



BROWNFIELDS CASE STUDY

Washington State Brownfields Conference 2019



PURPOSE AND AGENDA

The purpose of this workshop is to develop a greater understanding of the brownfield assessment, cleanup, and redevelopment process by working in small groups to address a scenario using the information we teach today.

We hope that you will walk away confident about addressing brownfields in your community!

PURPOSE AND AGENDA

Workshop Agenda

- Meet the Team
- Group Questions
- Scenario Overview
- Background information
- Brownfield Brainstorm
- Group Discussion

WHO'S HERE TO HELP

- **Regulatory** – Mike Warfel, Washington State Dept of Ecology
- **Funding**
 - Ignacio Dayrit, Center for Creative Land Recycling
 - Mary Goolie and Terri Griffith, USEPA
 - Tina Hochwender, Washington State Dept of Commerce
 - Margo Thompson, Dept of Ecology
- **Land Use Planning** – Mike Stringer, MFA
- **Environmental Science** – Lisa Pritzl and Jim Maul, MFA
- **Real Estate Economics** – Matt Hoffman, MFA
- **Legal**
 - Mike Dunning, Perkins Coie
 - Gus Winkes, Beveridge & Diamond
- **Engineering** – Kyle Cotten, MFA

GROUP QUESTIONS

REDEVELOPMENT

- What is your redevelopment vision for the property?
 - What would the community like to see?
 - What uses are financially feasible for this real estate market?

FUNDING STRATEGY

- What is your strategy for funding the cleanup?
 - What grants and low interest loans are available?
 - How can the finances of the deal be improved?
- What is your strategy for funding the redevelopment?
 - What role would the City play?
 - What grants and low interest loans are available?

GROUP QUESTIONS

MANAGING RISK

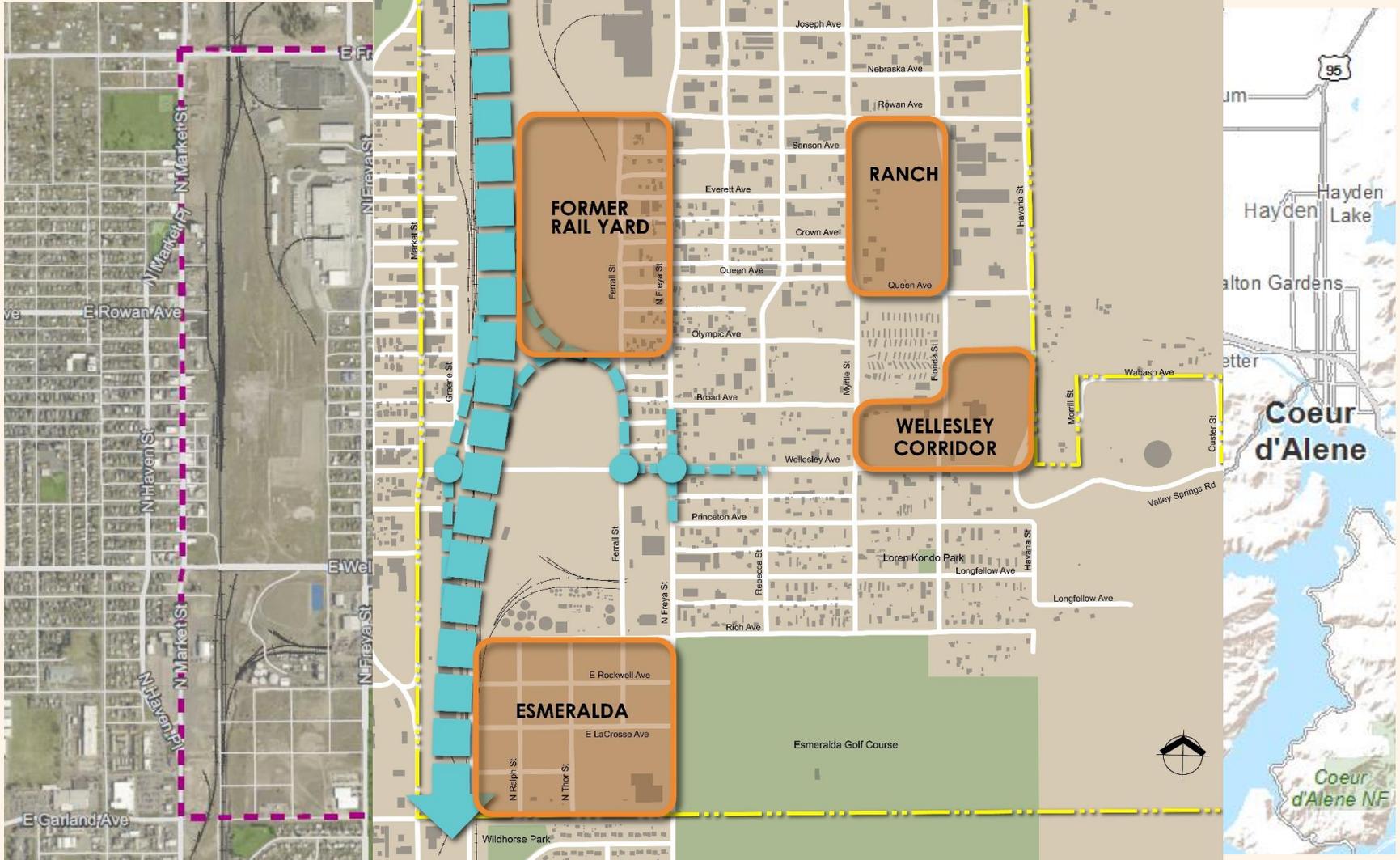
- How would you manage risk for the City?
 - What regulatory tools are available to manage risk?
 - What risk will remain after cleanup has been conducted and how will that be managed?

RECOMMENDATION

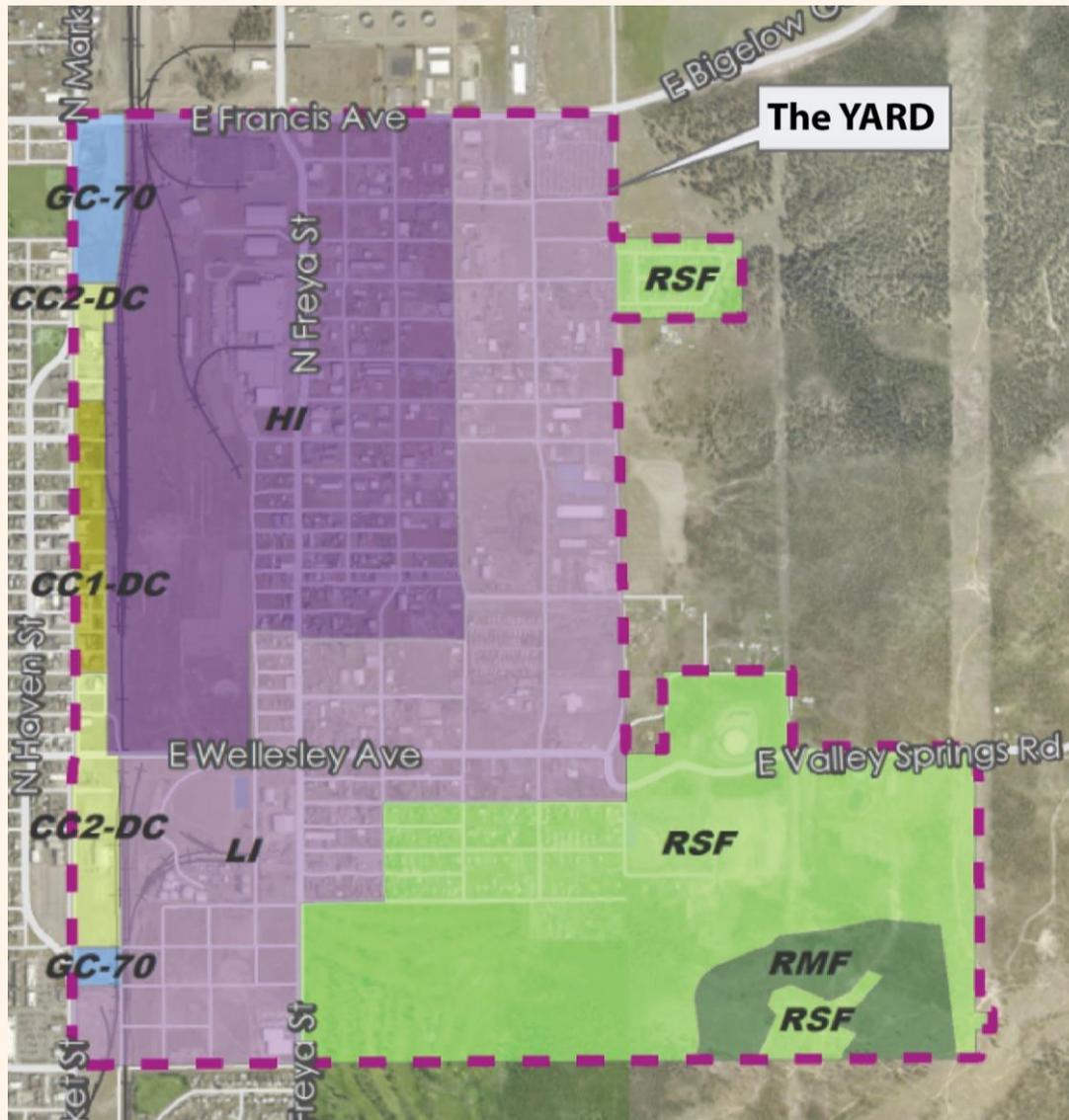
- Would you recommend the City take on this project?

SCENARIO OVERVIEW

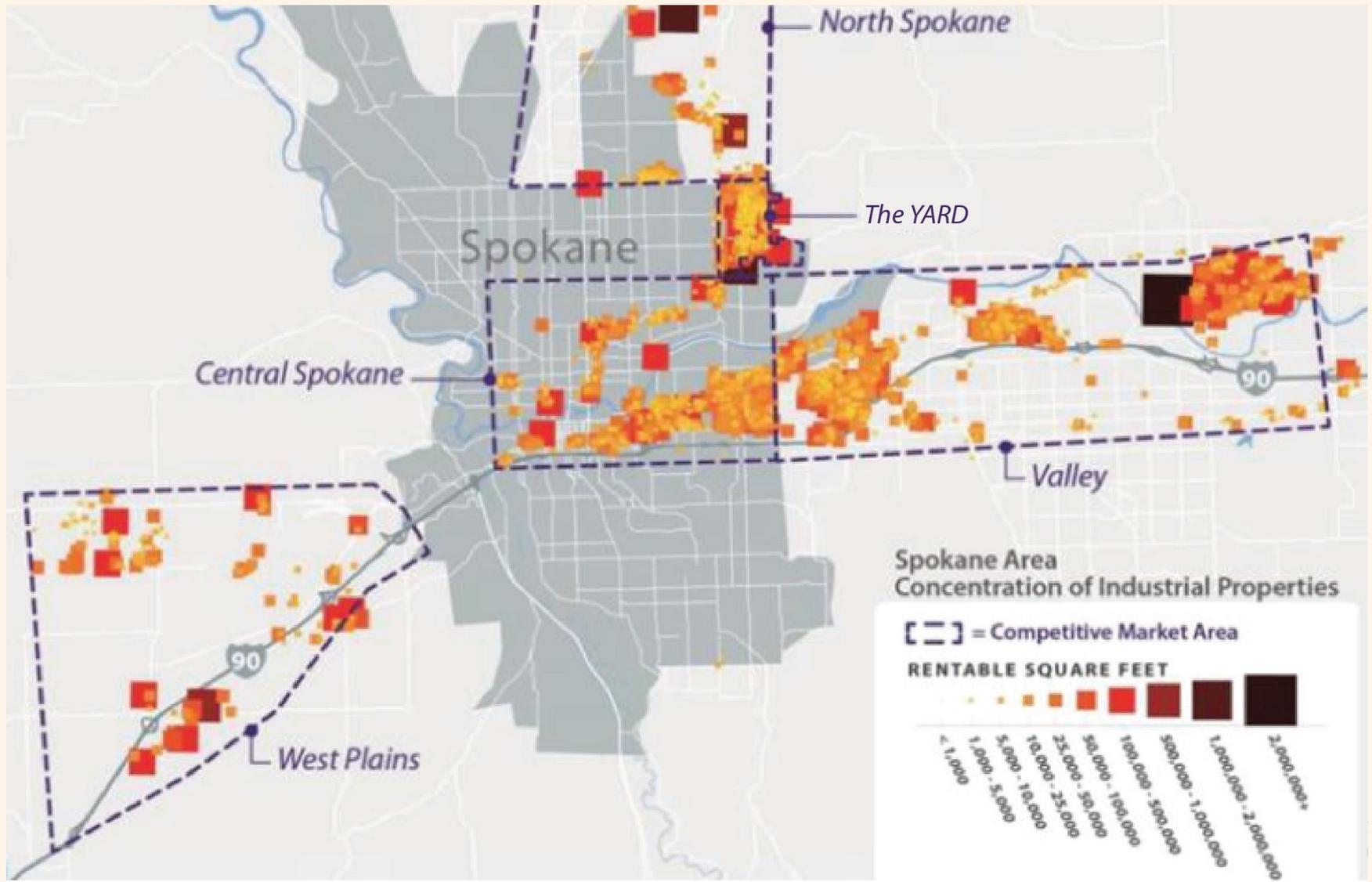
LOCATION



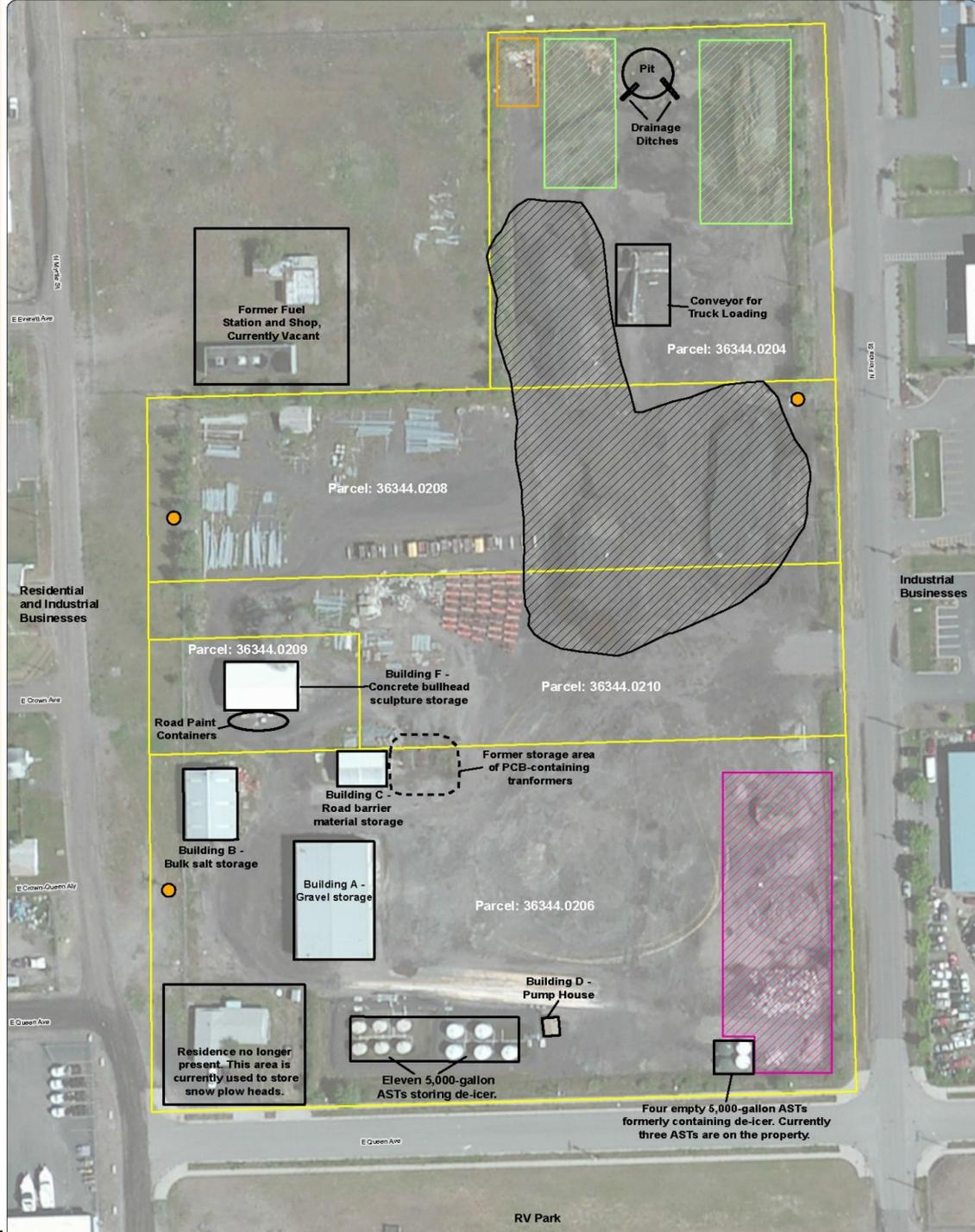
LAND USE



REAL ESTATE



ENVIRONMENT



E Everett Ave
E Crown Ave
E Queen Ave

Residential and Industrial Businesses

Industrial Businesses

E Crown/Queen Aky

E Queen Ave

E Queen Ave

RV Park

Former Fuel Station and Shop, Currently Vacant

Conveyor for Truck Loading

Pit
Drainage Ditches

Parcel: 36344.0204

Parcel: 36344.0208

Parcel: 36344.0209

Building F - Concrete bullhead sculpture storage

Parcel: 36344.0210

Road Paint Containers

Former storage area of PCB-containing transformers

Building C - Road barrier material storage

Building B - Bulk salt storage

Building A - Gravel storage

Parcel: 36344.0206

Building D - Pump House

Residence no longer present. This area is currently used to store snow plow heads.

Eleven 5,000-gallon ASTs storing de-icer.

Four empty 5,000-gallon ASTs formerly containing de-icer. Currently three ASTs are on the property.

Legend

- Property Parcels
- Pole-Mounted Transformer
- Material Piles**
- Bulk Asphalt Storage
- Miscellaneous Trash and Road Materials
- Road Demolition Debris
- Storm Debris

Figure 2
Site Features

"The Ranch" Public Works Storage Yard

City of Spokane
Spokane, Washington



ENVIRONMENTAL RISK MANAGEMENT

STRUCTURE OF THE DEAL

- Due Diligence
- Price Reduction
- Release and Indemnification
- Risk/Cost Allocation
- Environmental Insurance

ADMINISTRATIVE APPROACH

- Consent Decree
- Agreed Order
- Voluntary Cleanup
- Independent Cleanup

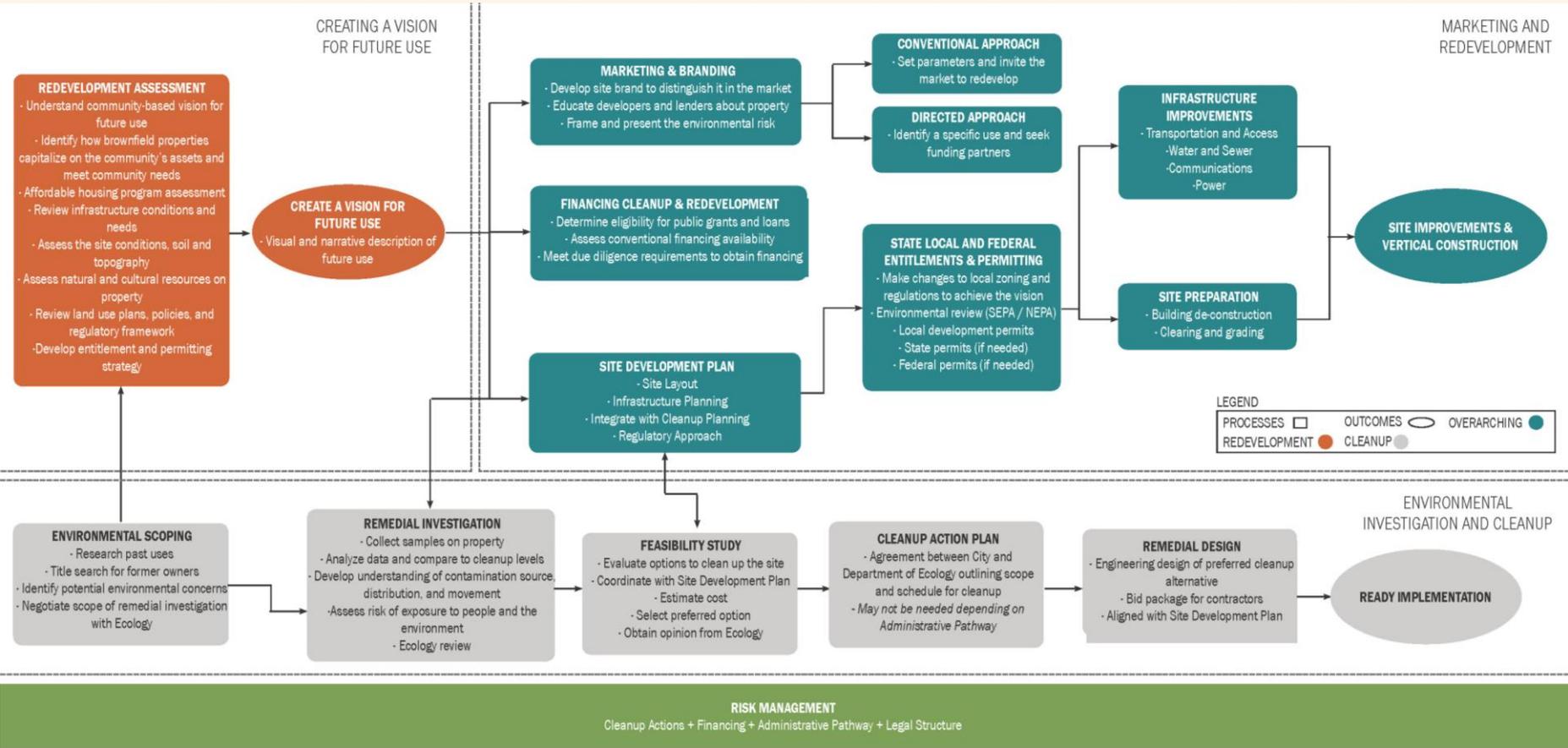
CLEANUP

- Dig & Haul
- In-situ Treatment
- Capping
- Monitored Natural Attenuation

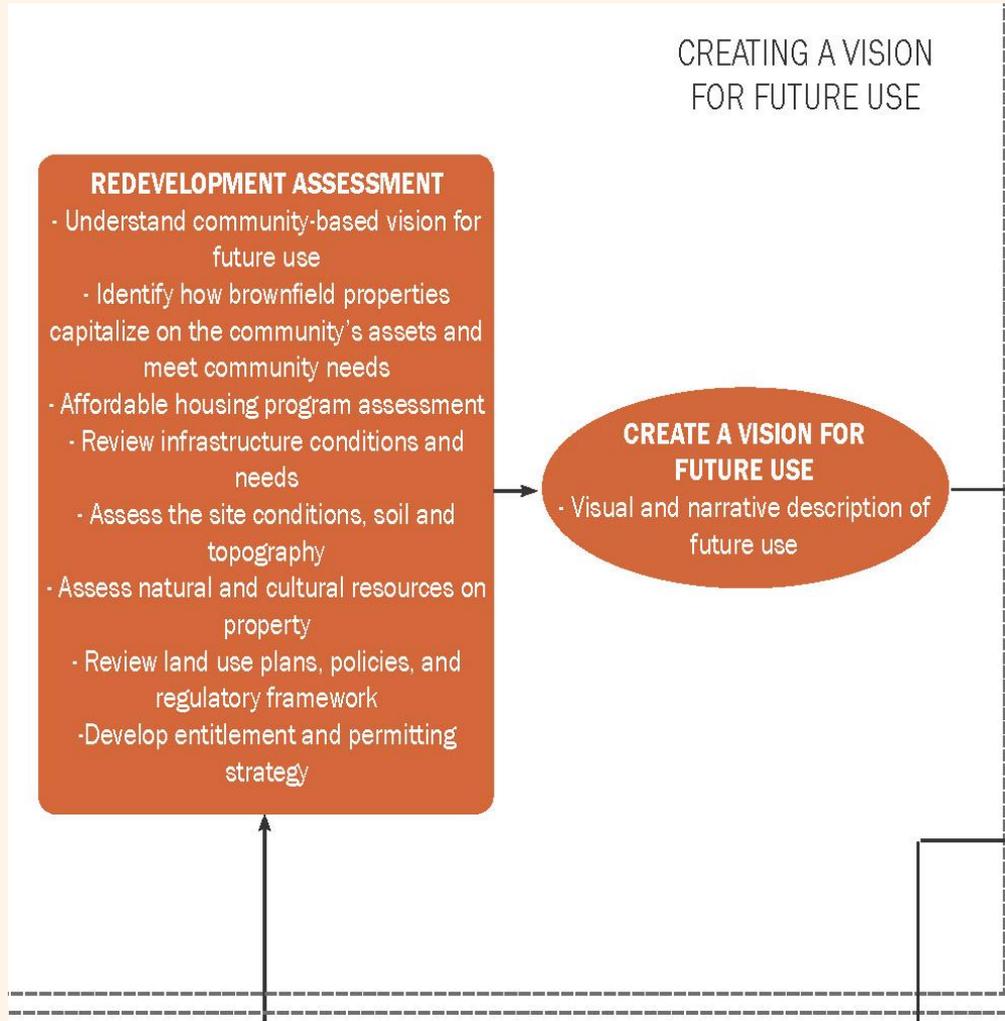
FUNDING

- State & Federal Grants
- Historic Insurance Recovery
- Low Interest Loans
- Contribution Claims

CLEANUP AND REDEVELOPMENT

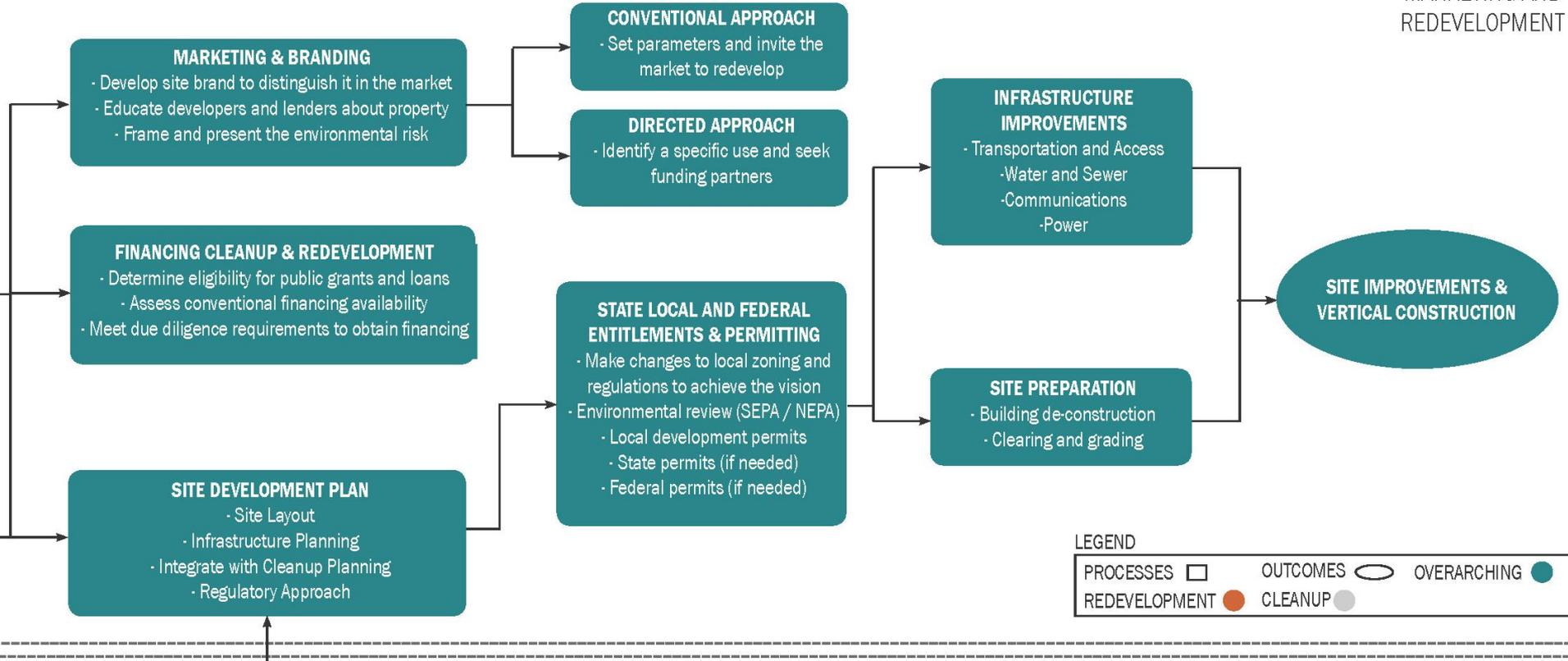


CLEANUP AND REDEVELOPMENT

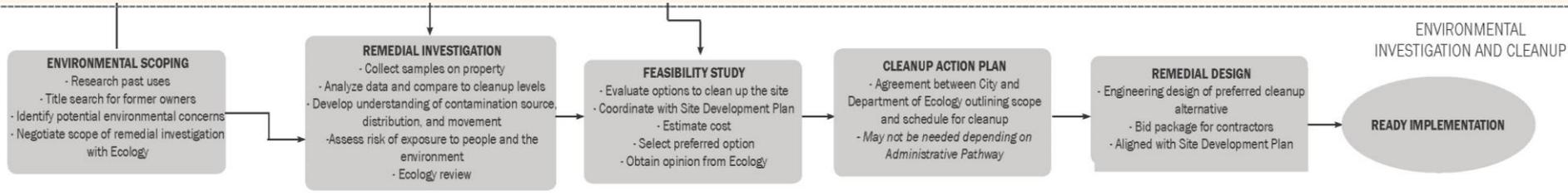


CLEANUP AND REDEVELOPMENT

MARKETING AND REDEVELOPMENT



CLEANUP AND REDEVELOPMENT



RISK MANAGEMENT

Cleanup Actions + Financing + Administrative Pathway + Legal Structure

BROWNFIELD BRAINSTORM

(60 minutes)

GROUP DISCUSSION

REDEVELOPMENT CONCEPT



BUILDERS & MAKERS SMALL BUSINESS INCUBATION CENTER | ILLUSTRATIVE SITE PLAN

SPOKANE, WASHINGTON | MAY 23RD 2016 #1602

| FIGURE 10



THANK YOU!