

**BROWNFIELD REDEVELOPMENT PROGRAM**




### Regional Planning Commission's Brownfield Redevelopment Program






ULI Louisiana - Bayou Treme Brownfields Event March 21, 2017

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### RPC's Brownfield Program

- **Regional Planning Commission**
  - Government Entity
  - Brownfield Program includes: Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany & Tangipahoa Parishes
  - Commission is made up of elected officials, community representatives, transportation agencies
  - Professional Staff carries out day-to-day work
- **Program Director: Rebecca Otte**
  - Secures & Manages Grant Funding (EPA Grants)
  - Oversees Environmental Assessments
  - Helps Applicants through the Environmental Process
  - Coordinates Brownfield-related Outreach



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### RPC's Brownfield Partners

- U.S. Environmental Protection Agency (EPA)
  - Provides funding through competitive grants
  - Oversees compliance with EPA grant requirements
- Louisiana Dept. of Environmental Quality (LDEQ)
  - State Environmental Regulatory Agency
  - Oversees technical aspects of environmental assessments & cleanups
  - Responsible for approving all environmental cleanup activities
  - Also has a Brownfields Program
- Louisiana Brownfield Association





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### What we look for in a Brownfield Project:

- Redevelopment of an Underutilized/Abandoned Property which is hindered by real or perceived environmental contamination
- **Site Champion that will be involved throughout the process**
- Redevelopment will be Income Producing or for Community Benefit
- Will help spur further economic development/ investment
- Redevelopment is a Good Possibility
- Site access
- Compliance with EPA's Continuing Obligations



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### RPC's Brownfield Program

**What IS NOT included under Brownfields Funding:**

- Payment for environmental assessments already conducted
- Funding for Site Purchase
- Funding for Site Redevelopment, unless related to the Cleanup
- Payments to other consultants or to property owners for environmental activities



**Environmental Process**

**Phase I Environmental Site Assessment (ESA)**

Research report to look at what was at the site previously and what's there now and identify any potential environmental concerns

**Phase II Environmental Site Assessment (ESA)**


Collect and analyze soil and groundwater samples to determine if contamination is present and if so, to what extent

**Site Cleanup/Reuse Plans & Remediation**

Address contamination to mitigate risk of exposure that may impact human health or the environment


*Not always in this order*

### Remediation/ Cleanup




- **Reducing the risk of exposure**
  - Treating contamination on-site or in situ (in the ground)
  - Removing the contamination
  - Institutional Controls (e.g., conveyance notice to not allow groundwater to be used for drinking water)
  - Engineering Controls (e.g., capping contamination with a parking lot)


**Goal: Reduce the risk of exposure to unsafe levels of contamination to protect Human Health & the Environment**



### Remediation/ Cleanup



- Proposed Redevelopment affects the Cleanup Plan
- Coordinate Cleanup with Redevelopment
- Can layer funding
  - Public/ private Funding
  - Grants/loans
- EPA Cleanup Funding = Additional Requirements





### Bayou Treme Center




**Former St. Rose de Lima Cathedral & School**



- **Proposed Redevelopment:**
  - Southern Rep Theatre
  - Charter School Incubator


### Bayou Treme Center



- **Environmental Issues:**
  - Underground Tank – Heating Oil
  - Lead, Asbestos & Bird Droppings
- **Environmental Work:**
  - ❖ Phase I & Update
  - ❖ Phase II under VRP
  - ❖ Closed & Removed UST
  - ❖ Prepared Cleanup Plan
  - ❖ Phase Is for site purchase & financing
  - ❖ Working with BTC on Lead & Asbestos Abatement
- **Other Considerations:**
  - ❖ Historic District
  - ❖ Use of CDBG Funding
  - ❖ Owned by Catholic Archdiocese


### Considerations for Brownfield Funding




- **EPA Funding Comes with Strings Attached**
  - EPA & LDEQ approvals
  - EPA reporting
  - Quality Assurance Project Plan
  - RPC helps with “string management”
- **RPC helps facilitate the LDEQ review process by:**
  - Flagging sites as redevelopment projects
  - Reviewing documents prior to submission
  - Working with the LDEQ Team Leaders on timing



### Brownfields Timing



- **Brownfields does not move quickly**
  - Takes about 30 days to enroll a site
    - Timing depends on how long it takes to receive paperwork & access agreement from applicant
  - Phase I: 60-90 days (normally 30 days with private funding)
  - Phase II: 6- 12 months
  - VRP Phase II: 12 – 18 months
  - Cleanup: **At least 12 months**



## Web Resources



- US Environmental Protection Agency's (EPA's) Brownfields Website: [www.epa.gov/brownfields/](http://www.epa.gov/brownfields/)
- US Department of Housing and Urban Development (HUD): [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/economicdevelopment/programs](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/economicdevelopment/programs)
- Kansas State University's Technical Assistance to Brownfields Program: [www.ksutab.org](http://www.ksutab.org)
- EPA's RE-Powering America's Land Initiative: [www2.epa.gov/re-powering](http://www2.epa.gov/re-powering)
- The Brownfield and Land Revitalization Technology Support Center (EPA, USACE, ANL): [www.brownfieldstsc.org](http://www.brownfieldstsc.org)

## Contact Information



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Questions?

