

BROWNFIELDS & COMMUNITY DEVELOPMENT



**WVU TAB IN COORDINATION WITH
SOUTHWEST PA APA**

December 12, 2023



Our Team



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WVU TAB

EPA Region 3 Technical Assistance to Brownfields (TAB) provider

Resources we offer include *Brownfields Education* - Including today's webinar

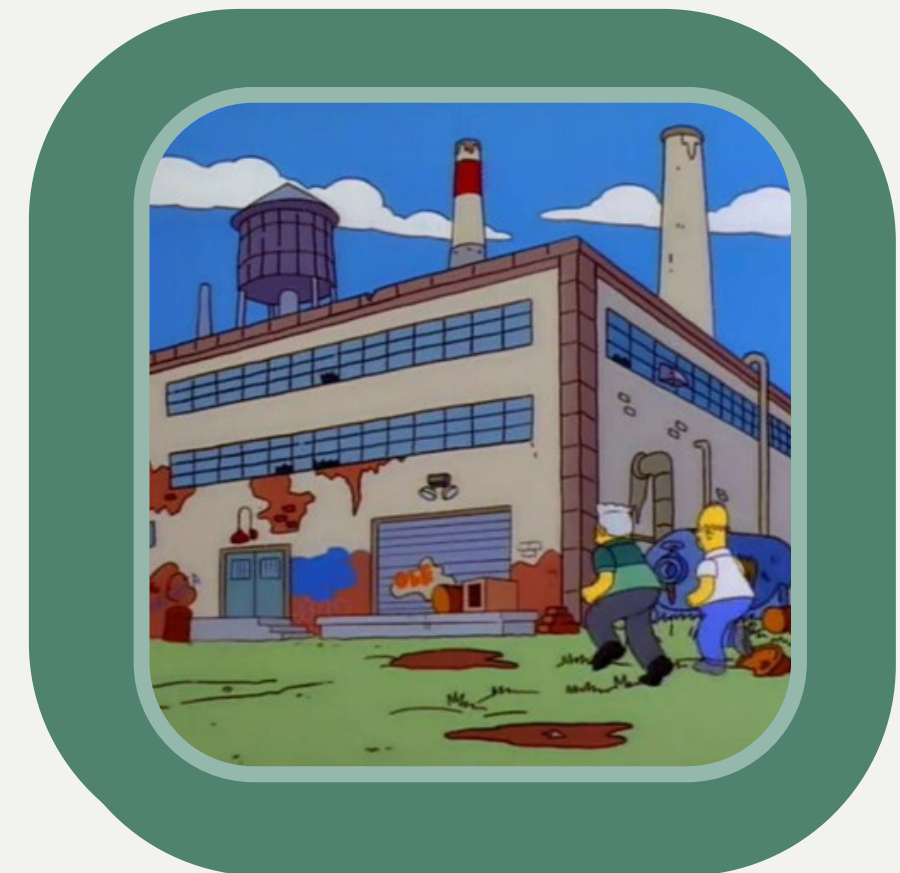


Brownfield Definition

The US EPA 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.”



Brownfields in Pop Culture



Why are Brownfields Problematic?

⊗ Health Hazards

⊗ Safety Liabilities

⊗ Eyesores

⊗ Economic Ripple Effect

⊗ Increased Crime

⊗ Environmental Degredation

⊗ Decreased Property Values



Benefits to Addressing Brownfields

Turn health and safety liabilities into community assets

Create new, local jobs

Increase property values

Eliminate eyesores

Enhance economic and tax base development

Support sustainable land use by preserving green space and preventing sprawl

Link economic vitality with environmental benefits



Unexpected Brownfield Benefits

Environmental & Economic Benefits

According to EPA

- Brownfields often “location-efficient” for central location and connections to existing infrastructure
- Redevelopment reduces amount of impervious surface expansion
- Climate-friendly; reduces risk of flash flooding from urban sprawl

Environmental & Economic Benefits

EPA Funding & TA

- Offer assistance for climate impact mitigation
- Provides resources to support communities with environmental justice concerns



How Can Brownfields Be Redeveloped?



Academic Building



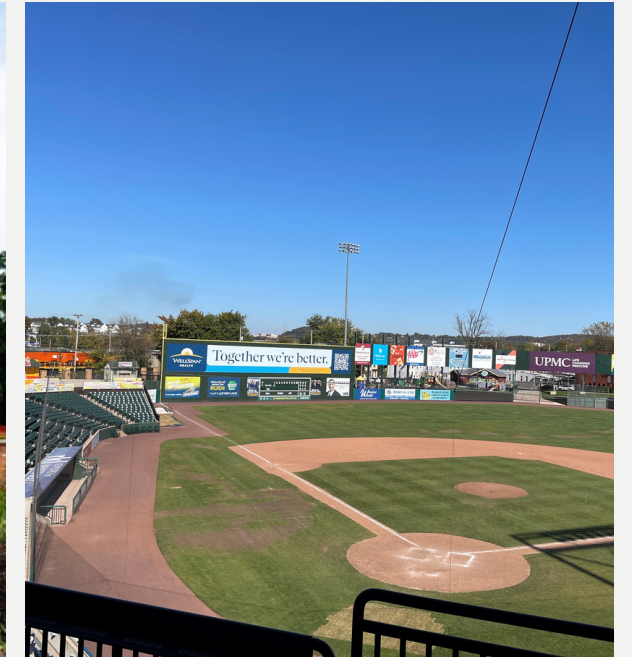
Ball Park



Downtown Commercial Center



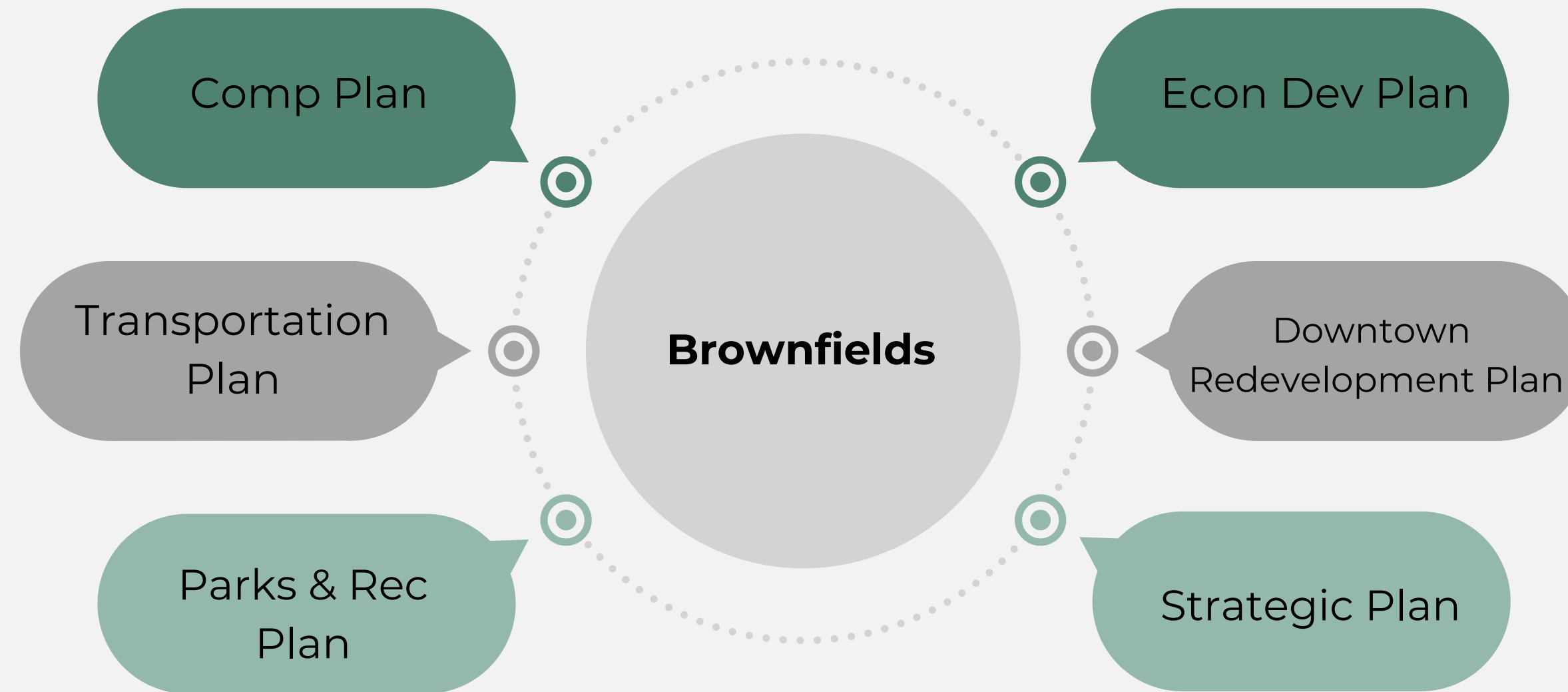
Library



Connection Between Brownfields & Planning



Intersection of Planning & Brownfields



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



EPA Eligible Planning Activities



How to Access the Planning Activities



What Funding is Available?

EPA Brownfield Grants

- MULTI-PURPOSE
- ASSESSMENT
- REVOLVING LOAN FUND (RLF)
- CLEANUP
- JOB TRAINING

EPA Technical Assistance

- TARGETED BROWNFIELDS ASSESSMENT (TBA)
- TECHNICAL ASSISTANCE
 - REGIONALLY DIRECTED
 - LAND REVITALIZATION





What is EPA TBA?

Targeted Brownfields Assessment

- Can assist other efforts under the Brownfields Program to initiate the cleanup and redevelopment of brownfield sites.
- EPA's TBA program helps states, tribes, and municipalities. TBAs are considered a grant of services and are conducted by consultants under contact with EPA.
- Services include Phase 1 and Phase 2 site assessments, cleanup options and cost estimates, and community outreach.
- Services are for an average of \$50,000 – \$100,000.



Technical Assistance Planning & Reuse

Help communities identify practical, safe site reuse options and approaches that support local goals through access to site planning, design, and finance experts.

- Designed specifically for a community to support their brownfields reuse goals
- Tackles one or more barriers to reuse
- Builds relationships with community stakeholders, promotes partnerships
- Fills gaps in site planning often not funded locally
- Access to technical experts familiar with innovative approaches
- Opportunity for integrating cleanup planning with reuse planning
- Leads to on-the-ground changes
- Supports the positioning and disposition of a brownfields site



Which Option is Best for You?



EPA Brownfield Grants

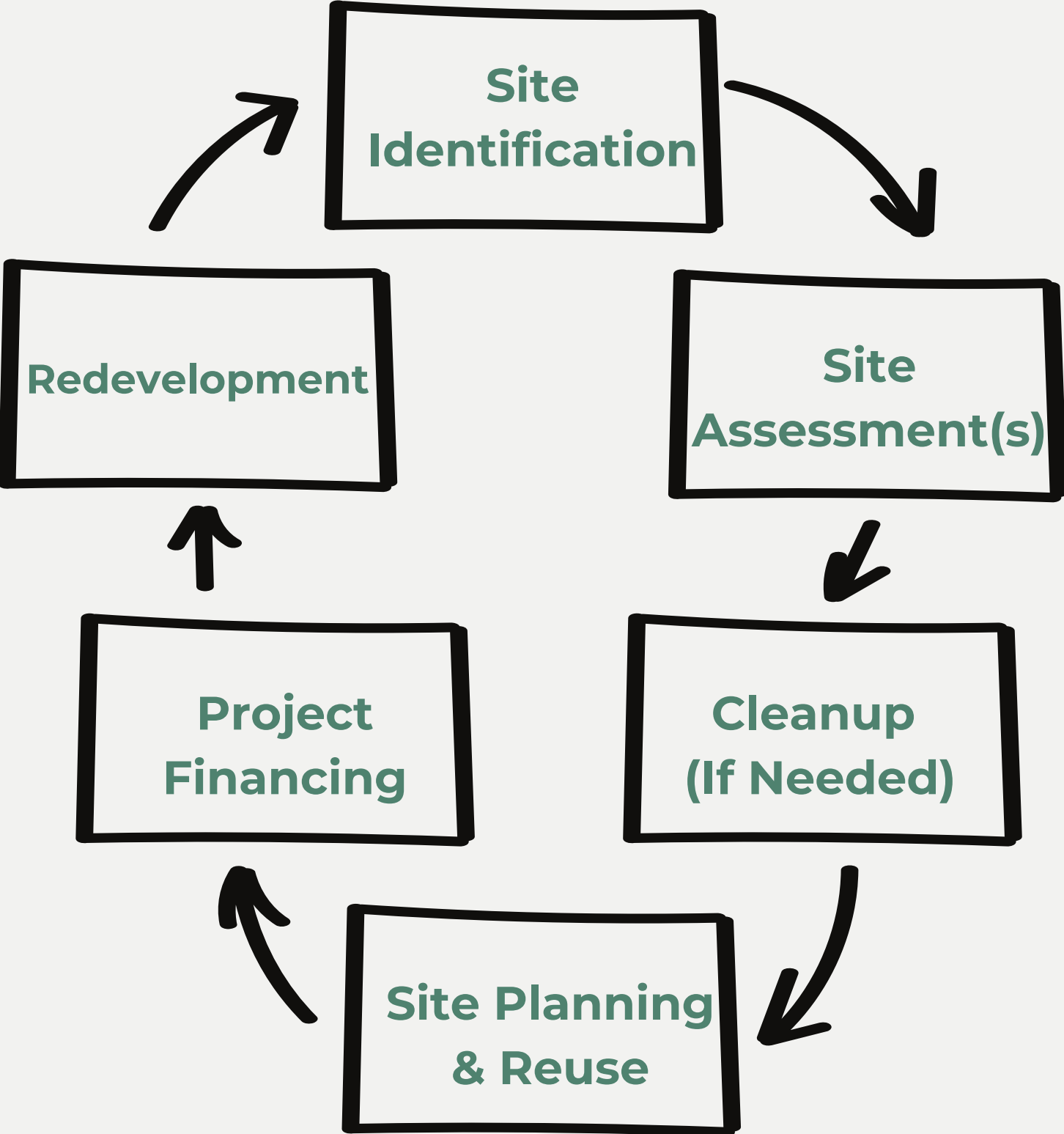
- Hard application deadlines – must prepare in advance
- Nationally competitive
- Applicant is responsible for grant oversight
- Assessment grants are usually for multiple sites

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



Brownfield Redevelopment Process



Where To Start

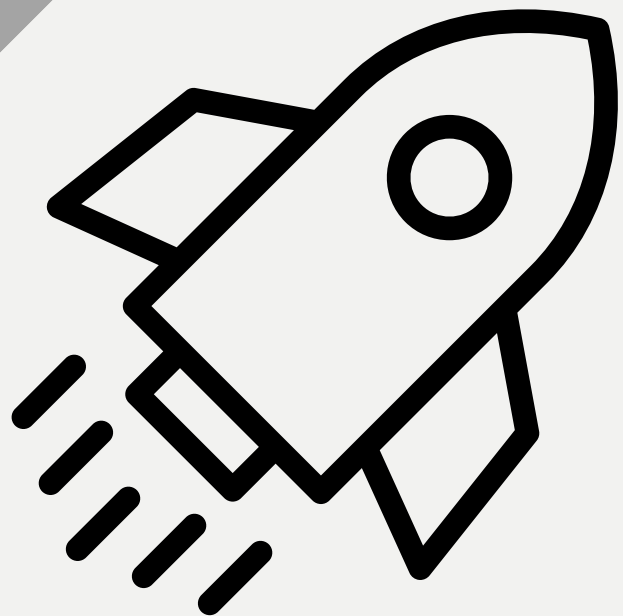
Community Engagement

- Prepare brownfield inventory
- Community vision for property or area
- Identify property/area assets and needs

Site Details

(To Assess & Clean Up)

- Must have permission to access property
- Determine if/how to acquire property



Take Inventory of Your Sites

Brownfields are everywhere! (Yes, even in your community!)

- It's a matter of how large and how many there are

Identifying your site(s) is a first step in redevelopment process

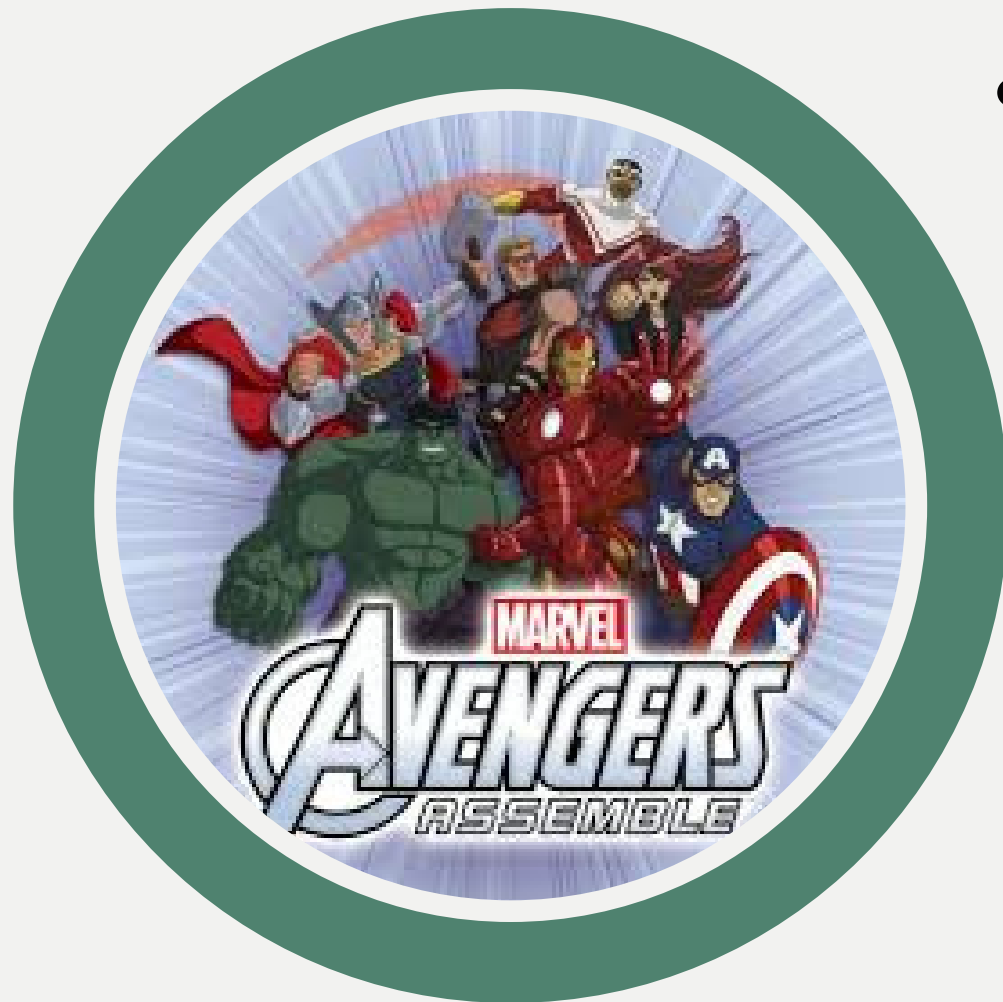
YOU CANNOT BEGIN THE REDEVELOPMENT PROCESS WITHOUT KNOWING YOUR INVENTORY

Through our Inventory Support Program your community can create an inventory of potential brownfield sites



Brownfield Redevelopment Team

- Property Owner
- Developer
- Investors
- Potential Buyer
- Tenant
- Stakeholders
 - Public: Local & Regional Gov, Community Groups, Non-Profits
- Other Members
 - EPA, QEP
- WVU TAB

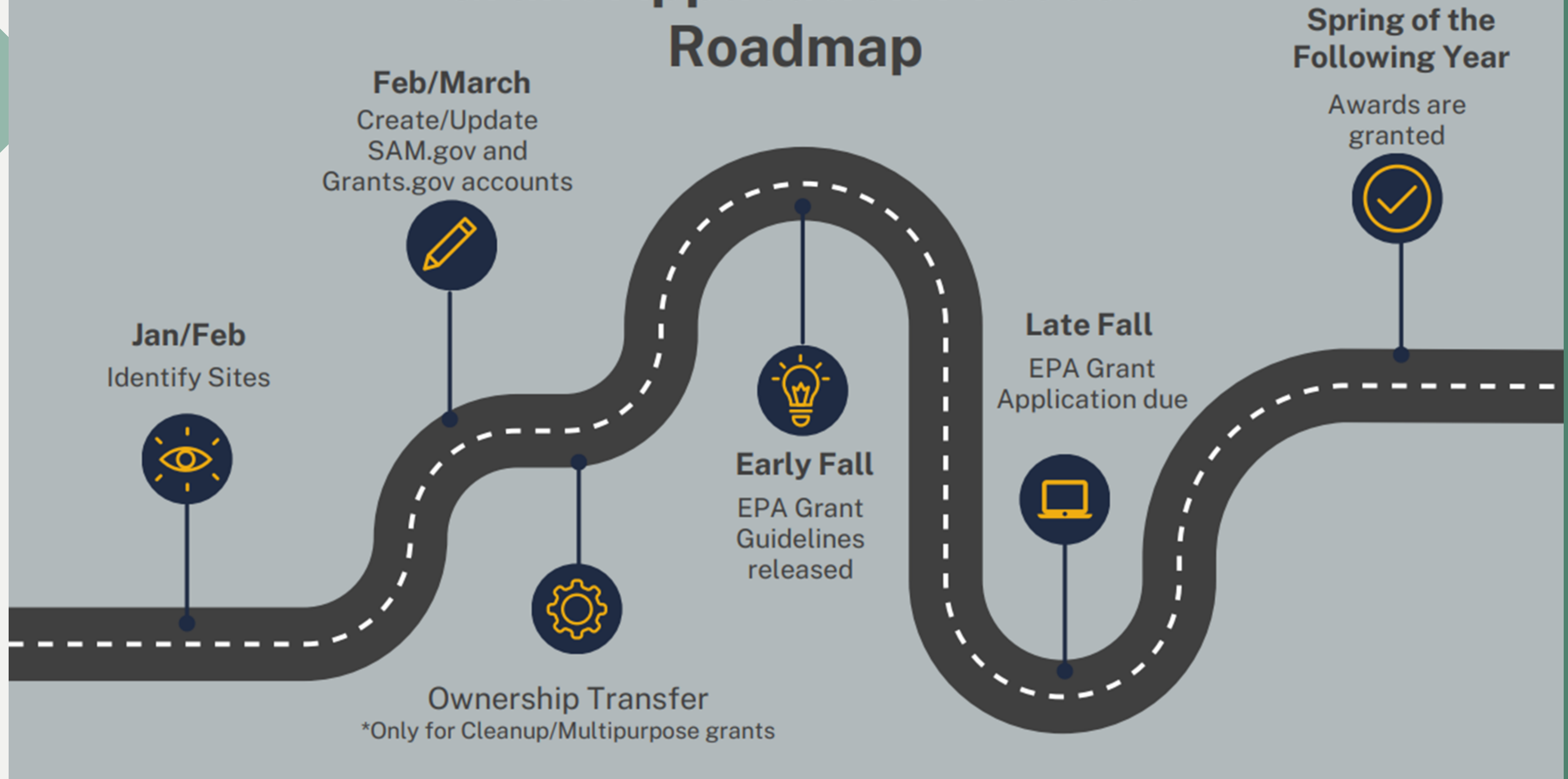


Whatever You Do...

Do NOT purchase a property without first conducting All Appropriate Inquiry (AAI)/Phase 1 Environmental Site Assessment!!



Grant Application Process Roadmap



When you Apply for Funding, the Story is Important

- Cultural, historical significance of brownfield site
- Health impacts on current populations
- Other local and regional plans that have been adopted which support the redevelopment vision
- Restoring community vision; you want the brownfield to connect the past to the future



Pennsylvania

Brownfield Redevelopment Projects

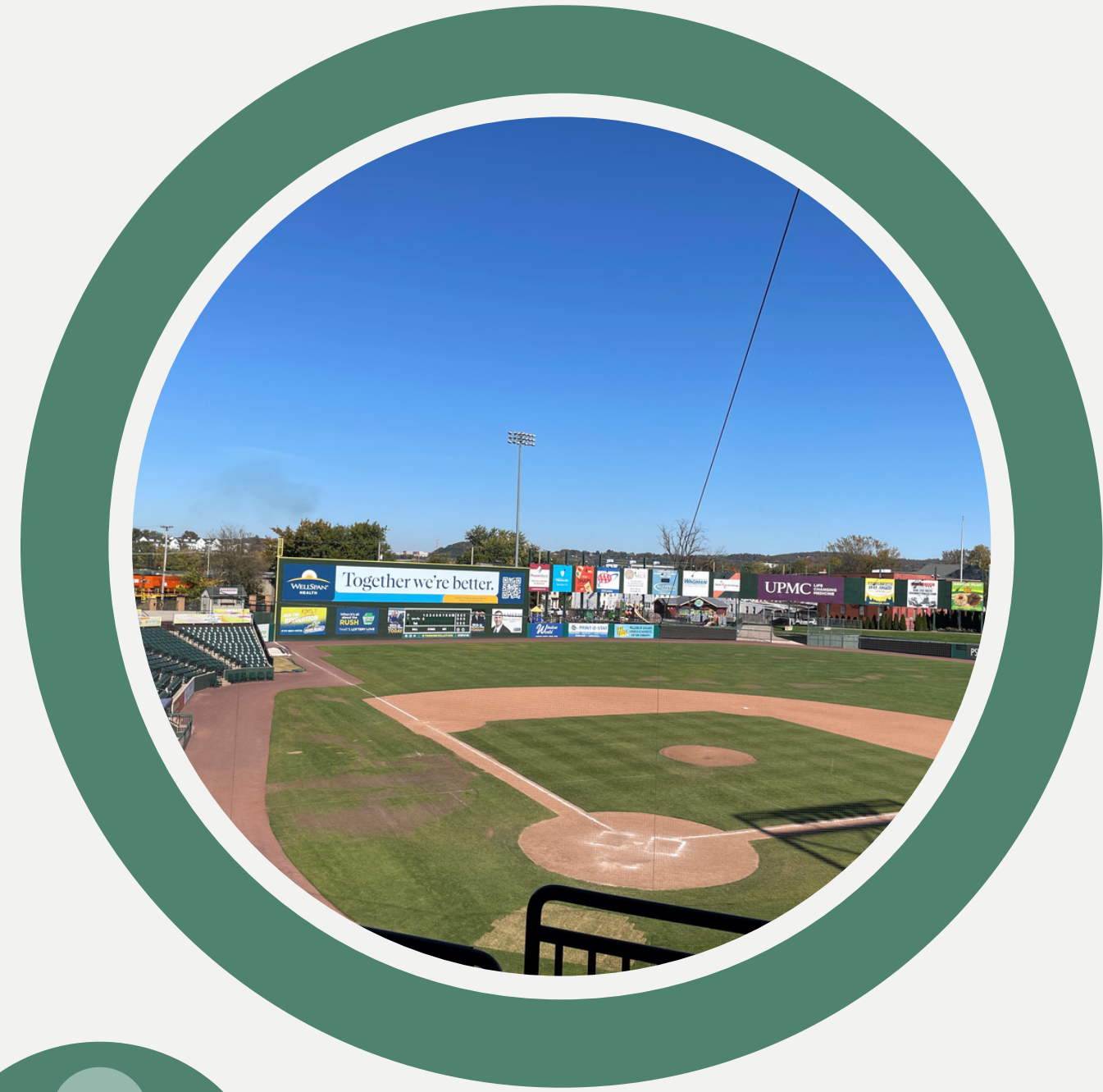


Hazelwood Green



The Waterfront





Questions?

WVU TAB

Technical Assistance to Brownfields (TAB) Provider

All WVU TAB services are FREE for the Mid-Atlantic Region

KEY RESOURCES INCLUDE:


- ◆ **BROWNFIELD EDUCATION**
Trainings, webinars, events
- ◆ **RESOURCE IDENTIFICATION**
Grant writing assistance, grant review, resource road maps
- ◆ **LOCAL BROWNFIELD PROGRAM SUPPORT**
Brownfield inventory development; questions on sites; technical support
- ◆ **PROJECT DEVELOPMENT & DESIGN ASSISTANCE**
Site-specific assistance, design support from TAB team



Upcoming Webinars

How to Navigate ACRES with Ease

 **January 17, 2023**

 **10:00 - 11:30 am**

 **[Register Here](#)**

EPA Region 3: Brownfields Town Hall - Project Financing

 **January 23, 2023**

 **1:00 - 2:30 pm**

 **[Register Here](#)**



THANK YOU



<https://brownfields.wvu.edu/>



wwutab@mail.wvu.edu



@wwutab



Newsletter



One-on-One Consultation



<https://planningpa.org/sections/southwest/>



planswpa@gmail.com



Laura Ludwig, AICP, Section Chair

1.5 CM
CM #9282360

Key Terms

All Appropriate Inquiry (AAI):

The process of evaluating a property's environmental conditions, which may be relevant to assessing potential liability for any contamination.

Phase 1 Assessment:

Uses existing information to help a community understand the property conditions by examining current and historical uses of the site and potential threats to human health or the environment.

Phase 2 Assessment:

Recommended if the Phase I ESA results reveal known or potential contamination found on the property, sometimes called recognized environmental conditions (RECs).

An environmental professional develops a sampling plan to evaluate the potential presence of contamination from hazardous substances and petroleum on the property and determines the sources and exposures.

Qualified Environmental Professional (QEP):

Someone who possesses the specific education, training and relevant experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases of hazardous substances on a property.

Remediation:

Thorough removal of pollutants or other potential contaminants from various types of location, to ensure ongoing safety.

Redevelopment:

The practice of returning a property to productive use to be used by a community's customers, visitors, employees, and residents.

Technical Assistance (TA):

The process of providing targeted support to an organization with a development need or problem.



Resources

EPA Program & Funding Resources

EPA Land Use & Green Infrastructure Scorecard

Monaca, PA - LR Technical Assistance Summary

EPA Region 3 Contact

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