

Vacant? More Like Va-Can!

How TAB Can Help with Redevelopment

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MID - ATLANTIC
TAB
TECHNICAL ASSISTANCE TO
BROWNFIELDS COMMUNITIES



About Us

Mid-Atlantic TAB is a collaboration between leading programs. 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 for free.

Announcements

Zoom Basics

Ice Breaker Questions for Chat

- Where are you physically located?
- What's your role?
- What brought you to this webinar?



Welcome



Agenda

01 Brownfields 101

02 Brownfield Redevelopment

03 Interactive Visioning Activity

04 Free Services Provided by TAB

05 So You Attended a Webinar. What's Next?

Today's Speakers



**Lori
Spagnolo**



**Matt
Harris**



**Elizabeth
Gilboy**



**Catherine
Gooding**

Brownfields 101

What is a brownfield?

Properties whose redevelopment may be complicated by real or perceived environmental contamination

More than 450,000 sites in the United States (US EPA)

Where Are Brownfields?



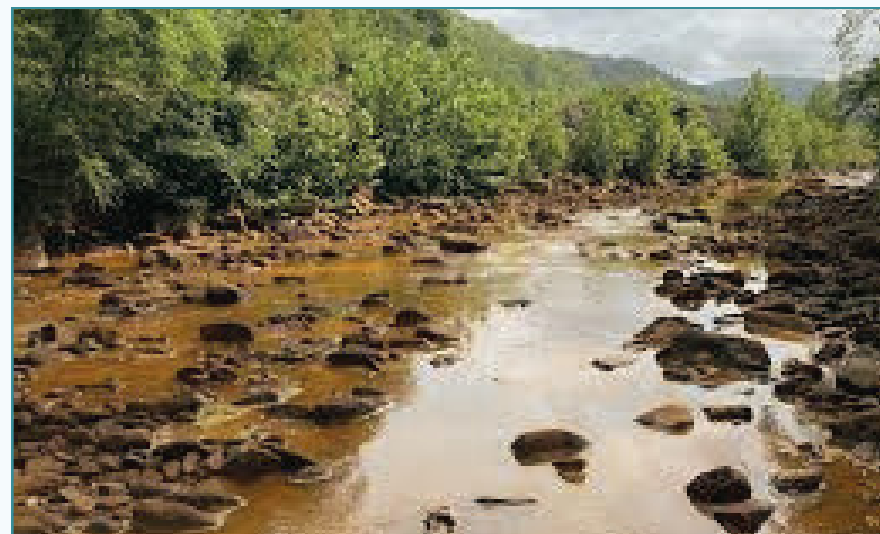
Gas stations



Glass factories



Steel mills



Formerly mined lands

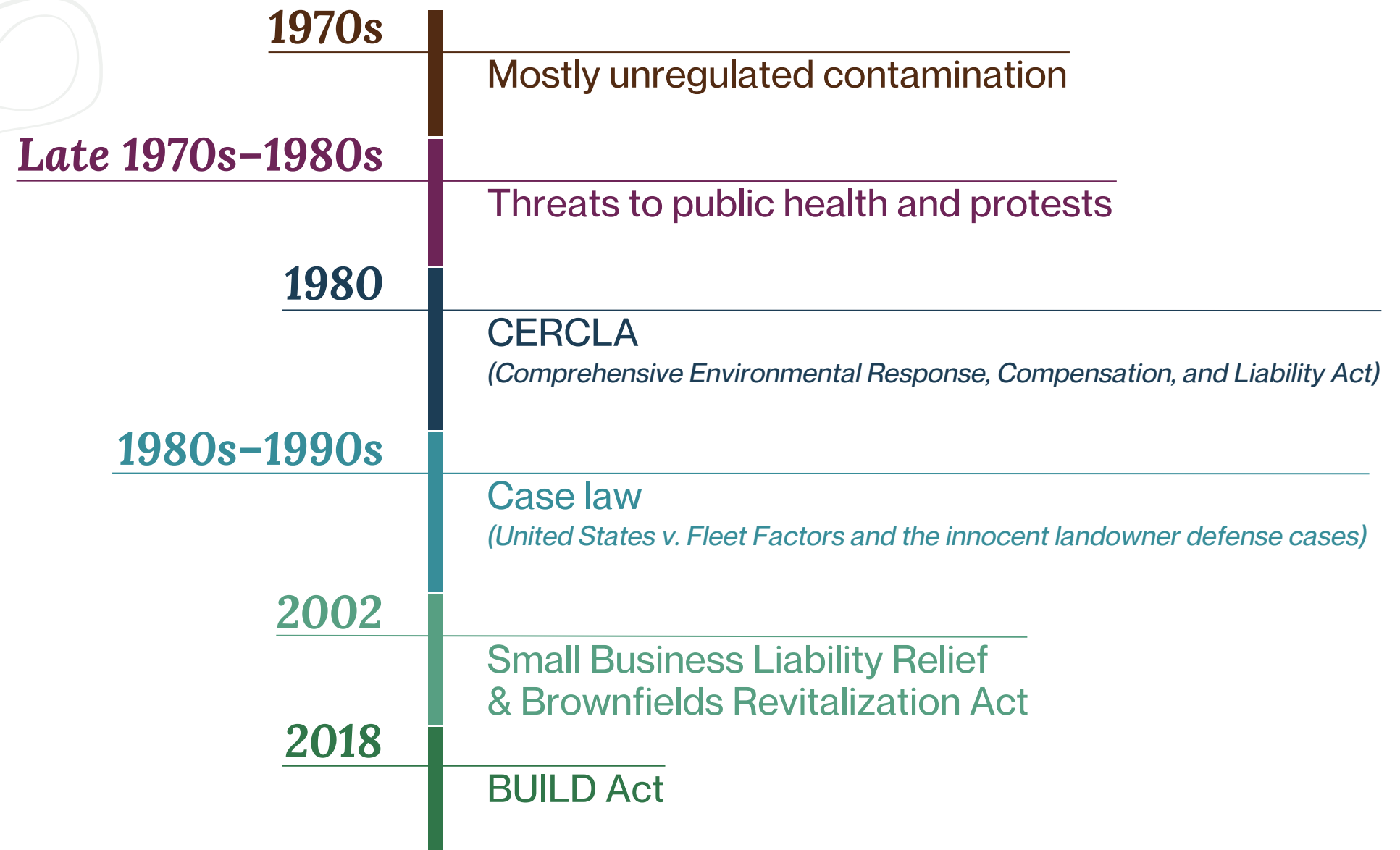


Dry cleaners



Abandoned schools

History of Brownfields Policy



Challenges

- ✱ Eyesores
- ✱ Health hazards
- ✱ Potential environmental contamination
- ✱ Safety concerns
- ✱ Decreased property values
- ✱ Economic ripple effect
- ✱ Increased crime

Opportunities

- Replace liabilities with community assets
- Improve public health and safety
- Boost property values
- Eliminate blight and attract investment
- Increase tax revenues for local governments
- Create jobs during and after redevelopment
- Preserve green space by reusing developed land with existing infrastructure (water, sewer, roads)

Brownfield Redevelopment

It's not always a linear process.

Projects may go through steps simultaneously or in a different order.

Example: Projects may require financing at multiple stages of redevelopment.

Process of
**Brownfield
Redevelopment**

Identification

Assessment

Planning & Reuse

Cleanup

Project Financing

Redevelopment



PROCESS OF BROWNFIELD REDEVELOPMENT

01/06

Identification

A brownfield site has or may have contamination present based on past use of the property and/or adjacent properties.

EPA Environmental Contamination at Brownfields



PROCESS OF BROWNFIELD REDEVELOPMENT

02/06

Assessment

Have you had a Phase I?

Environmental site assessments determine what contaminants may be present and how severe contamination is. These are commonly referred to as Phase I and Phase II assessments.

Before You Buy, Do AAI

Before you buy a property, conduct an All Appropriate Inquiry (AAI)

Benefits

- Liability protection
- Cleanup grant eligibility

[EPA Assessing Brownfields](#)



PROCESS OF BROWNFIELD REDEVELOPMENT

03/06

Planning & Reuse

Reuse planning involves many factors to determine how to best redevelop a site.

- Cleanup requirements
- Community needs and input
- Stakeholder input
- Site characteristics
 - Size and topography
 - Existing structure(s)
 - Infrastructure and accessibility
- Location and zoning
- Historic preservation

EPA Brownfields Reuse Plan



PROCESS OF BROWNFIELD REDEVELOPMENT

04/06

Cleanup

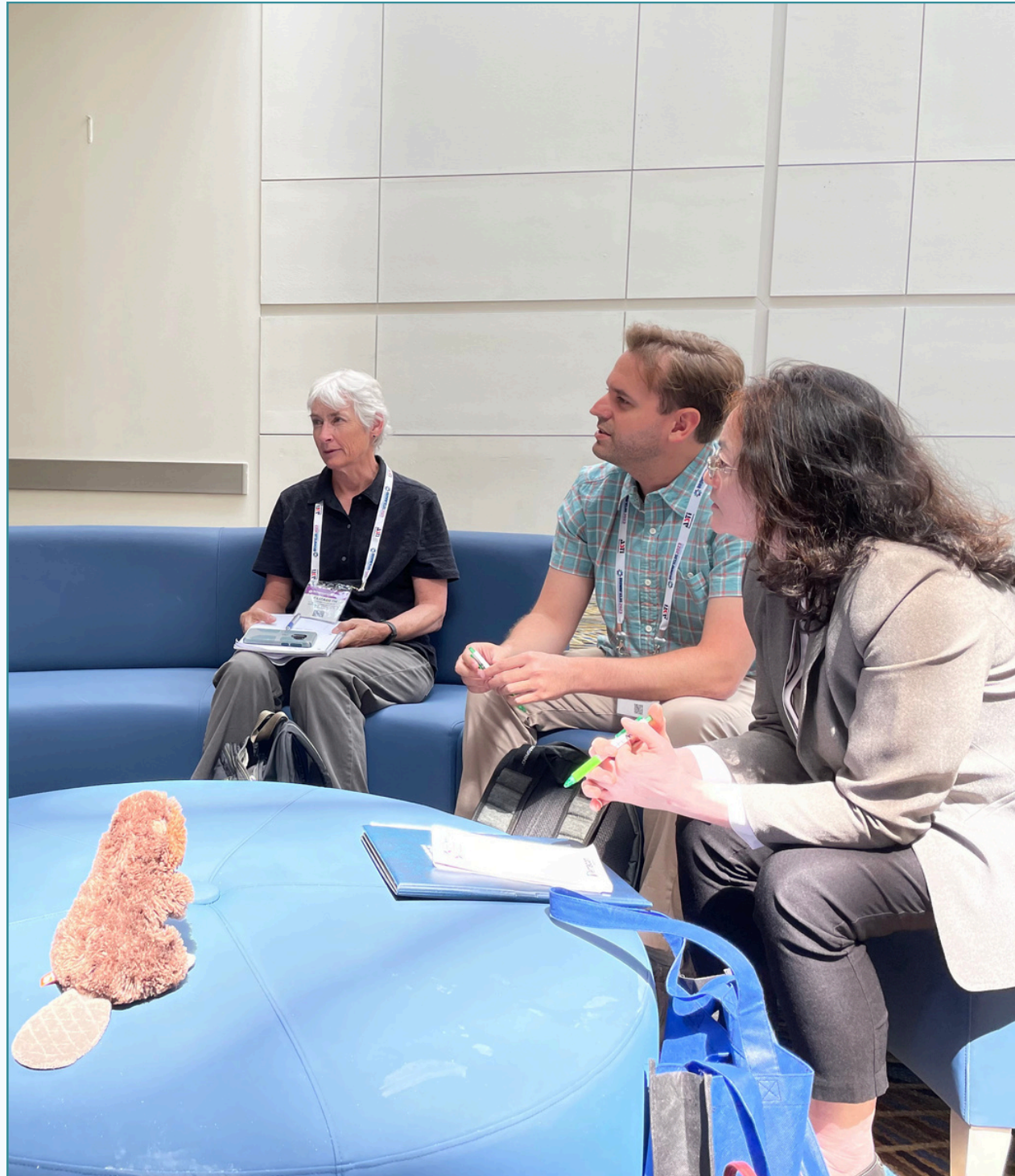
Cleanup is influenced by what contaminants are found in assessments, the extent of contamination, and how the site will be reused.

Risk-based cleanup requires more cleanup for residential reuse than industrial reuse

Common Cleanup Methods

- Land use controls
- Tank removal
- Capping
- Lead and asbestos abatement
- Excavation
- Bioremediation

EPA Cleaning Up Brownfields



Project Financing

Brownfield redevelopment projects typically use several funding sources.

Common Sources

Federal

- EPA Brownfields Grants
- Appalachian Regional Commission
- Economic Development Agency
- USDA Rural Development

State

Private

- Philanthropy
- Social Impact Investors
- Traditional Investment

[EPA Federal Funding Guide](#)



PROCESS OF BROWNFIELD REDEVELOPMENT

06/06

Redevelopment

Construction is completed and site is ready to begin operations with its intended reuse.

[EPA Anatomy of Brownfields Redevelopment](#)

Interactive Visioning Activity

A vision communicates the desired concept of a site based on input from various stakeholders ([EPA Site Reuse Vision](#)).

Share Your Thoughts

Respond to the prompts on the next slides.

Type your answer in the Zoom chat or raise your hand and unmute your microphone.



IDENTIFICATION

What are some buildings in your community or home town that might be brownfields?



PLANNING & REUSE

What are some ways that these brownfields could be reused?

Free Services by TAB

How can TAB help with your project?

Our Services



Education

Learn about all aspects of brownfield redevelopment through our free webinars or request training for your organization or community.

Community Engagement

Explore strategies for effective outreach and collaboration with members of the community.

Area-Wide Support

Request training and tools to develop a brownfields inventory and planning across multiple properties.

EPA Grantee Support

Get help applying for brownfields grants, understanding requirements, and managing your grant once awarded.



Project Support

Learn how your community can jump-start redevelopment through site-specific technical assistance.

- Project Design & Planning
- Identifying Financial Resources
- Interpreting Technical Reports

Technical Assistance by Step



Identification

- [Webinars & Trainings](#)
- [Brownfields Bootcamp](#)
- [Site Visit](#)
- [Consultations](#)



Planning & Reuse

- [Visioning Workshops](#)
- [Conceptual Designs](#)
- [Inventory Training & Support](#)
- [Walkabouts](#)



Project Financing

- [EPA Brownfields Grant Application](#)
- [EPA Grantee Support](#)
- [RFP/RFQ Templates & Promotion](#)
- [Resource Roadmaps](#)



Assessment

- [Interpreting Technical Reports](#)
- [Requesting Targeted Brownfields Assessment](#)
- [Property Ownership](#)
- [Timeline & Questions](#)



Cleanup

- [VRP/VCP Support](#)
- [Community Notification Meetings](#)



Redevelopment

- [Success Story Promotion](#)

Your Next Step

So you've just attended a webinar. What's next?

Suggested Next Steps



Join our monthly newsletter



Attend the next webinar in redevelopment series



Schedule a consultation

Conclusion

Final Questions

Poll

Upcoming Events

TAB contact information



Upcoming Events

APRIL 16
VIA ZOOM

[Register](#)

BIMBY: Brownfields in My Backyard

Your actual backyard probably isn't a brownfield, but chances are there is one nearby. Join TAB to learn more about how to dive into your brownfields journey with a Brownfields Inventory.

APRIL 21-22
LOUISVILLE, KY

[Register](#)

In-Person Training for EPA RLF Grantees

Designed for new and experienced RLF grantees, these workshops offer hands-on training, real-world scenarios, EPA success stories, and peer learning with other RLF teams.

JUNE 8-10
STAUNTON, VA

[Register](#)

Virginia Brownfields Conference

At Virginia's premier redevelopment event, come experience the delightful and historic City of Staunton while learning about the latest advancements in all aspects of brownfield redevelopment.

SEPT. 8-10
HUNTINGTON, WV

[Register](#)

West Virginia Brownfields & Main Street Conference

At West Virginia's premier redevelopment event, come experience Huntington while learning through sessions and workshops on brownfields redevelopment and downtown revitalization in rural communities.

[**FIND MORE BROWNFIELDS EVENTS**](#)

Thank You!

TAB Hotline: [\(304\) 293-7002](tel:3042937002)

Direct Email: wwutab@mail.wvu.edu

Linktree*

Sign up for an [individual consultation](#)
Find social media, newsletter, and more
at the [TAB LinkTree](#)



Other Resources

[EPA Brownfields Website](#)

[About Brownfields Grants](#)

[Brownfields Open Solicitations](#)

[Brownfields FAQ](#)

[Mid-Atlantic TAB Website](#)

[Upcoming Webinars & Events](#)