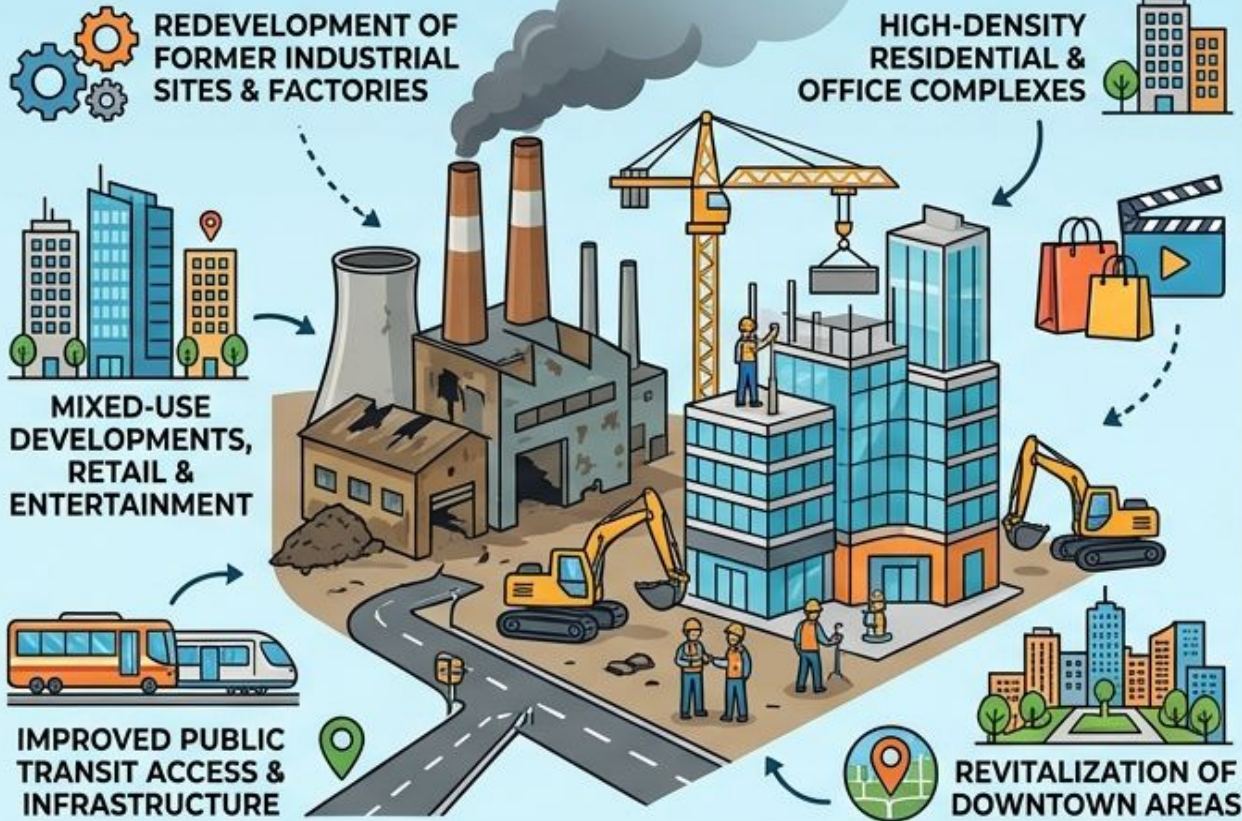
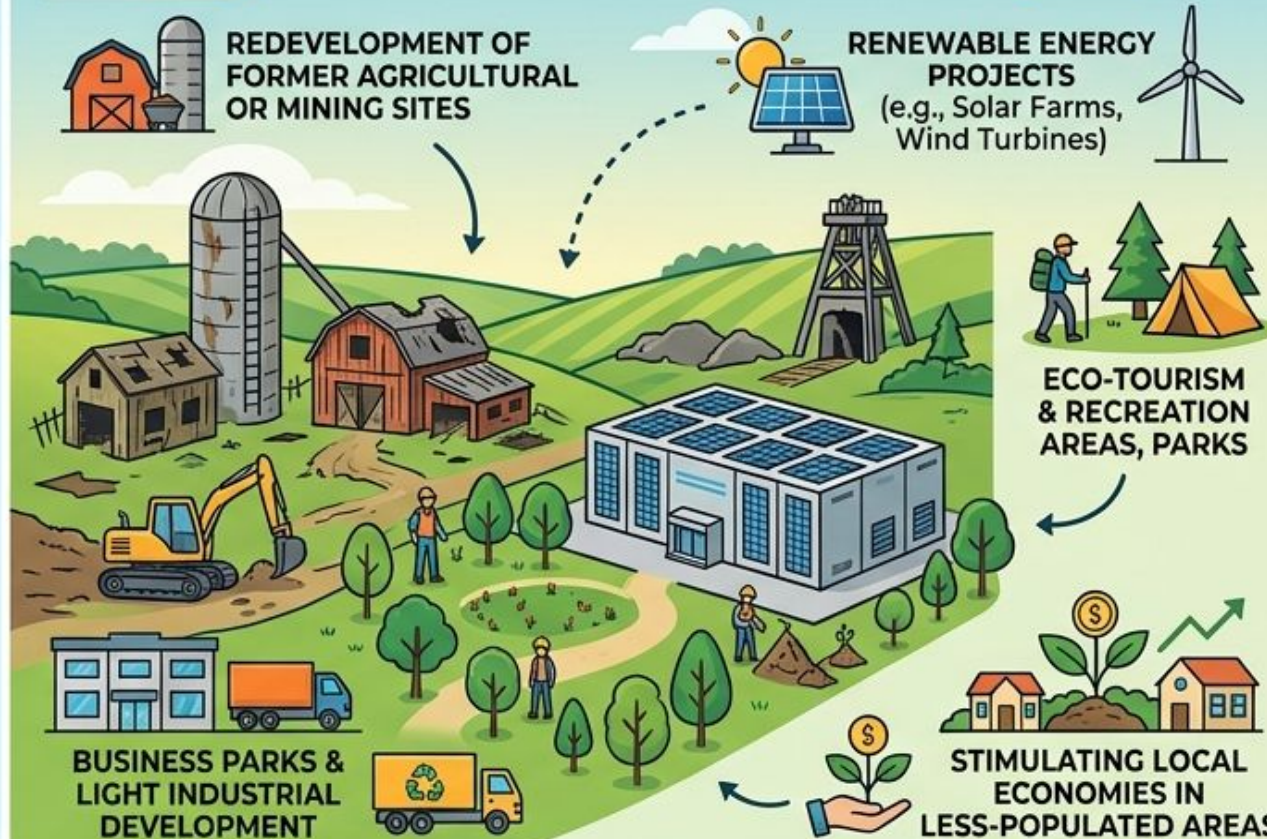


# URBAN BROWNFIELD DEVELOPMENT PROJECTS



# RURAL BROWNFIELD DEVELOPMENT PROJECTS



## COMMON CHALLENGES & OPPORTUNITIES

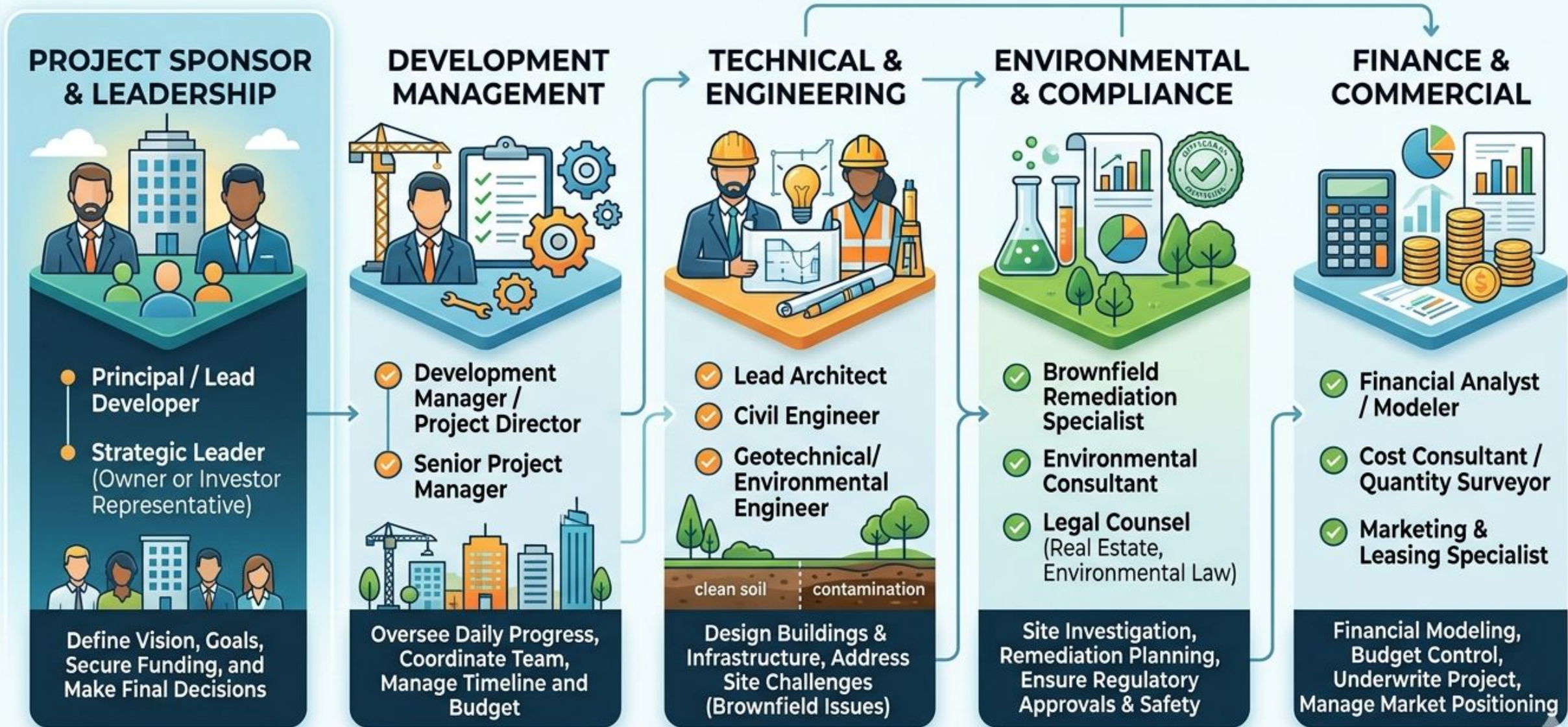
- Soil & Groundwater Contamination Remediation**
- Asbestos & Lead Paint Removal**
- Land Value Increases**
- Job Creation**

## COMMON CHALLENGES & OPPORTUNITIES

- Lower Development Costs (e.g., land)**
- State & Federal Grants & Incentives**
- Environmental Cleanup Needs (pesticides, heavy metals)**
- Limited Infrastructure**

**SUSTAINABLE REUSE AND COMMUNITY RENEWAL**

# CORE CLIENT TEAM: BROWNFIELD REAL ESTATE DEVELOPMENT PROJECT



MODERN PROJECT STRUCTURE

COLLABORATION FOR SUCCESS

# COMMUNITY ENGAGEMENT & BEING A GOOD NEIGHBOR IN BROWNFIELD REDEVELOPMENT

## PILLAR 1: COMMUNITY ENGAGEMENT & DIALOGUE



- Open Town Hall Meetings
- Regular Project Updates
- Listen to Community Needs & Concerns
- Multilingual Communication
- Citizen Advisory Panels

## PILLAR 2: BEING A GOOD NEIGHBOR (Construction Phase)



- Minimize Noise & Dust
- Construction Traffic Management
- Air Quality Monitoring
- Air Quality Monitoring
- Safe Site Access
- Clean & Tidy Sites
- Respectful Worker Conduct

## PILLAR 3: LOCAL OPPORTUNITIES & SHARED BENEFITS



- Local Hiring & Job Training
- Support for Local Businesses
- Community Amenities (Parks, Playgrounds)
- Improved Infrastructure (Roads, Lighting)
- Sustainable Land Use
- Increased Property Values

## BEFORE (Brownfield Site)



Polluted

## DURING (Engagement & Remediation)



Active Clean-up

## AFTER (Revitalized Community)



Sustainable Development



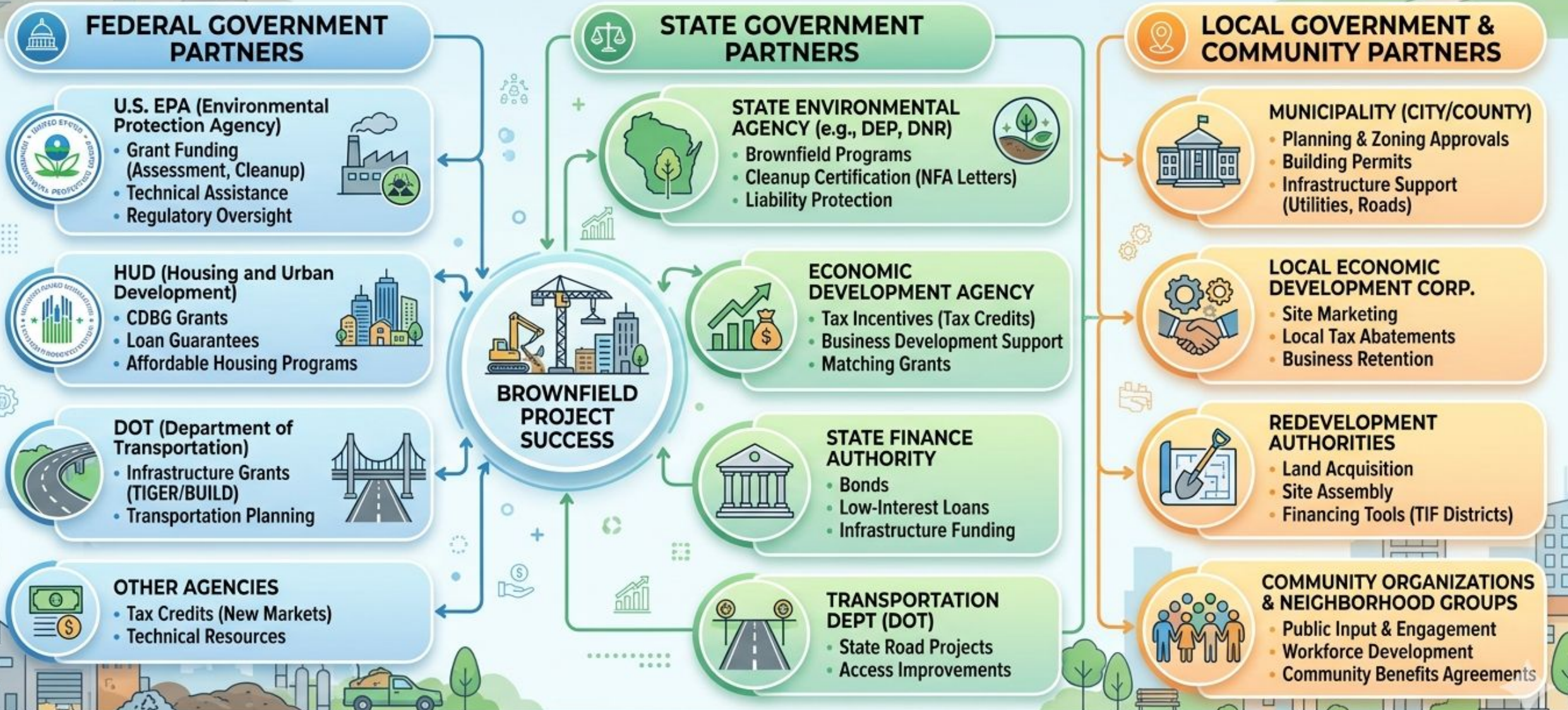
Environment Equity Community

**PARTNERSHIP FOR A BRIGHTER FUTURE**



Environment Economy Equity

# ESSENTIAL PARTNERSHIPS FOR A BROWNFIELD REAL ESTATE DEVELOPMENT PROJECT



\*Note: Specific partners and programs vary by location and project type.

# CAPITAL STACK

## FINANCIAL RESOURCES OPTIONS FOR BROWNFIELD REAL ESTATE DEVELOPMENT

### PRIVATE RESOURCES



#### SENIOR DEBT

- Commercial Banks
- Credit Unions
- Life Insurance Companies



#### JUNIOR DEBT

- Private Equity Firms
- Mezzanine Funds



#### MEZZANINE DEBT

- Bridge Lenders
- Opportunity Funds



#### EQUITY

- Developers
- Private Investors
- Joint Venture Partners



#### Other

- EB-5 Immigrant Investor Program

### CAPITAL STACK LAYERS



### PUBLIC RESOURCES



#### GRANTS

- EPA Brownfield Grants
- State Environmental Grants
- Community Development Block Grants (CDBG)



#### TAX CREDITS

- Federal & State Historic Tax Credits (HTC)
- New Markets Tax Credits (NMTC)
- Low-Income Housing Tax Credits (LIHTC)
- Remediation Tax Credits



#### TAX INCREMENT FINANCING (TIF)

- Municipal TIF Bonds
- Pay-as-you-go TIF



#### LOW-INTEREST LOANS

- State Revolving Funds (SRF)
- Section 108 Loan Guarantees
- EPA Loans



#### OTHER INCENTIVES

- Tax Abatements
- Special Assessment Districts

### BROWNFIELD PROJECT CONSIDERATIONS

Environmental Assessment & Remediation

Risk Mitigation

Regulatory Compliance

Public-Private Partnerships

Community Impact

## Community Engagement – Be a Good Neighbor

Project Example:

### Atlanta Area-Wide Planning Study (2010-2013)

Overview:

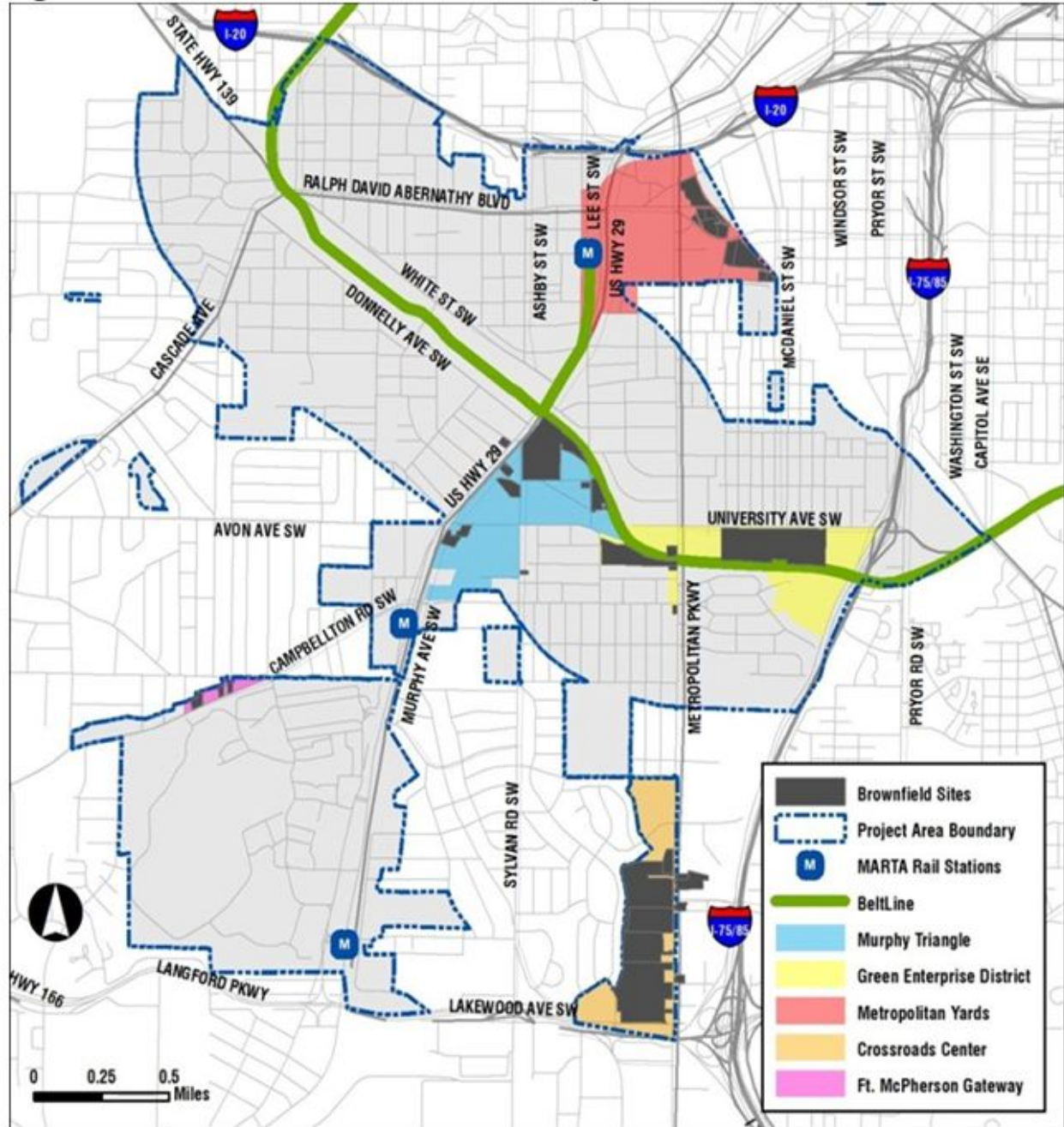
- Atlanta was a recipient of EPA's Pilot Grant program to help communities evaluate areas with a significant number of Brownfield properties
- Evaluation of 3,300 acres of southwest Atlanta
- Identification of 30 brownfield sites
- 7 rounds of community engagement

Outcome:

Resulted in five redevelopment focus areas totaling 450 acres

- Murphy Triangle
- Green Enterprise District (Pittsburgh Yards)
- Metropolitan Yards
- Crossroads Center (Metropolitan Parkway)
- Fort McPherson Gateway

Figure7: Nodes and Brownfield Sites in Project Area



Source: Authors



## Foster Meaningful Partnerships

Project Example:

### Atlanta BeltLine – Allene Urban Farm

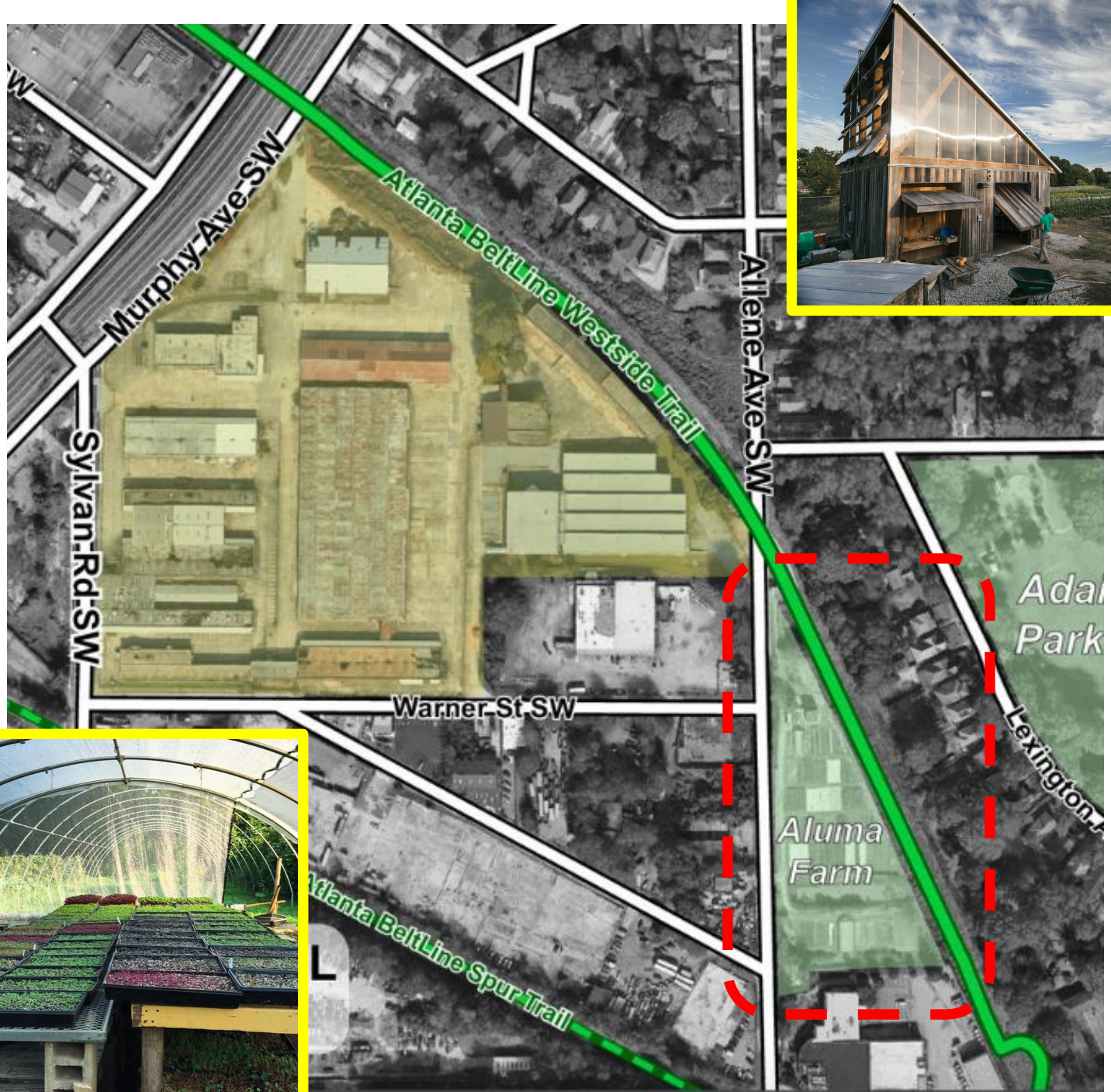
Overview:

- 3.5-acre site in the Murphy Triangle focus area and situated along a former railroad
- Repurposed to be the first urban farm on the Atlanta BeltLine

Outcome:

Partners included:

- Adair Park and Oakland City Neighborhood Associations
- EPA – Targeted Brownfield Assessment and technical assistance
- Food Well Alliance – resource for urban farming grants
- Lifecycle Building Center – resource for repurposed materials for farm shed



Atlanta  
BeltLine®

## Be Creative with Financial Resources

Project Example:

### Atlanta BeltLine Brownfield Assessment and Remediation

Overview:

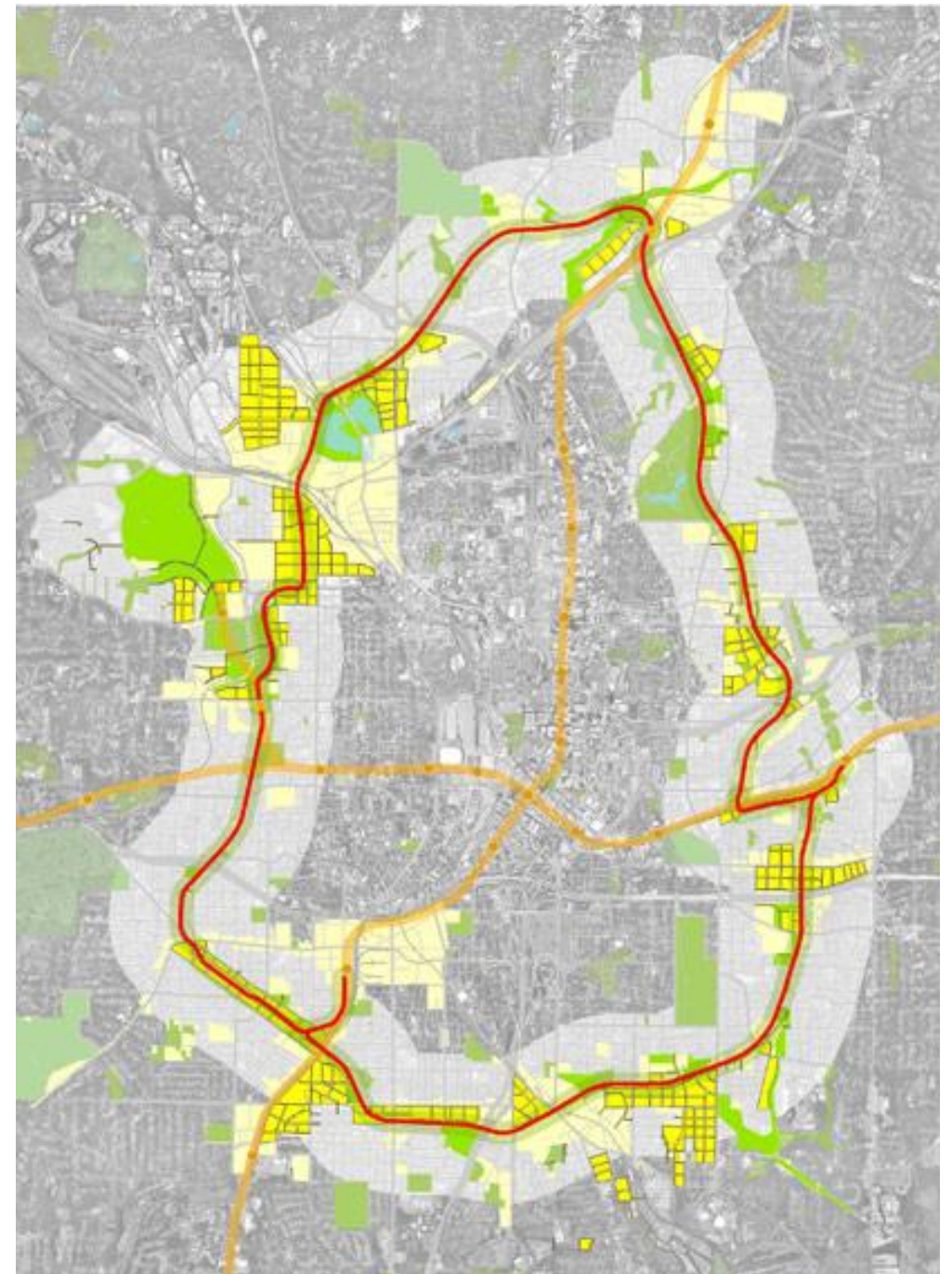
- Assessment and remediation of former industrial sites within the BeltLine's 6,500-acre development area
- Initial estimate of 1,100 acres of brownfield in and adjacent to 22-mile corridor

Outcome:

- Collaborated extensively with GAEPD to develop practical and cost effective Corrective Action Plans for each type of future land use (transportation, parks, residential, etc)
- Financial resources leveraged:
  - EPA – Targeted Brownfield Assessments
  - EPA – Brownfield Assessment and Cleanup Grants
  - EPA/Invest Atlanta – Revolving Loan Fund
  - Tax Allocation District Funding
  - FHWA – TIGER Funding
  - Park Improvement Funds
  - Philanthropic Funding (parks)



**Atlanta**  
**BeltLine**<sup>®</sup>



# Build a Strong Project Team

Project Example:

## Westside Future Fund – Agreement and Order on Consent (AOC) (2019-2024)

Overview:

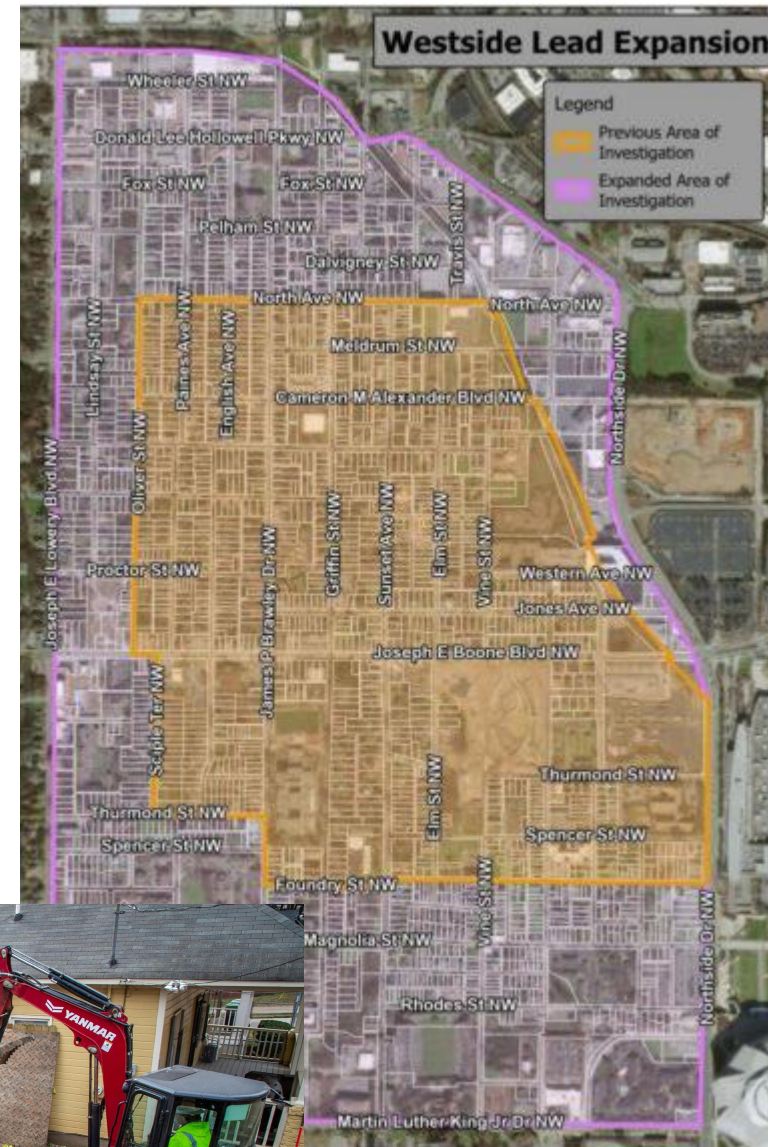
- In 2018 EPA discovered elevated lead levels in the soil in and around a community garden in the English Avenue neighborhood
- An initial 10-acre area of interest grew to nearly 640-acres
- The volume of properties needing remediation threatened WFF’s development schedule, so an AOC was negotiated with EPA in late 2019
- Allowed WFF to act as EPA’s agent to sample/remediate WFF-owned properties

Outcome:

- WFF sampled 62 properties, 31 of which were found to have elevated concentrations of lead in the soil and subsequently remediated
- WFF removed roughly 10,000 tons of impacted soil, allowing us to meet our development schedules

Project Team included:

- Legal Counsel from AGG (Brooke Dickerson)
- Technical Consulting and Remediation Contracting from KEMRON
- Technical Resources from EPA and EPD





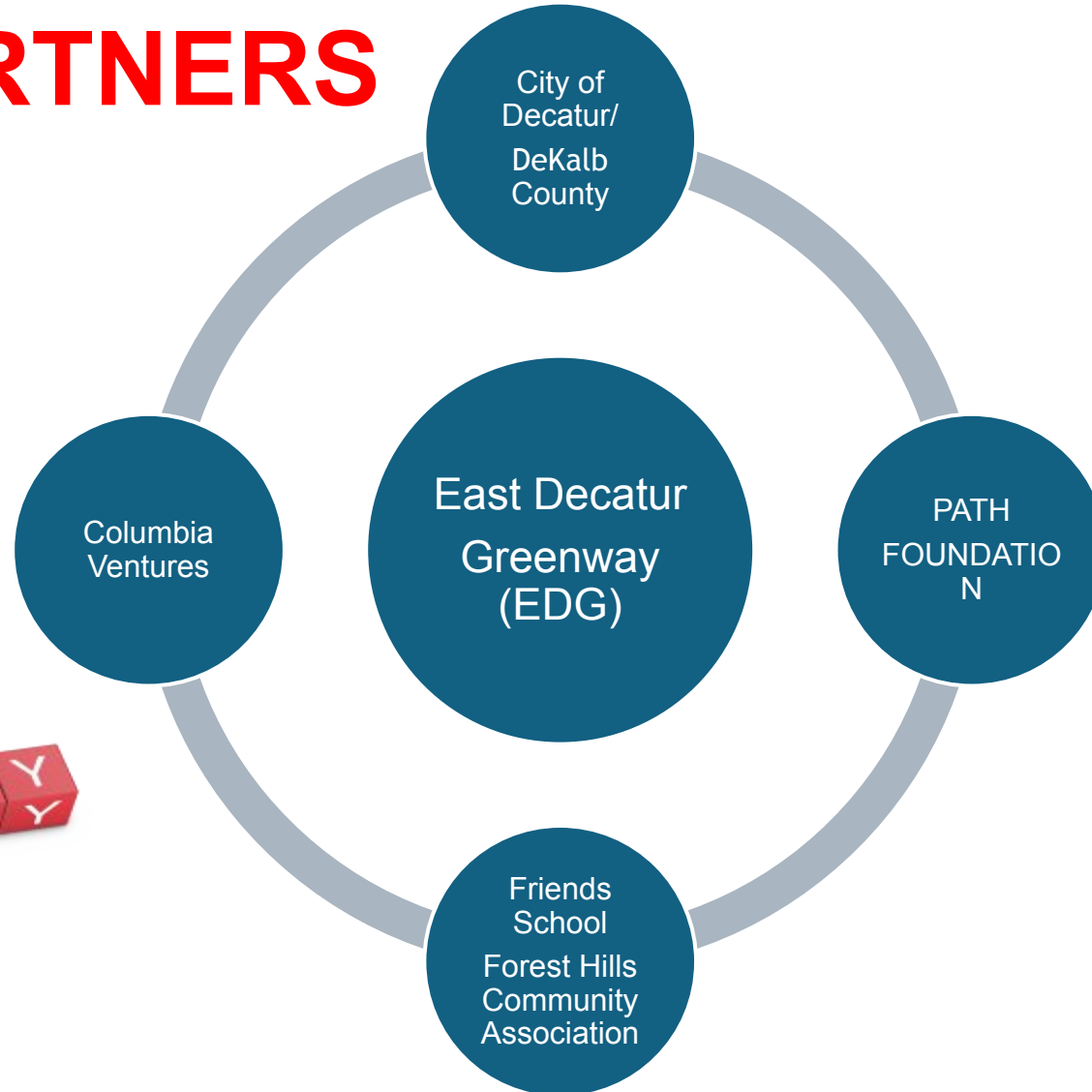


# Strategy: Implementing Revitalization

- Existing partners— vs Needed Partners
- Catalyst site(s)
- Do you own the site already?
- What types of funding/resources are available?

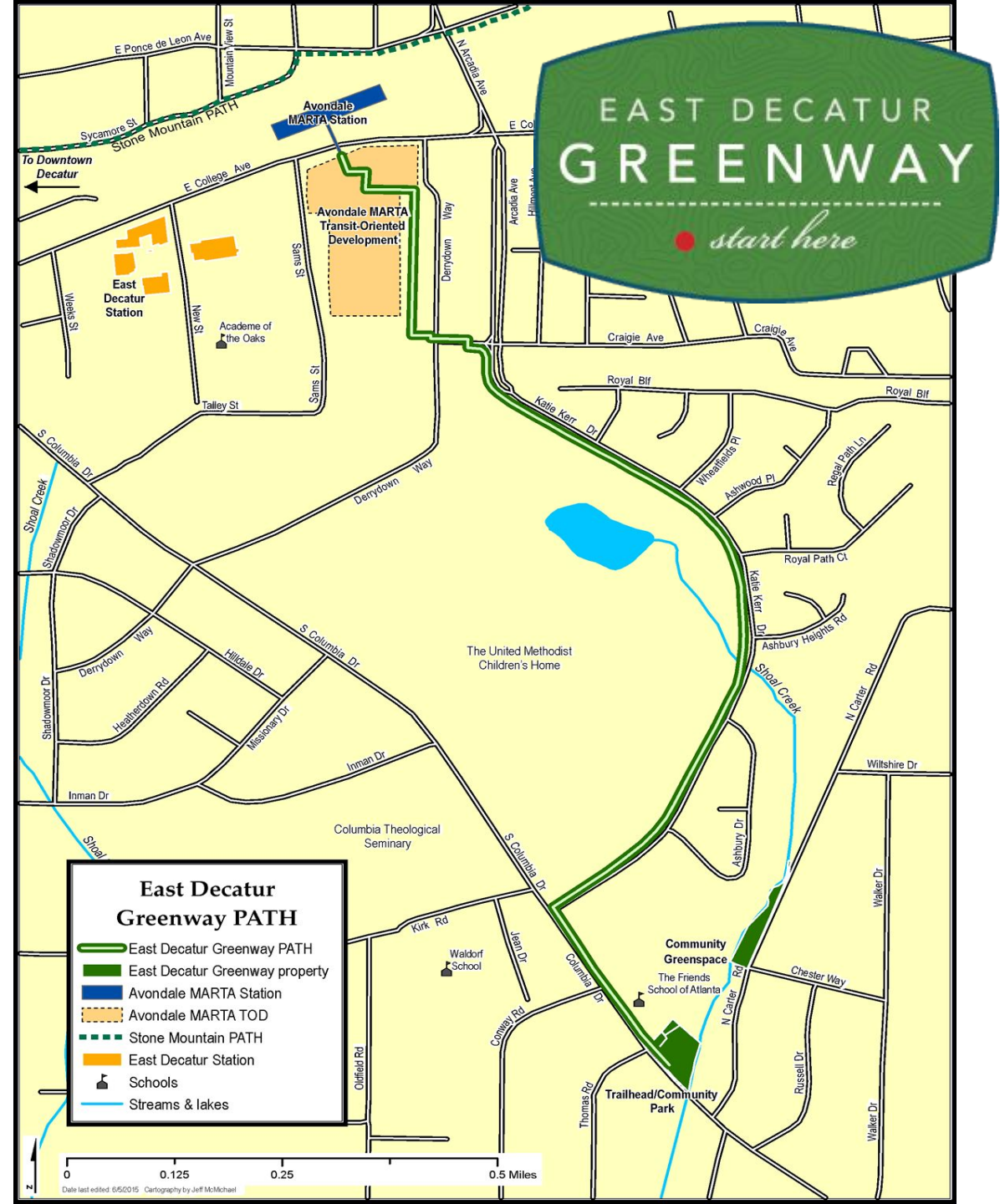
# East Decatur Greenway

## PARTNERS



# EDG's Formula for Success

- ✓ Addressed the community's needs by determining that a bicycle/walking trail and greenspace was needed to connect schools, churches, and neighborhoods to public transportation
- ✓ EDG aligned with several key partners:
  - PATH Foundation
  - City of Decatur/DeKalb County
  - Columbia Ventures - Developer
  - Forest Hills Community Association
  - Friends School
- ✓ EDG acquired the property to position themselves for funding
- ✓ EDG obtained funding from EPA under a 2014 cleanup grant
- ✓ Additional funds being sought from DeKalb's EPA Revolving Loan Fund (RLF)



# What Sectors does your Redevelopment Strategy include?

