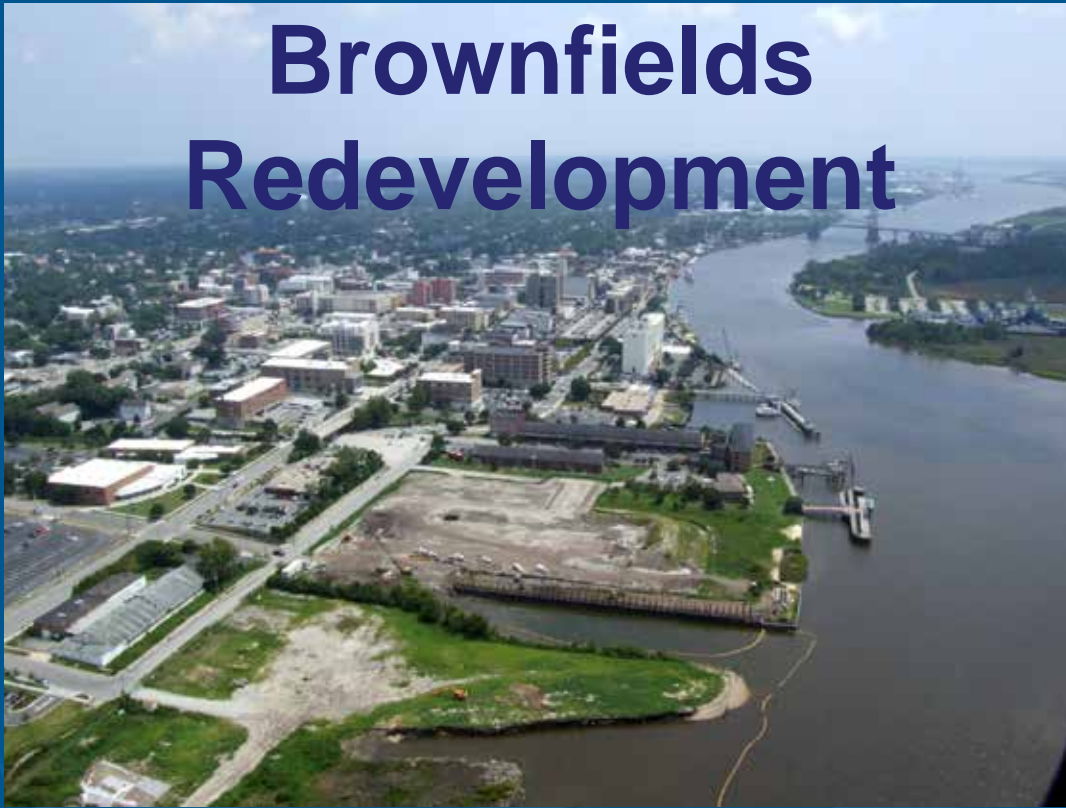


Brownfields Redevelopment



**Stewardship Development Coalition
February 19, 2015**

**Philip Prete, R.E.P, Senior Planner
City of Wilmington**

What is a Brownfield?

- Not a *Browns* field....



What is a Brownfield?

- A brownfield site is 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.

What is a Brownfield

- Brownfield sites include, but are not limited to specific types of properties eligible for funding:
 - Sites contaminated by controlled hazardous substances
 - Sites contaminated by petroleum or a petroleum product;

Brownfields are a Remnant of Our Past





KODAK SAFETY FILM



2002



2012



2002



2012



Brownfields Assessment Grants

Recap of 2011 Grant Accomplishments

www.wilmingtonnc.gov/brownfields

Activities Under Grant

- Public Outreach
- Inventory and Prioritize
- Environmental Site Assessments
- Cleanup Planning
- Redevelopment Planning

Not Covered by Grant

- Site Cleanup
- Redevelopment



Public Outreach

- Developed public outreach plan
- Kick-off community meeting in 2012
- Brownfields Steering Committee
- Brownfields project brochure
- Public outreach video
- Website to display the public outreach video and educational materials

Educational Brochure

What are brownfields?

A brownfield is a property that has been abandoned or is underused because of environmental contamination or the fear of such contamination. For example, a former gas station may have fuel tanks buried underground. Over time, these tanks could have leaked fuel into the soil

and groundwater. Anyone purchasing the property may be responsible for cleaning up the spill. Without knowing what types of chemicals, and whether or how much of the chemicals may have leaked, a prospective developer cannot accurately estimate the costs for cleanup and development.

Because it is less risky, developers may buy agricultural land or virgin forests instead of sites that appear to be brownfields. Unfortunately, developing these "greenfields" reduces the amount of land available for agriculture, eliminates green space for everyone's enjoyment, destroys wildlife habitat, and increases water and air pollution.

Benefits of Brownfield Redevelopment

- Promotes new development
- Minimizes hazardous waste
- Improves water quality
- Eliminates environmental risks
- Conserves green space
- Brings new jobs to the area
- Keeps developers from reducing space for parks
- Provides an alternative to new parks



The vacant land on the left may be less risky to develop than this abandoned industrial site above.

City of Wilmington Brownfields Assessment Project

The U.S. EPA has awarded the City of Wilmington two brownfields assessment grants. These grants provide funding for the City to assess the potential for brownfields redevelopment. The goal of Wilmington's Brownfields Project is to use EPA grant funding to promote redevelopment of these properties for commercial, residential or recreational use.

Where are the brownfields sites?

The study area boundaries include the Cape Fear River to the west, Smith Creek to the north and Sunnyvale Drive (north of Independence Blvd) to the south. The eastern boundary of the study area follows N. Kerr Avenue south to Market Street, 17th Street south to Shipyard Boulevard and Carolina Beach Road south to Sunnyvale Drive.



Brownfield Study Area

Please Join Us!

The City of Wilmington welcomes your participation in the brownfields program. If you are considering selling a property that could qualify as a brownfield, please contact the City to request an assessment. If the property qualifies, the grant funds could be used to reduce the development costs faced by you and prospective buyers.

If you are a prospective developer, you can participate in the program by considering purchasing one of the brownfields properties once the City has performed an assessment and managed the associated risk by quantifying the property's environmental liabilities.

For More Information
You can reach the City's Brownfields Project Manager, Phil Prete, at: (910) 342-2779
brownfields@wilmingtonnc.gov

You can also visit the City's brownfields web site at:
<http://www.wilmingtonnc.gov/brownfields>

More information about brownfields can be found at:

US EPA Brownfields Program
www.epa.gov/brownfields

North Carolina Brownfields Program
www.ncbrownfields.org



Steps in the Brownfields Process

The five main steps in the redevelopment of brownfields are shown below. EPA's assessment grants provide funding to the City of Wilmington for the first three steps. This process can help define the risk associated with developing brownfields properties and reduce uncertainties for prospective buyers. The City will use the grant funding to conduct Phase I and Phase II Environmental Site Assessments, or ESAs.

1. Inventory and Prioritization

The City will create an inventory and ranking of potential brownfield sites. The next step is to seek agreement with property owners to perform environmental site assessments.



2. Phase I ESA

A team will examine the site, interview past and present owners and occupants, review historical documents, and search federal, state and local databases for evidence of contamination at or near the site.



3. Phase II ESA

A Phase II ESA is conducted only if the Phase I ESA results show a potential for contamination and the property meets certain other eligibility requirements. Soil and groundwater samples are tested to find the location and extent of specific contaminants, if any. Assessment funds can be used to estimate the cost of cleanup based on the extent of contamination.



4. Remedial Action Plan

The prospective developer can now prepare a Remedial Action Plan. The plan may suggest off-site disposal or on-site reuse of impacted soil and groundwater monitoring. The end uses of the site are considered when designing this plan. Currently, the City of Wilmington does not have funding for this step. However, funding for cleanup may be available from a variety of sources, or in some cases, it can be negotiated as part of a real estate transaction.



5. Environmental Cleanup and Site Redevelopment

Once steps 1 through 4 are completed, cleanup of the site can begin, leading the way for a profitable site redevelopment.





Tuesday, October 21, 2014

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For more information about the project please call 342-2779 or email brownfields@wilmingtonnc.gov.

Brownfield Redevelopment Initiative

Learning



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Brownfield Redevelopment Initiative

The Brownfield Redevelopment Initiative kicked-off in September 2012 with a community meeting held at City Hall. Since that time, staff has been compiling data for potential brownfield sites and has already begun the task of prioritizing sites for initial assessments.

Please explore this site for useful information about brownfields, the brownfields program, the city's redevelopment initiative and how to get involved. If you have questions or would like additional information please contact staff at 910.342.2779 or brownfields@wilmingtonnc.gov.

Background



On June 6, 2011 the US Environmental Protection Agency (EPA) announced that the City of Wilmington was a recipient of a 2011 Brownfields Assessment Grant under the EPA Brownfields Program. EPA's Brownfields Program empowers local governments and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfield sites. The city's grant is being used to inventory potential public and private brownfield properties and perform Phase I and Phase II Environmental Site Assessments (ESAs) on selected priority sites. This information will aid prospective developers in understanding the costs and liabilities associated with purchasing and redeveloping brownfield sites thereby improving their ability to secure financing.

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Criteria – Redevelopment potential

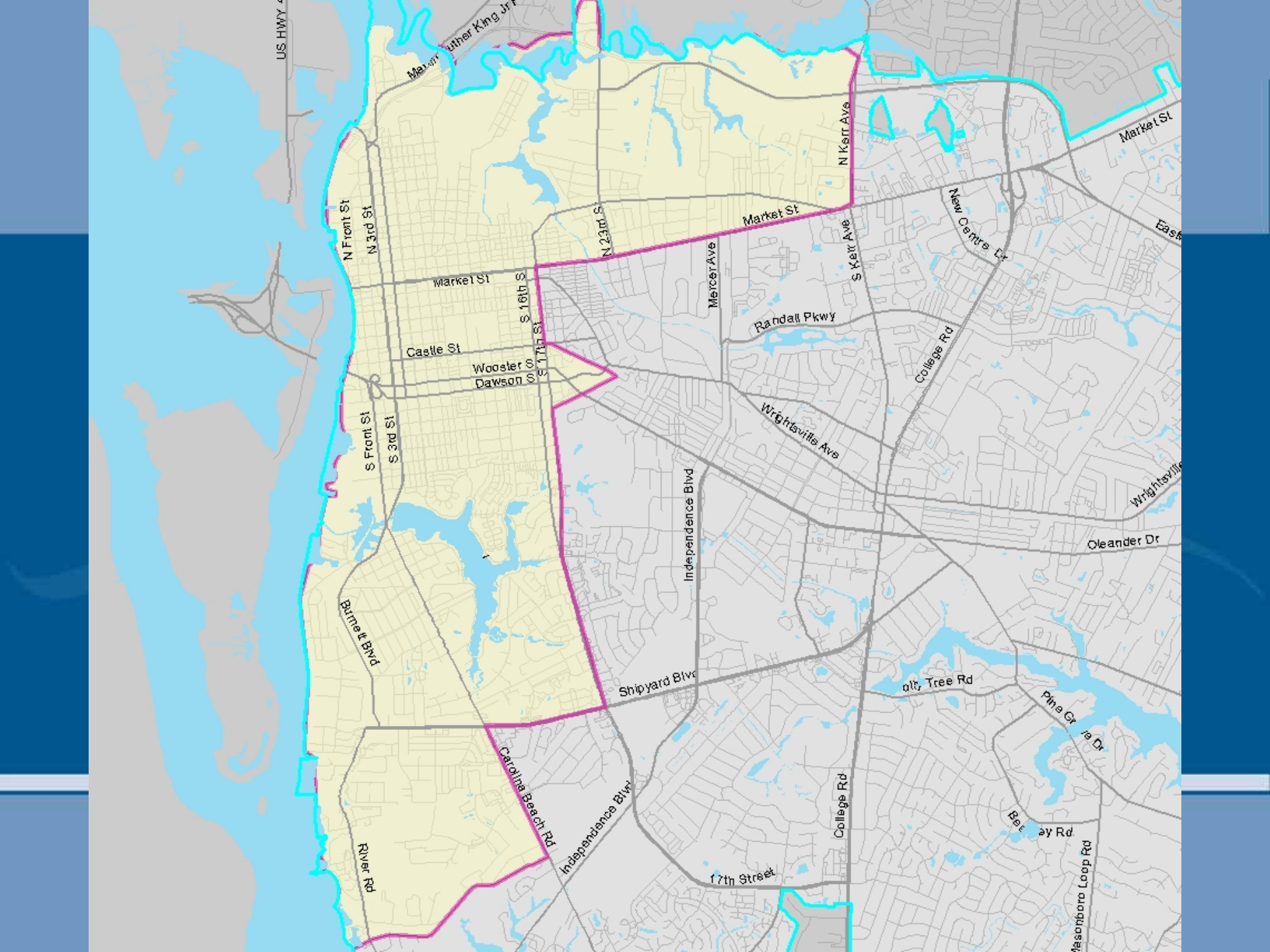
- Property Listed for Sale
- Owner Interest
- Proximity to other Brownfields Sites
- Proximity to major road or rail corridor
- Building Condition
- Neighborhood Trend

Criteria – Environmental Gain

- Greenspace Potential
- Observed Environmental Concern
- Historic Environmental Concern
- Proximity to Surface Waters
- In floodplain / sea level rise impact area

Criteria – Location, Location, Location

- In priority redevelopment area
- In historic district
- Proximity to residential
- Identified in Choice Neighborhoods project
- Identified in Northside Neighborhood Revitalization Strategy Area



US HWY 2

Further King Jr

N Front St

N 3rd St

S Front St

S 3rd St

Market St

Castle St

Wooster

Dawson

S 16th St

S 17th St

N 23rd St

Mercer Ave

Randall Pkwy

Wrightsville Ave

Independence Blvd

Shipyard Blvd

Carolina Beach Rd

Independence Blvd

17th Street

College Rd

oak Tree Rd

Pine Gr

Bel

Wilmington Loop Rd

N K Starr Ave

S K Starr Ave

New Centre Dr

College Rd

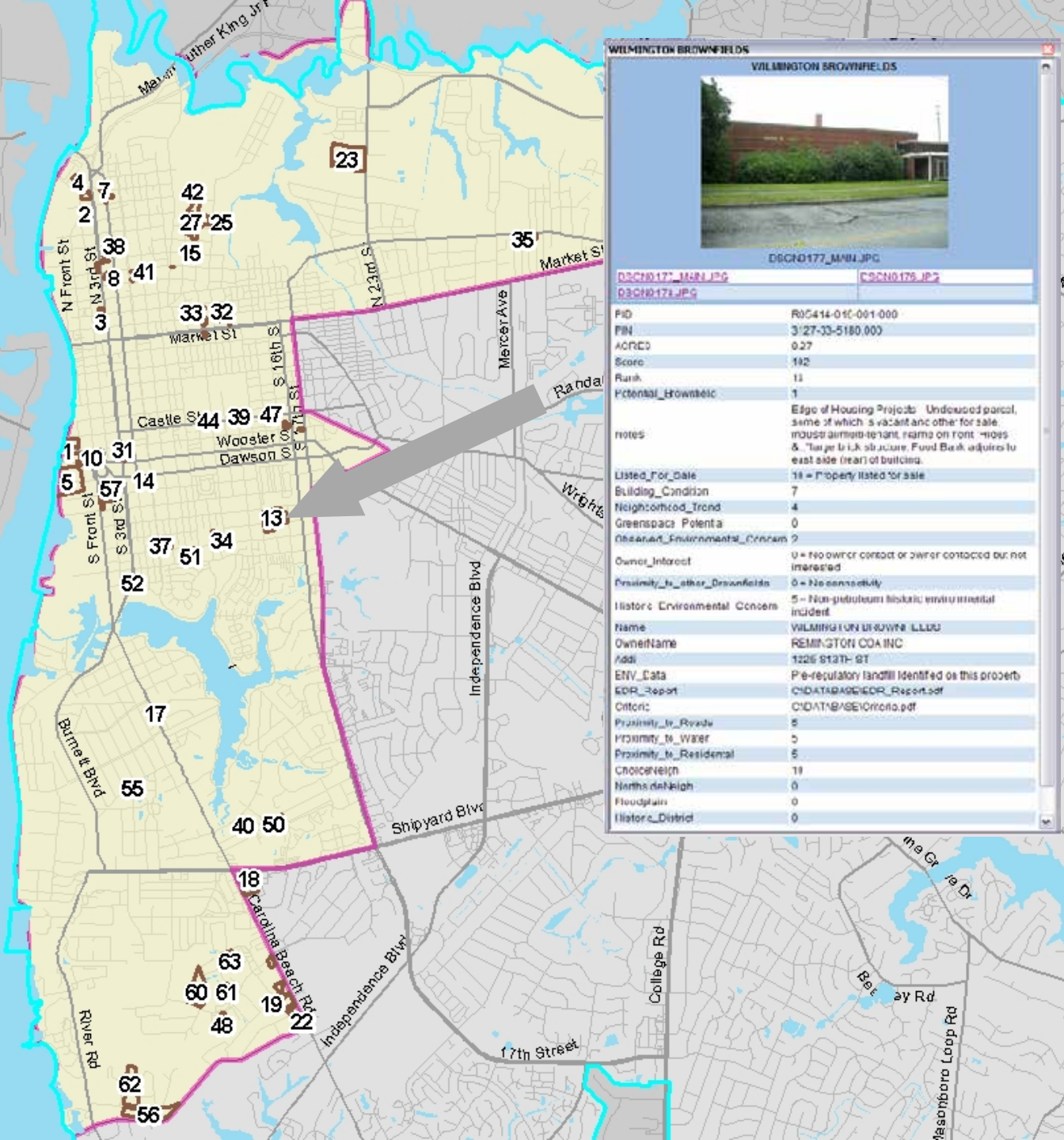
Oleander Dr

Wrightsville

Market St

East

US HWY 2



WILMINGTON BROWNFIELDS



D6CND177_MMM.JPG C6CND175.JPG

[D6CND177_MMM.JPG](#) [C6CND175.JPG](#)

[D6CND177.JPG](#)

PID	R05414-010-061-000
FIN	3/27-33-5180.003
ACRES	0.27
Score	192
Rank	11
Potential_Brownfield	1
notes	Edge of Housing Project: Undeveloped parcel, some of which is vacant and other for sale. mouse anti-b-rental marks on front - doors & "tag" for UK structure. Fund Bank acquired to east side (rear) of building.
Listed_For_Date	11 = Property listed for sale
Building_Condition	7
Neighborhood_Trend	4
Greenspace_Potential	0
Observed_Environmental_Concern	?
Owner_Interest	0 = No owner contact or owner contacted but not interested
Proximity_to_other_Brownfields	0 = No connectivity
Historic_Environmental_Concern	5 = Non-petroleum historic environmental incident
Name	WILMINGTON BROWN FIELDS
OwnerName	REMINGTON COA INC
Addr	1226 813TH ST
ENV_Data	Pre-regulatory landfill identified as this property
EDR_Report	C:\DATA\BAGGEDR_Report.pdf
Other	C:\DATA\BAG\OtherInfo.pdf
Proximity_to_Roads	5
Proximity_to_Water	0
Proximity_to_Residential	5
ChloroBenz	19
NitroBenz	0
Floodplain	0
Historic_District	0

Environmental Site Assessments

- Phase I
- Phase II



406 Dawson St.



Ready for Reuse



420 N. 4th

Ready for Reuse



418 / 420
McRae



Ready for Reuse



Summary 2011

- Phase I ESAs completed on 16 properties
- Phase II ESAs completed on 5 properties
- USTs pulled on 2 sites
- 10 properties ready for reuse

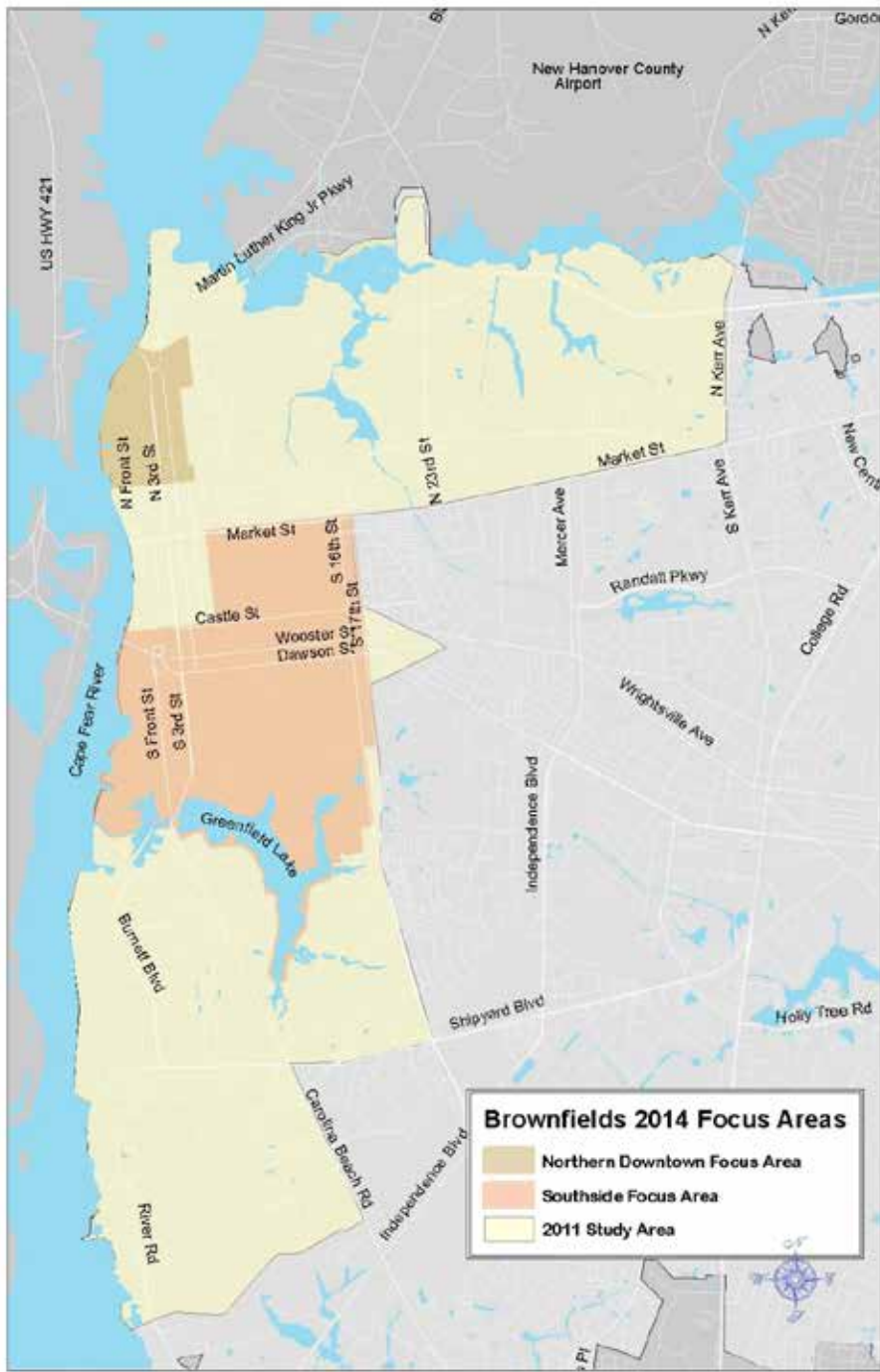
Brownfields Assessment Grants

Continuation with 2014 Grant

www.wilmingtonnc.gov/brownfields

2014 Grant

- 3-year Competitive Grant
- One of 9 Communities Awarded Statewide
- \$200,000 for Hazardous Materials Sites assessment
- \$200,000 for Petroleum Sites Assessment
- Play off of momentum from past grant
- Re-focus to two smaller priority revitalization areas



2 new focus areas for 2014

Leveraged Investment in RAs

Investment type (not exhaustive)	Northern Downtown	Southside
water and sewer infrastructure improvements	\$3,509,582	\$2,359,576
transportation infrastructure improvements	\$20,731,218	\$2,965,000
riverwalk improvements	\$12,082,692	N/A
public development	\$116,200,000	\$6,500,000
private development	\$88,346,897	\$26,012,900
Total investment	\$240,870,389	\$37,837,476

Potential for adaptive reuse



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Potential for adaptive reuse



Potential for adaptive reuse



Available buildings



Northern Downtown



“Soda Pop District”



Iconic Buildings in UMX



NC Brownfields Program

- NC Brownfields Program, authorized by the state statute known as the Brownfields Property Reuse Act,
- Provides a mechanism to treat prospective developers of brownfield sites differently than the parties responsible for contamination.
- Brownfields agreement defines activities to make the site suitable for reuse, rather than cleaning up the site to regulatory standards (which responsible parties are required to do).

What is a brownfields agreement?

- Covenant not-to-sue contingent on the developer making the site suitable for the proposed reuse.
- Specifies actions to be conducted by the developer that are based on making the site suitable for the use intended
- Designed to break environmental liability barriers that hinder a developer's ability to obtain project financing.
- Allows developing cost estimates so a business decision can be made by the developer and lenders without uncertainty.
- Properties with such agreements in place can be viewed as assets for investment rather than uncertain environmental liabilities

Brownfields Tax Exclusions

- Owner entitled to partial exclusion for the first five taxable years after qualifying improvements
- "qualifying improvements" mean improvements made to real property subject to a brownfields agreement

Year	Percent of Appraised Value Excluded
Year 1	90%
Year 2	75%
Year 3	50%
Year 4	30%
Year 5	10%.

Questions?



www.wilmingtonnc.gov/brownfields

E-mail: Brownfields@wilmingtonnc.gov