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PAGE 1: CONTACT FOR FURTHER INFORMATION

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Q5: What does the term BROWNFIELD mean in your country?

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.

Q6: Is the presence of contamination essential for a site to be considered a brownfield site?

No

Q7: Are brownfields managed through the normal processes applying to land development, or are there alternative processes or laws that are specific for managing (and developing) brownfields? Please detail the legal framework that is used/applied for managing brownfields. If this is different from the framework normally applied, please detail the key differences.

In general, normal processes apply, with the exception of liability. "All Appropriate Inquiries," or AAI, is a process of evaluating a property's environmental conditions and assessing the likelihood of any contamination, specific regulatory requirements for conducting all appropriate inquiries into the previous ownership, uses, and environmental conditions of a property for the purposes of qualifying for certain landowner liability protections under CERCLA. .

Q8: Is there a specific inventory of sites that meet the above definition of a brownfield (as opposed to inventories / registers of contaminated sites)?

No

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Q9: Please provide details such as a web link.*Respondent skipped this question*

Q10: How often is the brownfields inventory updated and by which authorities/organisation(s) (e.g. national – Department or Ministry, specific organisation [e.g. land registry/ site inventory, public development enterprise, etc.], regional – regions, provinces, states, autonomías, etc., local – municipality)?

Respondent skipped this question

Q11: What is the extent of brownfields in your country (e.g. number of hectares)?

EPA's land cleanup programs track over 540,000 sites that cover slightly more than 23 million acres—slightly over 17 percent of all developed land in the United States.

Q12: Is this a very minor percentage or a significant percentage of the total land that is being developed?

Significant percentage

Q13: Of the potentially available Brownfields, what percentage is being developed over the next 5 year period?

Between 10-20%

Q14: Is there any evidence that the extent of brownfield land is growing, stable or reducing over time?

Reducing,
Please give details
EPA and its partners have made over 453,000 contaminated sites Ready for Anticipated Use

Q15: What is the typical time taken for developing a brownfield site?

Less than 5 years

Q16: Is this different from the time taken for developing large areas of greenfields land? If there is significant difference, why is this?

Yes,
If there is significant difference, why is this?
Cleanup and regulatory oversight to ensure cleanup, if needed, is protective.

PAGE 5: Further details

Q17: If there is a law/policy/regulation regarding brownfields, what are the key principles of this (e.g. integration with land planning legislation / regulation, fit for use vs. land uses, management tools such as restriction of uses)?

Yes, there are regulations in place to protect human health and the environment from exposure to contaminants in soil or groundwater. Site use is conditioned by such risks, which can be managed by cleanup or in some cases controlling exposure pathways.

Q18: Are there legal, policy or regulatory imperatives that require brownfields redevelopment / reuse, or limit the amount of development that can take place on greenfield sites?

No,
If yes please give details
Some states/cities do have greenfield development controls, such as Portland OR.

Q19: Are there financial incentives (such as tax breaks, or grants, national / regional special funds) that encourage brownfields redevelopment? For example: State of Wisconsin (United States) Ready for Reuse Grant and Loan Program Ready for reuse loans and grants are used for environmental cleanup of hazardous substances or petroleum at brownfields throughout Wisconsin. Loan and grant funds can be used for eligible costs incurred during the grant or loan agreement period for cleanup of contamination from hazardous substances or hazardous substances commingled with petroleum. Loans. All loans are zero interest and are for long-term projects. Applicants should give strong consideration to applying for larger loan amounts (\$250,000 or greater). Grants. The maximum grant amount is \$200,000 per site. Grants will be awarded to projects that can be completed in two years. Grant applicants must own the property. Financial requirements. Loan and grant applicants must provide a minimum of 22 percent of the requested funds as a match contribution. Other state or local (but not federal) grants may be used as match "provided that the grant and loan pe-riods overlap, the grants are for eligible cleanup activities and those activities will be incurred during the same time period." Source: Kovalick, Walter W., Jr.; Montgomery, Robert H.. 2014. Developing a Program for Contaminated Site Management in Low and Middle Income Countries. World Bank Group, Washington, DC. © World Bank.

Yes,

If yes please give details

There are grants, loans and tax incentives to cleanup and redevelop contaminated sites.

Q20: If the brownfields involve land or groundwater contamination, can the future uses of land or groundwater be restricted for an area or precinct of land, so as to reduce the level of remediation / clean up that is required? For example:a. Can land be zoned to a less sensitive use such as commercial or park that requires less remediation? b. Can groundwater extractive use be prohibited so that the groundwater does not need to be cleaned up / remediated for extractive use? c. Can development of the land have a restriction as to the a particular type of building (eg buildings with water proof and vapour proof basements or floor slabs) to limit the requirement for clean-up / remediation?

Yes

Q21: Are financial mechanisms [e.g. bonds, warranty, insurance, financial guarantee, etc.] required to ensure that remediation / clean-up will be carried out to the level required, or to address any problems that might appear later? If possible, please detail the existing financial tools and/or give reference/weblink.

In some cases, yes

Q22: If the brownfields involve land contamination, is the design of a brownfield redevelopment plan determined on the basis of locating less sensitive land uses on contaminated ground, and more sensitive land use on land that is not contaminated or is less contaminated?

That is an option, yes.

Q23: How is community consultation involved in determining the design of the development?

Community consultation is a fundamental part of all cleanup programs, and each has it's own protocol.

Q24: Does your jurisdiction have any particular brownfield sites that are good examples of how brownfield sites can be restored to more productive use? (provide a link to case study or no more than half a page summary of the site and approach taken).

Some examples: http://www.epa.gov/brownfields/success/success_bcrifss.htm and <http://www.epa.gov/superfund/programs/recycle/tools/casestudies.html>

PAGE 6: CRUCIAL DEVELOPMENTS IN THE FUTURE

Q25: Are there any particular problems associated with developing brownfields (particularly those that involve land and groundwater contamination) that need to be improved/addressed (e.g. funding, liability management, organisational issues, achieving closure on land or groundwater remediation / clean up)?

Yes,

If yes please give details

Yes, see earlier response regarding protection of human health and the environment

Q26: If it is apparent that there are solutions to these problems and work is being undertaken to address these problems, please advise the nature of this.

Site assessment and cleanup approaches appropriate for each scenario, regulatory oversight, economic development, community involvement,

Q27: Are there research and development needs to address the problems arising with brownfields?

Yes

PAGE 7: REFERENCES

Q28: Please give most important references (documents, website, projects, and case studies) that could be relevant for explaining your national approach

See goal 5 of EPA's strategic plan http://www2.epa.gov/sites/production/files/2014-09/documents/epa_strategic_plan_fy14-18.pdf
