



Brownfields and Land Revitalization in Washington State



An Overview of the State Program and Available Resources



Presentation Outline

- Introduction and Background
- The Brownfields Problem Defined
- The State Brownfields Program and Funding
- Planning for Reuse
- The Redevelopment Process
- Resources and Contact Information

Typical Brownfields in Washington

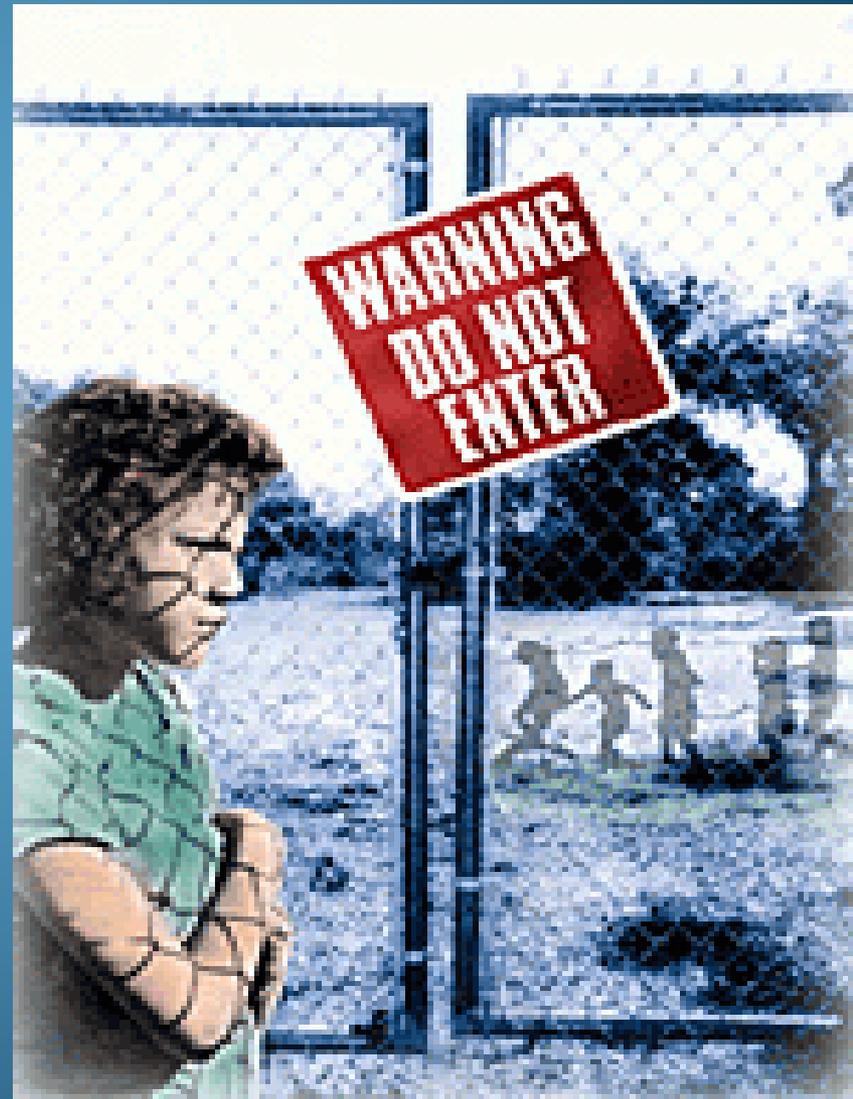
- Abandoned lumber mills
- Gas stations and bulk-fuel facilities
- Rail and transportation
- Landfills
- Port facilities
- Light industrial
- Dry cleaners



Raymond, WA Photo Credit:
John Means, DOE

Brownfields Impact Communities

- Economic consequences of damage to humans
- Economic costs to ecosystem damage
- Revenue losses due to reduced real estate values
- Economic and conflict costs associated with inequity
- Costs associated with decreased density of economic activity
- Long term cost of urban sprawl



Definition and Overview

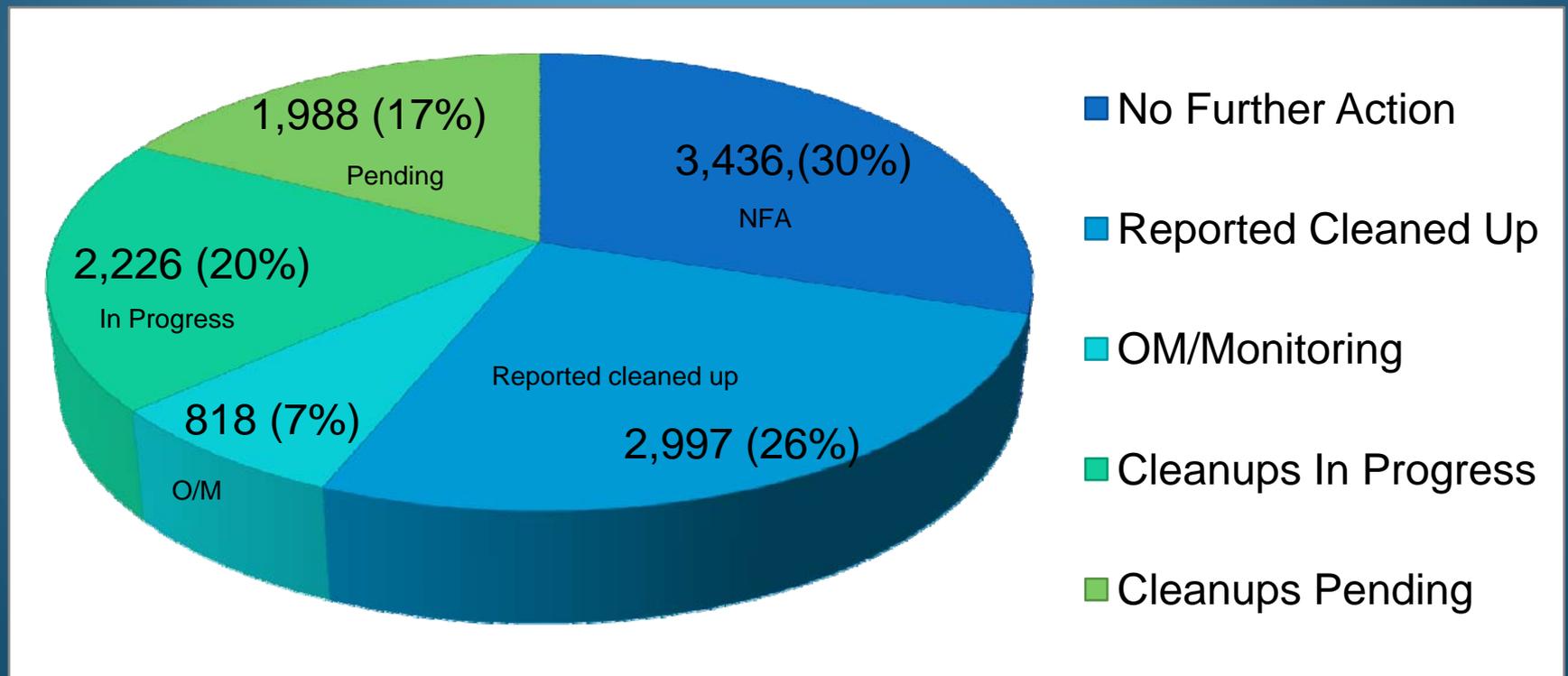
*“**Brownfield**” means real property where environmental, economic, and social reuse objectives are hindered by real or perceived environmental contamination.*



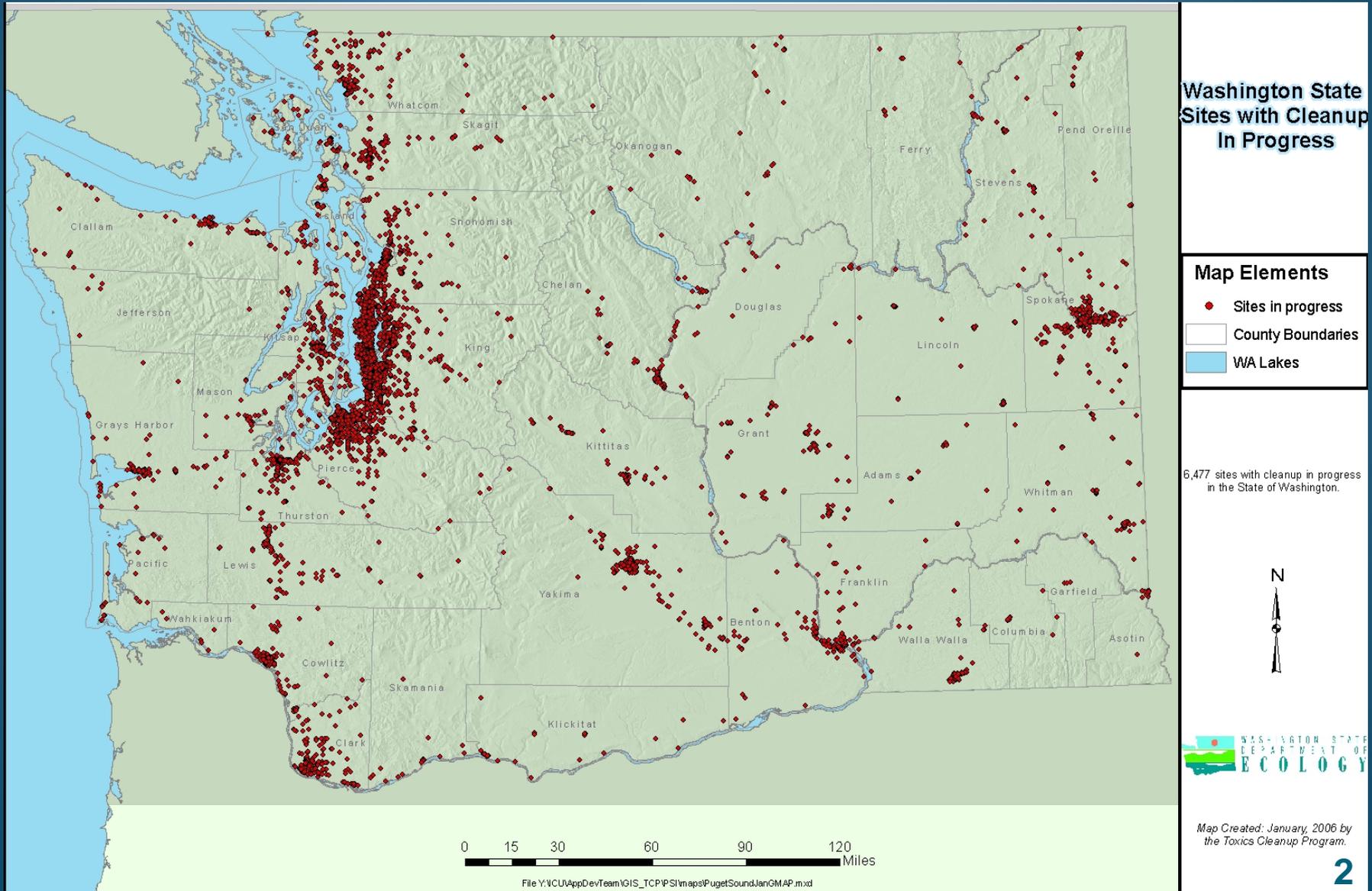
Photo Credit: Sharon Kophs

The Brownfields Problem

Cleanup Sites in Washington
11,465 as of Jan. 21, 2009



Where Are Cleanups Taking Place Now?



The Evolution of Brownfields Redevelopment

■ First Generation

- 1980's to early 1990's
- States enact CERCLA-like cleanup laws
- Command and Control from Regulatory Agencies

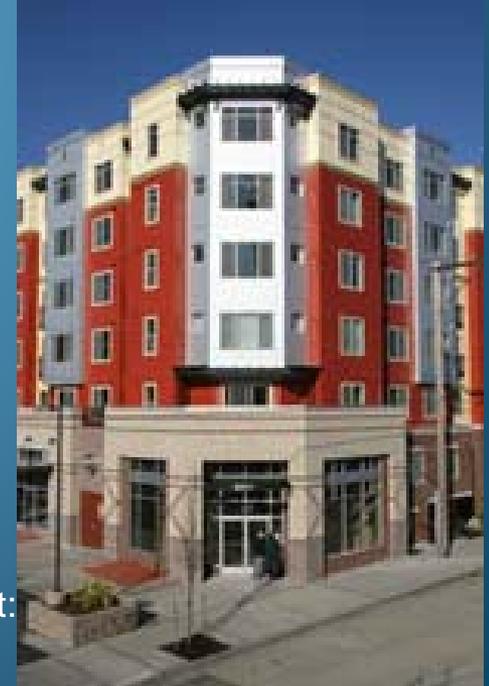
■ Second Generation

- Mid-1990's to 2000's
- States enact Voluntary Cleanup Programs
- Client-based, regulators hands-off
- Private Sector-led redevelopment

Evolution of Brownfields cont'd...

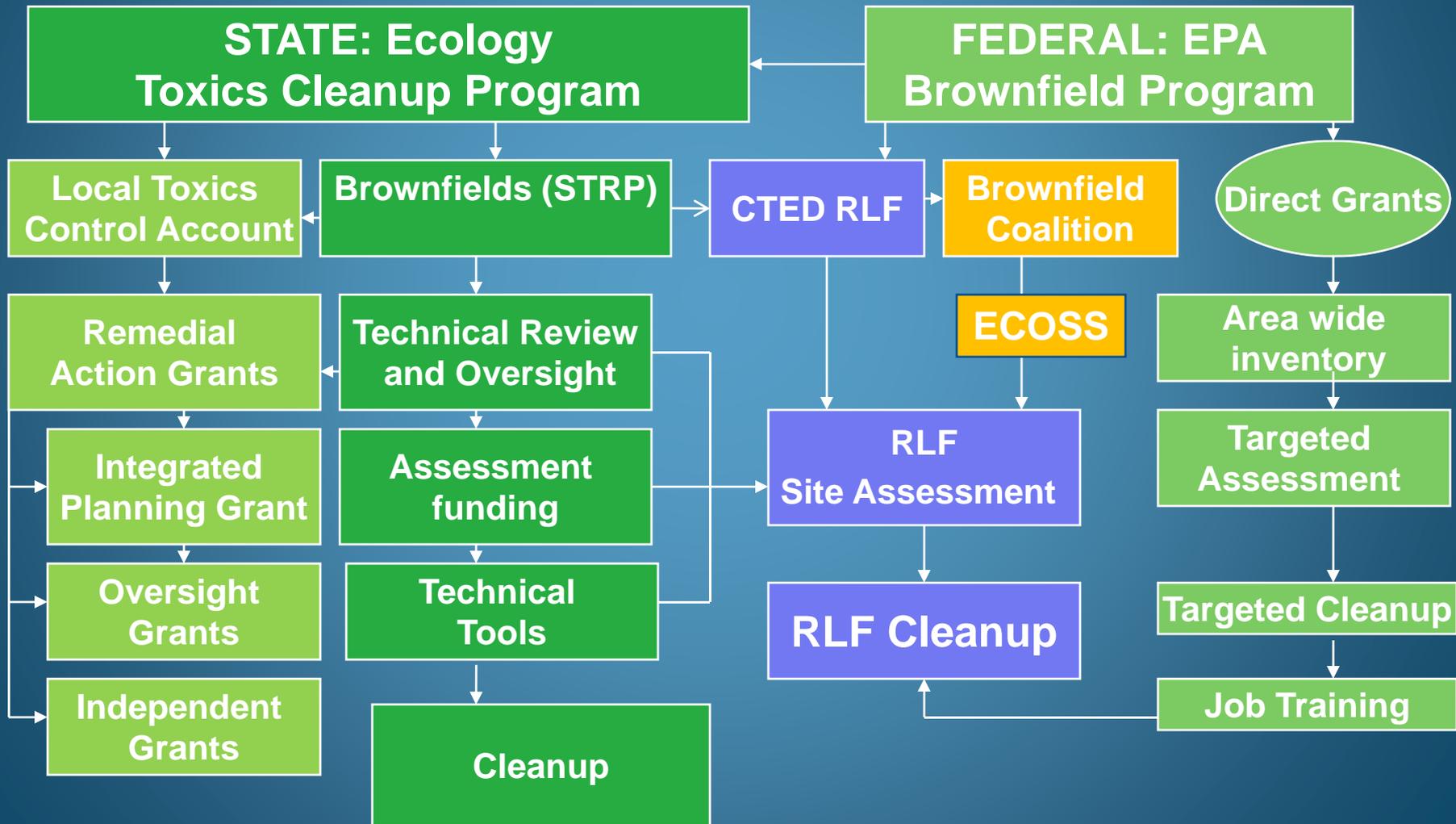
■ Third Generation

- NOW
- Collaboration WITH State Agencies and Local Government
- Community-led redevelopment
- Partnerships
- Solving multiple community goals
- Leveraging Resources



Rainier Court, Seattle, WA Photo credit:
SouthEast Effective Development

Washington State Funding Pathways



Brownfields Funding Sources

■ Ecology

- Remedial Action Grants (50% Match)
- Integrated Planning Grants (No Match)

■ CTED

- Revolving Loan Fund (Low Interest Loan)

■ EPA

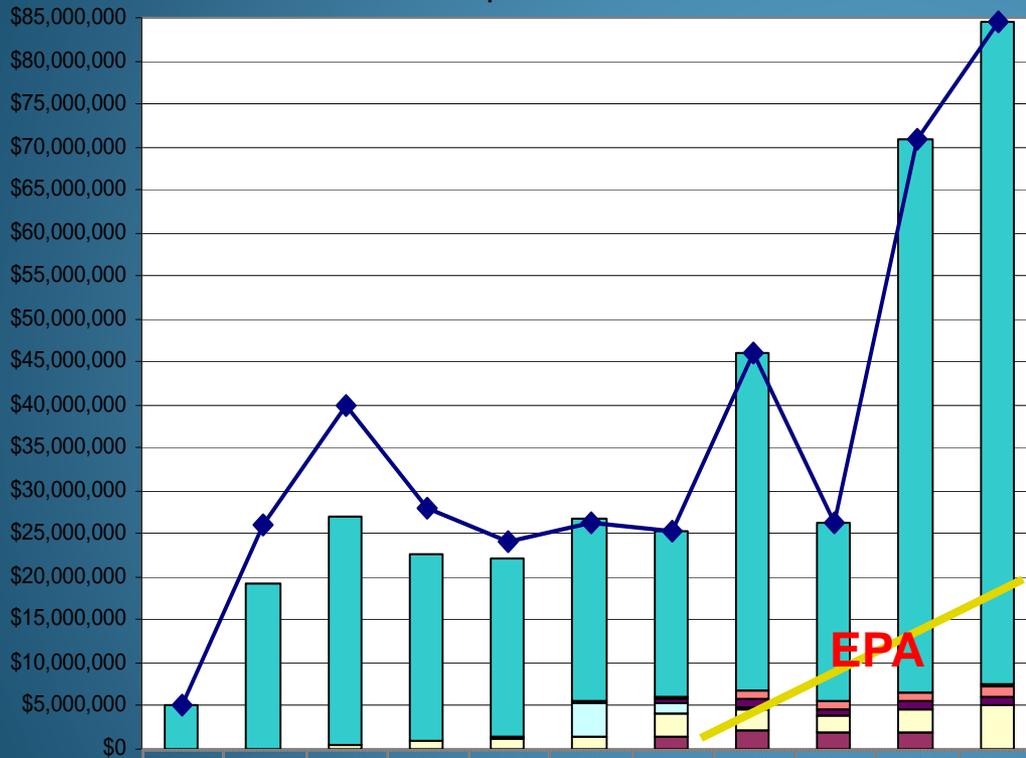
- Assessment Grants (No Match)
- Cleanup Grants (No Match)

View more resources on Department of Ecology's
Brownfields website

http://www.ecy.wa.gov/programs/tcp/brownfields/brownfields_hp.html

The Fit with Funding: Grant Assistance to Local Governments

Remedial Action Grant Distribution Over Past Eleven Biennia
September 2006



	87-89	89-91	91-93	93-95	95-97	97-99	99-01	01-03	03-05	05-07	07-09
Remedial Grants	5,050,201	19,134,150	26,561,249	21,715,857	20,728,117	21,102,315	19,090,375	39,080,824	20,839,647	64,250,000	77,007,862
Grant Support Staff	-	-	-	-	-	-	-	-	-	-	190,000
Derelict Ships	-	-	-	-	-	-	-	-	5,756	50,000	49,178
VCP	-	-	-	-	-	-	380,816	1,148,569	822,901	1,000,000	1,094,600
Drug Labs	-	-	-	-	-	342,352	508,359	908,417	756,750	900,000	985,040
UST Grants	-	-	-	-	113,134	3,780,078	1,151,553	191,204	-	-	-
SHA's	-	-	565,000	960,000	1,276,064	1,569,191	2,622,485	2,367,627	1,893,060	2,649,929	5,148,320
TSP	-	-	-	-	-	-	1,529,085	2,285,296	2,061,886	2,050,071	-
Allocation	5,050,201	26,000,000	40,000,000	28,000,000	24,150,000	26,226,400	25,232,526	45,981,937	26,380,000	70,900,000	84,475,000

Remedial Action Grants are available to Local Governments for clean up of contamination.

Eligibility Requirements

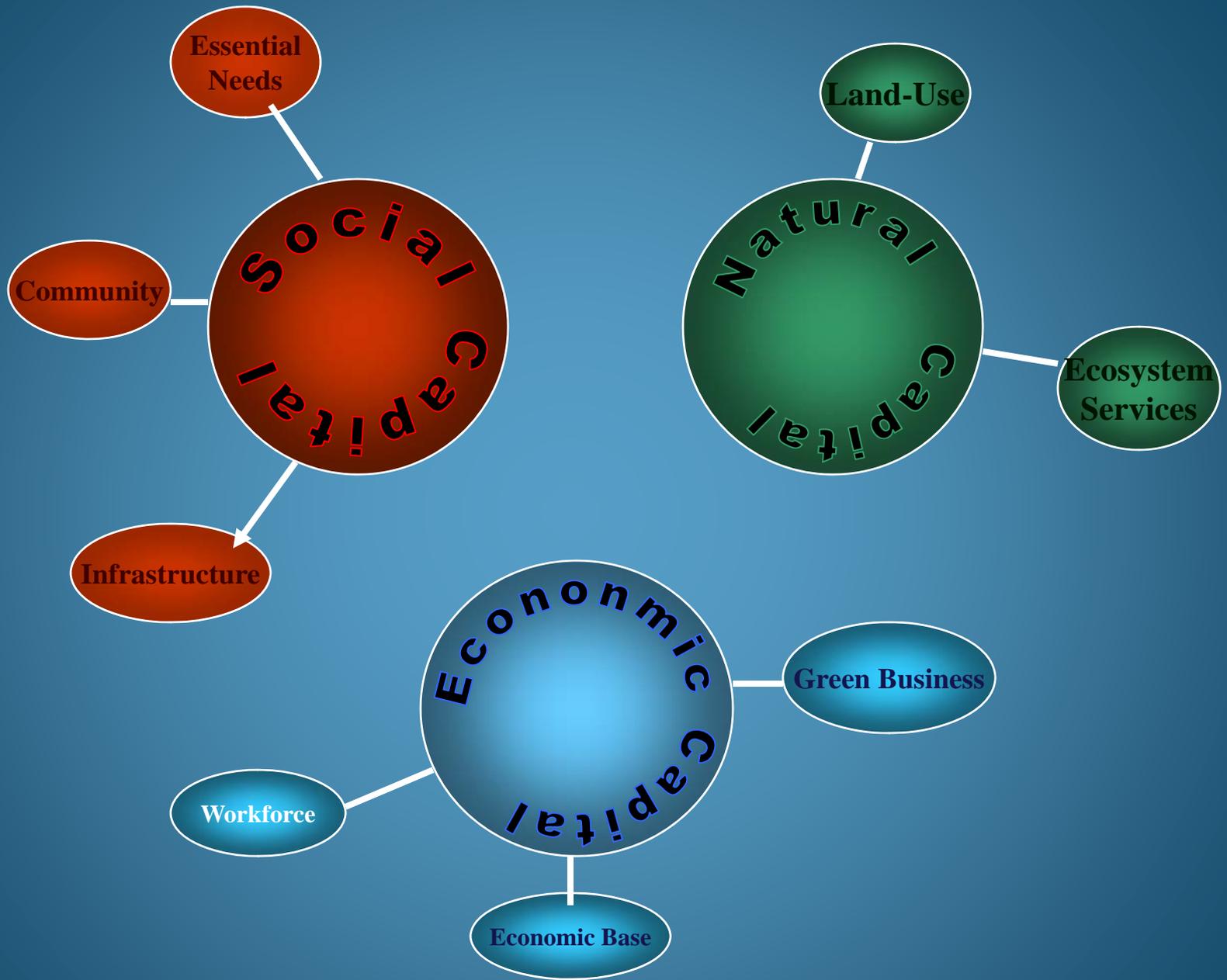
- Basic match is 50%.
- 75% -90% for economically distressed communities

HB 1761

- Economic Development
- Habitat Restoration
- Public Recreation
- Property Acquisition

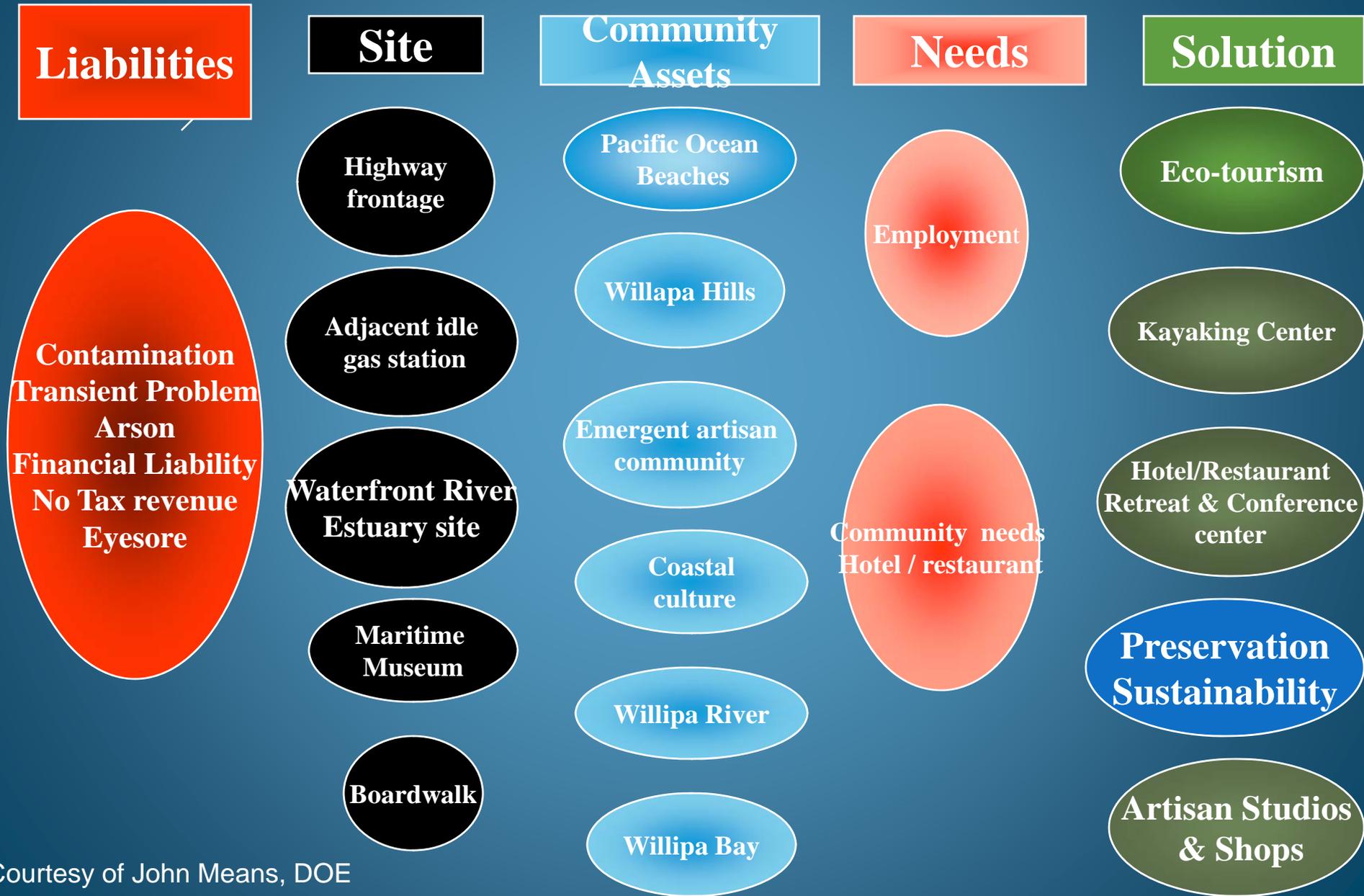
Planning for Reuse- Using Whole Systems Thinking to Leverage Resources







Examine Site Specific Patterns: An Example



Redevelopment In Washington

1. INITIATION / ACQUISITION

Develop Vision and Conceptual Plan

Identify Stakeholders

Coordinate with Governmental Agencies

Public-Private Partnerships

Evaluate Community Need

Due Diligence



Seattle, WA Photo Courtesy of SouthEast Effective Development

Due Diligence Issues

- Environmental
 - Presence of contamination (Phase I evaluation)
 - Site characterization (Phase II site assessment)
 - Environmental impact (SEPA)
 - Compliance issue
 - Regulatory approval
 - Brownfield incentives
 - AAI
- Improvements
 - Physical repairs
 - Code violations
 - Functionality
- Financing
 - Pro forma
 - Appraisal
- Risk Management Plan
- Exit Strategy
- Transportation
 - Accessibility
 - Traffic Studies
- Taxes
- Utilities
- Permits
- Zoning
- Political
- Community Support
- Market
- Feasibility of Development
 - Adaptive Reuse
 - Redevelopment
 - Reposition

2. INVESTIGATION

Remedial Investigation

Regulatory Pathways: VCP or
Formal

Finance Coordination

Risk Management Planning

Community Outreach/Advisory
Groups

Shorelines, Fish and Wildlife Issues

Transportation Infrastructure

Economic Development
Opportunities

Zoning/Land use/ Historic Issues

Thea Foss Waterway, Tacoma, WA.
Before Redevelopment. Photos Courtesy
of Marv Coleman, DOE.



3. EVALUATION

Feasibility Study

Finance / Insurance Options

Community Advisory

Input Risk Management

Shorelines, Fish and Wildlife Issues

Transportation Infrastructure

Economic Development

Zoning/Land use/ Historic Issues

Market Analysis



4. PLANNING / DESIGN

Develop Cleanup Action Plan

Financial Planning

Economic Development Planning

Environmental-Resource Planning

Architectural/Land use Design

Community Development Planning

Marketing Planning

Infrastructure

- Transportation

- Water-Sewer

- Solid Waste Energy

- Telecommunications

Contract Development



Design by Merrit Arch PLLC

5. CLEANUP

Demolition

Cleanup

Hazardous Waste Disposal

Public Safety

Regulatory and Finance Compliance



Cleanup on Thea Foss, Tacoma, WA. Photos courtesy of Marv Coleman, DOE.

6. REDEVELOPMENT

Infrastructure

Transportation

Water-Sewer

Solid Waste

Energy / Telecommunications

Infill Development

Housing

Green space

Recreational

Community Development

Historic Preservation

Building / Landscape Construction

Small Business Development

Job Training/Job Transition



Thea Foss Waterway. Photo Courtesy of Mary Coleman, DOE



Palouse, WA Photo Courtesy of John Means, DOE

7. POST DEVELOPMENT

Monitoring Regulatory and Finance Compliance
Finance Closure/ Loan Repayment
Public Safety / Health
Evaluation of Success/ or Failure
Institutional / Engineering Controls
Zoning and Tax Code Enforcement



Palouse, WA Photos Courtesy of John Means, DOE

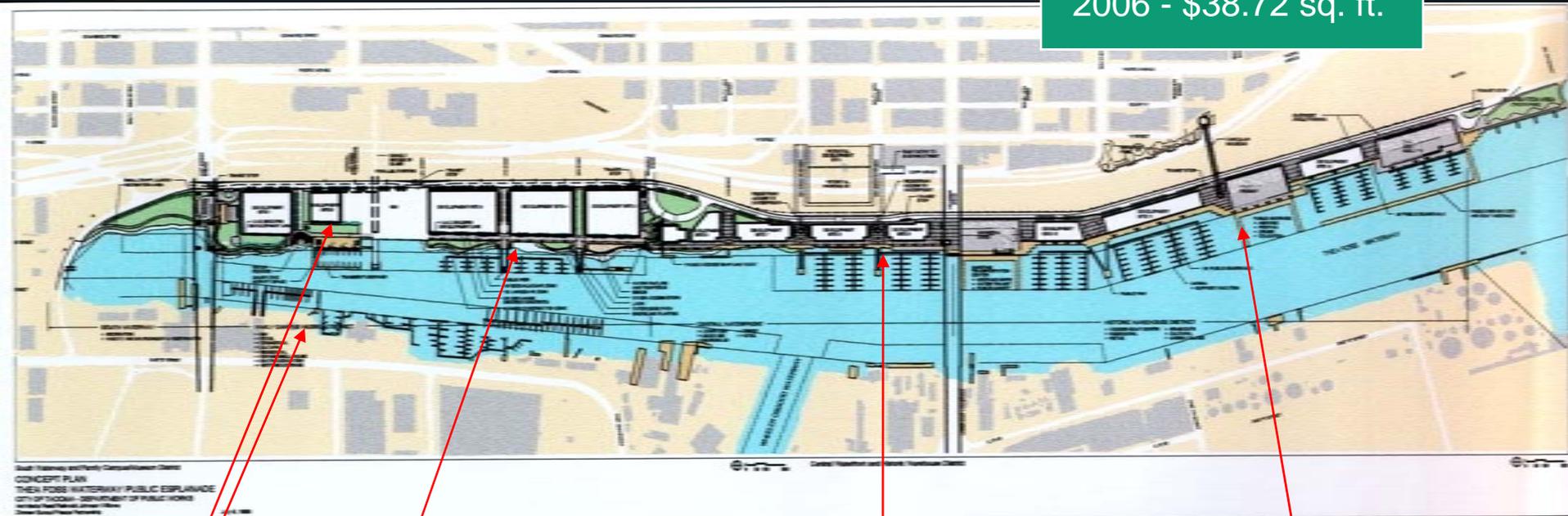


Thea Foss Waterway, Tacoma, WA.
Courtesy of Marv Coleman, DOE

Economic Return

Upland land value changes

1999 - \$10.90 sq. ft.
2001 - \$25.00 sq. ft.
2003 - \$30.00 sq. ft.
2006 - \$38.72 sq. ft.



**2009-
2010**
Parks

2008
Family Campus
District

2012
Central Waterfront
District

2015
Historic Warehouse
District

Assistance from Ecology

The CLEAR Team

The **C**leanup **E**nhancement **A**nd **R**evitalization
(CLEAR) Team

WHO WE ARE: Ecology Staff dedicated to integrating land use planning with cleanup policy.

WHAT WE DO:

- Work **WITH** you to develop sustainable communities
- Promote the reuse of previously developed land
- Integrate your larger community vision
- Keep stakeholder focus on the end goal

We are here to help!

Contact the CLEAR Team

John Means: Program Planner/Grant Manager 360-407-7188

Dan Koroma: RLF Coordinator (360) 407- 7188

Jessica Brandt : Outreach Planner (360) 407- 7336

Charles San Juan: Technical Assistance (360) 407- 7191

Website: <http://www.ecy.wa.gov/programs/tcp/brownfields.html>



Top Row: Jessica Brandt, John Means; Bottom Row L to R: Dan Koroma, Charles San Juan