



U.S. EPA REGION 3

March 2024

EPA 903-K-22-001

epa.gov/land-revitalization



EPA REGION 3 - LAND REVITALIZATION RESOURCES

As part of its mission to protect human health and the environment, EPA is dedicated to revitalizing contaminated lands and returning properties to productive reuses. This guide provides an overview of the wide variety of EPA resources available for communities interested in land revitalization.

BROWNFIELDS PROGRAM GRANTS

Assessment Grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfields sites.

Cleanup Grants provide funding for a grant recipient to carry out cleanup activities at brownfields sites.

Multi-purpose Grants provide funding to carry out a range of eligible assessment and cleanup activities within a proposed target area, such as a neighborhood, a number of neighboring towns, a district, a corridor, a shared planning area or a census tract.

Revolving Loan Fund Grants provide funding for a grant recipient to capitalize a revolving loan fund and provide sub-awards to carry out cleanup activities at brownfields sites. Through these grants, EPA strengthens the marketplace and encourages stakeholders to leverage resources to clean up and redevelop brownfields.

Job Training Grants allow nonprofits, local governments, and other organizations to recruit, train, and place unemployed and under-employed residents of areas affected by the presence of brownfields.

DIRECT TECHNICAL ASSISTANCE

Targeted Brownfields Assessments can be provided to communities free of charge through EPA contractors, and typically include Phase I and II assessments and cleanup planning. For more information contact Christian Smith: smith.christian@epa.gov

Regionally Directed Technical Assistance is performed annually by EPA contractors on projects focused on either Site Visioning/Market Analysis/Community Engagement or Funding/Financing. For more information contact Patricia Corbett: corbett.patricia@epa.gov

Land Revitalization Technical Assistance is an annual program performed by EPA contractors for projects on innovative approaches to advance the reuse of brownfield properties. For more information contact Patricia Corbett: corbett.patricia@epa.gov

The **Technical Assistance to Brownfields** program provides assistance to communities on brownfields issues with the goal of increasing understanding and involvement in brownfields cleanup and revitalization. Region 3's TAB program is currently administered by West Virginia University. For more information visit: brownfields.wvu.edu

Groundwork USA is a national organization that engages local businesses, residents and government officials to revitalize neighborhoods and transform community liabilities into community assets.

RE-Powering America's Land is an EPA initiative that encourages renewable energy development on current and formerly contaminated lands, landfills, and mine sites when such development is aligned with the community's vision for the site.

EPA **Environmental Finance Centers** provide communities with professional training, technical assistance, and applied research to equip officials in making sound financial and environmental decisions.



Former Harper Thiel Electroplating facility, now Wilmington Brew Works, Wilmington, DE

EPA OFFICE OF BROWNFIELDS AND LAND REVITALIZATION AND EPA OFFICE OF LAND AND EMERGENCY MANAGEMENT RESOURCES

Anatomy of Brownfields Redevelopment provides an overview of the opportunities and risks associated with brownfields redevelopment and walks through various brownfields redevelopment scenarios.

The **Brownfields Roadmap** breaks down brownfields site investigation and cleanup into an easy, step-by-step process.

Community Actions that Drive Brownfields

Redevelopment: The U.S. Environmental Protection Agency (EPA) developed this guide to help communities with brownfields more successfully address community revitalization and brownfields-related challenges. It outlines concrete actions communities can take to address these challenges. Attracting public or private investment for the reuse of brownfield properties can bring economic and social benefits to communities, in addition to improving environmental conditions.

Plan for Brownfields Redevelopment Success: Resource

Roadmap: How a Resource Roadmap can help: Identifies the brownfield site and related revitalization priorities, key components and phases of the priority projects, and the estimated cost and potential funding and financing sources for each key component and phase. Typically designed as a matrix. Serves as a strategic guide to project leveraging by matching individual project components to appropriate funding and financing sources. Shows how matching-fund commitments will be met.

Setting the Stage for Leveraging Resources for Brownfields

Revitalization: In 2015, the U.S. Environmental Protection Agency (EPA) marked the 20th anniversary of the Brownfields program and launched its Next Generation Brownfields initiatives to promote improved approaches for supporting American communities in their revitalization efforts. One initiative is to provide guidance and technical assistance to localities and brownfields practitioners on leveraging resources for brownfields revitalization. This guide explores how communities can prepare to successfully leverage funding and other resources for brownfields revitalization.

Brownfields Federal Programs Guide: Finding, understanding, and meeting the qualifications for federal grant and loan programs can be confusing, time-consuming, and difficult. To make this task easier, EPA publishes this Brownfields Federal Programs Guide every two years. The guide provides a central source of up-to-date information about federal programs that offer grants, loans, and/or technical assistance to support brownfield activities at the various stages of the brownfields redevelopment process — planning, assessment, cleanup, and redevelopment. EPA's hope is that this guide is a useful tool for communities starting their search for resources to leverage towards their brownfields redevelopment projects.



Former Quality Glass site (above), now trailhead and kayak launch in Van Voorhis, WV

Visit
epa.gov/brownfields/r3
for more information



Former Habitat ReStore (above), now Big Lick Brewery and West Station 2 Apartments, Roanoke, VA

LAND REVITALIZATION PROGRAM TOOLS FOR COMMUNITIES

The [PREPARED Workbook](#) guides local decision makers through a step-by-step process for determining how to facilitate reuse of contaminated properties by considering acquisition and non-acquisition property recovery actions.

The [Community Reuse Property Prioritization Tool](#) is designed to help communities prioritize properties based on a specific reuse plan.

The [Public Infrastructure Coordination Assessment and Planning Tool](#) assists communities in identifying opportunities to leverage investments across systems by taking a more coordinated approach to infrastructure management.

The [Brownfields Stakeholder Forum Kit](#) was created to help communities design, plan and conduct forums that bring together groups of stakeholders to focus on a brownfields project.

[Brownfield Revitalization in Climate-Vulnerable Areas](#) outlines nationally applicable examples of relevant regulatory standards, incentives, and guidelines for communities to consider as they update their zoning and subdivision regulations.

Applying EPA's [Sustainable Materials Management](#) principles during site redevelopment can be beneficial both economically and environmentally.

The [On the Road to Reuse: Residential Demolition Bid Specification Development Tool](#) helps users anticipate environmental issues and concerns with demolition so they can factor them into the planning and procurement process.

The [Deconstruction Rapid Assessment Tool](#) enables organizations to triage building stock slated for demolition. It assembles data that can help prioritize structures for deconstruction and salvage.

ENVIROATLAS

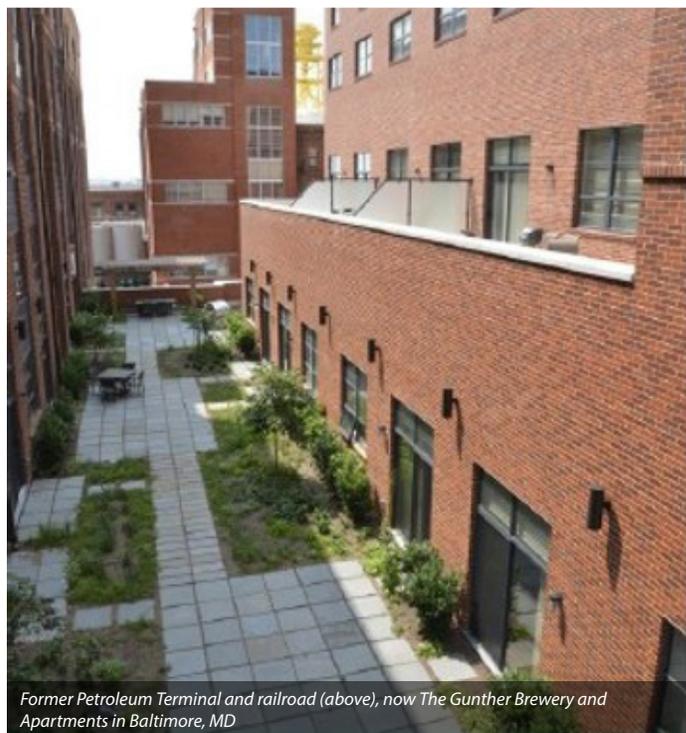
[EnviroAtlas](#) provides geospatial data, easy-to-use tools, and other resources related to ecosystem services, their chemical and non-chemical stressors, and human health. The new EnviroAtlas for Brownfields featured collection provides map layers to assist brownfield grant applicants and awardees in presenting their stories and plans for redeveloping their local brownfields.

ENVIRONMENTAL JUSTICE

The [Environmental Justice Small Grants Program](#) supports and empowers communities working on solutions to local environmental and public health issues. The program is designed to help communities understand and address exposure to multiple environmental harms and risks. For more information, contact Sarah Frederick: frederick.sarah@epa.gov.

The [Environmental Justice Collaborative Problem-Solving \(CPS\) Cooperative Agreement Program](#) provides funding for eligible applicants for projects that address local environmental and public health issues within an affected community.

[EJScreen](#) is an environmental justice mapping and screening tool that provides EPA with a nationally consistent dataset and approach for combining environmental and demographic indicators. EJScreen users choose a geographic area; the tool then provides demographic and environmental information for that area.



Former Petroleum Terminal and railroad (above), now The Gunther Brewery and Apartments in Baltimore, MD

PENNOVATION CENTER — PHILADELPHIA, PA

In 2013, the Philadelphia Authority for Industrial Development (PAID) and the City of Philadelphia formed and initiated a 20-year, \$400 million master plan to remediate and redevelop the Lower Schuylkill River area. A key site in this effort was a former DuPont research and development facility, which sat atop 23 acres of contaminated land. In 2015, PAID sub-granted \$600,000 of EPA Revolving Loan Funds to the University of Pennsylvania, which leveraged an additional \$37.5 million investment from the University to remediate the site and pave the way for redevelopment.

Today, the site hosts the LEED™ Gold certified Pennovation Center. By utilizing EPA Brownfield funding and removing the barriers to redevelopment, the Pennovation Center has been able to bring students and the private sector together to foster interaction and the exchange of ideas. With cutting edge labs, creative common spaces, and inventor garages, the facility is an incubator for researchers, innovators, and entrepreneurs to advance science and commercialize research discoveries. Since opening, 64 companies and 266 entrepreneurs have used the space within the center, opening the gateway for community revitalization in the Innovation District.



Former DuPont research and development facility (left), now the LEED™ Gold Certified Pennovation Center, Philadelphia, PA

SMART GROWTH

Building Blocks for Sustainable Communities

provides quick, targeted technical assistance to selected communities using tools that are designed to address a variety of challenges in many different local contexts.

Cool & Connected is a planning assistance program that helps rural communities use broadband service to revitalize main streets and promote economic development.

Greening America's Communities helps cities and towns envision and implement design strategies for more sustainable communities.

Healthy Places for Healthy People helps communities create walkable, healthy, economically vibrant places by engaging with their health care facility partners, such as community health centers, nonprofit hospitals, and other health care facilities.

Local Foods, Local Places helps communities develop and implement action plans that promote local foods and downtown revitalization.

Smart Growth Implementation Assistance works with public-sector entities that want to incorporate smart growth techniques into their development. For more information, contact smartgrowth@epa.gov.

OTHER RELATED PROGRAMS

Underground Storage Tanks: Often times, petroleum brownfield sites have known or suspected underground storage tanks (USTs) which are regulated under EPA's UST program. Each state implements the UST program individually. To find your state UST contact, and for more information on the UST program, contact Tom Uybareta: uybareta.thomas@epa.gov.

The **Superfund Redevelopment Program** is a nationally coordinated effort to ensure that EPA and its partners have an effective process and the necessary tools and information to return Superfund hazardous waste sites to productive use.

Local Beneficial Effects Case Studies: Using a site-specific approach, these studies gather information focused on reuse, employment and other beneficial effects. They can obtain detailed information about economic benefits for every company present on a site, in addition to unique economic benefits provided by particular uses, such as alternative energy.

RCRA Facilities: The RCRA **Ready for Anticipated Use Decision Tree** can help determine if a facility or area meets the criteria for a RCRA RAU determination.

LEGAL RESOURCES

The Revitalization Handbook summarizes the federal statutory provisions and the EPA cleanup enforcement documents that address the potential liability concerns of parties involved in the cleanup and revitalization of contaminated sites.

Comfort/Status Letters: EPA may issue comfort/status letters to address the following: status of the site; future anticipated actions at the site; available liability protections; reasonable steps that a purchaser should take to stop any ongoing releases and prevent future releases at sites where EPA has this information; and the status of EPA liens.

Ready for Reuse (RfR) Determinations: EPA may issue an RfR Determination to affirm that a Superfund site's conditions are protective of human health and the environment for specific types of uses.

Bona Fide Prospective Purchaser "Doing Work" Agreements: EPA may enter into a settlement agreement with a Bona Fide Prospective Purchaser (BFPP) who wishes to perform part or all of a cleanup. The agreement provides for EPA oversight and may satisfy part or all of any windfall lien.

Prospective Purchaser Agreements (PPA): At some sites of federal interest, e.g., sites on the NPL, a prospective purchaser agreement (PPA) may be appropriate, e.g., the purchaser may not qualify as a BFPP. PPAs, like BFPP agreements, provide liability protections in exchange for cleanup work and/or payment at the site.

Lien Settlements: EPA is willing to enter into negotiations and settlement agreements to resolve lien issues and facilitate reuse.

Discussions: EPA Regional staff is available to talk or meet with prospective purchasers, sellers, lenders, and other stakeholders to discuss the issues critical to the successful purchase and reuse of contaminated or potentially contaminated properties. Providing examples of other contaminated or potentially contaminated properties that were successfully redeveloped and are now in reuse can also reassure local citizens and stakeholders about revitalization opportunities.

Partial Deletions: Many sites on EPA's National Priorities List (NPL) include portions that have been cleaned up and may be available for productive use. These portions may be partially deleted from the NPL if EPA makes a determination that no further cleanup work is required, the state concurs, and necessary institutional controls are in place. Any person, including individuals, businesses, entities, states, local governments, and other federal agencies, may submit a petition requesting a partial deletion. EPA will evaluate the request and make a determination whether to proceed. A partial deletion of a portion of a Superfund site from the NPL can help to increase the site marketability. PLEASE NOTE: EPA Superfund liens may still apply to the deleted parcel.

More information about many of the tools listed above is available on these EPA pages:

[Tools to Address Liability Concerns to Support Cleanup and Reuse](#) • [Superfund Landowner Liability Protections](#)



Former mine land (above) now a bioremediation wetland in Luzerne County, PA.

REGION 3 CONTACTS

Brownfields:

Patricia Corbett • 215-814-3137
corbett.patricia@epa.gov

Underground Storage Tanks:

Tom Uybareta • 215-814-2953
uybareta.thomas@epa.gov

Superfund Reuse:

Jaclyn Kondrk • 215-637-4317
kondrk.jaclyn@epa.gov

RCRA Reuse:

Deborah Goldblum • 215-814-3432
goldblum.deborah@epa.gov

Legal Questions:

Thomas Cinti • 215-814-2634
cinti.thomas@epa.gov

