

# Steps for Successful Brownfield Redevelopment and TAB Resources

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# Brownfields Redevelopment Process

1. **Set Redevelopment Goals & Identify Brownfields**
  2. **Investigate** – Phase I/II site assessments  
(environmental due diligence)
  3. **Clean-up**, if necessary
  4. **Redevelop**
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# 1a. Set Redevelopment Goals

- **Vision for Site, Area, and Region, as Appropriate**
  - Engage and survey all stakeholders
  - What are the economic, community, and environmental needs
  - Explore opportunities – what is possible? – what is practical?
- **Set Goals and Make Plans to Achieve Them**
  - Conceptual scenarios and diagrams, initially
  - Begin identifying partners and funding sources
  - Adequacy of area plans, zoning, & codes?
- **Adjust and Revise Plans as Needed**
  - Ongoing Community Engagement and Input

# 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?

# Identify Brownfields



**BiT Free Database** [www.tab-bit.org](http://www.tab-bit.org)

Log In  
Home  
Site Inventory Data  
Site Data  
Site Information

HOME BIT TOOLBOX ABOUT RESOURCES SEARCH HELP

In This

BIT Home

Quick Links

BIT Tutorial  
Help

## In This Section:

Site Data

- Site Information
- Site Assessment
- Sampling
- Cleanup
- Institutional Controls
- Redevelopment/Reuse

Site Admin Info

- Complaints
- Inspection/Oversight
- Enforcement

Funding Summary

View/Upload Documents

Activity Log

Back to Site Inventory

## Quick Links:

BIT Tutorial

Data Search / Export

Generate Reports

Import Data (Tables)

Site Inventory Data

View Sites on Map

## Ice Skating Park Development: Site Information

BIT Home > Bit Toolbox > Site Inventory Data > Site Data > Site Information

Site Details Ownership PPF Status and Approvals Comments

Site Name

Site Status

Site Type

ACRES Property ID (if available)

### Address

Street Address/P.O. Box

City

State

Zip Code

County

### Legal Description (Optional)

Range

Township

Name/Number of Principal Meridian

Part of Section

Section

### Current Use/History/Past Ownership

Gas and Maintenance station from 1960. Vacant from then to present of uncontrolled fill and C&D waste dumping.

### Prominant Past Use(s)

Acres

Greenspace

Parcel/Allotment Number(s)

Add To List

## 2. Investigate

- Perform Phase I/II Environmental Site Assessments (ESAs)
  - to identify environmental risks before purchase
  - evaluate whether environmental risks are worth accepting / correcting in a case where contamination is discovered
  - avoid responsibility for cleanup under CERCLA as an “innocent landowner”

# Phase I ESA

- Identifies potential or known recognized environmental conditions
- Involves:
  - Records review
  - Site reconnaissance
  - Interviews
  - Report



# Environmental Due Diligence

- Properly conducted Phase I ESA satisfies EPA's All Appropriate Inquiry Rule
  - Almost always required for commercial property purchases, and most major improvements and expansions
- American Society for Testing and Materials (ASTM) Standards
  - Phase I Environmental Assessment (ASTM 1527-05)
  - Phase II ESA (E1903-11)

# Phase II ESA

- Evaluates known or potential conditions
- Tailored to site-specific situation
  - Limited sampling and laboratory analysis to confirm or rule out concerns
  - Extensive sampling and analysis to define nature and extent of contamination
  - Recommendations regarding cleanup



# 3. Brownfields Cleanup

- Low to moderate levels of contamination
- Risk-based cleanups to standards for future use and/or resource protection
  - Industrial
  - Commercial
  - Residential
  - Soil and Soil to Groundwater
  - Surface Water
  - Groundwater
- Prevent exposures to contaminants
  - Treatment, removal, containment
  - Land use controls (if residual contaminants remain)

# 4. Redevelopment

- Gather resources and partners needed to redevelop
- According to:
  - Master plans and community input
  - To address various needs and opportunities
    - Economy
    - Community
    - Environment
    - Such as:
      - Jobs and services
      - Transportation options
      - Housing, schools, parks
      - Other
  - Smart growth & livable community principles for sustainable communities

[http://www.epa.gov/smartgrowth/basic\\_info.htm](http://www.epa.gov/smartgrowth/basic_info.htm)

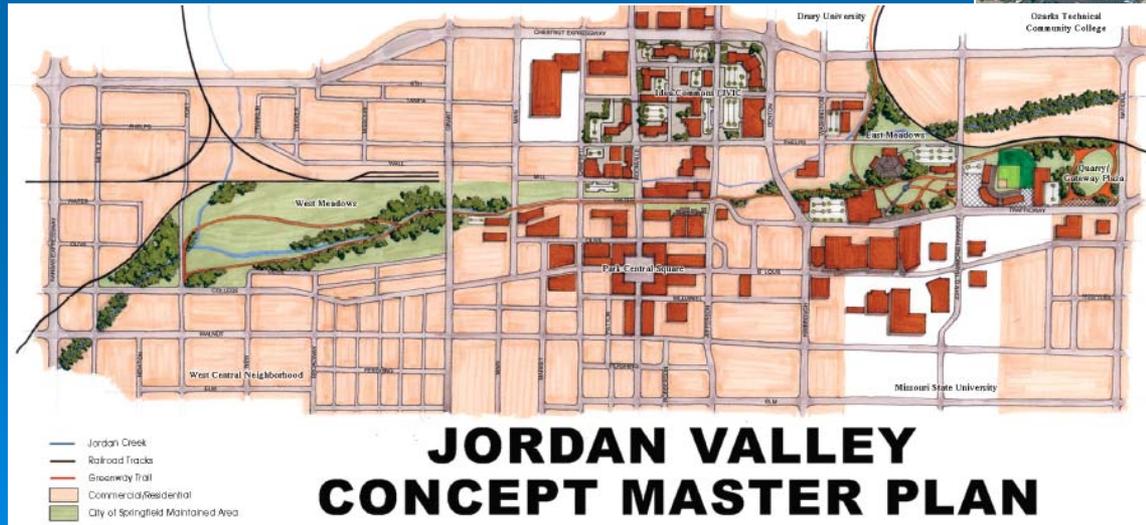
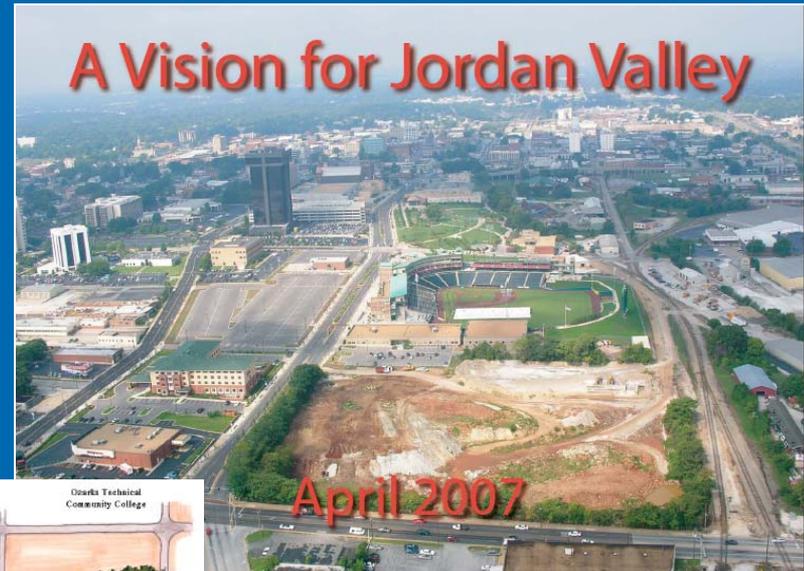
# Recent Trends – Smart Growth Communities

- 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



# Importance of Redevelopment Planning Process

- Vision development
- Stakeholder coordination
- Eligibility for incentives
- Long-term Implementation



City of Springfield, MO

# Technical Assistance to Brownfield (TAB) Communities



# TAB Assistance to Communities

- Tailored to specific community needs
- Typically coordinated through the city, tribal or non-profit brownfields project manager.
- Communities accepted on a 'first come' basis
- Depends on staff/funding availability
  - K-State Staff and Subcontractors

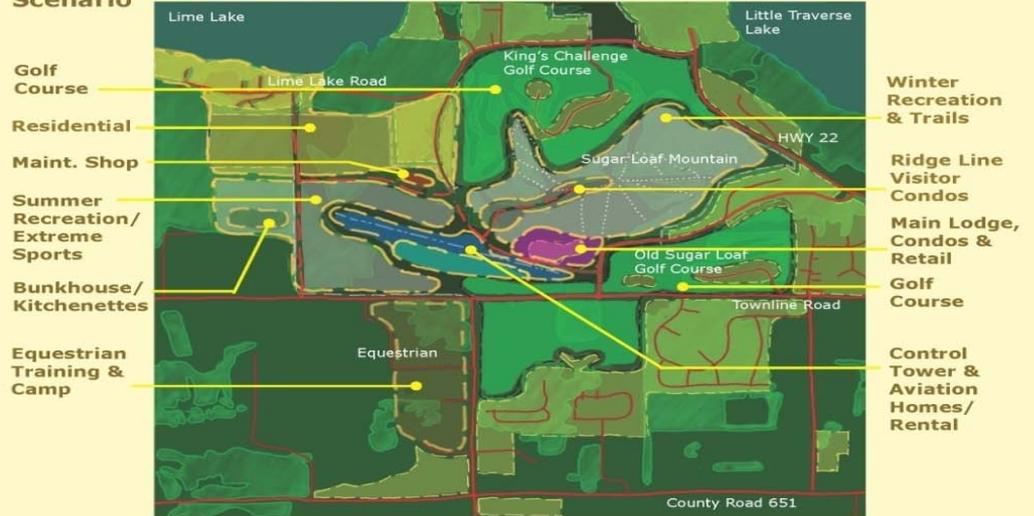
# Areas of TAB Services

1. Understanding brownfields law & incentives
  2. Identifying funding options
  3. Finding a consulting firm
  4. Identifying Brownfields and limited inventories
  5. Reviewing reports and plans
  6. Redevelopment planning/Visioning sessions
  7. Sustainability Planning and Economic Analysis
  8. Community outreach and education
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# Redevelopment Planning

## Potential Redevelopment Scenario #1: Leelanau County Resort Center

County-wide focused redevelopment.



The scenario plan and concept sketches are based on public input, are intended to be flexible, and provide a tool for continued dialog.

Main Lodge & Condos



Retail & Spa Center

Bunkhouse/Kitchenettes



Control Tower & Air Strip

recreation four seasons jobs agricultural heritage green construction local economy  
 Technical Assistance to Brownfields Communities Program at Kansas State University. Summary of Leelanau County Visioning Sessions August 2009

# Community Involvement



# Technical Presentations



# Getting Our Help

- Contact us
  - We'll set up a meeting to discuss assistance needs
  - Review needs and TAB capability
  - Agree on a course of action
  - Get started
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# TAB Contacts

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