



## Brownfields Policy and Research Newsletter

Volume 2, Number 9, March 29, 2010

Newsletter produced for Northeast-Midwest Institute by [Evans Paull](#) at  
[Redevelopment Economics](#)  
*consultants for brownfields and sustainable urban redevelopment*

### CONGRESS AND FEDERAL BROWFIELDS POLICY

1. [Brownfields Inner Circle Formed to Advance the Federal Brownfields Agenda](#)
2. [Brownfields "Dear Colleague" Letters.](#)
3. [Green Infrastructure Briefing Highlights Bills that Benefit Urban Greening](#)
4. [Brownfields Federal Agenda Presented at NADO Conference](#)

### BROWFIELDS AND SMART GROWTH

5. [EPA – New Data Ties Brownfields to VMT Reduction and other Benefits](#)
6. [New Research Says "Generation Y" Favors Urban Smart Growth Locations](#)
7. [Cincinnati Features GHG Benefits of Brownfields Redevelopment in City Climate Plan](#)
8. [EPA Report Shows Continuing Trend Toward Center City Residential Development.](#)
9. [European Perspective – Cities see Brown and Green at MIPM](#)

### BROWFIELDS, GREEN JOBS, AND RENEWABLE ENERGY

10. [EPA, NREL Partner to Develop Renewable Energy on Potentially Contaminated Sites](#)
11. [NEMW at Power Up Conference ties Brownfields to Green Jobs and Sustainability.](#)

## BROWNFIELDS INNER CIRCLE



PHOTOGRAPH COURTESY OF

[CAMPBELL ENVIRONMENTAL GROUP](#)

BUSINESSES AND ORGANIZATIONS  
THAT SUPPORT THIS NEWSLETTER  
AND THE INSTITUTE'S BROWNFIELDS  
WORK . SEE:

[MEMBERSHIP INFORMATION  
FOR THE BROWNFIELDS INNER  
CIRCLE](#)

INITIAL FUNDERS GROUP:

BROWNFIELD  
**renewal**

ENVIRONMENTAL  
LIABILITY TRANSFER  
CORPORATION

**Smart Growth  
America**

*Better Choices For Our Communities*



**NPCR**  
NEW PARTNERS FOR  
COMMUNITY  
REVITALIZATION, INC.

## LOCAL INNOVATIONS

12. [Eco-Park could get Boost from Energy Answer's CHP plant Planned as Reuse of FMC Plant in Baltimore](#)
13. [EPA Saves Dayton Millions on Car Plant Cleanup](#)

## FEDERAL FUNDS AND RESOURCES

14. [EPA Brownfields Revolving Loan Fund Application to Increase Resources for Existing Programs](#)
15. [EDA Produces Local Economic Development Guide for the Knowledge-based Economy](#)
16. [Smart Growth Implementation Assistance: 2010 Request for Letters of Interest](#)

## UP-COMING CONFERENCES AND WEBCASTS – see right column

\*\*\*\*\*

## CONGRESS AND FEDERAL BROWFIELDS POLICY

1. **Brownfields Inner Circle Formed to Advance the Federal Brownfields Agenda.** The Northeast Midwest Institute has formed the "[Brownfields Inner Circle](#)" as a means for corporations, local government, and non-profits to support the Institute's work in advancing federal policies that promote brownfields redevelopment as a central strategy for revitalizing communities in an environmentally sustainable fashion. Membership in the Inner Circle provides valuable visibility and exposure within the brownfields industry – an opportunity to be recognized as a national leader on brownfields issues. The complete description of the Brownfields Inner Circle is [posted here](#).

The founding members of the Brownfields Inner Circle are: [Brownfield Renewal](#), [Environmental Liability Transfer](#), [Smart Growth America](#), [Goldstein Brownfields Foundation](#), [CardnoTBE Group](#), [Sustainable Community Development Group](#), [Local Initiatives Support Corporation - LISC](#), [National Association of Development Organizations - NADO](#), [Brownfield Equity Company](#), [Redevelopment Economics](#), [New Partners for Community Revitalization](#); and the [National Association of Local Government Environmental Professionals](#).

For more Information, contact: Evans Paull, 202-329-4282 or [epaull@nemw.org](mailto:epaull@nemw.org)

2. **Brownfields "Dear Colleague" Letters.** NEMW and the [National Brownfields Coalition](#) are working with Rep. Oberstar and Rep. Turner on the [House "Dear Colleague" letter](#) and with Senator Levin on the [Senate "Dear Colleague" letter](#), both in support of higher appropriations for the EPA Brownfields Program. The President's budget proposed \$215 million, a \$40 million (23 percent) increase over FY 2010.
3. **Green Infrastructure Briefing Highlights Bills that Benefit Urban Greening.** On March 17, the Northeast-Midwest Institute, in coordination with the Northeast-Midwest Congressional Coalition, sponsored and organized a staff briefing to highlight the benefits of incorporating more green space and permeable surfaces into urban areas. Specifically, the event looked into two bills, [H.R.2222](#), the Green Communities Act, sponsored by Rep. Allyson Schwartz (D-PA) and [H.R.4202](#) the Green Infrastructure for Clean Water Act, sponsored by Rep. Donna



*Redevelopment  
Economics*

CONSULTANTS FOR BROWNFIELDS AND SUSTAINABLE URBAN REDEVELOPMENT



SUSTAINABLE BROWNFIELDS REDEVELOPMENT SERVICES



**BROWNFIELD EQUITY  
COMPANY**

BOUTIQUE BROWNFIELDS FINANCING THROUGH TAX CREDIT MONETIZATION



Edwards (D-MD).

4. **Brownfields Federal Agenda Presented at NADO Conference.** Evans Paull presented the [Brownfields Federal Agenda](#) at [National Association of Development Organization](#) Conference in Washington on March 1, 2010.

#### **BROWNFIELDS AND SMART GROWTH**

5. **EPA - New Data Ties Brownfields to VMT Reduction and Other Benefits.** EPA has posted a new economic and environmental benefit summary: [EPA Brownfields Program Produces Widespread Environmental and Economic Benefits](#). Data cited include the following findings: The EPA Brownfields Program has conducted five pilot studies that yielded preliminary results indicating that redeveloped brownfield sites tend to have greater location efficiency than alternative development scenarios at greenfield sites, resulting in a 33 to 57 percent reduction in vehicle miles traveled associated with these sites and a concomitant reduction in air pollution emissions, including greenhouse gases. The report has not been released, but the preliminary results show VMT reduction at a higher level than the reductions generally attributed to “compact development,” as cited in the NEMW analysis, [Energy Benefits of Urban Infill, Brownfields, and Sustainable Urban Redevelopment](#).

The web summary also includes the following findings:

- Each dollar invested by EPA in site assessment and cleanup has leveraged an average of \$18.68 in redevelopment funding;
  - Preliminary results from pilot studies indicate that stormwater runoff for brownfields redevelopment is an estimated 44 to 88 percent less than greenfield alternatives. The pilot transportation and stormwater studies suggest a range of impacts due to regional variation in development and travel patterns.
6. **New Research Says “Generation Y” Favors Urban Smart Growth Locations.** New demographic and market research by RCLCO on [the Demand for Smart Growth Locations](#) indicates growing preferences for urban locations, particularly on the part of ‘Gen Y’ (generally regarded as in their 20’s). The research finds that 77% of Gen-Yers plan to live in the urban core and one-third will pay more to live near shops, work, and entertainment. Gen Y, when compared to Gen X (now in their 30’s and 40’s) show a significantly stronger urban preference, one of several factors that leads RCLCO to project stronger demand for urban housing types, as much as 140% more than the demand that is currently projected just based on age and household size demographics.
  7. **Cincinnati Features GHG Benefits of Brownfields Redevelopment in City Climate Plan.** Cincinnati’s recently adopted [Climate Action Plan](#) counts the greenhouse gas reduction benefits of brownfields redevelopment by quantifying the CO2 reduction attributable to factors such as: “For every 0.01 acres of deforestation of greenfield properties avoided, approximately 1 metric ton of CO2 emissions is saved” and “For every 0.18 cars eliminated from the roadways as a result of building businesses closer to the urban population through brownfield redevelopment, approximately 1 metric ton of CO2 emissions is saved.”
  8. **EPA Report Shows Continuing Trend toward Center City Residential Development.** Of the 50 largest metro areas, 26 have at least doubled their capture rate of regional residential construction since 2000. The [Residential Construction Trends in Metropolitan Areas Report](#) finds the following cities have tripled their share of residential construction: Chicago, New York, Atlanta, Portland, Denver and Miami.
  9. **European Perspective – Cities see Brown and Green at MIPM.** According to [this article](#)

PUT YOUR BROWNFIELDS  
ORGANIZATION IN A LEADERSHIP  
ROLE

YOUR BUSINESS/  
ORGANIZATION LOGO,  
AND LINK

**HERE**

THIS NEWSLETTER REACHES  
6,000 BROWNFIELDS  
PRACTITIONERS

#### **UP-COMING CONFERENCES AND WEBCASTS**

- [Business of Brownfields](#), April 19-21, Pittsburgh, PA
- Council of Development Finance Agencies Annual Development Finance Summit - May 10-13, Portland. See [Registration Information](#)
- Sustainable Property Transactions – RTM conference, April 14-16, Philadelphia, see [the RTM website for more information](#)
- Using Smart Growth Strategies to Reduce Greenhouse Gas Emissions – [An EPA webcast](#) on March 31, 2010, from 2-4 PM EDT

#### **NEMW Brownfields Reports:**

##### **[Impacts And Benefits of Brownfields Redevelopment](#)**

- [Environmental and Economic Impacts of Brownfields Redevelopment](#) - July 2008 (being updated – e-mail [forheschall@nemw.org](mailto:forheschall@nemw.org) to add new data)

##### **[Brownfields Legal and Regulatory Issues](#)**

“remodeling brownfield sites and integrating sustainability into urban development strategies, will be two of the key issues discussed by city administrators and real estate executives during Marché International des Professionnels d'Immobilier (MIPIM) 2010 conference.” The annual conference is one the largest planning, development and transportation conferences in Europe, attracting more than 15,000 participants from 67 countries.

## BROWNFIELDS, GREEN JOBS, AND RENEWABLE ENERGY

### 10. EPA, NREL Partner to Develop Renewable Energy on Potentially Contaminated Sites.

The US Environmental Protection Agency and the U.S. Department of Energy's National Renewable Energy Laboratory (NREL) are evaluating the feasibility of developing [Renewable Energy on Superfund, brownfields, landfills, and contaminated land](#). Twelve pilot sites are being examined for “the potential development of wind, solar, or small hydro development.”

### 11. NEMW at Power Up Conference ties Brownfields to Green Jobs and Sustainability.

Evans Paull presented [Greening Brownfields –Green Jobs, Renewable Energy, and Energy-Efficient Locations](#)” at the [Gulf Coast Power Up Conference](#) in Walton Beach, Florida. The presentation highlighted opportunities to place green jobs on brownfield sites, a match that heightens the community benefits of capturing green job growth. [Redevelopment Economics](#) has developed a new web page devoted to [Green Jobs on Brownfields](#)

## LOCAL INNOVATIONS

### 12. Eco-Park could get Boost from Energy Answer's CHP plant Planned as Reuse of FMC Plant in Baltimore.

Baltimore adopted an eco-industrial park concept plan for the Fairfield industrial area in the early 1990's. The plan has been slow to materialize, but could get a major boost if [Energy Answers'](#) planned Combined Heat and Power (CHP) plant comes to fruition. The proposed Baltimore plant would anchor the industrial redevelopment of the 90-acre former FMC site. The eco-industrial park concept is derived from the potential for the CHP plant to use processed refuse fuel (processed municipal solid waste) as feedstock, while also providing efficient and reliable energy (118 megawatts) to nearby by industrial users. (See the [Energy Answers sustainability page.](#)) CHP plants are encouraged through [federal incentives](#) because energy efficiencies (by capturing the “waste heat”) are roughly double conventional hydro-carbon power plants. [This article in the Baltimore Business Journal](#) summarizes the project; see also Energy Answers' [Fairfield project information sheet](#).

13. **EPA Saves Dayton Millions on Car Plant Cleanup.** In a move designed to maximize state cleanup funding for the former General Motors site, EPA shifted oversight of the cleanup to the Ohio Environmental Protection Agency. The [article in the Dayton Daily News](#) indicates that Clean Ohio funds will now be a grant instead of a loan. The article states that “Under federal rules, if Dayton had been owner of the site under federal jurisdiction, it would not have been eligible for state funds — so the city would have had to re-pay state funds already received.” The City recently acquired the site and plans to redevelop it as [Tech Town](#), which consists of 400,000 square feet of office and research space, designed to accommodate up to 2,500 jobs.

## FEDERAL FUNDS AND RESOURCES

14. **EPA Brownfields Revolving Loan Fund Application to Increase Resources for Existing Programs.** The Environmental Protection Agency (EPA) announced the availability of \$8 million to provide supplemental resources to previously funded brownfield revolving loan funds (RLFs). To be eligible to receive supplemental funding, RLF recipients must have made at least one loan or subgrant prior to applying. Interested applicants should contact their EPA

- [Mothballed Sites and Local Government Acquisition](#) (October, 2008)
- [State and Local Non-Cash Tools and Strategies for Enhancing a Brownfield Project's Bottom Line](#) (October 2006)

### [Brownfields Disadvantaged Communities Network](#)

- [Brownfields Redevelopment Toolbox for Disadvantaged Communities](#) (December, 2009)

### [Brownfields, Sustainable Development, and Energy](#)

- [Energy Benefits of Urban Infill, Brownfields, and Sustainable Urban Redevelopment](#) (October, 2008)
- [Sustainable Urban Redevelopment and Climate Change - Briefing White Paper](#) (July, 2008)
- [Sustainable Urban Redevelopment as a Climate Change Solution](#) -- Brownfields News Newsletter (March, 2008)
- [Energy and Sustainable Urban Redevelopment – by the Numbers](#)
- [Removing Market Barriers to Green Development](#): with US EPA Region 5 and Delta Institute (January 2009)

### [Incentives and Financing](#)

- [Federal Program Summary Chart- Programs to assist Brownfields Redevelopment in Disadvantaged Communities](#) (December, 2008)
- [The Cleanup War Chest: State Bond Financing for Environmental Initiatives and Brownfields Redevelopment](#) (March, 2009)
- [Case Study of State Incentives for the State of Iowa](#).(January, 2008)

regional brownfields coordinator. Applications are due by April 8. For more information, visit <http://edocket.access.gpo.gov/2010/pdf/2010-4965.pdf>.

15. **EDA Produces Local Economic Development Guide for the Knowledge-based Economy.** From the [Council of Development Finance Agencies](#) newsletter, EDA has published [A Practitioner's Guide To Economic Development Tools for Regional Competitiveness in a Knowledge-Based Economy](#). This guide introduces a new set of tools that can help the economic development practitioner find new opportunities for long-term regional growth. These tools include industry cluster analysis, innovation index, occupation clusters, and guidelines for regional investment decisions.
16. **Smart Growth Implementation Assistance: 2010 Request for Letters of Interest.** From the [Council of Development Finance Agencies](#) newsletter, the Smart Growth Program in EPA's Office of Policy, Economics, and Innovation is seeking letters of interest from states, regions, and communities that want to develop in ways that reflect the principles of smart growth. This announcement for [Smart Growth Implementation Assistance](#) describes the ten Smart Growth Principles that will be considered for funding, as well as examples of eligible projects. Letters of interest must be submitted to EPA by April 9, 2010.

**Contact:** For any and all issues related to this newsletter (subscribing or unsubscribing; feedback; submission of future articles or links, etc.) contact: Evans Paull, [epaull@nemw.org](mailto:epaull@nemw.org).

**Northeast-Midwest Institute**  
50 F Street, Suite 950  
Washington, DC 20001  
[NEMW Brownfields Website](#)

Newsletter produced for Northeast-Midwest Institute by [Evans Paull](#) at [Redevelopment Economics](#) – consultants for brownfields and sustainable urban redevelopment

- [State Brownfields Tax Credits](#) – Summary chart (October, 2008)

### [Best Practices and Resource Guides](#)

- [Petroleum/UST Brownfields Cleanups](#) (September, 2007)
- [Getting Started with Brownfields -- Key Issues and Opportunities: What Communities Need to Know](#) (April, 2006)