Regional Planning Commission’s Brownfield Redevelopment Program
Unlocking the Potential of Brownfield Sites…
Let us help you turn the key.

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 Components to using Brownfield Funding:**

1) Someone must be interested in redeveloping the site as income-producing property or something that benefits the community.

   - Examples:
     - Commercial Development
     - Industrial Development
     - Rental Housing
     - Community Park
     - Community Center

2) Owner must allow access to the site.

**Eligibility Requirements for Funding:**

**Site Characteristics:**
- Abandoned or Underutilized Property
- Take Measures to Prevent further Contamination at the Site
- Not a Superfund Site
- Proposed Redevelopment

**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 (ESA)** prior to purchase
4. Responsible Parties (local funding only; only for assessments)

**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 RPC’s Brownfield Program for cleanup planning through LDEQ’s Brownfield Revolving Loan Fund and USEPA Brownfield Cleanup Grants for cleanup planning & implementation
### Brownfield Basics

#### 1) Phase I ESA: Research Report

**Research** the site’s past history and current use to identify any "recognized environmental concerns" (RECs; i.e., a potential source of contamination).

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

For Brownfield site, the Phase I ESA must meet EPA's **All Appropriate Inquiries (AAI)** standard (**ASTM E1527-05**). Note: 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.

#### 2) Phase II ESA: Sampling

- **Collect** soil, water and/or air samples and **Analyze** them for various hazardous substances.

Goal of a Phase II ESA:
- **Determine if contamination is or is not present**, and if it is,
- **Determine the source, nature and extent**.

**Sampling Options:** RECAP / LDEQ Traditional Oversight or LDEQ Voluntary Remediation Program (VRP)

#### 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

#### 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

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
RECAP: Risk Evaluation/ Corrective Action Program

- Site goes into one of LDEQ’s General Oversight Programs:
  - Air
  - Water
  - Hazardous Waste, Solid Waste Underground Storage Tank

- Assess contamination only in Areas of Interest (AOIs):
  - Areas identified with recognized environmental conditions in the Phase I ESA
  - Areas with documented contamination above RECAP Standards (LDEQ-established standards for specific contaminants)

- Completed Cleanup receives a No Further Action Letter

VRP: Voluntary Remediation Program

- Applicant defines the boundaries of the site to be assessed
- Assess the entire Site (as defined above):
  - Collect samples across the entire site
  - Analyze samples for RECAP volatiles, semivolatiles, and metals
  - Other parameters may be added based on the Phase I or initial Phase II sampling if performed
- Completed Cleanup receives a Certificate of Completion and a release of liability for all past contamination at the site (as defined above)- Transferable to future owners

Funding Options: Assessments

Grants for Environmental Assessments are available through:

- Regional Planning Commission (for projects within the parishes of Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany and Tangipahoa Parishes)
- Louisiana Dept. of Environmental Quality: Brownfield & Voluntary Remediation Program
- EPA: Brownfield & Land Revitalization Program

Funding Options: Cleanup

Funding Options for Cleanup/ Remediation include:

- RPC (Cleanup Planning only)
- EPA Cleanup Grants (competitive competition)
- LDEQ (dependent on available funding)
  - Brownfield Cleanup Revolving Loan Fund
  - Cleanup Grants (government or nonprofit applicants)

Contact Information

Let us help you navigate projects through the environmental process

Regional Planning Commission:
Rebecca Otte
brownfields@norpc.org
(504) 483-8513

LDEQ: Duane Wilson brownfields@la.gov