

# **Brownfields Redevelopment as Community Development Strategy**

**Lakes Region Planning Commission**

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# What is a Brownfields Site?

- **As defined by the EPA, Brownfields are, “abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.”**



**Concord Crud Corridor**

# Examples of Brownfield Sites Include:

- factories
- gasoline or service stations
- dry cleaners
- chemical storage facilities
- businesses where chemicals or solvents were used or stored
- bus facilities
- land fills



# Facts About Brownfields

- The total number of Brownfield sites throughout the country are estimated to be between 450,000 and 1 million\*.
- Since 1995 the EPA has invested \$700 million in Brownfields which has leveraged \$5.09 billion from the private and public sector.
- Since 1995 the redevelopment of Brownfields has created over 24,920 new jobs.

\* Simons, Robert A. *Public Works Management and Policy*

# Why Redevelop a Brownfields Site?

- **Increase Local Tax Base**
  - Sites are much more valuable redeveloped as compared to vacant lots.
- **Job Creation/Retention**



**Nashua, Whitney Screw Property**

# Why Redevelop a Brownfields Site?

- Preserves pristine areas
- Can create Greenspace
- Keeps businesses within urban “core” of communities
- In many cases infrastructure is already in place
- Eliminates blight



# Why Redevelop a Brownfields Site?

- Neighborhood revitalization
- More industrial and commercial land
- Encourages investment in urban core
- Improves economic stability of the region



Concord Lumber Site

# Obstacles to Brownfields Redevelopment

- **Cost of Redevelopment**
  - In many cases cheaper to build on new land than on a Brownfield.
- Takes longer to develop a Brownfield than new land.





# Obstacles to Brownfields Redevelopment

- Landowner permission to study and inventory a site.
- In many rural areas there is a lack of staff and staff expertise in regards to Brownfields redevelopment.



Essex Mills Site

# **EPA's Brownfields Assessment Demonstration Pilot Grants**

- **Used for assessing sites and testing cleanup and redevelopment models.**
- **Two types of assessments required before a site can be cleaned up and redeveloped:**
  - Phase I Assessment
  - Phase II Assessment
- **Remedial Action Plan**

# Phase I Assessment

- **Background and historical investigation of the proposed site.**
- **Preliminary site inspection.**
- **This assessment is also known as a Screening Assessment.**

# Phase II Assessment

- **If Phase I Assessment finds a site is appropriate, a Phase II is done.**
- **Sampling activities to I.D. the types and levels of contaminants.**
- **I.D. the areas in the site that are contaminated and need remediation.**
- **This assessment is also known as a Full Site Assessment.**

# Remedial Action Plan

- **Cooperative agreement between entity doing clean-up and the State of New Hampshire.**
- **Liability protection (Covenant Not to Sue).**
- **Bona Fide Prospective Purchaser**

# **USEPA Brownfield Funds**

- **Brownfields Cleanup Revolving Loan Fund**
- **Brownfields Cleanup Grant Program**
- **Brownfields Tax Abatement**
- **Brownfields Job Training Pilots**

# **NH's Petroleum Reimbursement Funds**

- **Oil Discharge & Disposal Cleanup Fund**
- **Fuel Oil Discharge Cleanup Fund**
- **Motor Oil Discharge Cleanup Fund**
- **Gasoline Remediation & Elimination of Ethers Fund**

# **LRPC Brownfield Assessment Program**

- **Questions and Site nomination forms should be directed to:**

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