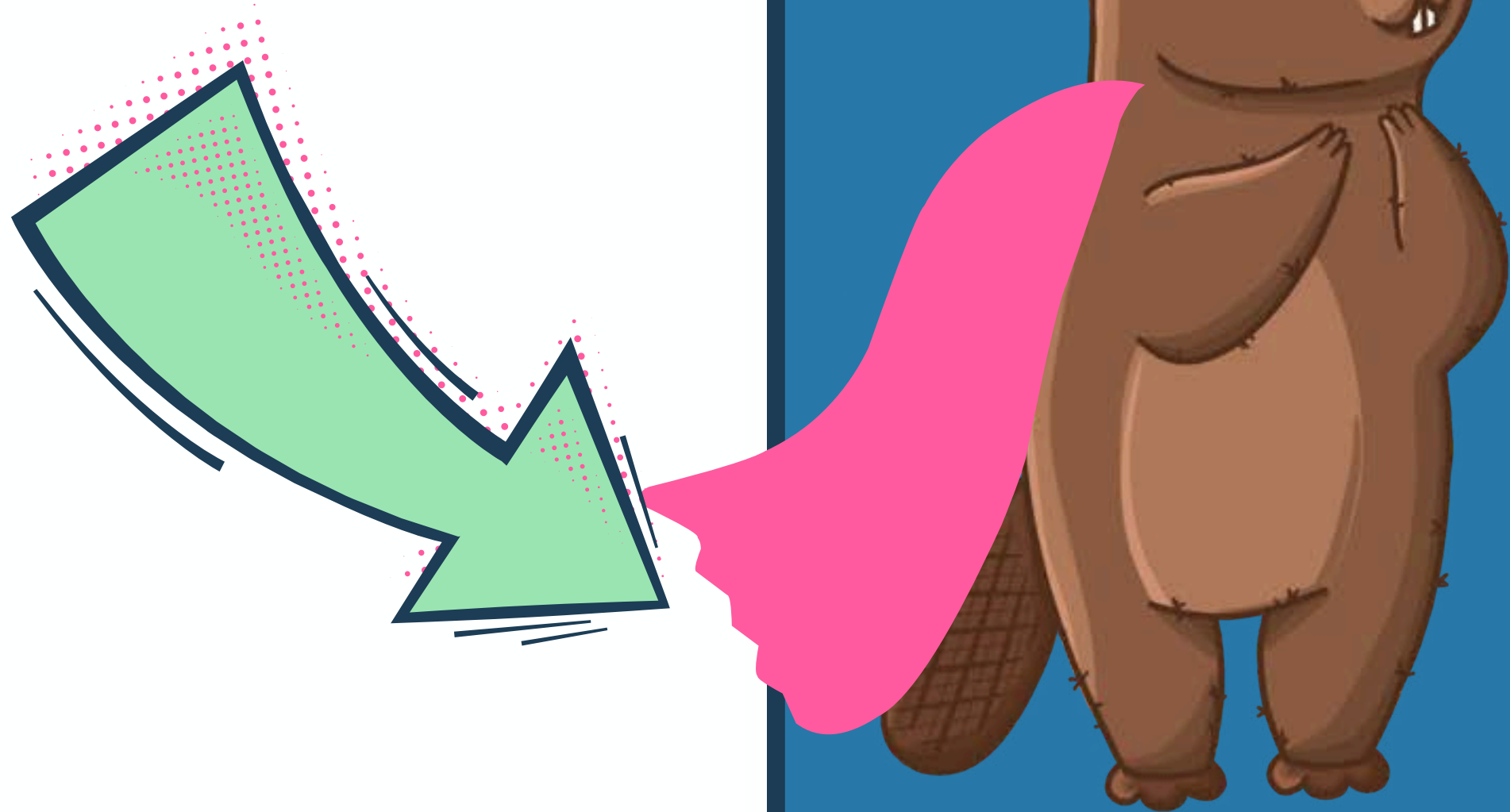


BOOM!





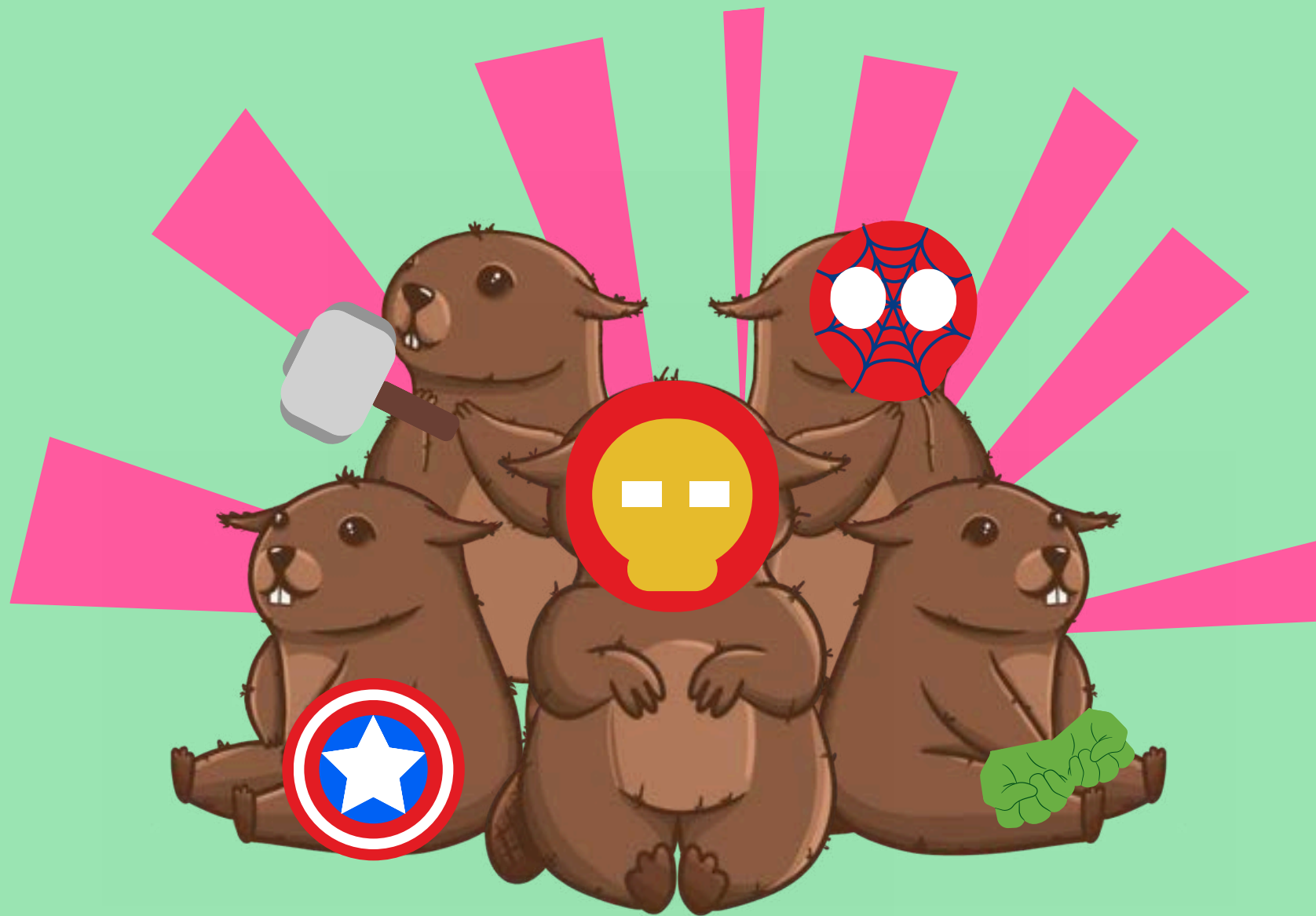
SUPER BUCKY



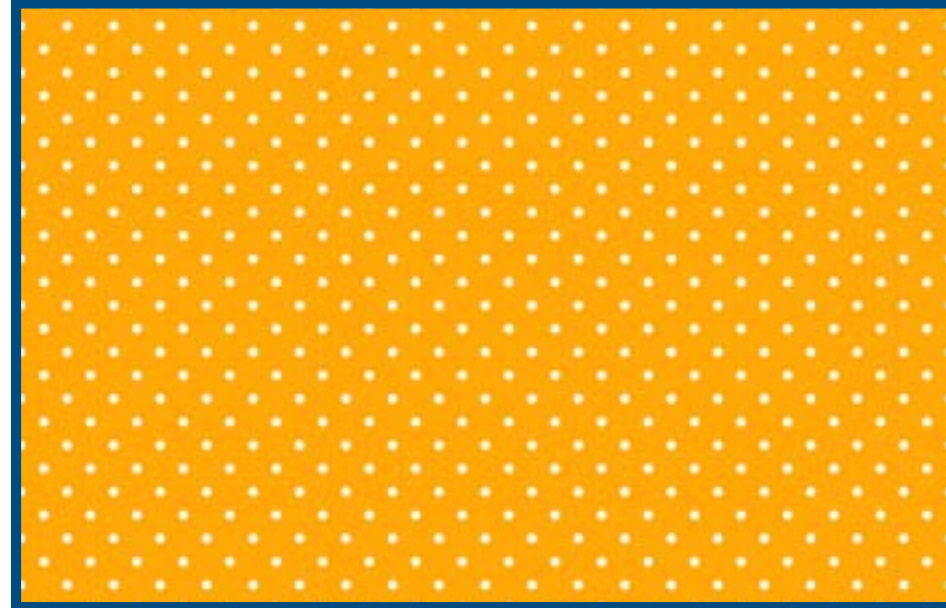
Where to Begin

- Assemble Your Team

01



Assemble Your Team



BROWNFIELDERS

- Mid-Atlantic TAB
We are available to help at each stage
- State Environmental Agency
- EPA



STAKEHOLDERS

- Local & Regional Governments
- Community Groups
- Non-Profits
- Local Redevelopment Agency
- Property Owners
- Developers
- Lenders
- Insurers
- Investors
- Potential Buyers



OTHER

- Peer Communities with Brownfield Redevelopment Experience
- Qualified Environmental Professionals (QEP)



TAB: Your Brownfields Redevelopment Partner

Technical Assistance to Brownfields (TAB)

The 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 throughout EPA Region 3 (DC, DE, MD, PA, VA, WV)



MID - ATLANTIC
TAB
TECHNICAL ASSISTANCE TO
BROWNFIELDS COMMUNITIES

**TAB Services:
Tools for Your
Redevelopment
Utility Belt**

01 Education & Outreach

02 EPA Grantee Support

03 EPA Applicant Support

04 Area-Wide Technical Assistance

05 Site-Specific Technical Assistance

01

Education & Outreach

- Webinars
- Fact Sheets
- **Brownfields Bootcamp**
- Community Trainings
- Conference Presentations
- General resources

TAB can help with brownfields education (webinars or in-person trainings).

The Brownfields Bootcamp is our Brownfields IOI training that can be tailored to fit your community's goals.

Outline of Agenda

- Brownfields Defined
- Benefits of Redeveloping Them
- Redevelopment Ideas
- Grants & Funding Available
- Other Aspects of Redevelopment Process
- Tour a Nearby Brownfield

BROWNFIELDS BOOTCAMP

WHAT IS A BROWNFIELD

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, pollutant, or contaminant.”



Benefits to Cleaning Up Brownfields

A Health

B Environmental Justice

C The Environment

D Economy

A

Health

Redevelopment turns health and safety risks posed by contaminants into community assets by creating funding opportunities to redevelop sites and revitalize neighborhoods.

There are a variety of EPA Brownfield grants that provide funding to carry out and/or assess cleanup activities at brownfield sites. Different grants are more appropriate for specific circumstances.

- Contaminants at brownfield sites can create safety risks, social and economic issues, and overall environmental health issues.
- The health and safety of people and animals can be at risk if a property presents exposure to environmental contaminants. If not addressed, contamination can spread to nearby properties as well.

B

Environmental Justice

EPA's Brownfields and Land Revitalization Program helps to educate stakeholders on the importance of integrating principles of environmental justice and equitable development into the assessment, cleanup, and reuse of brownfields.

These principles help to ensure that low-income and minority residents in areas historically impacted by blighted properties and environmental contamination reap the benefits of environmental cleanup.

Some of these principles include:

- Ensuring access to affordable housing
- Promoting community resilience against climate change
- Ensuring equitable access to amenities such as health clinics and grocery stores
- Partnering with community-based organizations
- Reusing brownfield sites for greenspace and other healthy, safe and walkable areas (such as urban gardens and parks)

C

The Environment

Redevelopment encourages environmental sustainability initiatives in a number of ways, including:

- Preserving farmland and forested areas.
- Reducing impervious surfaces (asphalt), resulting in less runoff and localized flooding. This subsequently results in better water quality.
- Brownfield redevelopment keeps developments in a central location which improves air quality. Improved air quality is associated with reduced greenhouse gas emissions from vehicle travel.

Redevelopment of brownfield sites can play a vital role in encouraging sustainable land and energy-use practices that work toward long-term climate solutions.

Brownfield sites often offer connections to existing infrastructure that can promote sustainable growth and development, including the use of renewable energy.

D

Economy

- Jobs and housing can be supported on brownfield sites, which boosts the local economy.
 - Reducing the need for infrastructure expansion by utilizing existing resources, which also reduces costly and unsustainable demands on local community resources and personnel.
 - Redeveloping brownfields links economic vitality with environmental benefits.
 - According to the EPA, 11-13 % of the jobs and housing growth expected between 2013-2030 could be supported on brownfield sites
- Benefitting local communities and increasing revenue:
 - Suburban sprawl promotes economic expansion outside of city limits, meaning that development does not create local revenue for city centers that maintain local infrastructure.
 - Brownfield sites are typically located in or near downtown areas and directly spur local revenue and jobs.

02

EPA Grantee Support

- State Cohort Facilitation
- Cooperative agreement support
- Grant Kickoff
- RFP support
- Community Involvement
- Grant Debriefs

03

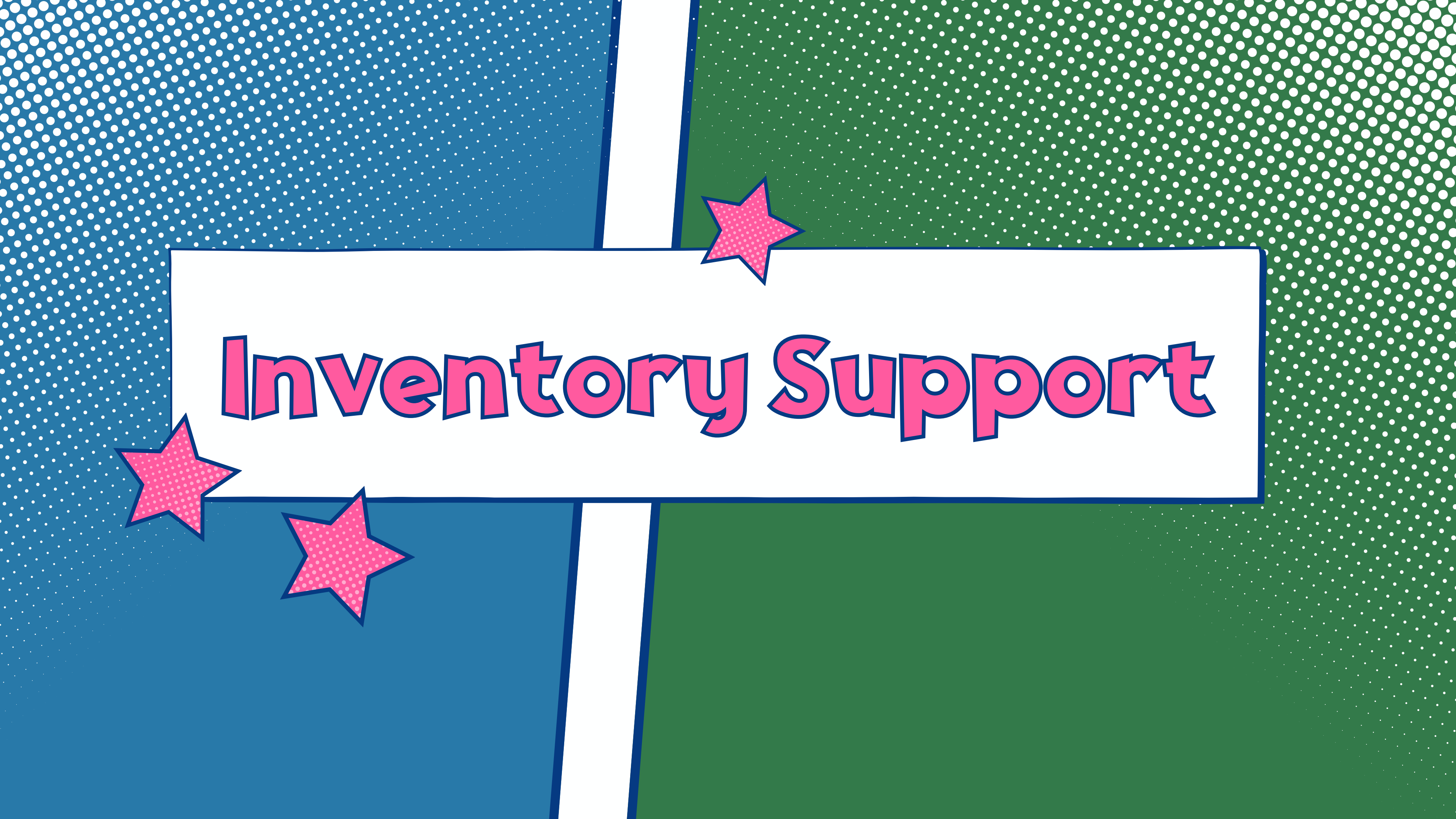
EPA Applicant Support

- Workshops & webinars
- Grant planning consultations
- SAM.gov & grants.gov support
- Grant review
- Grant debrief

04

Area-Wide Technical Assistance

- Inventory Support
- Business & Brownfields Walkabout
- State program support

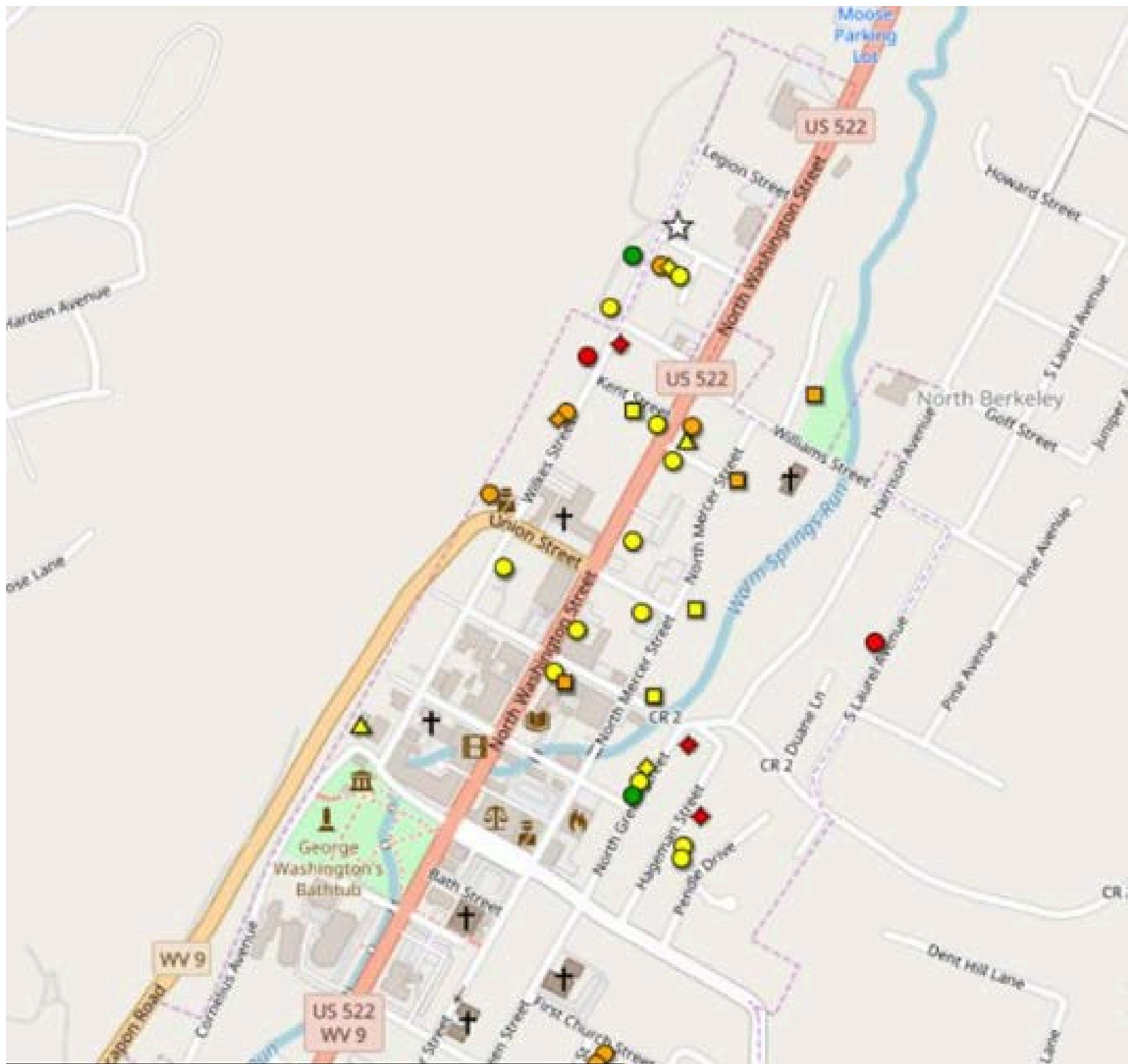


Inventory Support

Brownfield Inventory

- A brownfield inventory is a list of properties and their attributes
 - Data Included: Address, Owner Information, Tax Information, etc.
- You need to know which sites are brownfields and their status before you can take steps to remediate and redevelop

Property Address	District Number	Map Number	Parcel Number	Tax ID Number	Property Type	Latest Survey Date	Lot Sf	Building Sf	Age of Property	On Historical Registry	Owner Name	Owner Street Address
7 Pratt Street	3	2	96	03 2009600000000	Other	1/26/2018	3920	1654	102	No	Michael and Nancy Esp...	Pratt Street
479 Wilkes Street	3	1	155	03 1015500000000	SingleFamily	01/26/2018	67953	1249	97	No	Alc District LLC	Wilkes Street
151 Fairfax Street	3	1	77	310077000000000	CommercialOnly	1/26/2018	5226	2204	82	No	Michael and Nancy Esp...	Pratt Street
164 Fairfax Street	3	1	103	03 1010300000000	SingleFamily	1/26/2018	11761	2804	119	No		
187 South Green Street	3	2	30	03 2003000000000	Other	1/26/2018	16552	2736	36	No		
359 N Washington Ave	3	3C	16	02 3C0016000000000	SingleFamily	5/21/2018	8712	1013	102	No	Michael and Nancy Esp...	Pratt Street




- TAB can help your community get started!
- TAB can train community volunteers to conduct an inventory of brownfield sites
- TAB can give you free access to mapping software

Brownfield Inventory



REDEVELOPMENT IDEAS

Brownfields can be redeveloped in many different ways: old industrial buildings can be turned into new real estate, new building can occur on cleared sites, and community infrastructure and aesthetics can be improved by creating more greenspace.



FORMER BROWNFIELD SITES

SHEPHERDSTOWN LANDFILL TO LIBRARY PROJECT SHEPHERDSTOWN, WV

The Shepherdstown Landfill to Library project transformed a municipal dump into a state-of-the-art, modern library serving the residents of the Town and Jefferson County. The new library was designed as a one-level, 8,900-square-foot facility comprised of large open areas dedicated to children and youth programming on one side and adult programming on the other. The new library includes a large commons room used as a community meeting space, a media lab for creative podcasters, a quiet reading room where patrons can study local history and genealogy, and a STEAM lab for young adults to participate in coding and robotics.



BEFORE



AFTER

FORMER BROWNFIELD SITES

JOSEPH L. WILLIAMS JR. FIRE STATION HUNTINGTON, WV

The site is the former location of a dry cleaner and gas station. Environmental assessments were funded through US EPA Brownfield Assessment Grant. The site is in the WV Voluntary Remediation Program and serves as the home of a new state-of-the-art fire and rescue station for the Fairfield Community of Huntington. Leveraged resources include contributions from WV Region 2 Planning and Development Council, KYOVA Interstate Planning Commission, and City of Huntington, WV.



BEFORE



AFTER

05

Site-Specific Technical Assistance

- Design Assistance
- Community involvement & facilitation
- Resource Roadmaps
- Ownership & property transfer consultation
- VRP/VCP Support
- Redevelopment Roundtables



Design Assistance



OMG!



Conceptual Drawings



POW



Conceptual Drawings

What Tools Do Your Other Redevelopment Teammates Bring?



Helpful EPA Tools

01 EPA Technical Assistance (TA)

02 Targeted Brownfield Assessments (TBA)

03 EPA grants

04 EPA Assessment Coalition Grant

01

EPA Technical Assistance (TA)

EPA TA aids communities in determining what type of site reuse(s) is/are feasible.

Supplements brownfields grants and other TA provided by connecting communities with EPA contractors, who deliver services at no cost. These services include:

- Market analysis, labor market and economic research
- Site reuse assessment; identify site assets & barriers
- Financial feasibility and/or implementation plan for site reuse
- Funding/financing options, opportunities analysis, redevelopment strategy

02

Targeted Brownfield Assessments (TBA)

Targeted Brownfield Assessments (TBA) are a great first step for low capacity communities

- Conducted by EPA contractor
- Site assessment activities
- Cleanup planning
- No cost to receiving entity
- Work in coordination with state VCPs
- Rolling application process in Region 3

- Assessment
 - provide funding for brownfield inventories, planning, environmental assessments and community outreach.
- Cleanup
 - Provide funding to carry out cleanup activities at brownfield sites owned by the applicant.
- Multi-Purpose
 - Assessment & Cleanup funds for one or more brownfield sites

04

EPA Assessment Coalition Grant

EPA Assessment Coalition Grant enables smaller community or organization to work with lead entity to learn EPA brownfield grant process while not having to manage grant administration



Other Tools

01

As you recruit members to your redevelopment team, brainstorm how they can help.

02

Never underestimate the benefits of reaching out to peer communities (nearby or similar to yours) with recent brownfield redevelopment experience. What roadblocks are you facing? What advice do they have?

CONCLUSION



Let TAB super-charge your efforts and increase your capacity to redevelop your community! You've got someone on your redevelopment team and some tools to get started.

Upcoming Events

ASSEMBLING YOUR COALITION FOR A SUCCESSFUL ASSESSMENT GRANT

July 16th

12:30 EST



WV MAIN STREET & BROWNFIELDS CONFERENCE

September 10th-12th in Summersville, WV





Links

[Brownfields Website](#)

[Brownfields Grants](#)

[Brownfields Solicitations](#)

[Brownfield FAQ](#)

[Brownfields & Infrastructure Law](#)

[Brownfields & EJ](#)

[Mid-Atlantic TAB Website](#)

[Region 3 success stories](#)

[EPA Brownfield grant locations](#)



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<https://brownfields.wvu.edu/resources/state-epa-contacts>

Mid-Atlantic TAB: Your Regional Provider

Mid-Atlantic TAB

- A Collaboration among Leading Programs

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
- How to comply with voluntary cleanup requirements.

ALL TAB services are FREE!



UNIVERSITY OF DELAWARE
BIDEN SCHOOL OF PUBLIC
POLICY & ADMINISTRATION



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



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TECHNICAL ASSISTANCE TO
BROWNFIELDS COMMUNITIES



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Reach out to the TAB Hotline with
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Sign up for individual consultation

Brownfields Website
Brownfields Newsletter



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