BROWNFIELDS... HOW TO IDENTIFY, INVENTORY, AND PRIORITIZE

Prepared for...
Community Resources for Brownfields Redevelopment Workshops
MAY 2010

Prepared by...Beth A. Grigsby, LPG   ATC Associates, Inc.
beth.grigsby@atcassociates.com
Brownfield Redevelopment
What’s all the Hype?

EXPANSION, REUSE, OR REDEVELOPMENT OF BROWNFIELD SITES:

- Increase (RENEWS) property value and local tax base
- Reduce the need to develop greenfields
- Uses existing infrastructure (cost savings)
- Mitigates public health and safety concerns
- Improves the community image
What is a Brownfield?

“…..real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contamination.” (US EPA)

- States vary in definitions
- Most contain low to moderate levels of contamination
- Can address asbestos, lead paint, meth lab contaminants and mine-scarred lands
EPA provides the guidance, **but it is the community that identifies a property as a Brownfield**

- Abandoned property
- Active but Underutilized
- Real estate turnover complicated by real or perceived contamination
- Property use  Blighted –significantly conflicts with a master plan
BROWNFIELD PROGRAM DOES NOT…

BENEFIT POTENTIALLY RESPONSIBLE PARTIES

BROWNFIELD RESOURCES CANNOT BE USED TO BENEFIT THE POLLUTER!!
LET’S GET STARTED:
FIRST STEP---DESIGNATE THE LOCAL CHAMPION

COUPLE OF EXAMPLES:

- MAYOR
- PLANNING DEPARTMENT
- REGIONAL PLANNING COMMISSION
- LOCAL ECONOMIC DEVELOPMENT ORG.
- COUNTY COMMISSIONERS
- TOWN MANAGER

LOCAL CHAMPIONS ARE AS DIVERSE AS THE COMMUNITIES THAT REDEVELOP BROWNFIELDS
HOW TO GET STARTED?

- REVIEW THE COMMUNITY’S PLAN FOR TARGETED AREA...WHAT’S THE BIG PICTURE?

- IDENTIFY SUSPECTED AREAS

- IDENTIFY STAKEHOLDERS
Identification

- Tour targeted areas-identify sites
- Go to local library or County Seat to:
  - review Topographic maps, local and State maps
  - Review historical Fire Insurance maps
  - Review historical plat maps
USING MAPS TO IDENTIFY BROWNFIELDS
Meet with local and state agency representatives:

- Local and State Health Departments: Complaints, spills, violations
- Local Police and Fire Departments: Fire runs, drug busts, nuisance, complaints
- Local Planning Officials
Utilize Resources on-line

- Where you live...Search your Environment by Zip code
  - [http://www.epa.gov/epahome/commsearch.htm](http://www.epa.gov/epahome/commsearch.htm)

- Other Program information and Support
  - [http://www.epa.gov/brownfields](http://www.epa.gov/brownfields)
  - [http://www.epa.gov/compliance/environmentaljustice/index.html](http://www.epa.gov/compliance/environmentaljustice/index.html)
  - [http://www.epa.gov/smartgrowth](http://www.epa.gov/smartgrowth)
  - [http://www.smarte.org](http://www.smarte.org)
More On-line resources: State Websites

Virtual File Cabinet

http://www.in.gov/idem/4101.htm
- Select Virtual File Cabinet
- Search by County, City, Town, Zip code

For Brownfield Program Resources and Support

http://www.brownfields.in.gov
What are you looking for?

- Abandoned property
- *Active* but Underutilized…Salvage yard next to the Greenway
- Real estate turnover complicated by real or perceived contamination
- Property Blighted –significantly conflicts with a Master plan or Revitalization Plan
- Property Blighted and located at the gateways to your community
Make Your List....

- IDENTIFY SUSPECTED AREAS (FORMER INDUSTRIAL, FORMER DRY CLEANERS, OLD GAS STATIONS)

- CONSIDER PROPERTIES TIED TO OTHER PROJECTS (TRANSPORTATION, DISASTER RECOVERY, NEIGHBORHOOD STABILIZATION)

- CONSIDER TAX DELINQUENT PROPERTIES

- CONSIDER FORMER SCHOOL PROPERTIES, HOSPITALS, PROPERTIES THAT ARE GATEWAYS TO THE COMMUNITY
The inventory can be detailed...

<table>
<thead>
<tr>
<th>MAP ID #</th>
<th>Site Name</th>
<th>Site Address</th>
<th>Zip Code (first 5 digits)</th>
<th>Zip Code (last 4 digits)</th>
<th>Agency Database</th>
<th>Site Description</th>
<th>type and #</th>
<th>contaminants</th>
<th>Operating Status</th>
<th>tion Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>38B</td>
<td>Frost, Larry</td>
<td>443 N 4th St</td>
<td>47901</td>
<td>1113</td>
<td>Site</td>
<td>Site Address</td>
<td>SPILL</td>
<td></td>
<td>Priority-</td>
<td></td>
</tr>
<tr>
<td>38C</td>
<td>Lafayette Fire Depar</td>
<td>443 N 4th St</td>
<td>47901</td>
<td>1113</td>
<td>Site</td>
<td>Site Address</td>
<td>LUST</td>
<td>9010540</td>
<td>Priority-</td>
<td></td>
</tr>
<tr>
<td>38D</td>
<td>Lafayette Fire Depar</td>
<td>443 N 4th St</td>
<td>47901</td>
<td>1113</td>
<td>Site</td>
<td>Site Address</td>
<td>LUST</td>
<td>9101516</td>
<td>Priority-</td>
<td></td>
</tr>
<tr>
<td>39</td>
<td>Reeds Honda Yamal</td>
<td>736 N 9th St</td>
<td>47904</td>
<td>1207</td>
<td>UST</td>
<td>Fabrication</td>
<td>UST</td>
<td>17585</td>
<td>Service,</td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>Ed Grace Company IN 9th St Rd</td>
<td>PO Box</td>
<td>47904</td>
<td>1106</td>
<td>Site</td>
<td>Site Address</td>
<td>CRTK</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>41A</td>
<td>Van's Body Shop Inc</td>
<td>413 N 3rd St</td>
<td>47901</td>
<td>1106</td>
<td>Site</td>
<td>Site Address</td>
<td>RCRA SQ</td>
<td>901501</td>
<td>Priority-</td>
<td>Status-</td>
</tr>
<tr>
<td>41B</td>
<td>Van's Body Shop Inc</td>
<td>413 N 3rd St</td>
<td>47901</td>
<td>1106</td>
<td>Site</td>
<td>Site Address</td>
<td>RCRA SQ</td>
<td>9101516</td>
<td>Status-</td>
<td>Status-</td>
</tr>
<tr>
<td>42</td>
<td>Redinbo Transmission</td>
<td>1500 Schuyler Ave</td>
<td>47904</td>
<td>1106</td>
<td>Site</td>
<td>Site Address</td>
<td>UST</td>
<td>9403515</td>
<td>Priority-</td>
<td>Status-</td>
</tr>
<tr>
<td>43</td>
<td>Carter Oil</td>
<td>Duncan Rd &amp; Davis F</td>
<td>47904</td>
<td>1101</td>
<td>Site</td>
<td>Site Address</td>
<td>UST</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>44</td>
<td>Centeon Bio Servicer</td>
<td>400 Brown St</td>
<td>47906</td>
<td>3214</td>
<td>Site</td>
<td>Site Address</td>
<td>RCRA SQ</td>
<td>9000000</td>
<td>Status-</td>
<td></td>
</tr>
<tr>
<td>45</td>
<td>Mugg Auto Sales an</td>
<td>2119 N 15th St</td>
<td>47906</td>
<td>1101</td>
<td>Site</td>
<td>Site Address</td>
<td>RCRA SQ</td>
<td>918242</td>
<td>Status-</td>
<td></td>
</tr>
<tr>
<td>46</td>
<td>Ades Service Station</td>
<td>1535 Schuyler Ave</td>
<td>47906</td>
<td>1115</td>
<td>Site</td>
<td>Site Address</td>
<td>RCRA SQ</td>
<td>containm,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>47A</td>
<td>Union St Auto Sales</td>
<td>332 Brown St</td>
<td>47906</td>
<td>3212</td>
<td>Site</td>
<td>Site Address</td>
<td>UST</td>
<td>gas,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>47B</td>
<td>Union St Auto Sales</td>
<td>332 Brown St</td>
<td>47906</td>
<td>3212</td>
<td>Site</td>
<td>Site Address</td>
<td>UST</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>48A</td>
<td>Lafayette Instrument</td>
<td>3700 Sagamore Pkwy</td>
<td>47906</td>
<td>1066</td>
<td>Site</td>
<td>Site Address</td>
<td>UST</td>
<td>9403505</td>
<td>Priority-</td>
<td>Status-</td>
</tr>
<tr>
<td>48B</td>
<td>Lafayette Instrument</td>
<td>3700 Sagamore Pkwy</td>
<td>47906</td>
<td>1066</td>
<td>Site</td>
<td>Site Address</td>
<td>UST</td>
<td>9403505</td>
<td>Priority-</td>
<td>Status-</td>
</tr>
<tr>
<td>49</td>
<td>Archie's Car Wash In</td>
<td>310 Brown St Levee</td>
<td>47906</td>
<td>3212</td>
<td>Site</td>
<td>Site Address</td>
<td>UST</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>McCord Tire</td>
<td>304 Brown St</td>
<td>47906</td>
<td>1158</td>
<td>Site</td>
<td>Site Address</td>
<td>UST</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>51A</td>
<td>Journal &amp; Courier Pa</td>
<td>730 North St</td>
<td>47906</td>
<td>1158</td>
<td>Site</td>
<td>Site Address</td>
<td>LUST</td>
<td>9212511</td>
<td>Priority-</td>
<td></td>
</tr>
<tr>
<td>51B</td>
<td>Lafayette Journal &amp;</td>
<td>730 North St</td>
<td>47906</td>
<td>1158</td>
<td>Site</td>
<td>Site Address</td>
<td>CRTK</td>
<td>0505394,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>52A</td>
<td>Landis &amp; Gyr</td>
<td>3601 Sagamore Pkwy</td>
<td>47906</td>
<td>1070</td>
<td>Site</td>
<td>Site Address</td>
<td>CERCLA</td>
<td>0505394</td>
<td>CERCLIS prelim</td>
<td></td>
</tr>
<tr>
<td>52B</td>
<td>Landis &amp; Gyr Meterin</td>
<td>3601 Sagamore Pkwy</td>
<td>47906</td>
<td>1070</td>
<td>Site</td>
<td>Site Address</td>
<td>CERCLA</td>
<td>0505394</td>
<td>CERCLIS prelim</td>
<td></td>
</tr>
<tr>
<td>52C</td>
<td>Landis &amp; Gyr</td>
<td>3601 Sagamore Pkwy</td>
<td>47906</td>
<td>1070</td>
<td>Site</td>
<td>Site Address</td>
<td>TRl</td>
<td>0505394</td>
<td>DWA</td>
<td></td>
</tr>
<tr>
<td>52D</td>
<td>Siemens Power Tran</td>
<td>3601 Sagamore Pkwy</td>
<td>47906</td>
<td>1070</td>
<td>Site</td>
<td>Site Address</td>
<td>RCRA SQ</td>
<td>0505010</td>
<td>Status-</td>
<td>complete</td>
</tr>
<tr>
<td>52E</td>
<td>Siemens Power Tran</td>
<td>3601 Sagamore Pkwy</td>
<td>47906</td>
<td>1070</td>
<td>Site</td>
<td>Site Address</td>
<td>CORRAC</td>
<td>0501785</td>
<td>Status-</td>
<td></td>
</tr>
<tr>
<td>53A</td>
<td>Explosives Stored</td>
<td>312 N 5th St Rear</td>
<td>47906</td>
<td>1117</td>
<td>Site</td>
<td>Site Address</td>
<td>CERCLA</td>
<td>0501785</td>
<td>CERCLA prelim</td>
<td></td>
</tr>
<tr>
<td>53B</td>
<td>Explosives Stored in</td>
<td>312 N 5th St Rear</td>
<td>47906</td>
<td>1117</td>
<td>Site</td>
<td>Site Address</td>
<td>SPILL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>54</td>
<td>Hairman</td>
<td>142 N River Rd</td>
<td>47906</td>
<td>3289</td>
<td>Site</td>
<td>Site Address</td>
<td>SPILL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>55</td>
<td>Lafayette WWTP</td>
<td>2nd &amp; Ferry St</td>
<td>47906</td>
<td></td>
<td>Site</td>
<td>Site Address</td>
<td>RCRA SQ</td>
<td>9000001</td>
<td>status-</td>
<td></td>
</tr>
<tr>
<td>56</td>
<td>McDonald Underwo</td>
<td>300 Ferry St</td>
<td>47906</td>
<td>1117</td>
<td>Site</td>
<td>Site Address</td>
<td>SPILL</td>
<td>0506280</td>
<td>status-</td>
<td></td>
</tr>
<tr>
<td>57</td>
<td>Berry's Camera</td>
<td>328 Ferry St</td>
<td>47906</td>
<td>1117</td>
<td>Site</td>
<td>Site Address</td>
<td>CERCLA</td>
<td>0507258</td>
<td>CERCLIS prelim</td>
<td></td>
</tr>
<tr>
<td>58A</td>
<td>Haywood Printing Co</td>
<td>300 N 5th St</td>
<td>47906</td>
<td>1117</td>
<td>Site</td>
<td>Site Address</td>
<td>ERNS</td>
<td>526579</td>
<td>oil, fuel</td>
<td>Reported</td>
</tr>
<tr>
<td>58B</td>
<td>Haywood Printing Co</td>
<td>300 N 5th St</td>
<td>47906</td>
<td>1117</td>
<td>Site</td>
<td>Site Address</td>
<td>SPILL</td>
<td>526581</td>
<td>oil: diesel</td>
<td>Reported</td>
</tr>
<tr>
<td>59A</td>
<td>Ivy Tech</td>
<td>9th and Brown</td>
<td>47906</td>
<td></td>
<td>Site</td>
<td>Site Address</td>
<td>ERNS</td>
<td>526579</td>
<td>oil: fuel</td>
<td>Reported</td>
</tr>
<tr>
<td>59B</td>
<td>Ivy Tech</td>
<td>9th and Brown</td>
<td>47906</td>
<td></td>
<td>Site</td>
<td>Site Address</td>
<td>ERNS</td>
<td>526581</td>
<td>oil: diesel</td>
<td>Reported</td>
</tr>
<tr>
<td>59C</td>
<td>Ivy Tech State Coller</td>
<td>9th and Brown</td>
<td>47906</td>
<td></td>
<td>Site</td>
<td>Site Address</td>
<td>SPILL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>60</td>
<td>Purdue University W Brown St</td>
<td>and to Leve</td>
<td>47906</td>
<td></td>
<td>Site</td>
<td>Site Address</td>
<td>CERCLA</td>
<td>0507258</td>
<td>CERCLIS prelim</td>
<td></td>
</tr>
</tbody>
</table>
An effective Inventory can also be simple...

- Old English Furniture on Main
- Pete’s Gas Station at SWC Green & Walnut
- Marcy’s Dry Cleaners on Washington
- Old School in Mercy Neighborhood
- Old Dump on River
INVITE COMMUNITY STAKEHOLDERS TO HELP IDENTIFY

- Bring stakeholders to the table
- local neighborhood groups
- church groups
- local planners
- developers
- economic development interests
- private corporations
Communities Select Their Criteria for Prioritization

CRITERIA EXAMPLES:

- Eligible for EPA or State funding
- Located in the TIF district or Revitalization Zone
- Environmental Impacts—Quality of Life Issues
- Blight eliminations—Quality of Life Issues
- Development Potential for New Jobs
- Control of Property: can you get access?
- Visibility of the Site to the Community
- Physical site characteristics: acreage, visibility, etc.
WHAT'S THE BIG PICTURE?
WHAT IS THE FUTURE PLAN?
BROWNFIELD? GREENWAYS, TRAILS

REAL PROPERTY?

POTENTIAL FOR CONTAMINATION?

REUSE?

LOGICAL STAKEHOLDERS?
REAL PROPERTY, POTENTIAL FOR CONTAMINATION

EXPANSION,

REUSE

REDEVELOPMENT PLAN???
ABANDONED BUILDING NEXT TO COMMUNITY HOUSING PROJECT

- POTENTIAL FOR CONTAMINATION
- REAL PROPERTY?
- REUSE?
- STAKEHOLDERS?
OLD SCHOOL

✓ REAL PROPERTY
✓ POTENTIAL FOR CONTAMINATION
✓ REUSE PLAN?
HISTORIC CITY JAIL—BROWNFIELD???

- REAL PROPERTY
- REUSE PLAN
- POTENTIAL FOR CONTAMINATION
OLD SULLIVAN GRADE SCHOOL—
BROWNFIELD??

✓ REAL PROPERTY
✓ POTENTIAL CONTAMINATION
✓ REUSE PLAN?
MAIN STREET BUILDINGS—BROWNFIELD?

✓ REAL PROPERTY
✓ POTENTIAL FOR CONTAMINATION
✓ REUSE PLAN
OLD COUNTY HOSPITAL—BROWNFIELD?

✓ REAL PROPERTY
✓ CONTAMINATION?
✓ REUSE PLAN
ASBESTOS
LEAD PAINT....
UNDERGROUND STORAGE TANK
POTENTIAL FOR CONTAMINATION
STAINED SOILS
POTENTIAL FOR CONTAMINATION?
POTENTIAL FOR CONTAMINATION
BROWNFIELDS REDEVELOPMENT...NOT ALWAYS EASY

CROSSING TURF LINES

UPSIDE DOWN DEALS

LIABILITY ISSUES CONFUSING
CHALLENGES FOR RURAL COMMUNITIES

- Rural geography with abundant green space, inaccessibility
- Rural demographics – sparse population, out migration, poverty
- Limited and inconsistent resources – capital and technical expertise
- Inadequate infrastructure
- Local community resources
- Public perception, misinformation and fear
OVERCOMING RURAL CHALLENGES

- Local champion
- Community involvement at every step
- Pursue several different funding sources and leverage
- Educate community leaders through local media, site visits, forums, planning sessions
- Present best practices from nearby redevelopments
- Use regional, state and national development organizations
- Take risks and be innovative, flexible and have a redevelopment vision
PRESENTED BY:

BETH A. GRIGSBY, LPG
BROWNFIELD PROGRAM MANAGER
ATC ASSOCIATES, INC

beth.grigsby@atcassociates.com
1-800-488-2054
1-317-439-7871