Innovative Uses of the Targeted Brownfields Program

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Land Revitalization
Land Revitalization Initiative: Overview

Created to promote cross program coordination on land reuse and revitalization projects to ensure that contaminated property is put back into productive use.

Helps to ensure that reuse considerations are integrated in all cleanup decisions

- Incorporates the efforts under the following OSWER programs and offices
  - Superfund
  - Brownfields
  - Resource Conservation and Recovery Act (RCRA) Brownfields
  - Undergrounds Storage Tanks
  - Federal Facilities Restoration and Reuse
  - Office of Enforcement and Compliance Assurance
# Property Types Commonly Managed Under EPA Cleanup Programs

<table>
<thead>
<tr>
<th>Example Property Type</th>
<th>Superfund</th>
<th>Federal Facilities</th>
<th>RCRA Corrective Action</th>
<th>Brownfields</th>
<th>UST</th>
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</thead>
<tbody>
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<td>Foundry</td>
<td>X</td>
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<td>Gas Station</td>
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<tr>
<td>Landfill</td>
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<tr>
<td>Manufacturing facility</td>
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<tr>
<td>Industry/Solvent Use</td>
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<tr>
<td>Military Installation</td>
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<td>X</td>
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<tr>
<td>Other Federal Facilities*</td>
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<tr>
<td>Mining</td>
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<td>Refinery</td>
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<td>Tannery</td>
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* Non-military use facilities owned or operated by the federal government.
Land Revitalization Initiative cont’

- Assists EPA managers and staff to work closely with federal, state, tribal, public, and private stakeholders in facilitating contaminated property cleanup and reuse.

- Recognizes that communities can be reinvigorated when contaminated properties are cleaned up for reuse.

- Former mining, industrial, landfills, service stations, and other hazardous substances facilities can be turned into community assets.
Land Revitalization Action Agenda

The goals of EPA's Land Revitalization Agenda are to:

- Clean up our nation's contaminated land resources so that communities are able to safely return them to productive use;
- Ensure that cleanups protect public health, welfare, and the environment and ensure that cleanups are consistent with future land use; and
- Communicate information about cleanups that may be relevant to reuse.
Land Revitalization Action Agenda

Objectives

- Integrate land reuse in cleanup programs
- Develop partnerships to further land reuse in cleanup
- Instill a culture of land reuse in our organization
- Implement the Brownfields Law
  - Work with states, tribes, local governments, federal agencies, and others to identify and address barriers to land revitalization
OSWER Land Revitalization Priorities

- Community Engagement
- Area-wide Planning
- Federal Partnerships
  - Sustainable Communities
  - Urban Waters
  - Renewable Energy
- Work Force Development/Green Jobs
- Urban Agriculture
- Transit Oriented Development
- Environmental Justice
Targeted Brownfields Assessment

- Program is established under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, amended.
- Section 104(k) (2) (A)(ii) – perform targeted site assessments at Brownfields sites.
- Official definition: “Brownfields” mean 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 and may include petroleum hydrocarbon releases and mine-scarred land.”
The program is implemented from the Regional Office Brownfields Program and is available to eligible entities only.

In Region 9, you are able to submit an online application to the BF Program, any time of the year.

Eligible entities are:
- Local governments, units of government created by the State legislature, a redevelopment
- Nonprofit organizations
- An Indian Tribe other than in Alaska; or
- An Alaska Native Regional Corporation and an Alaska Native Village Corporation as those terms are defined in the Alaska Native Claims Settlement Act (43 U.S.C. 1601 and following) and the Metlakatla Indian community.
Targeted Brownfields Assessment (TBAs) Program

- EPA contractor services only – no funds passed thru, no matching funds needed, no competitive grant process.

- EPA's contractors complete the Phase I or Phase II assessment

- Technical assistance may also include cleanup planning and cost estimates for remediation

- Recipient must obtain site access

- Revolving application process, no match required
Eligibility Criteria:
Ownership, Access, and Project Scope

- Ownership of the proposed site is not required

- Access agreement between the applicant and the property owner is required for EPA contractor to enter the property

- The scope of work to be performed is eligible site characterization and assessment activities. No cleanup.

- Potential reuse of property is identified.
Targeted Brownfields Assessment

How can it be used to support Brownfields Redevelopment?

- Inventory of sites
- Environmental Site Assessments
- Assessment and Cleanup planning
- Feasibility Studies
- Supplemental assessments
- Property Reuse Possibilities
- Green the reuse
Innovative Uses of TBAs

• Establish innocent land owner defense on purchase of new property
• Support Environmental Justice community information gathering on toxics in the community – CARE grant recipient
• Feasibility studies to determine if land is suitable for siting renewable energy farms or reuse for agriculture/horticultural purposes
• Planning for ecological revitalization under EPA Cleanup Programs
• Site investigation as a component of information gathering needed for remediation
Innovative Uses of TBAs, cont’

- Further investigation, if needed, after a removal/response action by our removal/response program is completed.

- Determining how to incorporate green approaches in cleanup activities and/or redevelopment planning

- Collection of data for risk assessment/risk analysis
Benefits Achieved by Adopting Green Approaches in the Land Revitalization Process

*Sustainable revitalization* is a holistic approach to the cleanup and revitalization of a property. It considers a broad array of environmental factors and community impacts during all phases (demolition, waste remediation, design and construction, reuse), in order to maximize the environmental, social, and economic benefits associated with a project. Adopting green approaches is a key aspect of sustainable revitalization. Below is a partial list of benefits that can result from incorporating green practices:

**Economic Benefits**
- Achieve lifecycle cost savings associated with green remediation and buildings.
- Reduce energy footprint and save resources by using energy efficient equipment/processes and renewable energy.
- Capitalize on possible tax benefits associated with brownfield redevelopment and LEED certification.
- Reduce construction costs, reduce disposal fees, and gain a new source of revenue by recycling materials onsite.
- Increase property value by incorporating Green Design and Smart Growth principles, which can bring more business, people, and revenues into the community.
- Gain marketing/competitive advantages.

**Social Benefits**
- Improve public health of work force and community.
- Improve community image and accessibility by incorporating Smart Growth principles and ecological enhancements.
- Improve aesthetics by cleaning up urban blight and nuisance.
- Create jobs for the community and higher tax revenues for local government by creating new construction, commercial, and industrial opportunities and increasing property values.
- Reduce impact on neighborhood by implementing green practices in construction and demolition, which can help limit noise pollution and construction traffic.

**Environmental Benefits**
- Reduce greenhouse gas (GHG) emissions by incorporating energy efficient processes, using renewable energy sources, recycling materials, and implementing activities that sequester carbon.
- Improve air quality by employing Smart Growth principles, making ecological enhancements, and incorporating Green Design features.
- Preserve greenspace and slow suburban sprawl by cleaning up contaminated properties and facilitating their reuse.
- Conserve resources, reduce landfill disposal, and limit the environmental impact of waste hauling by recycling and reusing industrial materials.
- Increase biodiversity and remediate contamination by incorporating ecological enhancements and preserving wildlife habitat.
- Reduce long-term impact of structures on the environment and resource use by incorporating green approaches in building and landscaping construction, including stormwater management.

Contact Marc Thomas at (703) 308-0023 or thomas.marc@epa.gov with comments
Resources

To learn more about Targeted Brownfields Assessments, you can visit the following website or talk with a Brownfields Coordinator in your EPA regional office.

www.epa.gov/brownfields

www.epa.gov/landrevitalization
Contact Information

In Region 9, San Francisco Office, you may contact me to discuss your project at:

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or

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