

What is a Brownfield? Steps for Successful Redevelopment

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Technical Assistance to Brownfields (TAB) Program

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Brownfields Defined

**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.**



What are Brownfields?

- Real estate deals with an environmental “twist”
 - Properties caught between “clean” and “nasty”
 - Redevelopment spurs environmental cleanup
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Typical Brownfield



Grain Storage Facilities/Coops

Typical Brownfield



Abandoned Service Station

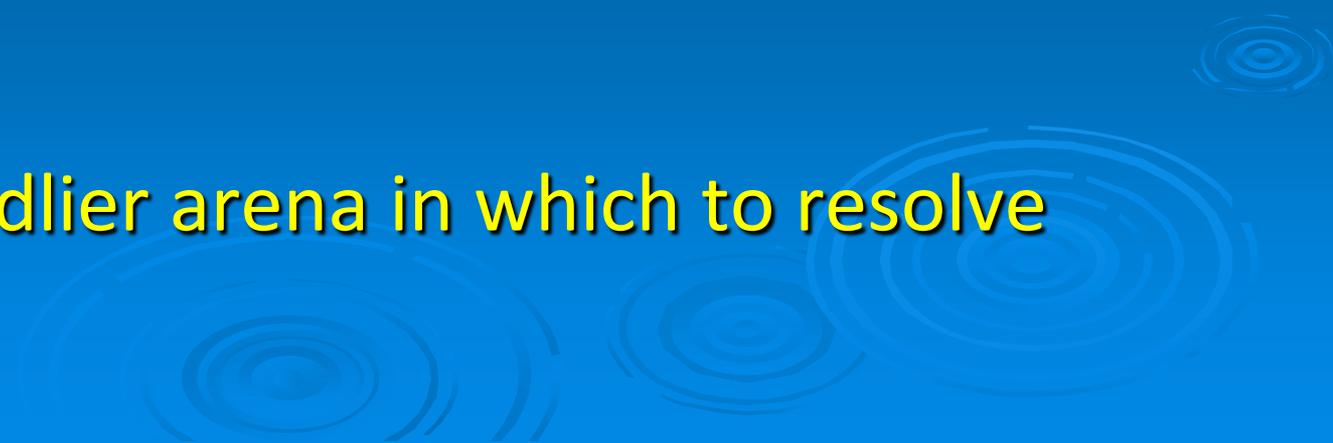
Brownfield?



Vacant Lot



Practical Faces of Brownfields

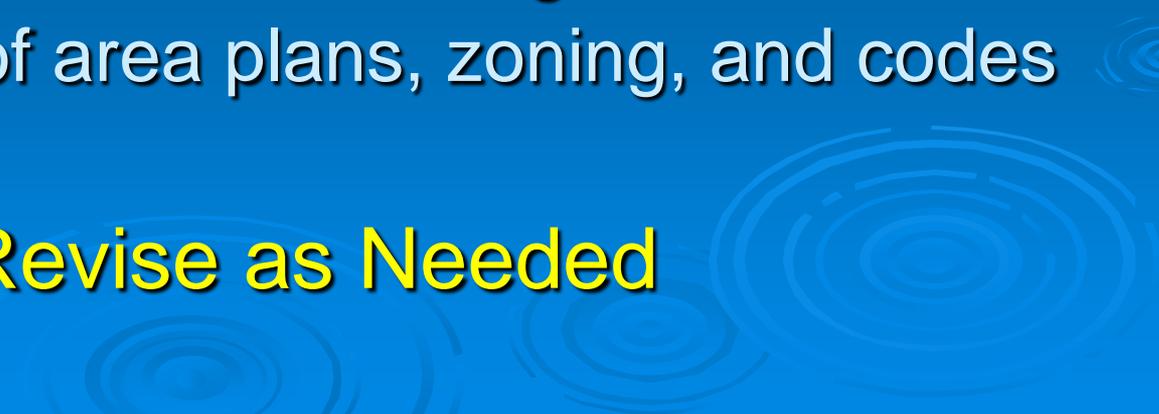
- Yes, you do have them.
 - It isn't visual
 - They may be public property or private real estate
 - Much friendlier arena in which to resolve problems
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Brownfields Redevelopment Process

1. **Set Redevelopment Goals & Identify Brownfields**
 2. **Investigate**
 3. **Clean-up, if necessary**
 4. **Redevelop**
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1a. Set Redevelopment Goals

- **Vision**
 - Economic, community, and environmental needs
 - **Set Goals and Make Plans**
 - Conceptual scenarios and diagrams
 - Identify partners and funding sources
 - Adequacy of area plans, zoning, and codes
 - **Adjust and Revise as Needed**
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1b. Identify Brownfields

- **Make a list of potential sites**
 - Are environmental unknowns a barrier to redevelopment?
 - Is current owner viable/liable for ongoing state or federal environmental actions?
- **Record information about suitability for redevelopment**
- **How can these sites meet redevelopment goals?**

2. Investigate

- Perform Phase I/II Environmental Site Assessments (ESAs)
 - Identify environmental risks before purchase
 - Evaluate environmental risks
 - Avoid responsibility for cleanup under CERCLA as an “innocent landowner”

3. Brownfields Cleanup

- **Standards for future use**
 - Industrial
 - Commercial
 - Residential

- **Resource protection**
 - Soil and Soil to Groundwater
 - Surface Water
 - Groundwater



3. Brownfields Cleanup

Prevent exposures to contaminants

- Treatment, removal, containment
- Land use controls (if residual contaminants remain)



4. Redevelopment

- Master plans and community input
 - address various needs and opportunities
 - Economy
 - Community
 - Environment
 - Such as:
 - Jobs and services
 - Transportation options
 - Housing, schools, parks
 - Other
- Smart growth and livable community principles for sustainable communities

http://www.epa.gov/smartgrowth/basic_info.htm

Recent Trends – Smart Growth Communities

- Compact, walkable neighborhoods
- Transportation options within neighborhood and to the region
- Range of housing types
- Mix of uses — housing, offices, stores, schools, parks, etc.
- Jobs or access to them



Size Doesn't Matter

Rosalia, WA Population 600



Main Street Revitalization



- Heritage tourism
 - Steptoe National Battlefield
 - National Forest
- Retail
- Farmers Market

Partner donations included:

**Development grant sharing from
surrounding counties
Rosalia Lions Club
Rosalia “Gifted Grannies”
Retired Texaco Executives Assn.
Pro bono legal, remedial services
Utility incentive rates
Community sweat equity
First-ever partnership with a state
Dept. of Corrections**





Brownfields are Opportunity

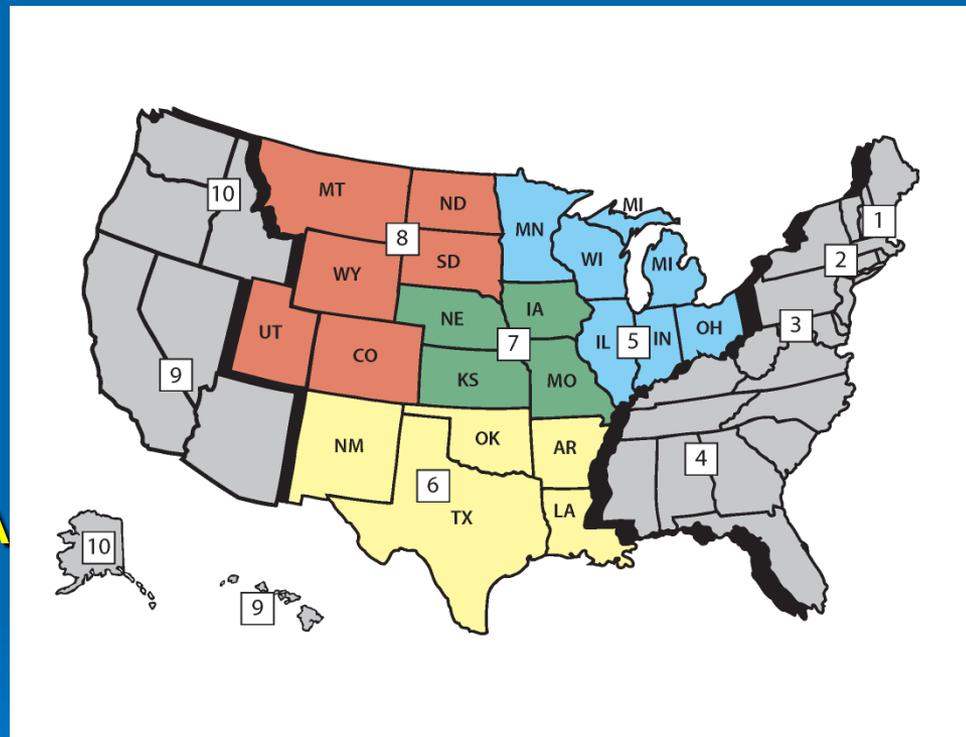
“Opportunity is not recognized by most people when they meet, because it is usually dressed in overalls and looks like work.”

Thomas Alva Edison



Technical Assistance to Brownfields (TAB)

- **Free to communities**
- **K-State assists communities in EPA Regions 5, 6, 7 and 8**





TAB Assistance to Communities

- Planning, environmental, economic, community involvement expertise
- Tailored to specific community needs
- Communities accepted on a 'first come' basis
- No application process, just contact us

Services May Include

- Help identifying and inventorying brownfields
- Strategic planning and redevelopment visioning
- Economic feasibility and sustainability analysis
- Educational workshops
- Community outreach and input
- Help identify funding sources
- Review of grant applications
- Help finding and evaluating environmental consultants
- Review of project plans and technical reports
- Fact sheets and information
- Other assistance, as needed and agreed upon

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