

Unlocking the Potential of Brownfield Sites... Let us help you turn the key.



Quarterly Meeting
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'Brownfields' create many N.O. options

By Deon Roberts
Staff Writer

DR. STEVEN LESSER is sinking money into a Chartres Street property despite potential pollution problems in order to realize his dream of transforming the deteriorated, neglected land into an art studio.

The Bywater property has been home to an oyster company, a molasses plant, an adhesives company and a TV studio. Those former uses were enough to label 3317-3327 Chartres St. as a brownfield, a federal designation that applies to property containing hazardous substances or is otherwise contaminated.

"We have abandoned drums of an unknown volatile substance (on the site)," said Amelia Lafont, project manager for Planet of the Dreamers LLC, which is redeveloping the property.

"The drums are exploding and crystallized and an active hazard," she said. "We have an underground storage tank with diesel still in it ... and

FIELDS OF OPPORTUNITY



CLEANING UP N.O.'S BROWNFIELDS

PART 1 IN A 3-PART SERIES

See **BROWNFIELDS**, page 50



Regional Planning Commission's Brownfield Redevelopment Program

- Overview of the Regional Planning Commission (RPC)
- Brownfields Basics
- Funding Opportunities- Local, State & Federal
- Technical Assistance
- Examples of RPC Brownfield Projects



Regional Planning Commission's Brownfield Redevelopment Program



RPC includes the parishes of:

- Jefferson
- Orleans
- Plaquemines
- St. Tammany
- St. Bernard

Brownfield Basics

EPA Definition of a Brownfield:

A Brownfield, as defined by the EPA, is an “abandoned, idled, or under-used industrial or commercial property with real or perceived environmental contamination.”

Not a superfund site. Superfund sites are regulated under CERCLA and have high levels of contamination – usually placed on the National Priorities List (NPL).

Brownfield Basics

Key Component to using Brownfield Funding:

Someone must be interested in redeveloping the site as an income-producing property



Examples:

- Commercial
- Industrial
- Rental Housing

Brownfield Basics

Eligibility Requirements for Funding:

Site Characteristics:

- Abandoned or Underutilized Property
- Take Measures to Prevent further Contamination at the Site
- Not a Superfund Site
- No Viable Responsible Party
- Proposed Redevelopment



Brownfield Basics

Eligibility Requirements for Funding:

Applicant Categories:

1. Prospective Purchaser
2. Innocent Landowner (contamination came from off-site)
3. Current Owner performed *Phase I Environmental Site Assessment* **prior** to purchase

Brownfield Basics

Investigation:



- 1) Phase I Environmental Site Assessment (ESA)
- 2) Phase II ESA

Cleanup:

- 3) Site Reuse and Cleanup Plans
- 4) Remediation



Brownfield Basics

1) Phase I ESA: Research Report

Research the site's past history and current use to indentify any "recognized environmental concerns" (RECs; a potential source of contamination).



Generally includes:

- Historical information such as old aerial photos, Sanborn maps, various permits;
- Interviews with people familiar with the history of the site (owner, neighbors, previous workers, etc.);
- Walking the site and taking photos.

Brownfield Basics

1) Phase I ESA:

- For Brownfield site, the Phase I ESA must meet EPA's **All Appropriate Inquiries (AAI) standard (ASTM E1527-05)**. Environmental Assessments performed for a bank are not generally as extensive as an AAI Phase I ESA.
- Requires access to the site.
- Generally takes 30-60 days.



Brownfield Basics

2) Phase II ESA: Sampling

Collect soil, water and/or air samples and **Analyze** them for various hazardous substances based on the environmental concerns identified in the Phase I ESA.



The goal of a Phase II ESA is to **determine if contamination is or is not present**, and if it is, to determine the source, nature and extent.

Brownfield Basics

- 3) Site Reuse Plan: Conceptual plan of the proposed redevelopment**
- Proposed type of redevelopment (residential, commercial, industrial) affects the cleanup plan
 - Structures can also act as institutional controls



Brownfield Basics

3) Site Cleanup Plan:

A Site Cleanup Plan details the necessary cleanup actions to meet LDEQ approved cleanup standards.

The Site Cleanup Plan is also called:

Remedial Action Plan (RAP)

Remedial Action Work Plan (RAW)

Voluntary Cleanup Plan



Brownfield Basics

4) Remediation: Addressing Contamination

Remediation is **reducing exposure** to contamination at the site as detailed in the Remedial Action Plan.

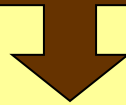
Remediation can include:

- Institutional Controls (for example, capping contamination with a parking lot)
- Treating contamination on-site or in situ (in the ground)
- Removing the contamination from the site.

1) Phase I Environmental Site Assessment (ESA)

Research report

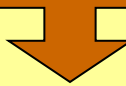
Grants available through RPC's Brownfield Program



2) Phase II ESA

Collect and analyze samples

Grants available through RPC's Brownfield Program



3) Site Cleanup/Reuse Plans & 4) Remediation

Address contamination

*Funding available through LDEQ's Brownfield Revolving Loan Fund and
USEPA's Brownfield Cleanup Grants*



Funding Options: Investigation

Grants for Environmental Investigations are available through:

Regional Planning Commission (for projects within the parishes of Jefferson, Orleans, Plaquemines, St. Bernard and St. Tammany Parishes)

Jefferson Parish: Dept. of Environmental Affairs

City of New Orleans: Mayor's Office of Environmental Affairs

Louisiana Dept. of Environmental Quality: Brownfield & Voluntary Remediation Program

EPA: Brownfield & Land Revitalization Program





Funding Options: Remediation

Funding Options for Remediation include:

- EPA Cleanup Grants (competitive competition)
- City of New Orleans Brownfield Cleanup Revolving Loan Fund (for projects within the city limits)
- LDEQ Brownfield Cleanup Revolving Loan Fund
- Federal and State Tax Credits



Funding Options: Redevelopment



FUNDING AND SUPPORT FOR BROWNFIELD REDEVELOPMENT

September 2009

The RPC Brownfield Redevelopment Program is housed in the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard and St. Tammany Parishes

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Technical Assistance



Let us help you navigate projects through the environmental process

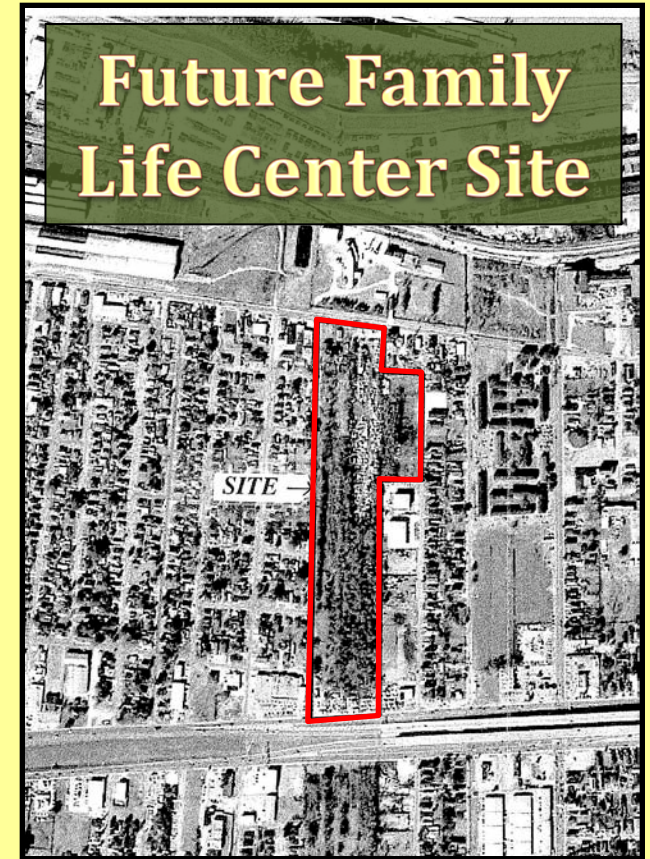


Examples of RPC Brownfield Projects

Progressive Church Site

Marrero, LA

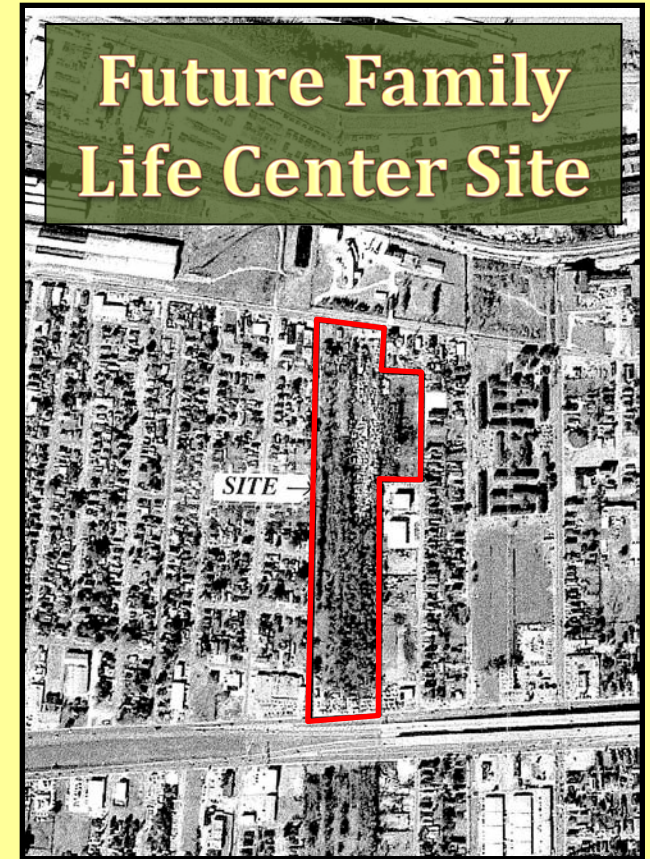
- Performed new Phase I which revealed a former junkyard on the site
- Phase II also found limited area of Heavy Metal and Petroleum Contamination from previous junk yard



Progressive Church Site

Marrero, LA

- Performed new Phase I which revealed a former junkyard on the site
- Phase II also found limited area of Heavy Metal and Petroleum Contamination from previous junk yard
- Cleanup: 12,876 tons of soil removed



Progressive Church Site

Marrero, LA

- **Total Investigation Cost: \$111,500**
 - Paid for by RPC's Brownfield Redevelopment Program Assessment Grants
 - Phase II performed under LDEQ's VRP
- **Total Cleanup Cost: just shy of \$500,000**
 - \$200,000 USEPA Brownfield Cleanup Grant to Progressive Church (Competitive Selection)
 - \$300,000 Loan from RPC's Brownfield Cleanup Revolving Loan Fund
 - Also received LA State Tax Credit

Progressive Church Site Marrero, LA

LDEQ Certificate of
Completion issued
Sept. 10, 2008



Falstaff Brewery Redevelopment

New Orleans, LA

- Brewery Closed in 1978; 8-acres Site left vacant
- Phase I ESA conducted in Aug. 2005 in preparation for site purchase; Paid for by RPC Brownfield Assessment Grant
- Extensive Asbestos Containing Materials, Lead-Based Paint, and Solid Waste throughout 7-Story Structure
- Falstaff Properties I LLC purchased property and cleaned up contamination



Falstaff Brewery Redevelopment

New Orleans, LA

- Opened in 2008
- Currently at 95% Occupancy
- Mixed-Use Residential & Commercial Property
- Includes Affordable Housing Units



Contact Information

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