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

REDVELOPMENT

- 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?
LOCATION
LAND USE
ENVIRONMENT

Figure 2
Site Features
"The Ranch" Public Works Storage Yard
City of Spokane
Spokane, Washington

Legend

Property Parcels
Pole-Mounted Transformer

Material Piles
Bulk Asphalt Storage
Miscellaneous Trash and Road Materials
Road Demolition Debris
Storm Debris

Former storage area of PCB-containing transformers
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.

RV Park
Industrial
Businesses
Residential
and Industrial
Businesses
Former Foot Station and Shop, Currently Vacant
Parcel: 36344.0204
Parcel: 36344.0208
Parcel: 36344.0210

Road Paint Containers
Building C - Concrete bullhead sculpture storage
Building F - Concrete bullhead sculpture storage

Parcel: 36344.0209
Parcel: 36344.0208
Parcel: 36344.0210

Building B - Bulk salt storage
Building A - Gravel storage

Building D - Pump House

Drainage Ditches
Conveyor for Truck Loading
Parcel: 36344.0204
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

CREATE A VISION FOR FUTURE USE
- Visual and narrative description of future use

MARKETING & BRANDING
- Develop site brand to distinguish it in the market
- Educate developers and lenders about property
- Frame and present the environmental risk

FINANCING CLEANUP & REDEVELOPMENT
- Determine eligibility for public grants and loans
- Assess conventional financing availability
- Meet due diligence requirements to obtain financing

REDEVELOPMENT ASSESSMENT
- Understand community-based vision for future use
- Identify how brownfield properties capitalize on the community's assets and meet community needs
- Affordable housing program assessment
- Review infrastructure conditions and needs
- Assess the site conditions, soil and topography
- Assess natural and cultural resources on property
- Review land use plans, policies, and regulatory framework
- Develop entitlement and permitting strategy

CREATE A VISION FOR FUTURE USE
- Visual and narrative description of future use

SITE DEVELOPMENT PLAN
- Site Layout
- Infrastructure Planning
- Integrate with Cleanup Planning
- Regulatory Approach

CONVENTIONAL APPROACH
- Set parameters and invite the market to redevelop

DIRECTED APPROACH
- Identify a specific use and seek funding partners

STATE LOCAL AND FEDERAL ENTITLEMENTS & PERMITTING
- Make changes to local zoning and regulations to achieve the vision
- Environmental review (SEPA / NEPA)
- Local development permits
- State permits (if needed)
- Federal permits (if needed)

INFRASTRUCTURE IMPROVEMENTS
- Transportation and Access
- Water and Sewer
- Communications - Power

SITE PREPARATION
- Building deconstruction
- Clearing and grading

LEGEND
- PROCESSES □
- OUTCOMES ○
- OVERARCHING ●

REDEVELOPMENT
- CLEANUP

ENVIRONMENTAL INVESTIGATION AND CLEANUP

RISK MANAGEMENT
Clean up Actions + Financing + Administrative Pathway + Legal Structure
CLEANUP AND REDEVELOPMENT

REDEVELOPMENT ASSESSMENT
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CREATE A VISION FOR FUTURE USE
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CLEANUP AND REDEVELOPMENT

ENVIRONMENTAL SCOPING
- Research past uses
- Title search for former owners
- Identify potential environmental concerns
- Negotiate scope of remedial investigation with Ecology

REMEDIAL INVESTIGATION
- Collect samples on property
- Analyze data and compare to cleanup levels
- Develop understanding of contamination source, distribution, and movement
- Assess risk of exposure to people and the environment
  - Ecology review

FEASIBILITY STUDY
- Evaluate options to clean up the site
- Coordinate with Site Development Plan
- Estimate cost
- Select preferred option
- Obtain opinion from Ecology

CLEANUP ACTION PLAN
- Agreement between City and Department of Ecology outlining scope and schedule for cleanup
- May not be needed depending on Administrative Pathway

REMEDIAL DESIGN
- Engineering design of preferred cleanup alternative
- Bid package for contractors
- Aligned with Site Development Plan

READY IMPLEMENTATION

RISK MANAGEMENT
Cleanup Actions + Financing + Administrative Pathway + Legal Structure
BROWNFIELD BRAINSTORM

(60 minutes)
GROUP DISCUSSION
REDEVELOPMENT CONCEPT

**PROGRAM**

- SITE = 10.5 AC
- BUILDINGS = 92,544 SQ FT
- FAR = 0.2

- PARKING SPACES = 191 SPACES
- PARKING RATIO = 2:1000 SQ FT

BUILDERS & MAKERS SMALL BUSINESS INCUBATION CENTER | ILLUSTRATIVE SITE PLAN

SPokane, Washington | May 23rd 2016

#1602

| Figure 10 |
THANK YOU!