



The WBWire

CONNECTING WESTERN BROWNFIELDS EFFORTS AND STAKEHOLDERS

U.S. EPA REGIONS 8, 9 & 10

WINTER 2012/2013

Grant & Training Opportunities

Winter 2013: [EPA Workforce Development and Job Training Grant](#) proposal guidelines will be released.

February 4-8, 2013: [Alaska Forum on the Environment](#), Anchorage, AK.

February 7-9, 2013: [New Partners for Smart Growth Conference](#), Kansas City, MO.

March 1, 2013: Letter of interest deadline for [EPA Smart Growth Implementation Assistance](#).

April 30 & May 1, 2013: Registration is now open for the [Colorado Brownfields Conference](#), Lakewood, CO.

May 15-17, 2013: Registration is now open for the [National Brownfields Conference](#), Atlanta, GA.

June 18-20: Region 8 annual Tribal Response Program Workshop.



WBWire Online

Brownfield News

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- Oregon town moves forward with new library (p. 2).
- From Brownfields to affordable housing and parks in California (p.3).
- Area-wide planning efforts benefit from TAB assistance (p.1).
- Weblinks to helpful Brownfields resources (p.3).

Technical Assistance to Brownfields Communities (TAB) Grants Announced

EPA recently selected a new round of TAB grantees. Building on their previous experience working with communities, and their extensive team of subgrantees, contractors, partners and other network contacts, the new TAB Providers will help

communities tackle the challenge of assessing, cleaning up and preparing brownfields sites for redevelopment, especially underserved, rural, small, and otherwise distressed communities. The new TAB Provider in Region 8 will be [Kansas State](#)

[University](#) and the [Center for Creative Land Recycling](#) will be the new TAB provider in Regions 9 & 10 (see map below). The [TAB announcement](#) is available online. On page 3, the types of TAB assistance available are described.

Brownfields Area-wide Planning Efforts Benefit from TAB Involvement

The City of Kalispell utilized Technical Assistance to Brownfields Communities (TAB) assistance for a community Brownfields training as a way to kick off their new revolving loan fund (RLF) grant as well as the public outreach phase of their Brownfields area-wide planning grant. The training was intended to help community leaders gain a better understanding of the process for assessing, cleaning up and redeveloping brownfields. Over forty community members participated including commercial lenders, realtors, appraisers, and economic and community development professionals. The training included brownfield basics, market analysis, liability con-

cerns, federal and state regulations, redevelopment issues, project financing, and area-wide planning reuse.

The City has developed a vision and roadmap for reclaiming some 365 acres of vacant lands and brownfields throughout its former industrial rail corridor. Two years of planning efforts, which included open houses, volunteer steering committee meetings, dozens of meetings with individual property owners, workshops with city council and the development of conceptual site renderings for the City's former industrial rail corridor, yielded a city council approved Core Area Plan in December 2012. The Plan addresses the major issues the community identi-



The City of Kalispell's Brownfields area-wide plan focuses on the industrial rail corridor.

fied as being important to the future revitalization of the area including railroad track removal, new bike and walking paths along a linear park, mixed-use development and sidewalk, road and parking adjustments. A complementary market and feasibility analysis (funded by the MT Department of Commerce)

Story continued on page 2.

Brownfields Response Program Funding Helps Pave Way for a New Library in Monroe, Oregon



In small rural communities like the City of Monroe, with high levels of poverty and limited public transportation to larger cities, a library is a vital resource. The City of Monroe's library is one-third the recommended size for its

service area leading to plans for an expansive new library to be built on the site of an old railroad spur. Concerns about potential contamination from an adjacent agrochemical business threatened to halt the ambitious project in its tracks in 2010.

The South Benton Library project organizers came to the Oregon Department of Environmental Quality (DEQ), a Section 128(a) Response Program grantee, for assistance. DEQ used its EPA Brownfields Assessment grant to complete an environmental assessment in January 2011, which found no environmental concerns, and cleared the path for construction to begin

on the new site. Fundraising for the library occurred in a variety of ways, generating some \$49,000. More momentum was created when a Monroe High School graduate donated \$500,000. Soon other foundations – including the Meyer Memorial Trust, with a \$100,000 grant – began contributing. The \$1,044,000 raised aided in securing the final block of funding in the form of a \$1,375,000 Oregon Community Block Grant. With funding secured, the project is now progressing in the fast lane with those involved preparing to celebrate the grand opening in early 2013.

Brownfields Area-wide Planning Pilot Grantees Nearing Project Completion

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is expected to be completed by the end of February 2013. The City plans to combine the printing of the Core Area Plan with the Market and Feasibility Analysis in March 2013. At least in part, this success can be tied back to critical training provided by the Colorado Brownfields Foundation, TAB provider, back in September 2011 which helped set this dynamic community process in motion.

For more information, visit the [City of Kalispell's Brownfields webpage](#). Additionally, the project has been highlighted several times in the local newspaper, read [the most recent article](#).



The site rendering by CTA (bottom left) shows what an area in Kalispell (photo top right) could become.

The City of Denver also benefited from TAB assistance early on in its area wide planning efforts. Assistance included developing a project strategy, writing a contractor request for proposals, and facilitating public-private partnership for the project. The assistance proved to be particularly helpful by providing the real estate and economic perspective as well as messaging brownfields in the planning area as an opportunity to property owners and urban design consultants in the target area.

The City held three well attended public meetings focused on brownfields impacted areas along an 11 mile stretch of the South Platte River. At their final public meeting in September 2012, concepts for five catalytic sites in the study area as well as findings and recommendations for consolidated green infrastructure in the 100 acre area surrounding one of the catalytic sites were presented. The South Platte Corridor Study is expected to be completed and available online by the end of February 2013.

For more information, visit [The South Platte Corridor Study website](#). Additionally, [Smart Growth America](#) posted a [story](#) about the project.



Denver's South Platte Corridor Study encompasses 3,500 acres along an 11-mile stretch of the Platte River.



The City of Denver held public meetings to discuss the Study and present new concepts for five catalytic sites in the study area.

California's DTSC Assists Once Troubled Properties Using Revolving Funds



Prior to the development of the Orvieto Apartments, pictured above, an RLF subgrant was used to address contamination at the site.

After receiving an EPA Brownfields Revolving Loan Fund (RLF) grant in 2006, California's Department of Toxic Substances Control (DTSC) has made four loans and ten subgrants to local governments, community development corporations, and school districts to address a range of contamination issues. DTSC's RLF Program plays a critical role in moving projects forward by providing gap financing for cleanup activities while leveraging other funding for project construction. Once troubled properties are successfully being reused for affordable housing and greenspace opportunities,

education and community centers, community-serving retail, and civic uses in disadvantaged communities. For example, Rockwood Park, in the City of Los Ange-



Rockwood Park in Los Angeles used an RLF subgrant and a Brownfields Cleanup grant to address contamination at the site.

les, was the former site of oil wells from approximately 1906 through the 1970's when apartment houses were built. In 2000, the discovery of methane and sulfide gases leaking into the buildings required occupants to vacate the site. Through environmental investigations, the city determined the area was impacted by petroleum hydrocarbons. The City of Los Angeles used an RLF subgrant as gap funding to supplement a \$200,000 EPA Brownfields Cleanup grant to remove petroleum-impacted soil and close a former oil well

located on the site, making way for Rockwood Park which officially opened in May 2011. The half-acre community park offers areas for sitting or picnicking, and a play area for small children. The park incorporates sustainability features such as preserving existing onsite trees, planting additional trees to mitigate the heat island effect, using solar powered night lighting, and incorporating drought tolerant landscaping.

Further north, the City of San Jose approved \$12M for the purchase of property and construction of 92 affordable family apartment units. Prior to development, the city used RLF subgrant funding to address hazardous substances in the soil as a result of historical activities at the 1.7-acre site. The Orvieto Apartments, which became available in December 2011, were constructed using sustainable building methods and incorporate a number of green features designed to ensure long-term energy efficiency and sustainability. Besides the addition of sustainable affordable family housing to the community, other benefits of the project include the creation of 139 local jobs in San Jose initially and 35 jobs in perpetuity.

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How can communities utilize TAB assistance?

Communities can tap into TAB providers in a multitude of ways. If you need assistance with understanding the basics about brownfields, assistance with navigating grant programs, help understanding environmental reports, help with community outreach or educating a specific set of stakeholders, or assistance with the deal structuring finance side of brownfields redevelopment, the TAB Grantee in your Region is a great resource. Most TAB services are provided free of charge, but you will need to confirm. For TAB Provider contact information, see page 1.

Resources

QAPP Roadmap - Need assistance with developing a quality assurance project plan? This roadmap was developed specifically to guide Brownfields assessment grant recipients.

Waste to Place - Do you have an abandoned mine site that you need to address? This website and related publications describe a diversity of mining sites and the process of mine reclamation and landscape revitalization.

Renewable Energy Projects on Contaminated Lands, Landfills, and Mine Sites - This document provides a description of current renewable energy projects that are on contaminated lands.

Re-Powering Redevelopment Tools - This link provides updated guidance regarding the treatment of tenants at potentially contaminated sites.