



Funding Sustainable Communities

Financial Tools for Brownfield & Infill Redevelopment

**Brownfields and Land Revitalization in Washington State:
An Overview of the State Program and Available Resources**



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Presentation Outline

- Introduction and Background
- The State Brownfields Program and Funding
- Planning for Reuse
- The Redevelopment Process
- Resources and Contact Information

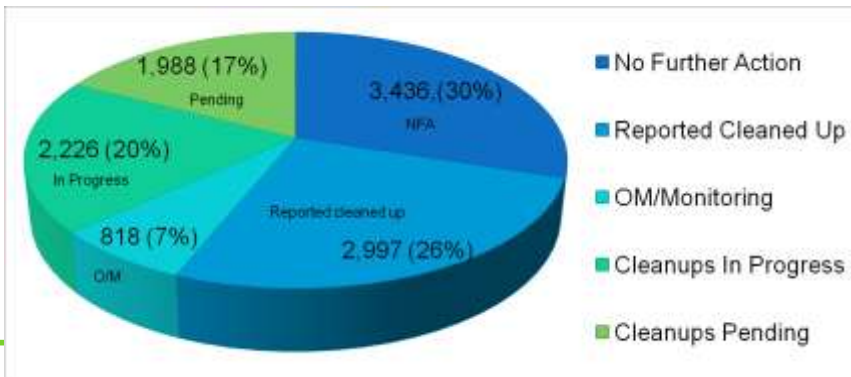
Typical Brownfields in Washington

- Abandoned lumber mills
- Gas stations & bulk-fuel facilities
- Rail & transportation
- Landfills
- Port facilities
- Light industrial
- Dry cleaners

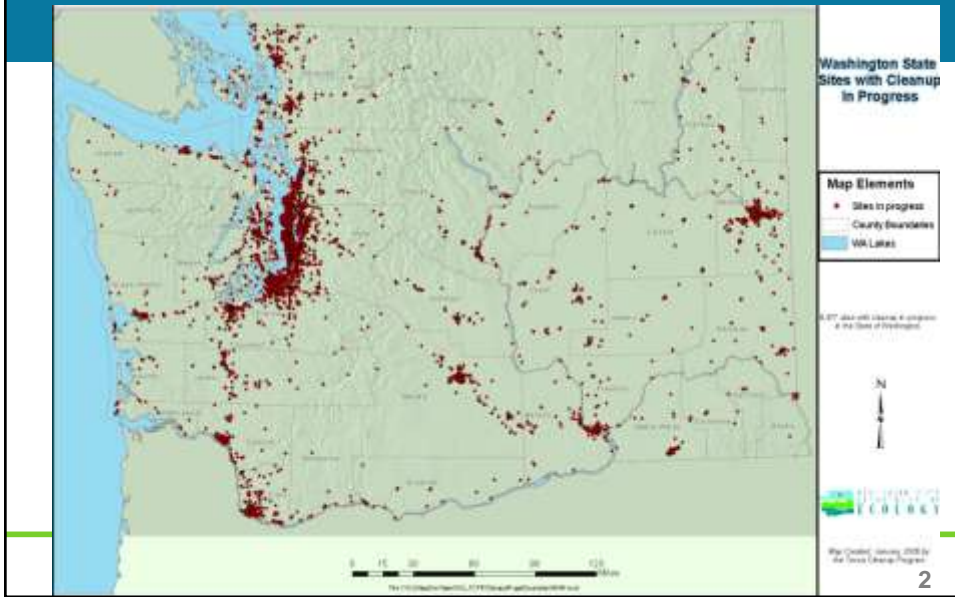


The Brownfields Problem

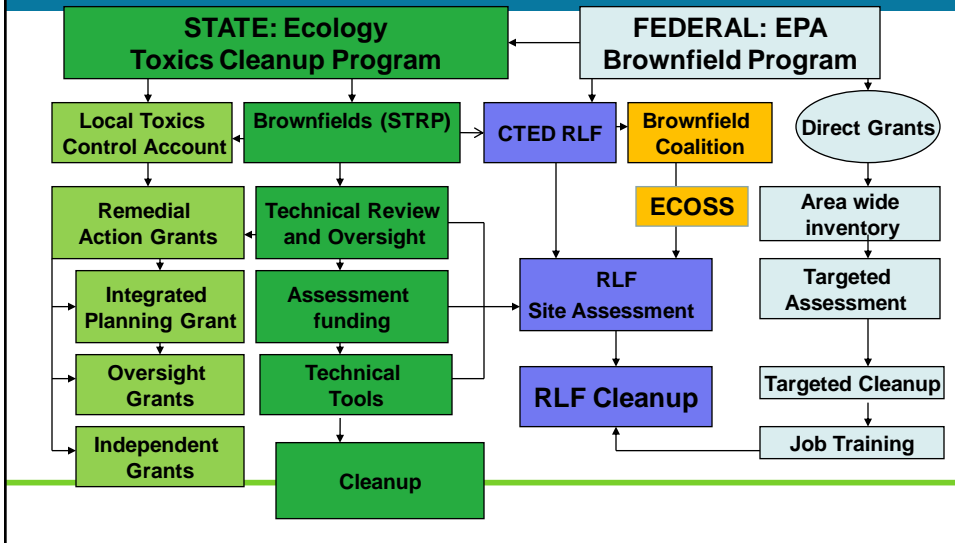
Cleanup Sites in Washington
11,465 as of Jan. 21, 2009



Where Are Cleanups Taking Place Now?



Washington State Funding Pathways



Integrated Planning Grants \$200,000.....No Match

- An integrated project plan is an early planning process that incorporates cleanup activities with the reuse of the property.
- Plan outlines a strategy to solve multiple problems that stem from contamination.
- The plan may address habitat restoration, site work for recreational use, and infrastructure development as part of the overall cleanup process. The plan would also include funding strategies that leverage multiple grant and loan opportunities to carry a project through to completion.

Due Diligence Issues

- Environmental
 - Presence of contamination (Phase I evaluation)
 - Site characterization (Phase II site assessment)
 - Environmental impact (SEPA)
 - Compliance issue
 - Regulatory approval
 - Brownfield incentives
 - AAI
- Improvements
 - Physical repairs
 - Code violations
 - Functionality
- Financing
 - Pro forma
 - Appraisal
- Risk Management Plan
- Exit Strategy
- Transportation
 - Accessibility
 - Traffic Studies
- Taxes
- Utilities
- Permits
- Zoning
- Political
- Community Support
- Market
- Feasibility of Development
 - Adaptive Reuse
 - Redevelopment
 - Reposition

Courtesy of www.brownfieldassociation.org
2009

Assistance from Ecology The CLEAR Team

The **C**leanup **E**nhancement **A**nd **R**evitalization
(CLEAR) Team

WHO WE ARE: Ecology Staff dedicated to integrating land use planning with cleanup policy.

WHAT WE DO:

- Work WITH you to develop sustainable communities
- Promote the reuse of previously developed land
- Integrate your larger community vision
- Keep stakeholder focus on the end goal

We are here to help!

Contact the CLEAR Team



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<http://www.ecy.wa.gov/programs/tcp/brownfields.html>