

Remediation, Funding, & Liability

Restoring a brownfield to usable conditions can be a long and costly process involving legal issues.



Why develop a BROWNFIELD?

Greenfields are...

...land that has never been developed.

Greenfields vs. Brownfields?

Developing Brownfields lessens Greenfield development.

A general rule of thumb:

1 acre of Brownfield development spares 4 acres of Greenfields

Other advantages?

- Existing Infrastructure

Brownfields take advantage of existing infrastructure - roads, airports, and other utilities.

- Government Funding

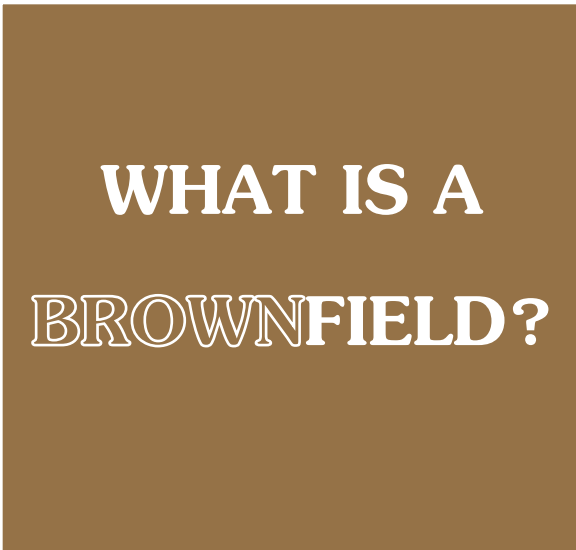
The government helps pay for brownfield redevelopment in the form of grants and loans.

- Productive Use of an Idle Property

Development of brownfields contributes to the long-term sustainability of communities, turning idle land into an active site.

- Cleaner Land in the Process

Developers are required to clean up brownfields during the development of the land.



WHAT IS A BROWNFIELD?

Brownfields must be assessed for environmental contamination before they can be remediated. The environmental assessment process consists of a preliminary investigation, sampling, and analysis in order to determine the contaminants present.

The way that contaminants are treated depends on the chemicals found, the types of soils, and the depth of contamination at the site.

A common way of treating the site is capping the contaminated ground with pavement, several inches of gravel, or soil.

There are various types of federal and state funding for the remediation and redevelopment of brownfields.

In legal terms, the word liability refers to responsibility. Many developers shy away from brownfields because they could be potentially held responsible for the site's contamination, even if they did not contaminate the land themselves.

Many states have enacted brownfield legislation that limits liability, or responsibility for those who would like to purchase and develop a brownfield site.



Deborah Lange, Executive Director

<http://www.cmu.edu/steinbrenner/brownfields/>
dlange@cmu.edu
phone 412-268-7121



a reference guide

Brownfields are...

"abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination." (EPA)

In the mid 1970s, there came strange reports from a small Niagara Falls town called Love Canal. Children and dogs developed skin irritation after spending time in the field around their school, and rocks exploded when dropped.

It was discovered that their elementary school was built on a dumping site and rest of the town was built on buried toxic chemicals. Love Canal's landmark case made it clear that a program was needed to fund the clean up of this and similar sites.

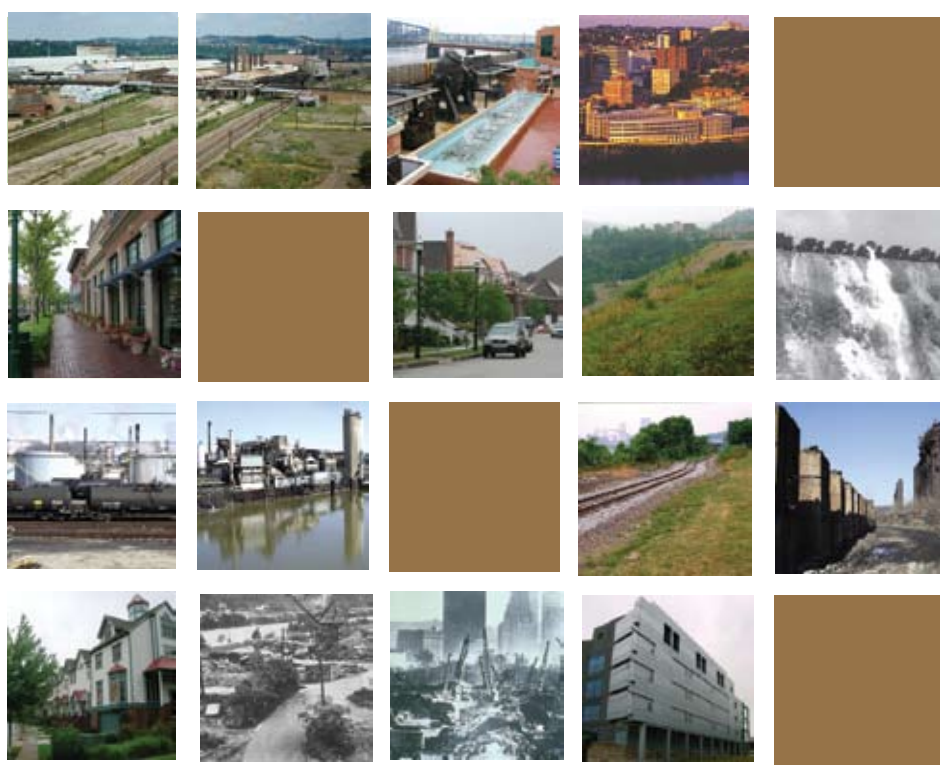
The Superfund program was established in 1980 to identify those severely contaminated sites. Once identified, the sites are placed on a National Priority List (NPL) which determines when they will receive further investigation and long-term clean-up actions. In contrast, areas of lesser contamination were dubbed 'brownfields.'

Brownfields number in the hundreds of thousands nationwide. Often abandoned, these sites sit in small towns and large cities, on waterfronts and in urban centers. People living next to brownfields often want to move away from the contaminated site, but their nearness to a brownfield depreciates the value of their land and they become trapped.

Undeveloped brownfields degrade the environment and represent lost opportunities to bring jobs and a broader tax base to communities.

brownfields in your area SOUTHSIDE WORKS

This area along the Monongahela River was one of the three manufacturing facilities for J&L Steel, later to become a site for the LTV Steel Co. The decline of steel left the site as a contaminated, unutilized piece of land. The Urban Redevelopment Authority (URA) of Pittsburgh completed remediation of the site, and the developer Soffer Organization turned the site into a first class riverfront development – including office space, a sports medicine complex and practice fields, housing and retail. This development required a total private investment of approximately \$250 million and now provides up to 5,400 employment opportunities and more than 400 housing units.



Key
Each picture on the left is an example of a brownfield site in Southwestern Pennsylvania.
(a/d) = after/during redevelopment
(b) = before redevelopment

The Waterfront (Homestead Steel Works) (b)	(b)	Station Square (Railroad) (a/d)	PNC Firstside (Railroad) (a/d)	
(a/d)		Summerset at Frick Park aka Nine Mile Run (Slag Pile) (a/d)		(b)
Neville Island (Military Production) (b)	(b)		Pittsburgh Technology Center (a/d)	Duquesne (Steel Works) (b)
Washington's Landing aka Herr's Island (Meat Packing Plant) (a/d)	(b)	(b)	(LTV Steel) (a/d)	