

# REDEVELOPMENT OF BROWNFIELDS

EPA's investment in revitalizing communities



A **Brownfield** is a 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 are often “location-efficient” due to their central location and connections to existing infrastructure.

Typically, brownfields are centrally located in areas with good connections to local infrastructure, including roadways and utilities.

Being able to reuse existing infrastructure is an important advantage to brownfields redevelopment. This saves on infrastructure expense and prevents additional environmental degradation from building on greenfields.



# Brownfields Redevelopment Process

**Identify** Properties

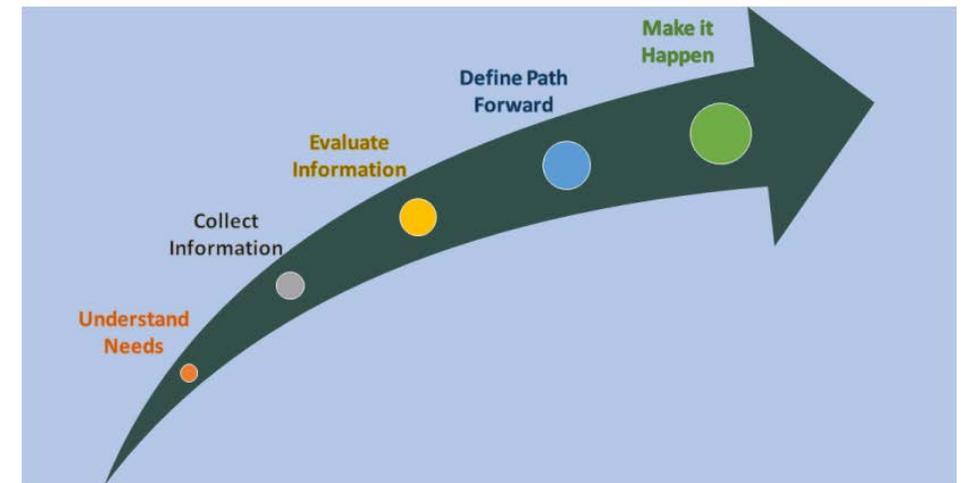
**Assess** Environmental Conditions

Phase I assessment site visit, interviews, records search

Phase II assessment site sampling

**Clean Up**

**Sustainably Redevelop**



# EPA Brownfields Program Mission

The program is designed to empower states, tribes, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfield properties.



# THE BIPARTISAN INFRASTRUCTURE LAW

- Provides \$1.5 billion in additional Brownfield funding
- The largest single investment in US Brownfields infrastructure
- With the objective of creating **154,000 jobs** and stimulating **\$30 billion** in public/private funding



# ASSESSMENT GRANTS

- Develop inventory, site characterization, assessment, cleanup and area wide planning, community engagement.
  - Community-Wide
    - Funding: up to \$500,000
    - Project Period: up to 4 years
  - Coalition (Led by State, county, tribe, regional council)
    - Funding: up to \$1,000,000
    - Project period: up to 4 years



# ASSESSMENT GRANTS

The City of Manchester, IA (pop. 4,986) assessed a site through a grant to ECIA, a regional planning commission. The City acquired the former auto service center and removed asbestos with help from IDNR. The \$1.34M revitalization of the Riverfront Park provides public access to a Whitewater Park and many amenities.



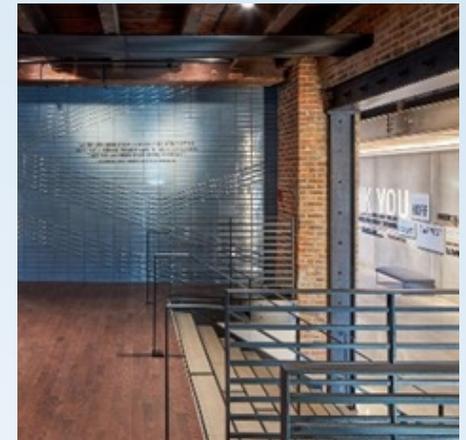
# CLEANUP GRANTS

- Funding to carry out cleanup activities at one or more brownfield sites.
- **Must own** the site(s) at the time of application.
- While funded under Bipartisan Infrastructure Law, a cost share is not required. (Usually 20%)
- Funding: An applicant may request
  - up to \$500,000, or
  - up to \$1 million, or
  - up to \$2 million.
- Project Period: up to 4 years



# CLEANUP GRANTS

The City of Council Bluffs removed asbestos and other contaminants at the McCormick Harvester II warehouse. The non-profit Pottawattamie Arts, Culture and Entertainment (PACE) invested over \$24M to redevelop the site into a metro area asset, Hoff Family Arts and Culture Center.



The Hoff Family Arts and Culture Center serves as the home for the American Midwest Ballet, Chanticleer Theater, Kitchen Council, and Kanesville Symphony Orchestra.



# MULTI-PURPOSE GRANTS

- Communities use funds to carry out a range of eligible assessment and cleanup activities, including planning and additional community engagement activities.
- An applicant should demonstrate how grant funds will result in at least:
  - One Phase II environmental site assessment;
  - One brownfield site cleanup; and
  - An overall plan for revitalization that includes a feasible reuse strategy for one or more brownfield sites, if there is not already a plan in place.
- Funding: up to \$800,000
- Project Period: up to 5 years



# MULTIPURPOSE GRANTS

City of Lincoln received a multipurpose grant in 2021 for assessing and remediating contamination at a former cold storage facility in the Historic Haymarket District where the city plans to develop the South Haymarket Park. Amenities will include a playground and festival space, a dog park, play courts and a trail connection providing a vital link between downtown and the trail system to the south.



# REVOVING LOAN FUND GRANTS

- Revolving Loan Fund (RLF) grants provide funding for capitalizing and RLF program.
  - Provides loans and subgrants to eligible entities to carryout cleanups.
  - A successful program revolves by generating program income which is then used to make additional loans and subgrants.



- Funding: An eligible entity or coalition may apply for up to \$1 million
- Project Period: Initially 5 years.



# REVOLVING LOAN FUND GRANTS

City of Leavenworth, KS (pop. 36,000) used a combination of a cleanup grant, RLF sub-grant and loan from Kansas Department of Health and Environment and City funds to complete an \$853K cleanup at a former stove factory spurring over \$28M in public/private investment.

Environmental remediation at The Great Western Stove Company is completed at the new home of the Stove Factory Lofts. Industrial buildings house 184 high-end loft apartments, meeting a need serving the military town.



# JOB TRAINING GRANTS

Grants provide funding to recruit, train, and place unemployed and under-employed residents of communities impacted by the presence of brownfields.



# JOB TRAINING GRANTS

City of Springfield, Missouri trained 56 participants to earn nine federal, three state, and one IICRC based certifications. Certificates included 40-hour Hazardous Waste Operation and Emergency Response (HAZWOPER); 10-hour Occupational Safety and Health Administration (OSHA); Trenching/Excavation; Confined Space; Lead Renovation, Repair, and Painting (RRP); Lead Abatement Worker Certification Initial; Asbestos Worker/Handler; Mold Abatement; Flagger; Bloodborne Pathogens; Forklift Driver; First Aid/CPR; and Silica certification.



# TARGETED BROWNFIELD ASSESSMENTS (TBAs)

EPA provides environmental assessments and cleanup planning free of charge to communities and non-profits

- Services include Phase I/Phase II site assessment and cleanup planning
- Applications accepted year-round. Contact [R7\\_Brownfields@epa.gov](mailto:R7_Brownfields@epa.gov)
- Significant increased TBA funding available
- A great way for new communities to get involved in brownfields



# TARGETED BROWNFIELD ASSESSMENTS (TBAs)

Phase II Assessment and asbestos surveys were completed on over 500 properties in north St. Louis, Missouri. The site was selected to be the location of the new National Geospatial-Intelligence Agency, set to open in 2025.



# DIRECT TECHNICAL ASSISTANCE

- Assistance from EPA consultants for existing brownfield projects
- Assistance includes community visioning and engagement, site design, market studies, and project financial planning
- Project proposals accepted year-round with assistance from EPA project managers
- Significant increased funding through BIL for direct technical assistance



# DIRECT TECHNICAL ASSISTANCE

Assistance from EPA consultants for existing brownfield projects

## SITE PLANNING/MARKET ASSESSMENTS

- ❖ Site design
- ❖ Market assessments
- ❖ Design charrettes
- ❖ Meeting/workshop facilitation
- ❖ Climate change resiliency

## FINANCIAL ASSISTANCE

- ❖ Finance Models
- ❖ Developer Attraction Strategies
- ❖ Area-wide Investment Plans
- ❖ Funding charrettes
- ❖ Proformas
- ❖ Budget and constraints analyses



# DIRECT TECHNICAL ASSISTANCE

Vacant buildings located downtown **Ogden, IA**. City purchased property, removed asbestos, and demolished structures. EPA Technical Assistance conducted market assessment, assisted with community survey and developed conceptual site plans. Funding from USDA RD, local philanthropy, local donations was raised. Boone County Family Medical Clinic opened. New businesses moved into vacant storefronts.



# DIRECT TECHNICAL ASSISTANCE

A site reuse study defined potential uses for a former windmill manufacturing complex in **Beatrice, NE** as it sits within a flood plain. Two alternative designs were created and incorporated into a report including environmental review and analysis of flood plain fill alternative.



# Sioux City, Iowa Bacon Creek Channel Redevelopment

EPA consultants provided options for reuse of deteriorating concrete channel by adding public amenities and connecting to pedestrian and bike trail system.



Remediation of Former Cardwell Hospital  
Site and Sustainable Master Planning in  
Stella, Missouri  
2005-2007





HYUNDAI

KEEP  
OUT



STELLA

HOSPITAL SITE

PARK

- PATHS
- RESOURCES
- MULLIN
- MUSIC AREA (OPEN)

CLINIC

- WORKOUT
- DR. OFFICE
- CLINIC

RETAIL

- DENTIST
- DRYER
- LAW OFFICIAL OFFICE
- SATELITE LIBRARY

COMMUNITY CENTER

- ALL AGES
- CITY HALL
- MEETING HALL

WAYS TO ENHANCE

PARKS/REST STOPS

LAW STREET

- WIDE
- EASE OF PARKING
- SIDEWALKS

MORE RETAIL/SERVICES

INVESTMENT

MORE PARKING

BUILDING CODE



STELLA VETERANS MEMORIAL

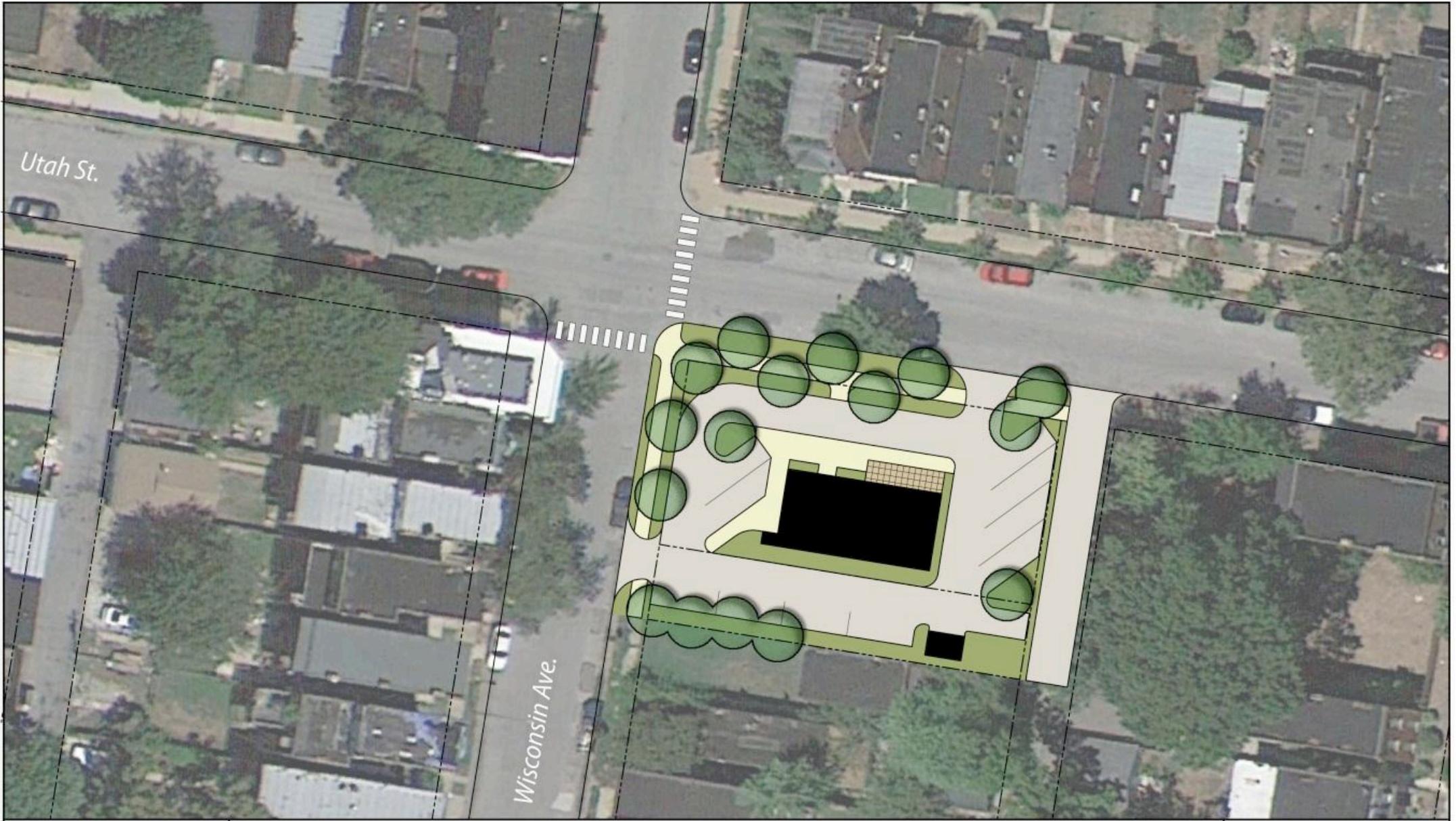




# 1956 Utah Station Grill

- Abandoned gas station in south St. Louis
- EPA Targeted Brownfield Assessment (TBA) removed underground tanks and completed Phase I/II report.
- No Further Action (NFA) from Missouri DNR.
- EPA market analysis and community charrette/planning.
- Site purchased by private developer.
- Planned June 2019 opening as 1956 Utah Station Grill.





*Utah St.*

*Wisconsin Ave.*





# Dellwood, Missouri



**STLPARTNERSHIP**



# Former Auto Zone



# Former Juanita's & Advanced Auto Parts



# The Sites



## AutoZone Site

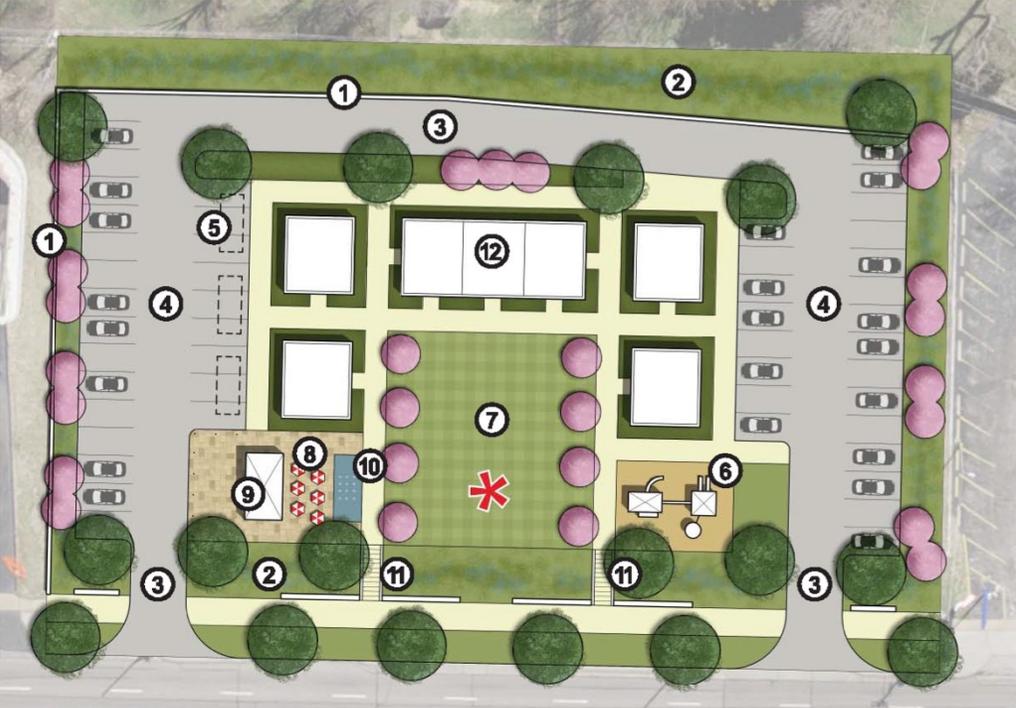


**Community Garden Plots | Access Drive | Parking | Open Space / Public Art | Promenade (Specialty Paving)  
Flexible Lawn Space | New Incubator Building | Senior Housing | Resident Open space**

# The Sites



## Advance Auto & Juanita's Fashion



- Retaining Walls | Bio-Swales | Access Drive | Parking | Food Truck Parking | Playground Structure
- Programmable Open Space / Public Art | Plaza Space w/ Seating | Shade Structure | Water Veneer
- Bridge Over Bio-Swales | Micro-Retail Buildings



# Select Resource Sites

- Revitalization Ready Guide: <https://www.epa.gov/land-revitalization/revitalization-ready-guide>
- Anatomy of Brownfields Redevelopment: <https://www.epa.gov/brownfields/anatomy-brownfields-redevelopment-0>
- Residential Demolition Bid Specification Development Tool: <https://www.epa.gov/land-revitalization/road-reuse-residential-demolition-bid-specification-development-tool>
- Climate Smart Brownfields Manual: <https://www.epa.gov/land-revitalization/climate-smart-brownfields-manual>
- Revitalizing Brownfield Sites into Electric Vehicle Charging Stations: <https://www.epa.gov/system/files/documents/2021-09/revitalizing-brownfield-sites-into-electric-vehicle-charging-stations.pdf>





For current information on funding solicitations visit:

<https://www.epa.gov/brownfields/solicitations-brownfield-grants>

For Region 7 information or general questions contact any team member at

**R7\_Brownfields@epa.gov**



# Questions/Contact

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