

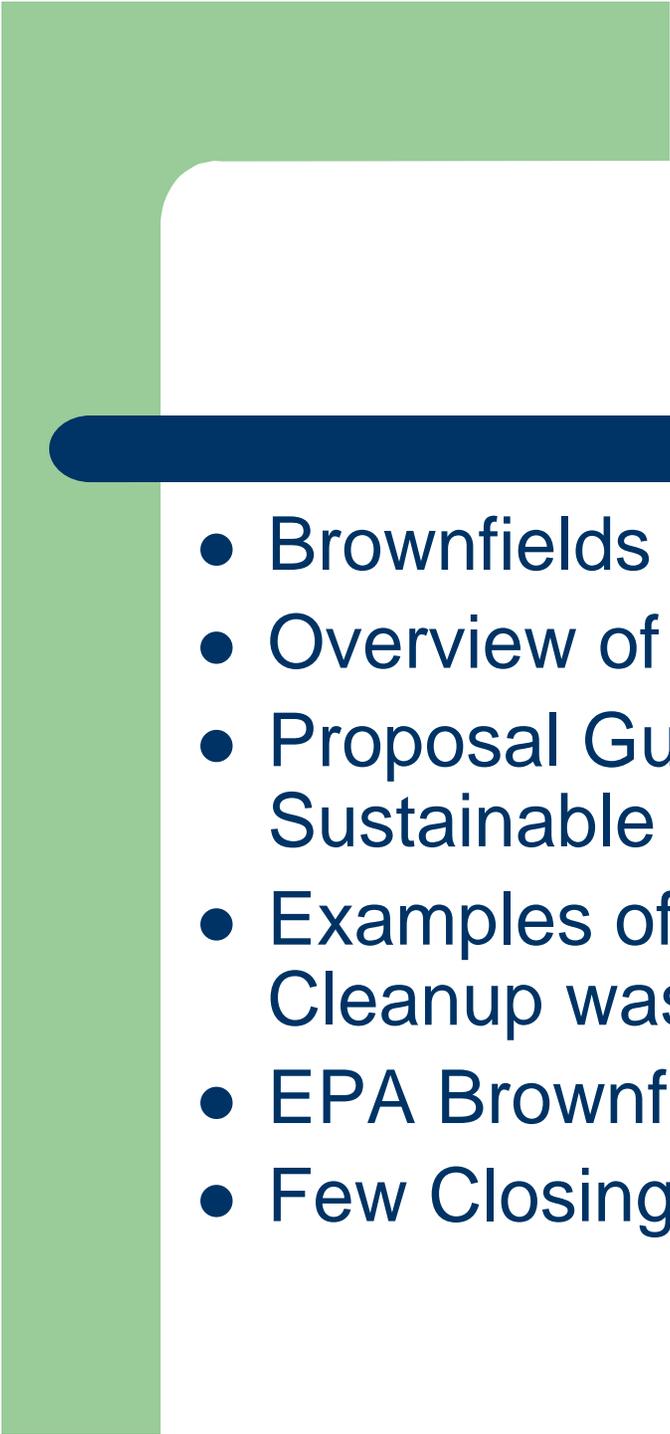
**Including Greener Development in  
Economic Redevelopment-EPA's Revolving  
Loan Fund Program Perspective**

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# Topics

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- Brownfields Definition
- Overview of Revolving Loan Fund Program
- Proposal Guideline Criteria Relevant to Sustainable Redevelopment
- Examples of Greener Projects Where Cleanup was Funded in Part by RLF Loans
- EPA Brownfields Sustainability Pilots
- Few Closing Thoughts and Contact Info

# Brownfield Site Definition

- “...real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.”

## **Brownfield Law Provides for up to \$200 Million a Year**

- Assessment grants for up to \$350K per site
- Job Training grants for up to \$200k per eligible entity
- Direct Cleanup grants for up to \$200K per site
- Revolving Loan Fund grants for up to \$1M per eligible entity to capitalize a revolving loan fund

# Who is Eligible to Apply?

- General purpose units of local government (e.g., cities and counties)
- States and Tribes
- Quasi-governmental entities (e.g. regional councils or groups of local gov'ts, land clearance and redevelopment authorities)
- Non-profit organizations - CLEANUP GRANTS ONLY

## 2008 Proposal Guideline Criterion on Sustainable Outcomes

- Describe environmental benefits, beyond remediation of contaminants, associated with sustainable redevelopment of sites under this grant including the use of existing infrastructure. Discuss how this grant will support EPA initiatives such as Construction and Demolition Materials Recycling, Low Impact Development and/or Green Remediation

# Mason Run Residential Redevelopment, Monroe MI

- Former corrugated box mfg on 185 acres
- Much of site covered with 1-2 feet of coal ash and cinders
- Total cleanup costs in excess of \$8M
- Phased residential redevelopment in “new urbanism” tradition



# Innovative measures to reduce costs and “carbon footprint” of cleanup

- Recycled building foundations as base material for roads
- Cinder/ash fill encapsulated under road ROWs and green space
- Environmental and Health Benefits
  - Reduction in energy consumption, carbon emissions, and waste handling; less impact on air quality and local infrastructure.



# New Urbanism Elements of Mason Run

- Front porches, alleyways and detached garages to promote neighbor interaction
- 10% set aside for walking paths and interconnected parks.
- Environmental and health benefits
  - Storm water mgmt
  - Aesthetic setting
  - Provides areas for walking & exercise



# Former Ottawa Street Power Station Lansing, MI

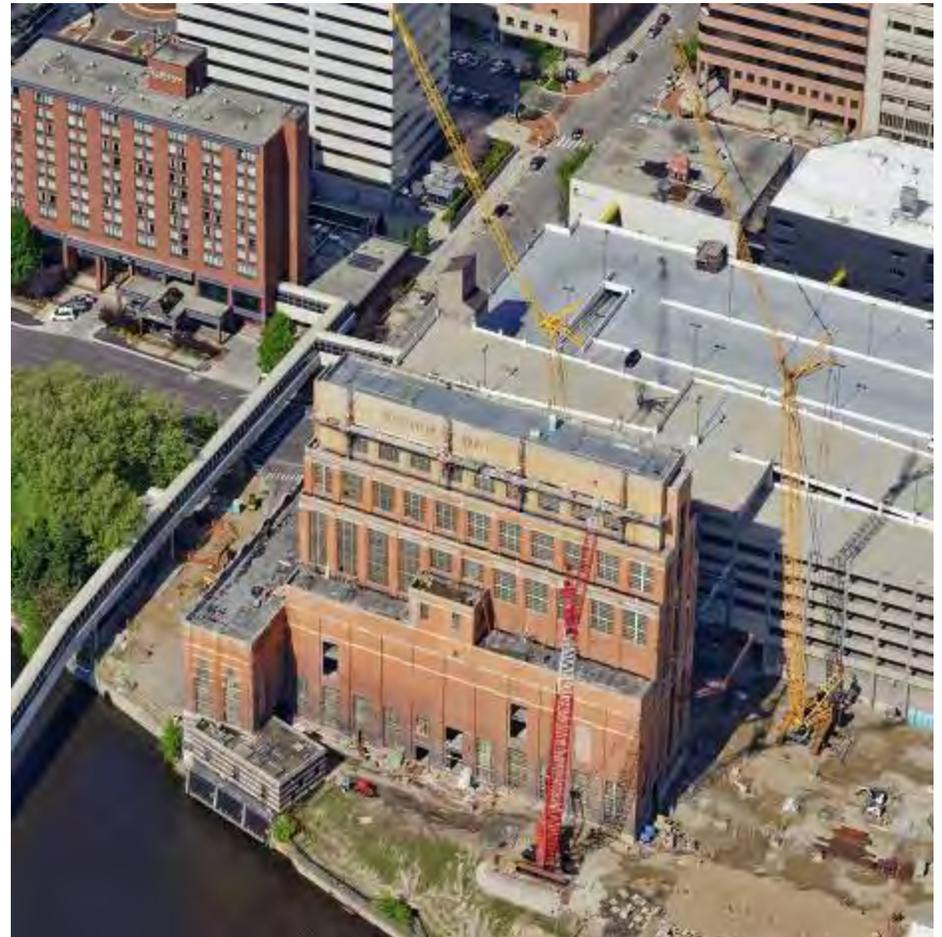
- Coal-fired power plant constructed in 1930s and vacant for 10+ yrs
- Historic structure in both design features and appearance
- Wide-spread soil and ground water contamination from historical industrial and commercial operations in project area
- Hazardous building materials including asbestos and lead paint





# Redevelopment of Project Area

- Rehabilitation of former power station as corporate HQ for major insurance company
- Construction of new office building north of existing structure
- Removal of existing parking deck and construction of smaller, more functional parking deck
- Addition of a 25-foot wide “linear” public park along west bank of Grand River
- Public/Private investment > \$180 Million



# Planned Sustainable and LEED Aspects of Project

- Buildings will be LEED certified
- Attention to indoor air and environmental quality by using low VOC-emitting materials, maximizing day lighting and views, and thermal comfort
- Use of under floor air distribution system allowing temp control of individual work areas
- Deconstruction waste mgmt by diverting 7,000 tons of material away from landfills including 800 tons of steel and 600 tons of concrete



# Construction of “Linear” Park Along Grand River

- Funded primarily by CMI Waterfront Grant
- Excavation of contaminated surface soil and placement of a clay cap
- Park will connect downtown with adjacent parks and returns public access and walkability to the riverfront







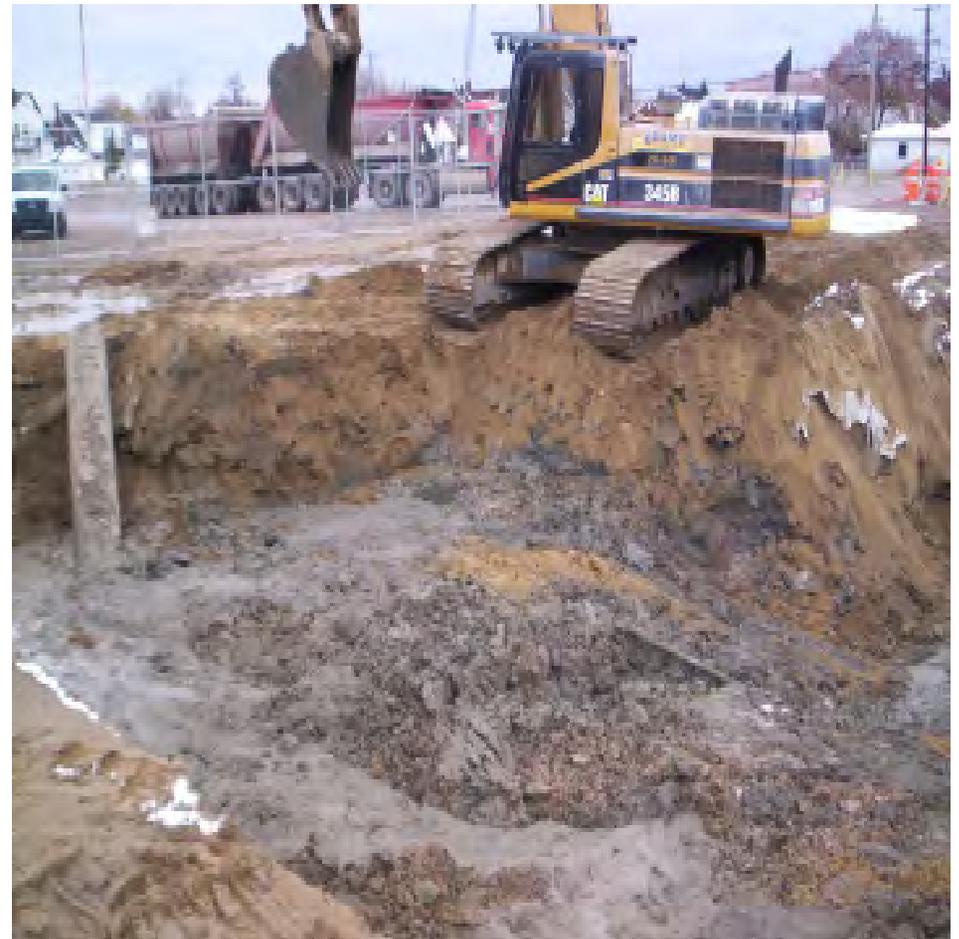
# Former Montgomery Wards Dearborn, MI

- Built in 1937 at major downtown intersection
- Expanded to include fuel station and automotive repair
- Vacated in 2001
- Functionally obsolete with soil contamination beneath building
- After several failed attempts to reuse the site, the City took control in 2005



## Site Cleanup – Spring 2009

- Funded primarily by \$1M loan from DCC's RLF grant to Dearborn BRA
- Building demolished which included asbestos abatement and universal waste disposal (light ballasts, fluorescent lamps, etc.)
- Removal and off-site disposal of 35,000 cubic yards of contaminated soil and importing clean backfill



# Future Home of Dearborn Town Center

- Development Agreement executed in 2008
- Mixed use/reuse is consistent with City's Master Redevelopment Plan
- Total Public/Private investment of approx. \$100M
- Redevelopment will be LEED-certified



# Urban Design Features of Redevelopment

- Pedestrian friendly environment w/unified landscaping and lighting
- Innovative storm water management practices
- Improved parking
- Flexible sites for medical, retail, housing, cultural and entertainment uses
- Easy access for seniors
- Preserves historic heritage of downtown
- Connects downtown to regional parks, trails and open space network



# Schematic of Redevelopment Layout



## Brownfield Sustainability Pilots

- Technical assistance in the form of contractor support to help communities incorporate aspects of sustainable redevelopment into planning, design and implementation of local brownfields projects
- \$500K available nationally in 2008 with 16 pilots awarded between \$20-50K each
- Pilots expected to continue annually

# What Types of Projects are Considered for Assistance?

- Recycling and reuse of demolition materials
- Green building and infrastructure design
- Energy efficiency
- Water conservation
- Innovative storm water management
- Renewable energy development
- Native landscaping

## A Few Closing Observations

- Each example presented involved an RLF grantee loaning to the BRA with future tax capture providing revenue to repay loan
- Most redevelopment projects can incorporate sustainable practices into site reuse
- RLF grantees must accept mindset of being a lending institution, i.e. some risk is involved
- Local governments often must play an active role in brownfields redevelopment



# Contact Information

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