



PlanIt

Comprehensive Planning Conference

Strategies and Resources for Promoting Brownfield
Redevelopment in Comprehensive Planning

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Overview

- *Comprehensive Plan Topics*
 - *Land Use Planning – Staged Development & Redevelopment*
 - *Economic Competitiveness*
- *Brownfield Planning*
 - *identify where brownfields are commonly found*
 - *identify what brownfields look like*
 - *prioritize land use types to meet redevelopment goals despite potential limits imposed by prior contamination, and*
- *Implementation*
 - *find public funding sources*



Minnesota Brownfields: what we do



- Workshops
- Training
- On-call assistance
- Research



What is a brownfield?

Per the U.S. EPA:

“...Any real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

- *Public law No. 107-118, 115 stat. 2356*

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980 made the purchaser of any real property liable for any contaminants on this property.

CERCLA's retroactive liability has made the performance of an Environmental Site Assessment a practical necessity for any potential buyer of property, who naturally does not want to assume liability for the cleanup of any contaminants found there.

Typical brownfield

Industrial "worst case"



Typical brownfield

Rail depot



Typical brownfield

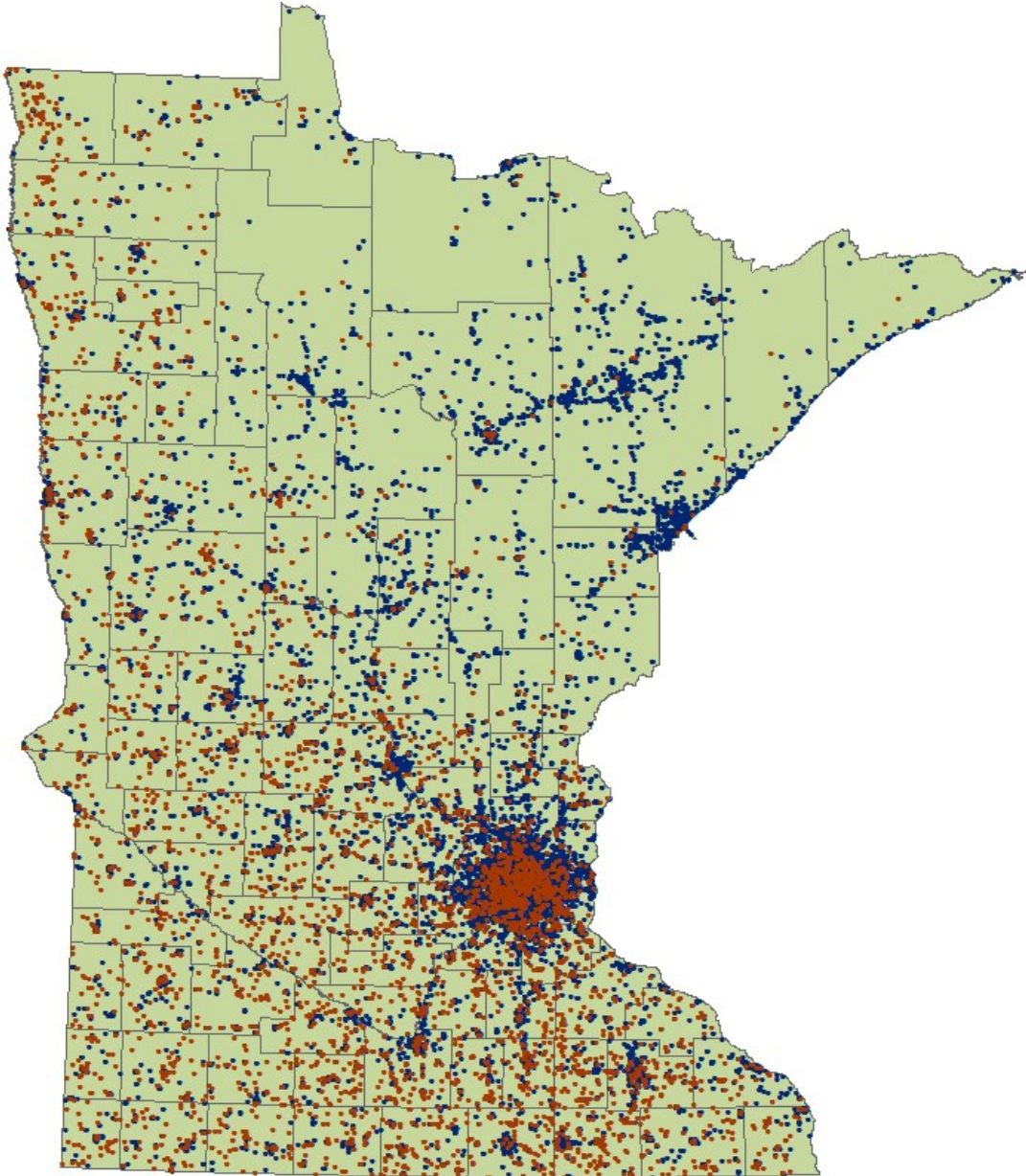
Abandoned gas station



Brownfield?



Brownfields in Minnesota



The role of
Brownfields
in municipal land
use planning &
development



Planners



**Economic Developers/
Project Managers**

The role of Brownfields in municipal land use planning & development



Planners

- Interpret short & long range trends
- Visioning
- Work with community to set goals
- Set priorities for future needs
- Respond to mandates



Economic Developers/ Project Managers



The role of Brownfields in municipal land use planning & development

Contaminated Sites/Brownfields



Planners



Economic Developers/Project Managers

- React to market forces
- Work with developers to guide/realize projects
 - Ensure projects align with existing plans
 - Involved in financing, due diligence
 - Address site realities and constraints



The role of Brownfields in municipal land use planning & development

Contaminated Sites/Brownfields



Planners

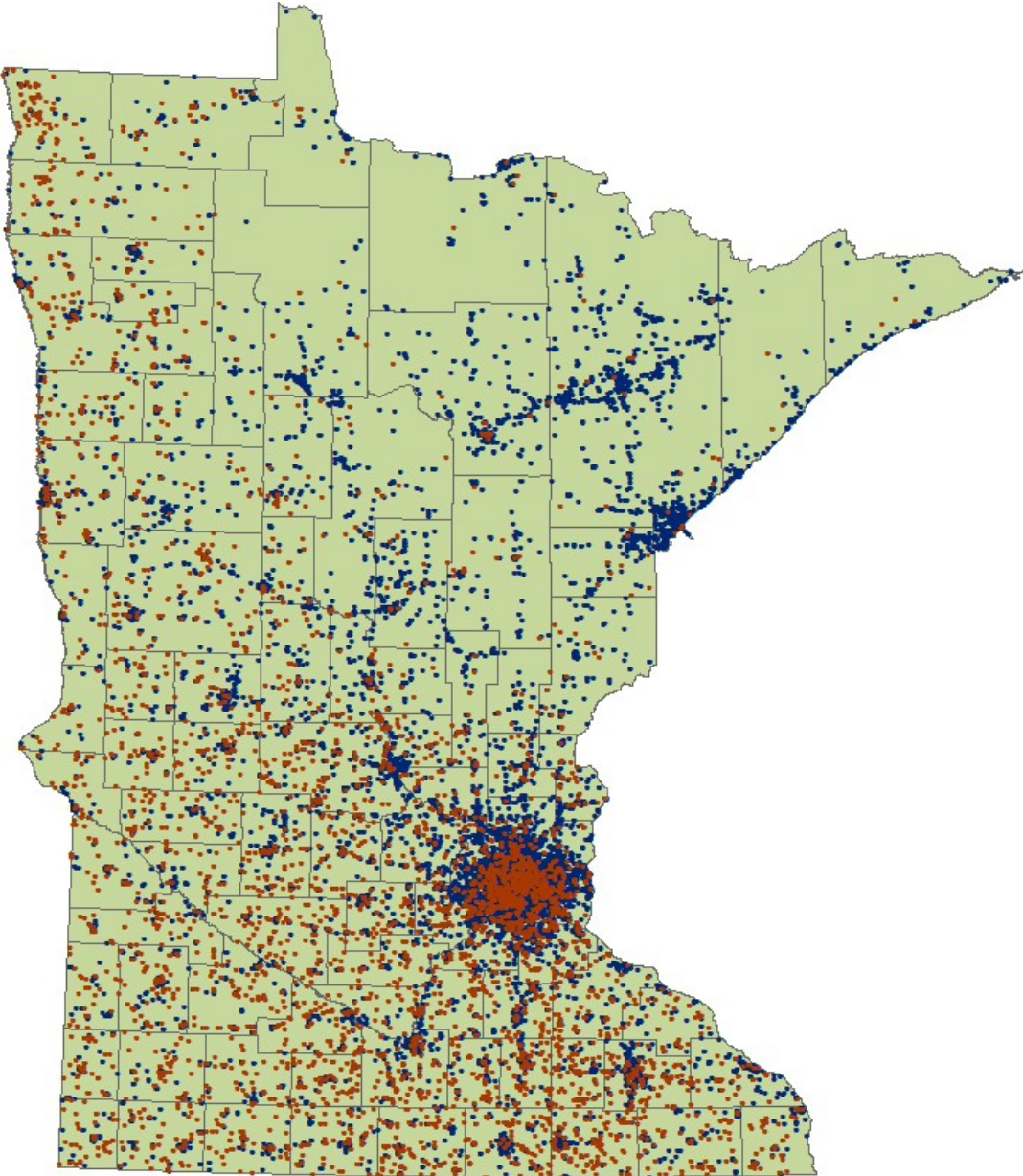
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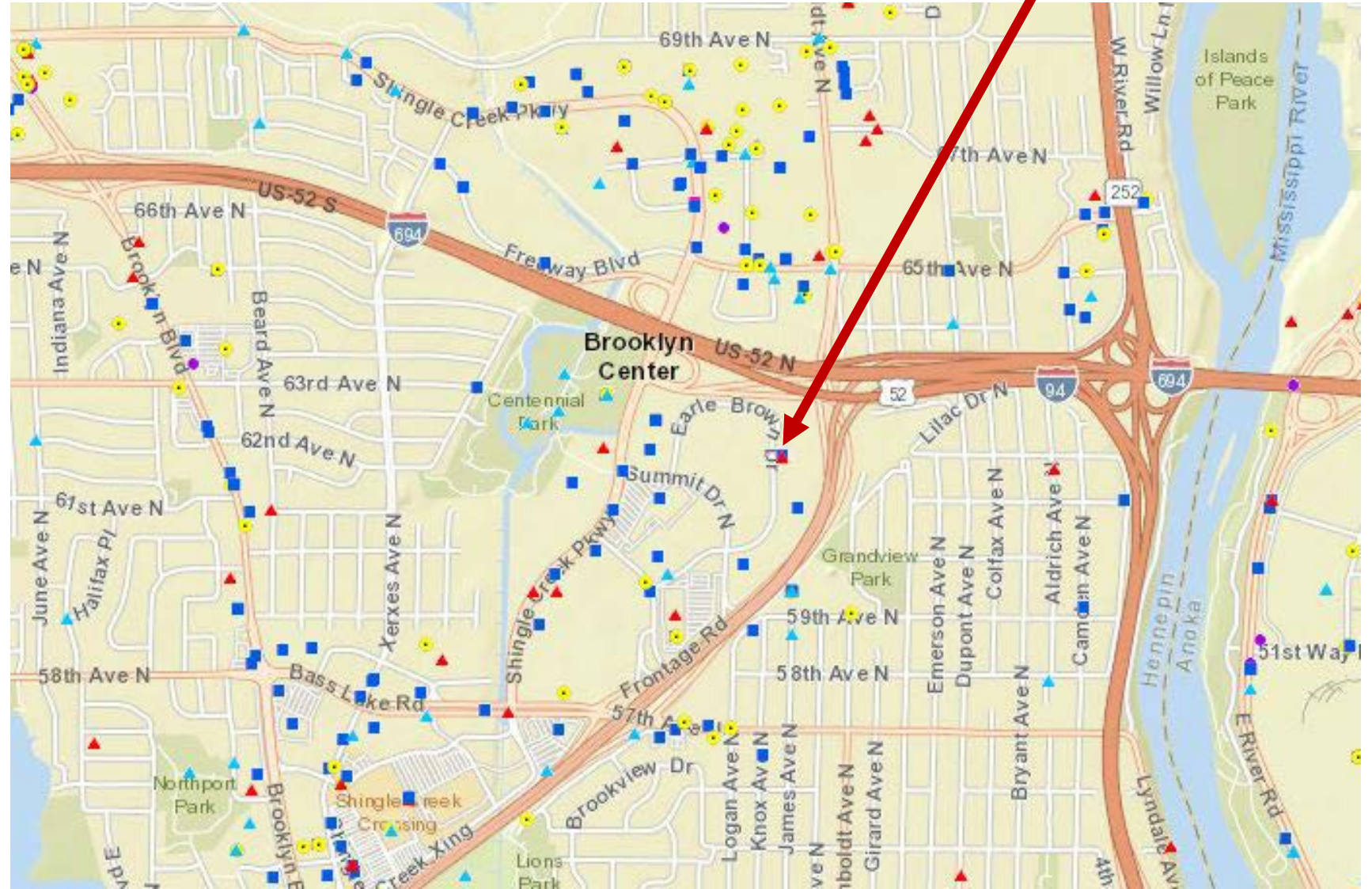
Brownfields in Minnesota





Tools to identify brownfields

You are here



Brownfields Road Map

The Brownfields Road Map illustrates the general steps involved in the investigation and cleanup of a brownfields site.

Actual steps may vary depending on site conditions and applicable state and federal regulations. Stakeholders should consult with appropriate regulatory agencies throughout the process and enlist qualified technical and legal services.

View an interactive, online map at www.brownfieldstsc.org/roadmap that contains links to information about the general phases and spotlight topics.

Learn the Basics

Before you begin down the path outlined in the road map, it is important to get prepared. Preparation typically consists of the following activities:

- Setting reuse goals and planning
- Understanding regulations, regulatory guidelines and liability concerns
- Engaging the community
- Identifying funding
- Seeking professional support

Begin Here



Spotlights

The Road Map "spotlights" highlight key issues, processes and initiatives. Each spotlight provides a summary of topics relevant to brownfields projects and identifies related resources. The following spotlights are included in the Road Map:

Learn the Basics

1. Redevelopment Initiatives
2. Supporting Tribal Revitalization



Assess the Site

3. All Appropriate Inquiries
4. Project Life Cycle Conceptual Site Model



Investigate the Site

5. Data Quality
6. High-Resolution Site Characterization and In Situ Technologies
7. Vapor Intrusion



Assess and Select Cleanup Options

8. Challenging Cleanups
9. Understanding the Role of Institutional Controls



Design and Implement the Cleanup

10. Greener Cleanups



Tools to prioritize brownfields

2 SITE USE

The anticipated benefits of site reuse are most often the impetus for brownfield clean-up and redevelopment. Reuse opportunities drive clean-up requirements, project economics and financing options and community impacts. The intended reuse of a property should bring the market together with the community's goals and aspirations.

PART A: Select the first question for which the answer "YES"

Choose only one.

- Do you have an interested, qualified user?
+20 points
- Has anyone expressed interest in reusing the site in the past year?
+8 points
- Have any properties adjacent to the site been redeveloped within the past two years?
+7 points
- Have any properties within ½ mile of the site been redeveloped within the past two years?
+5 points

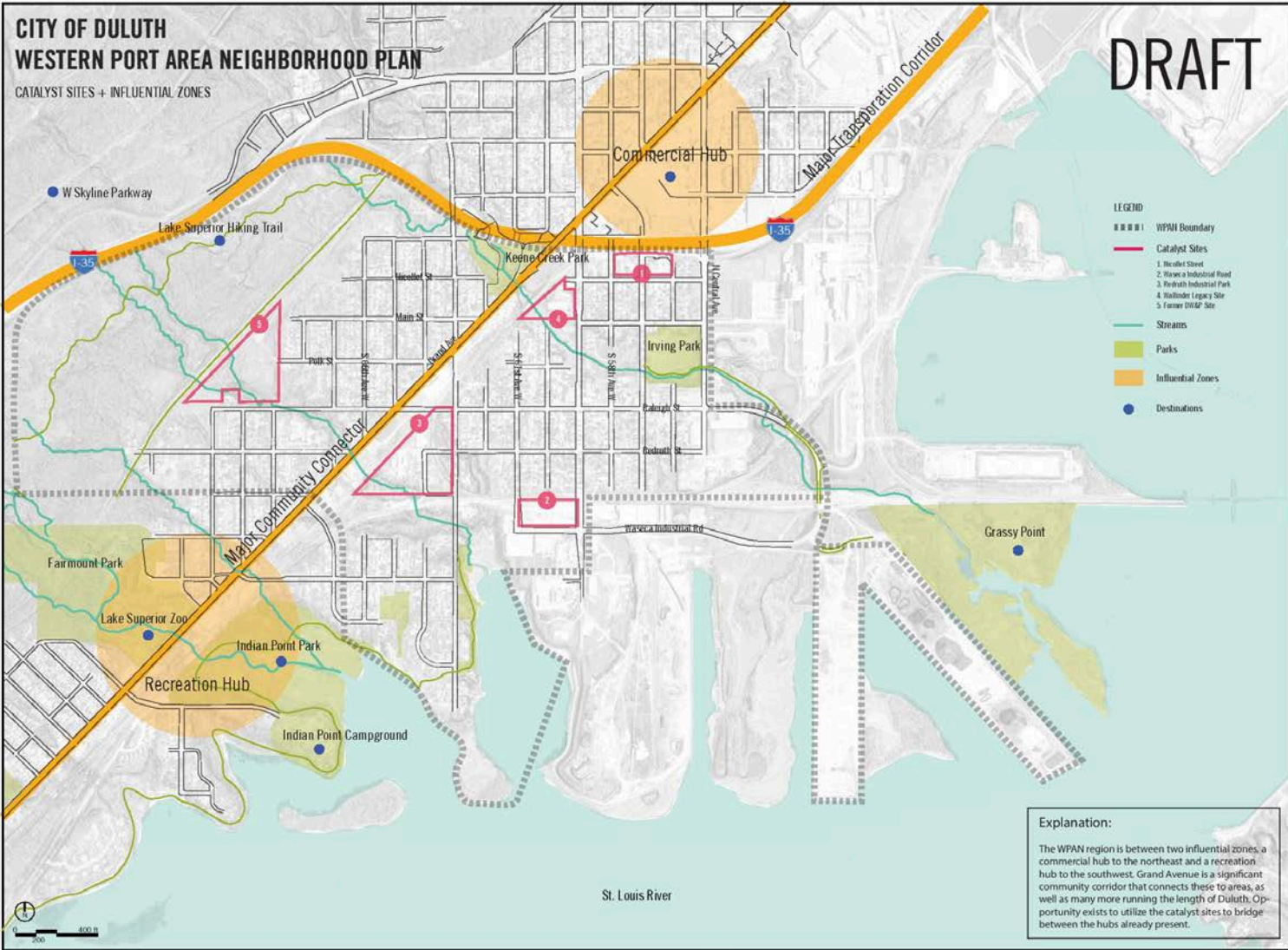
PART B1: If you have a clear idea of the type of desired end use, select the first question for which the answer is "YES"

Choose only one.

- Is it complementary or consistent with surrounding uses?
+2 points
- Is it consistent with the zoning on the property?
+2 points



Set redevelopment goals





Set
redevelopment
goals

Engaging the community

CC	CONTEXT & CONNECTIVITY BROWNFIELD HEALTH INDICATOR DATABASE	IS THIS A PRIORITY ISSUE THAT SHOULD BE ADDRESSED? (YES/NO)	NOTES/ COMMENTS
CC 1: ACCESS TO GOODS & SERVICES			
CC 1.1:	How might the plan affect the concentration of destinations in the study area? Will the plan create an activity node?		
CC 1.2:	Does the plan provide spaces for civic, social, and community engagement, such as libraries, performing arts, theatre, museums, concerts, or festivals for personal and educational fulfillment? <i>(Also listed in CI 1 & SE 3)</i>		
CC 1.3:	Will the plan create new retail and service spaces? What types? <i>(Also listed in ES 1)</i>		
CC 1.4:	Will the plan promote economic development by increasing the ease of travel between the site and other businesses within a quarter mile, half mile, and two mile distance from its borders, and to residences within two miles? <i>(Also listed in ES 1)</i>		
CC 1.5:	Are food markets, such as a grocery store, bakery, or greengrocer, sited within a half-mile of most residences and workplaces? <i>(Also listed in HS 4)</i>		
CC 1.6:	Does the plan promote access to healthy food through community gardens/agriculture? <i>(Also listed in HS 4 & SE 3)</i>		
CC 1.7:	Does the plan locate housing where it is accessible to resident needs, such as retail, parks, and schools? <i>(Also listed in CI 3)</i>		
<div style="display: flex; justify-content: space-between; align-items: center;"> Database Introduction Indicator Categories (CC) Context&Connectivity (CI) Community Institutions (ES) Economic Stability (E) </div>			

>> [BACK TO INDICATOR CATEGORIES OVERVIEW](#)



Smaller community, needing help with redevelopment planning?

Engaging the community



www.ksutab.org

Basics of the cleanup process

Who to know

1. Minnesota Pollution Control Agency-Voluntary Investigation & Cleanup, Petroleum Brownfields Program
2. City/local economic development authority
3. Local engineering/consulting firms

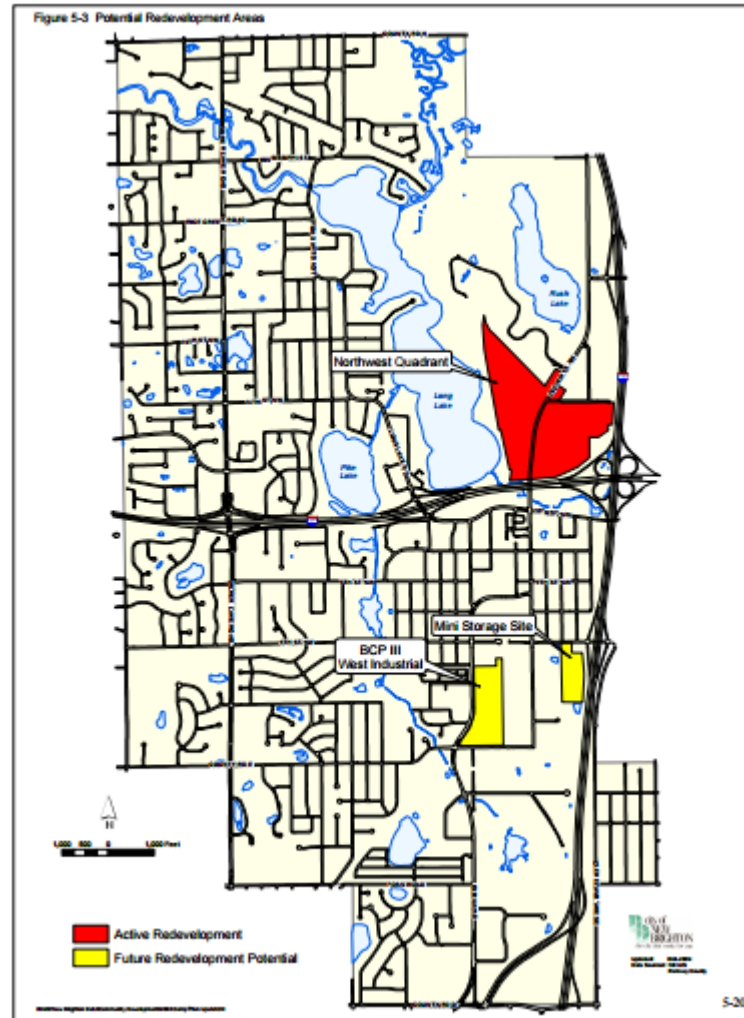
MPCA Brownfield Programs



Two integrated brownfields programs-

- **Voluntary Investigation & Cleanup (VIC):** handles hazardous substance contamination as listed in Minnesota Environmental Response and Liability Act
- **Petroleum Brownfields Program (PBP):** handles petroleum contamination as listed under Petroleum Tank Release Cleanup Act
- About half of sites enrolled in either program will also be enrolled in its “sister” program
- Targeted Brownfield Assessment Program (MN-TBAP)

Case Study #1: City of New Brighton



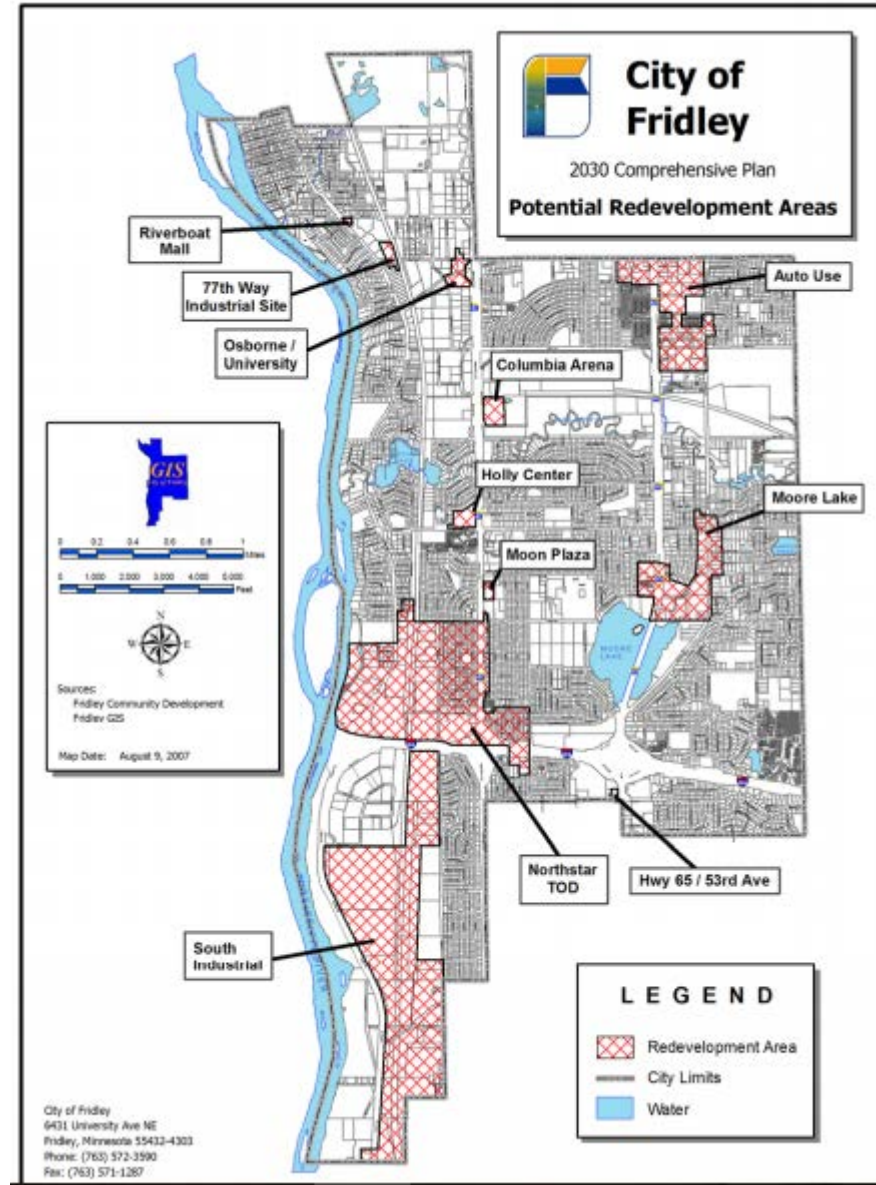
- Land Use section first looks at existing land use, finds that only 3% of land is vacant- any development will have to occur on property with previous use
- Comp plan identifies specific "Redevelopment Areas," the word Brownfield is only used once
- Highlights different redevelopment strategies the City can use to catalyze redevelopment, including: removal of barriers (environmental hazards, blighted buildings, etc), identifying projects with greatest potential revenue, and sequencing projects based on ease of redevelopment
- Identifies different potential funding sources

Case Study #1: New Brighton Exchange

- The New Brighton Exchange is a 100-acre redevelopment in the northwest quadrant of 1-35W and 694
- The success of the redevelopment is due largely to the long-range planning previously done by the City starting in 1980
- The goals of New Brighton Exchange include cleaning up environmental impacts left by former industry, expanding job opportunities, improving the tax base, and creating more housing opportunities



Case Study #2: City of Fridley

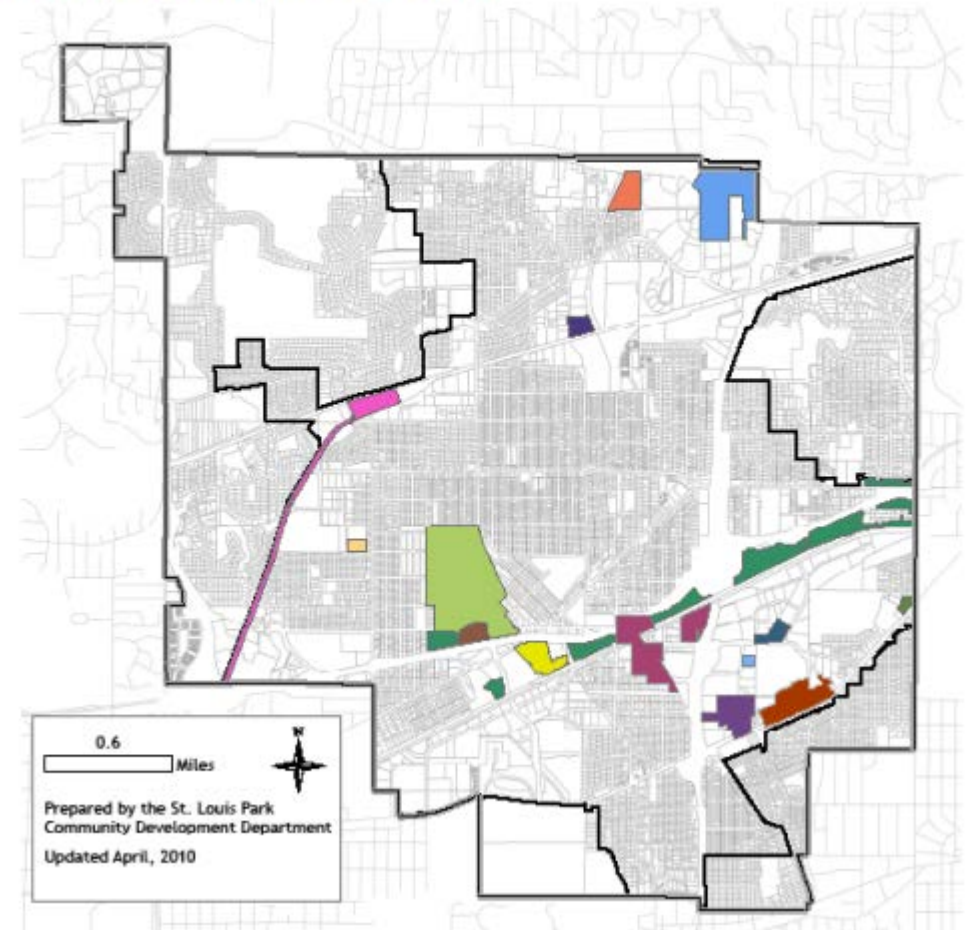


- Comprehensive Plan Chapter 4, Economic and Redevelopment Plan, includes a [map of potential redevelopment areas](#)
- Highlights 10 significant areas for redevelopment and identifies ownership, past uses, and potential barriers that might hinder development for each area

Case Study #3: City of St Louis Park

- Similar to Fridley, the St Louis Park comp plan [section IV-C](#) specifically calls out economic development and redevelopment areas
- Identifies redevelopment areas that prioritize future transit station areas for the SWLRT and small commercial nodes along arterial roads
- Links redevelopment planning to Transit-Oriented Development

Redevelopment and Tax Increment Districts



Case Study #4: City of North Tonawanda, New York

- Specifically calls out brownfields
- Has a list of 8 target brownfield sites that are either listed federally or by New York State
- Lists site name, estimated size, ownership, and site description





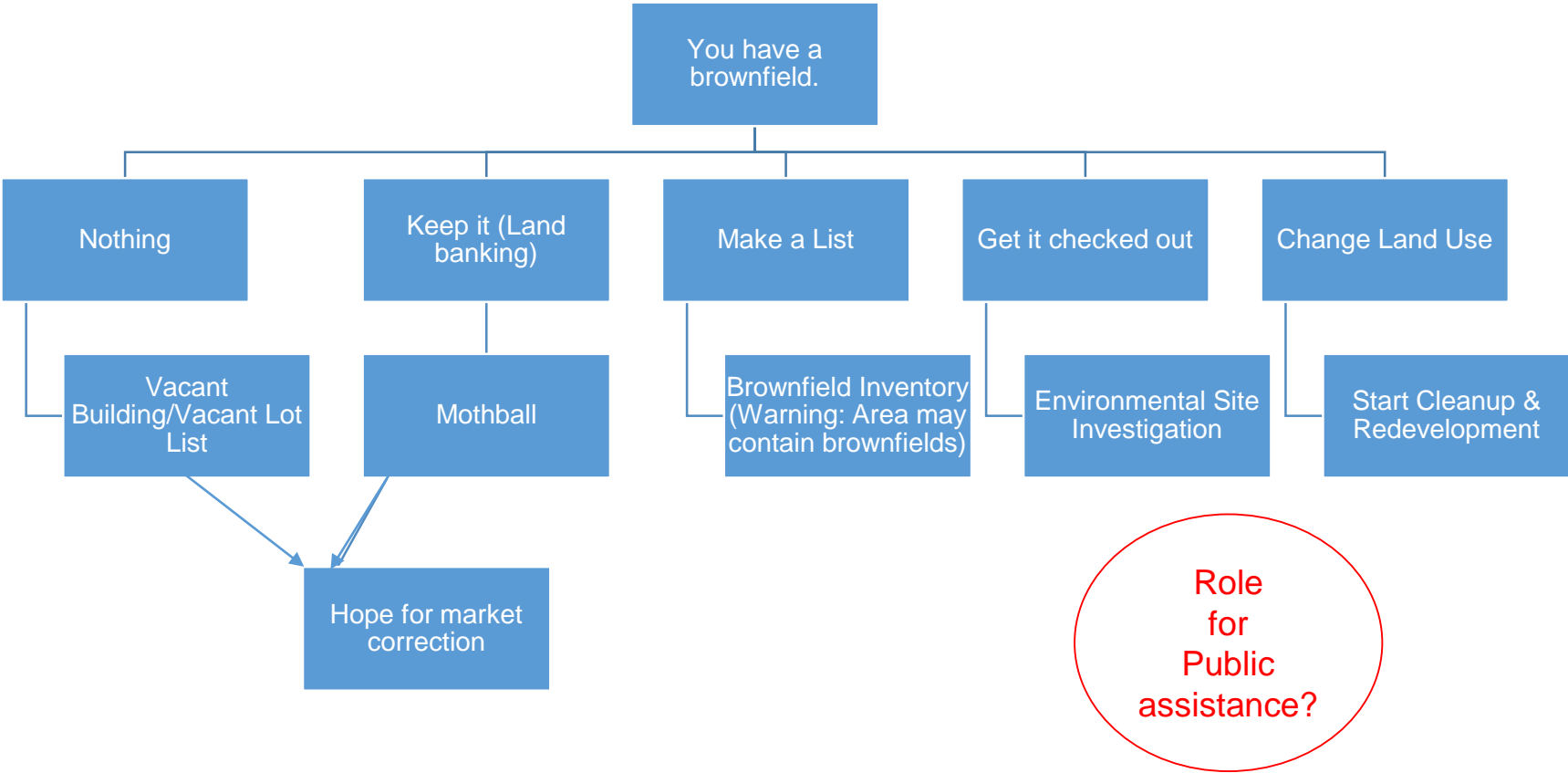
Implementation

- Eligibility Considerations
- Grant Program priorities
- Use of funding available

PlanIt



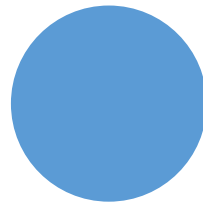
What to do with a Brownfield?





Eligibility: Local Grants & Project Location

Where is your site?



- Statewide
- Regional
- Local

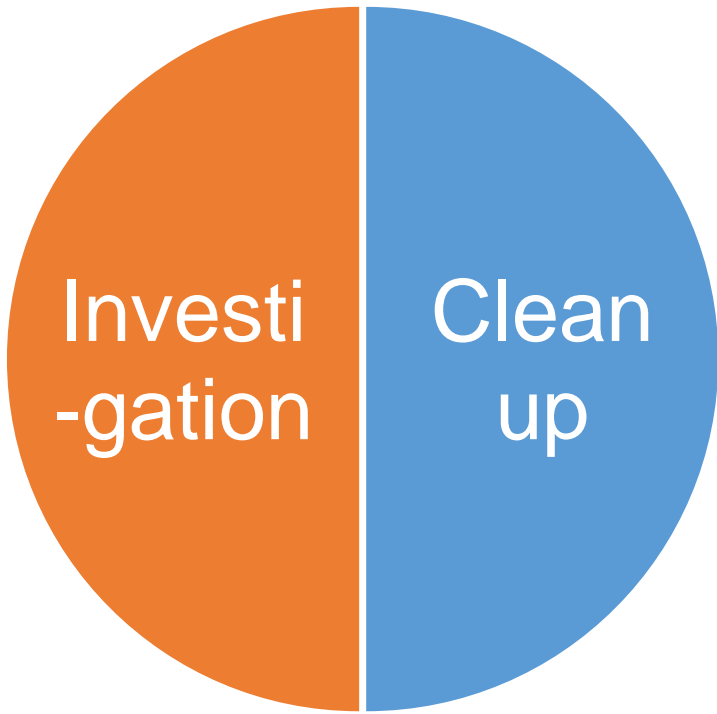




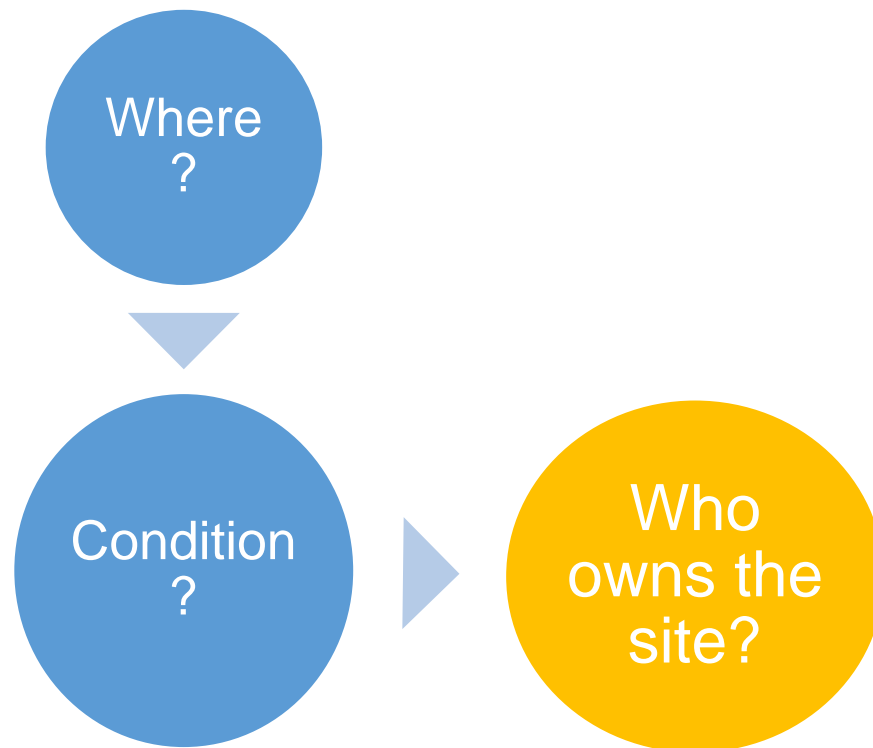
Eligibility: Selecting the right grant type

Where ?

What is known about contaminants ?



Grants & Property Ownership



- Who is developer/buyer?
 - Public
 - Private
 - Mix of ownership

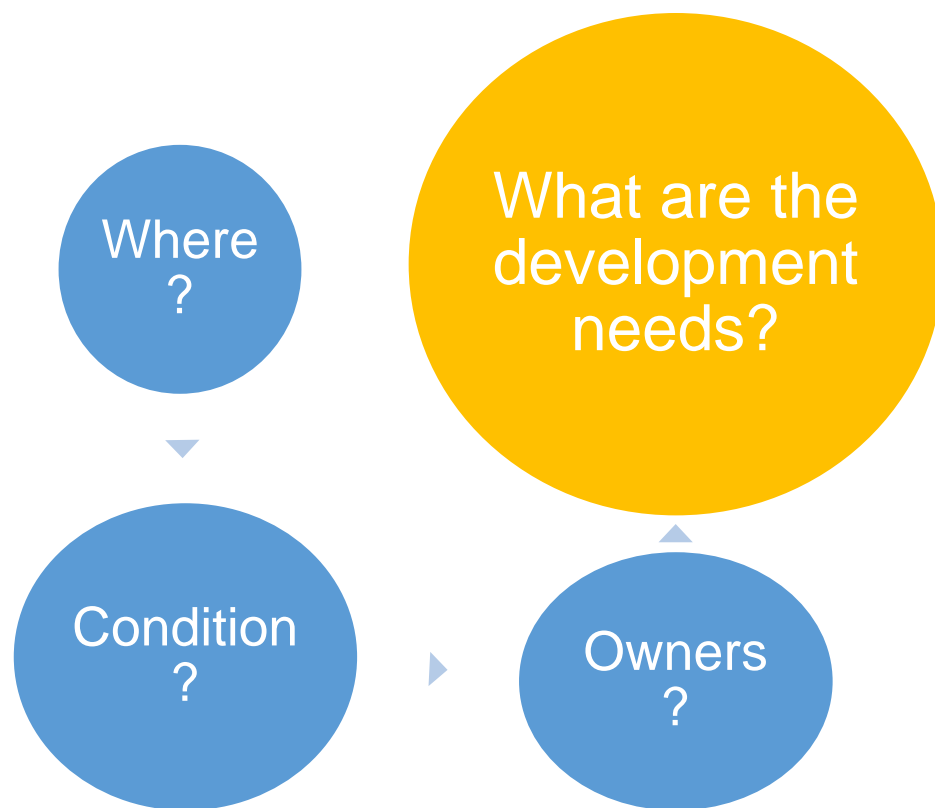
- **Responsible Party?**

Grant Applicants:

- Public (City, County, development authority)
- Private [ERF programs only]



Grants & Eligible Cleanup Needs

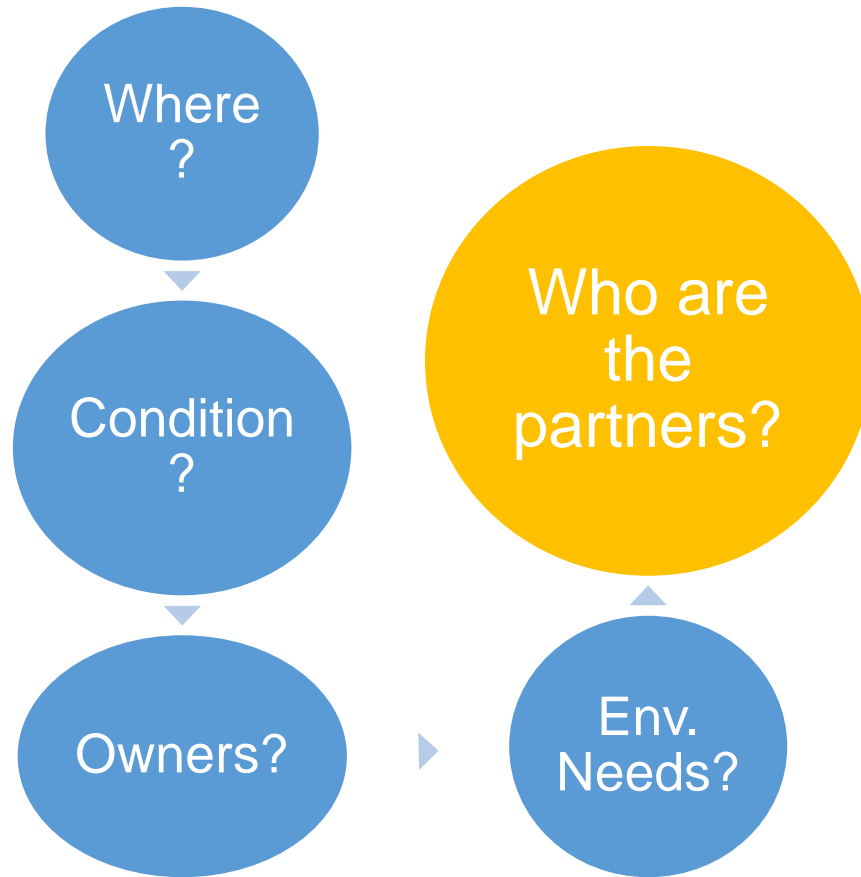


Brownfield grants focus on problems with . . .

- Soil
- Soil Vapor
- Ground Water
- Asbestos / Lead-Based Paint
- Other?



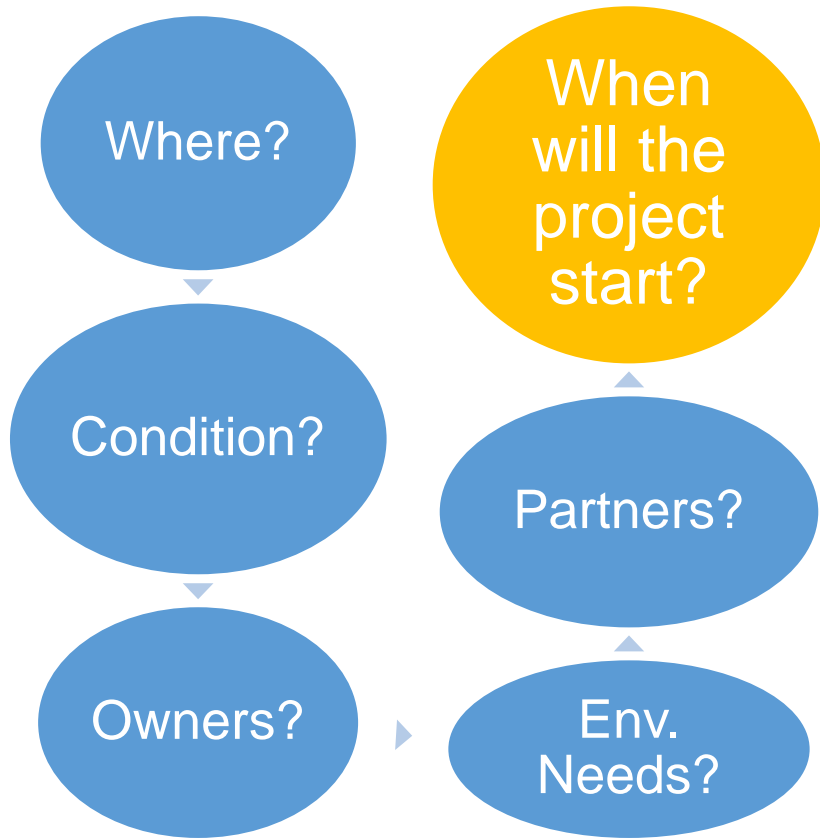
Grants & Redevelopment Partners



- Owner(s)
 - Developer
 - Regulator
 - Grant Applicant
-
- Using multiple grants
 - Required Match \$



Grants & Project Schedule



Duration of

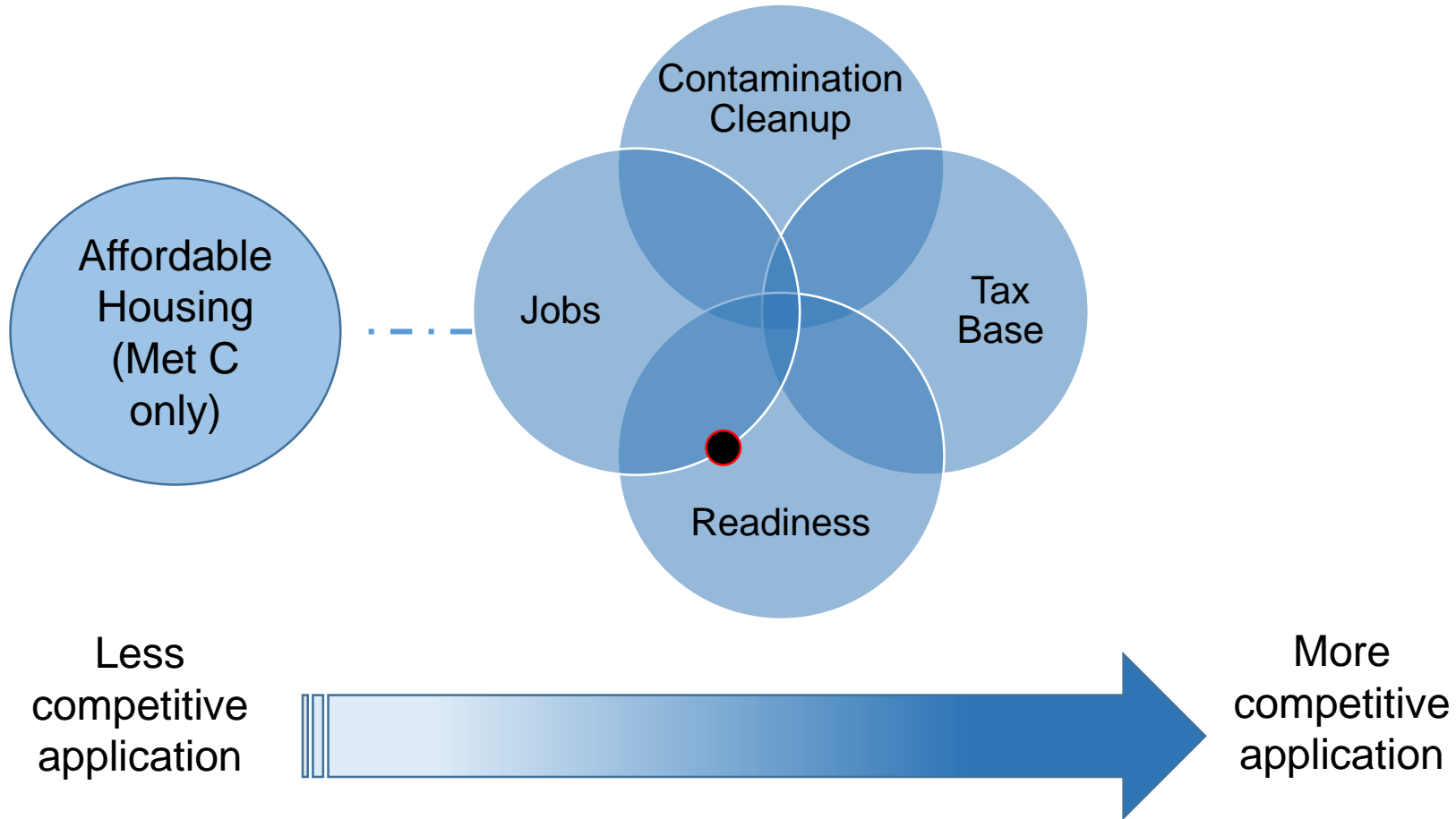
- Cleanup
- Construction

Typical Grant Terms

- 2-3 years – Cleanup
- 2 years -- Investigation



Major Program Priorities



Use of Funds - Cleanup

Resources for Renovation or Pre-Demolition

Above Ground

- ~~Regulated Materials~~
- ~~Bulbs, ballasts, switches~~
- Asbestos
- Lead-Based Paint

Resources for New Construction

Under Ground

Contaminants/Pollutants/Hazardous Substances in

- soil
- ground water (or perched water)
- Soil vapor (affect on future indoor air quality)



Local Brownfield Redevelopment Grants

DEED	Metropolitan Council	Hennepin County	Ramsey County
Investigation / Cleanup			Cleanup
\$8M/year	\$5M/year	\$2M/year	\$1.5M/year
Statewide	95 cities within 7-county metro area	Single county	
Public Applicant (For-profit or non-profit developers need a public partner/sponsor)		Public or Private Applicant	



Resources



LOCAL PLANNING
HANDBOOK

<http://metro council.org/Handbook.aspx>

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<http://www.metro council.org/Handbook/PlanIt.aspx>

Questions?



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