

Brownfields

Land Revitalization

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Definitions

- **Brownfields** are property affected by real or perceived contamination that inhibits its reuse.
- **Land revitalization** is the process of assessing a property for contamination, cleaning up contamination (if found), and returning the property to be reused.
- **Austin Brownfields Land Revitalization Office** is the ONLY city program that seeks out brownfield properties to return to productive use.

Brownfields Mission & Vision

- **Mission** – Contribute to Zero Waste by providing incentives to property owners so they can revitalize land.
- **Vision** – Encourage and facilitate responsible land revitalization in order to create sustainable communities, limit urban sprawl and conserve green space.

"For every 1 acre of Brownfields reused saves 4.5 acres of greenspace"

Brownfields Objectives

- Encourage sustainable revitalization
- Accelerate b-flds. revitalization
- Leverage resources
- Expand opportunities and exposure

ARR + Brownfields = Clean Communities

- The City's Organizational Climate
- Environment & Economic
- Time & Money
- Natural Fit

"Why Waste lots, Recycle a Lot!"

Turning Point

- 1997, the city manager notifies Mayor & Council of establishment of B-flds @ SWSD.
- In 1998, the city established a Remediation Fund to address and reuse city owned brownfield properties.
- In 1998 the city applies and is awarded a US EPA Pilot Brownfields Assessment Grant. To date, the city has been awarded B-flds grants totaling \$1,050,000 to assist 51 b-fld. properties.

Springdale Neighborhood Park



Jan 2002 – US President signed the Small Business Liability Relief and **Brownfields Revitalization Act**

- **Amends CERCLA** by:
 - Providing grants to assess and cleanup sites
 - Providing liability exemptions
- **Defines brownfields** as:
 - "...real property where the expansion, redevelopment or reuse is complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

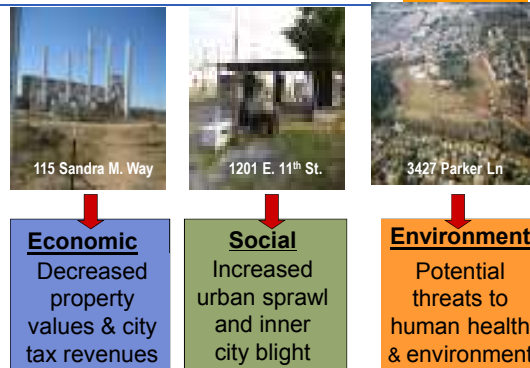


Eligible Contaminants



Excluded Sites: on NPL; subject CERCLA order or decree; subject to the control of the federal government

The Brownfields Impact



Where are Contaminants?



Brownfields Funding Sources

Grants Awarded

■ 1998 Pilot Assessment	\$200,000
■ 1999 Supplement Pilot	\$150,000
■ 2000 BCRLF Cleanup	\$500,000
■ 2005 UST	\$200,000

Resources Leveraged

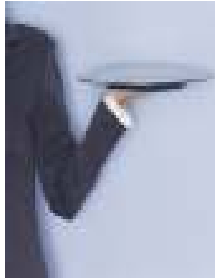
■ 2010 ABLRO TBA & BSA	\$126,629
■ 2011 ABLRO TBA & BSA	\$181,435
■ 2012 ABLRO TBA	\$ 84,927

TOTAL \$1,442,991

* Each \$1 invested in B-flds. funding leverages \$2.50 in redevelopment!

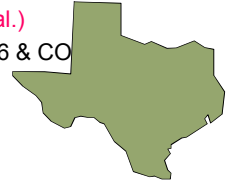
Federal Resources Leveraged TBA

- Provides expert technical guidance and support for local B-flds.
- Provides ESA Phase I & II & Cleanup Planning TBA
(Requests Accepted Year-Round; Est. TBAs - 2011 2,200 – COA has had several)
- Contacts ABLRO for participation in National initiatives. (Invites Made Year-Round)



State Resources Leveraged BSA

- Provides State Environmental Liability Protection
- Provides expert technical guidance and refers B-fld. Property owners to ABLRO
- Provides ESA Phase I & II, Vapor/Water/Soil Assessment & Cleanup Planning
(Requests Accepted Year-Round Est. BSAs - 2011 1,800 – COA has had several.)
- Key Partner with US EPA R-6 & CO
- Technical Decision Makers



Community Benefits of Brownfield Revitalization:

A Ripple Effect



Brownfields Success Stories.....



The East Village @ 1200 E. 11th St.

The Gables @ 3rd. & Lamar Blvd.



Stop-N-Tote - Mixed Use @ E. 4th St.



African-American Heritage & Cultural Facility @ 900 Block E. 11th St.



Homewood Heights Community Garden @ 606 Sol Wilson Ave.



Rosewood Ravine @ Rosewood Ave.



Rosewood Ravine @ Rosewood Ave.

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Guadalupe-Saldana Net-Zero Subdivision @ 2711 Goodwin Ave

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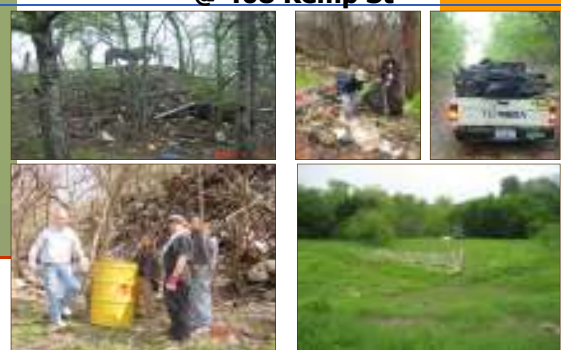
Guadalupe-Saldana Net-Zero Subdivision @ 2711 Goodwin Ave



Flat Top Hamburgers @ 1900 Manor Rd.



Environmental Justice Education Park @ 408 Kemp St



Mabel Davis Skateboard Park @ 3427 Parker Ln.



Loop 360 @ 4000 blk. 360



Plaza Saltillo & RR-Track Re-alignment @ IH 35 & 4th St.



Turner Landfill @ Hwy 183 & Manor Rd.



EP's Region 6 Conference
May 4-6, 2006
Austin, Texas

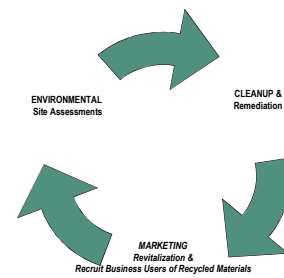


Brownfields Leaps and Bounds

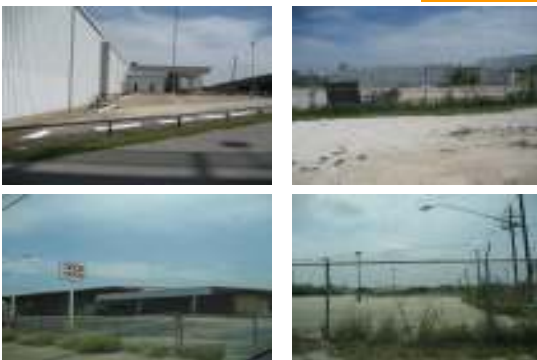
- 6th Annual US EPA Region 6 Brownfields Partners Forum May 4-6, 2006



Brownfields Revitalization Cycle



Brownfields Opportunities



Brownfields Opportunities



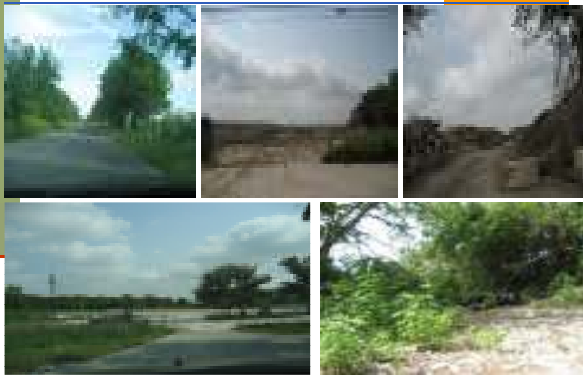
Brownfields Opportunities



Brownfields Opportunities LCRA, Travis County, Bastrop



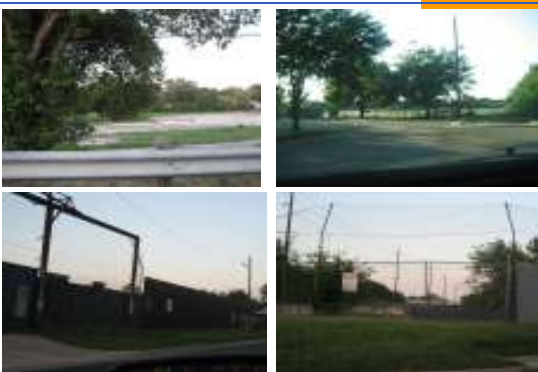
Brownfields Opportunities



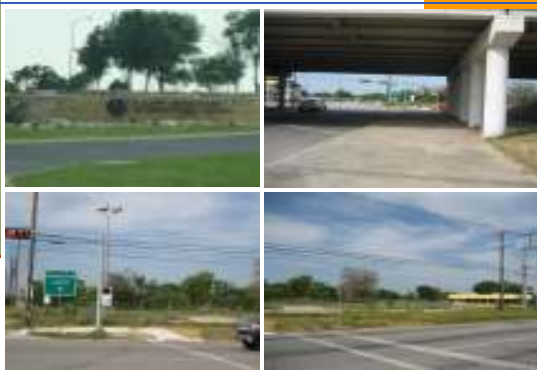
Brownfields Opportunities



Brownfields Opportunities



B-flds. Official Greeter @ 2511 E. Hwy 71



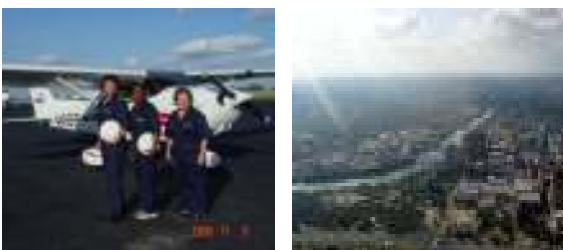
Former Service Station



Brownfields Goes Underground



Brownfields Takes Flight



Next Steps

- **Provide Resources**
 - 1 - FTE to research/apply grants, technical Geographic Information Systems, site reconnaissance, statistical data mgmt. & reporting on grants.
 - 1 – FTE ARR partnership with the city's EGRSO to develop a green economy, locate small businesses capable of using discarded materials in their manufacturing process, support byproduct synergies, encourage the development of Eco-Industrial Parks. This FTE will be housed at EGRSO.
- **Provide Funding**
 - Return the City's Remediation Fund to ARR and increase contributions to address city owned properties.

Next Steps

- Establish Connectivity
- Research the 20 Federal Agencies that offer B-flds. grants and opportunities
- Future apply for Annual US EPA Assessment, RLF, Cleanup Grants, & Supplemental Funding. Since the Program's inception, US EPA has awarded:
- Future apply for New Multi-Purpose Pilot Grant for assessment/cleanup of site. (FY12 US EPA awarded \$3.8 million to 9 entities approx. \$400,000 in May 2012)
- Future apply for National Brownfields Renewal Award