

Reuse and Redevelopment



Former Universal Recycling Site - Fairbanks

Developing Tools to Make it Work



John B. Carnahan
Alaska Forum on the Environment
Anchorage, Alaska
February 14, 2007

State of Alaska Environmental Conservation Declaration of Policy

“It is the policy of the state to conserve, improve, and protect its natural resources and environment and control water, land, and air pollution, in order to enhance the health, safety, and welfare of the people of the state and their overall economic and social well-being.” – Alaska Statutes 46.03.010

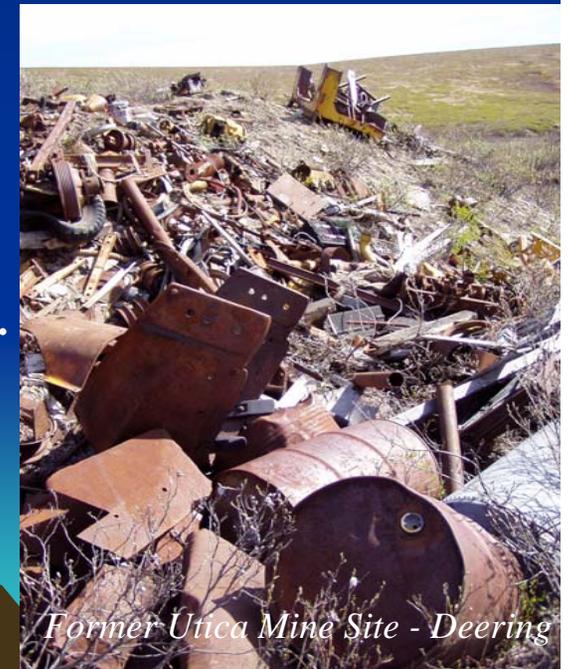
What does the “R&R” mean?

EPA defines a brownfield as:

“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”

When considering brownfield projects:

- There should be a *reuse* component...
- Think about *recycling* contaminated properties...
- Remember - this is *not* a “cleanup program”



Former Utica Mine Site - Deering

What are brownfields?

- Residential, commercial, and industrial properties
- Petroleum sites
- “Mine-scarred” land
- Controlled substance sites



Tank Farm - Anvik



Abandoned Meth Lab - Wasilla

EXCLUSIONS:

- *NPL sites*
- *Sites under administrative orders*
- *Federally owned properties*

Why should I care?

- Brownfields affect your communities.
- There may be some opportunities to do something about it (we can't help if we don't know about it).
- There may be some state funds in the future to assist with assessment.
- More than \$6 million have been put into Alaska brownfield projects and programs.

Why should state care?

- The return on brownfield investments has been shown to be substantial!
- This work helps identify new sites, clarify the problems of known sites, and helps to eliminate the problem.
- The better we spend our money, the more there is for other projects.

Benefits of reusing brownfields

Benefits of redeveloping brownfields are social, economic, and environmental

- Community enhancement
- Restoration of dilapidated buildings
- Increased property values
- New jobs
- Use of existing infrastructure
- Conservation of greenspace
- Protection of environment



Former Universal Recycling Yard after fire.

OK – so I think I know what
a brownfield site might be...
Is there help for my
community?

As always, that depends...

Does the following generally fit your situation?

- You have a site with a known or *perceived* contamination problem.
- The environmental problem is impeding the use of that site.
- You have a plan or idea or vision for the reuse of that site (include retaining green space, put new structure on it, or rehabilitating a subsistence habitat)
- You are not at fault *and* the one who is at fault is unlikely or unable to do much about it.
- There is community support for this project and a desire to see this site put back into use.

IF the answer is YES
then there is likely some form of DEC
R&R or EPA brownfield assistance for
which you are eligible to apply...

BUT there is only limited funding
available.

Types of assistance include:

- ✓ DEC Brownfield Assessments (DBA)
- ✓ EPA Targeted Brownfield Assessments (TBA)
- ✓ EPA State & Tribal Response Program Grants
- EPA Brownfield assessment, cleanup and training grants
- Revolving Loan Funds – loans and grants (**IF** our request is successful)
- Other federal assistance: HUD, SBA, EDA, DOT, USDA...for developments, parks, trails...etc.

It is time for Alaska to identify incentives for brownfield redevelopment

An aerial photograph of an industrial or construction site. In the foreground, there is a large, dark, irregular pile of debris, possibly rubble or scrap metal. To the left, a tall, narrow, white structure stands vertically. In the background, there are several smaller buildings, some with red roofs, and a large area filled with stacks of materials or equipment. The overall scene suggests a site undergoing significant activity or cleanup.

What are we doing with
the DEC *R&R* Initiative?

DEC R&R primarily focuses on...

- Outreach – work with cities and boroughs, community groups, tribal affiliations
- Educate and communicate – provide resource information and technical assistance
- Grant assistance – helping put successful funding requests together
- Help ensure our regulatory process is “*brownfield friendly*”
- Conduct brownfield assessments – help determine the extent of a problem
- Conduct project oversight on cleanups



Fairview Manor in Fairbanks, Alaska

What can I do?

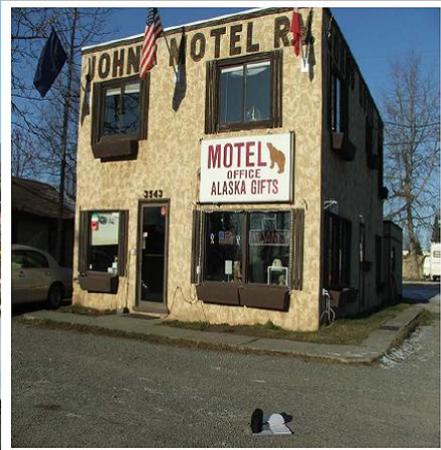
- Take notice of potential brownfield sites in your community – talk to us about them.
- Frame the relationship between the brownfield and how it hinders use or reuse of property or resource.
- Create a reuse or redevelopment vision - encourage community involvement.
- Focus on all elements of your project – not just the cleanup, but what is to follow, and how you can make that a success.
- Package the project – describe how you can make your vision a reality and how brownfield assistance fits in.
- Work together to voice your concern and interests.
- Let us know about your project – we are here to help!

Final thoughts...

- Brownfield issues in Alaska are not always as obvious as in other states.
- Our program capacity is not as mature as other states (young state, limited population, lots of land to cover, diverse issues)
- Special attributes – extreme environment, unique wildlife, extensive coast lines...
- We exist amongst a “use and discard” mentality...this often includes our land and resources.
- There are numerous projects out there just like yours and only limited funding – focus on how yours will be a success!
- We need to make the reuse and redevelopment of brownfield properties a priority – *we need incentives.*

Make DEC your first stop
when seeking information –
we have online information
and are readily available to
discuss your interests.

End



John B. Carnahan
Brownfield Coordinator
and Sonja Benson
Department of Environmental Conservation
Contaminated Sites Program
610 University Ave – Fairbanks – 99709
451-2166 or 451-2156
John_Carnahan@dec.state.ak.us
Sonja_Benson@dec.state.ak.us
<http://www.dec.state.ak.us/spar/csp/brownfields.htm>