

Brownfield Success Stories Case Histories and Lessoned Learned

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Case Histories

- The Crane Site - Trenton, New Jersey
- Albert Steel Drum Site – Newark, New Jersey
- Clarendon Triangle – Arlington, Virginia
- Eastern Fine Paper – Brewer, Maine
- Pittsburg Plate Glass – Ford City, Pennsylvania



The Crane Site – Trenton, New Jersey

- **Background:**

- 11 Ac Site: Pottery Manufacture Converted To Light Industrial
- Late 1800's Until 1960 – Various Pottery Manufacturing Facilities
- 1960 – Crane Pottery And Storage; Abandoned Soon There After
- 1972 – Trenton Acquires Site Through Foreclosure And Demolishes Buildings
- 1972 To Late 1990's – Property Vacant And Vandalized
- Late 1990's – Trenton Receives EPA Brownfield Pilot Grant And Enters Into NJ Voluntary Clean Up Program (VCP)

The Crane Site – Trenton, New Jersey

- **Redevelopment:**

- Initial Investigation: Funded By EPA Brownfield Grant
- Additional Investigations: Funded By NJ State Brownfield Grants - \$60,000
- Remediation:
 - Removal Of Unsuitable Fill - \$176,000 (Funded By Trenton)
 - Asphalt Cap (Funded By Developer) - \$40,000 (Engineering Control)
 - Groundwater (Institutional Control) - \$12,000
- Infrastructure Improvements: Funded By Developer; \$4.5 mm





CRANE SITE - BEFORE

Reuse:

Light Industrial Park Consisting Of Four Buildings. Business Include Distribution, Manufacturing And Warehouse. Provides Approx. 50 Jobs And \$60,000/Yr In Tax Revenue



CRANE SITE - AFTER

The Crane Site: Before and After Redevelopment

The Crane Site – Trenton, New Jersey

- **Lessons Learned:**

- Just Because A Site Is A Brownfield Does Not Mean It Is Contaminated. Many Times Site Conditions Appear Worse Than They Are. At The Crane Site, Soil Impacts Were Limited And Soil Removal Was For Geotechnical Purposes Rather Than Environmental Clean Up
- Use Federal Brownfield Funding To Perform Initial Studies To Remove Stigma And Provide Basis For Pursuing Other Funding Sources Such As State Grants
- Be Patient. Brownfield Redevelopment Takes Time (Four Years At Crane Site)
- Involve Community Early In Process And Regularly Update Community On Progress

Albert Steel Drum Site – Newark, New Jersey

- **Background:**

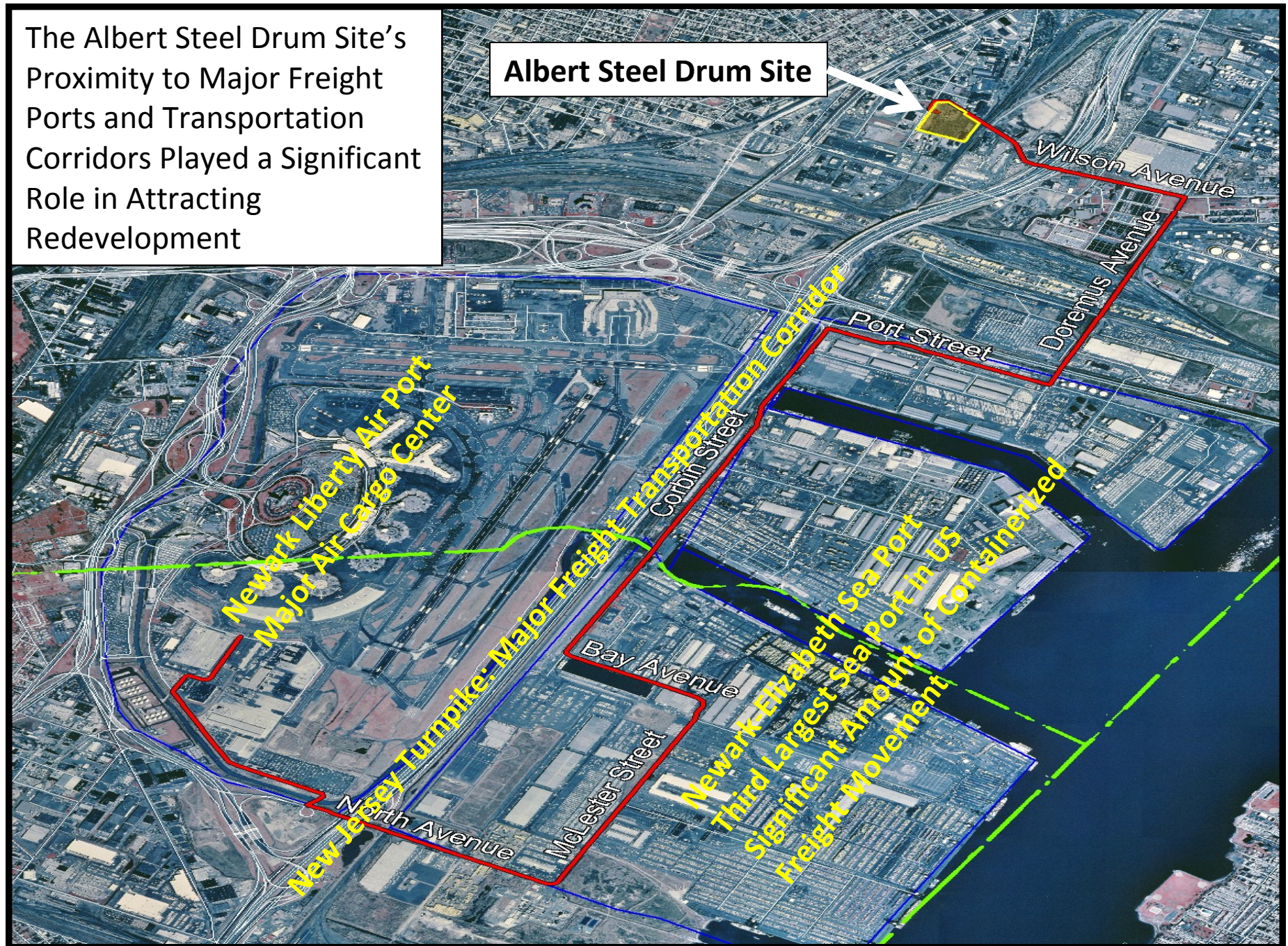
- 13 Ac: Heavy Industrial Use Converted To Distribution
- Market Driven Redevelopment: Nearby Ports (Sea And Air) Provide Economic Engine
- Late 1880's: Industrial Development Begins
- 1950's To 1970's: Prentiss Chemical, American Cyanamide, Albert Steel Drum
- Mid 1970's: Drum Cleaner Forced To Close And Site Vacant
- 1980's: Property Purchased By City Of Newark For Redevelopment
- Mid 1990's: State Performs SI & RI With Limited Success (Data Poorly Organized And Presented)

Albert Steel Drum Site – Newark, New Jersey

- **Redevelopment:**

- Mid To Late 1990's: Newark Sea And Air Ports Begin To Experience Significant Growth In Freight Commerce
- 2000: Freight Load On Ports Grows 10%/Yr; Driving Demand For Warehouse & Distribution Facilities
- 2002: Federal Highway Administration Funding Used To Apply Triad Approach To Finalize RI And Target Remediation (Freight Transportation Study)
- 2004: Stigma Removed, W&D Developer Buys Property For \$2.5 mm And Finalizes Remedial Action Workplan W/Redevelopment Approach That Integrates Remediation W/Reuse
- “Hot Spot” Soil Removal, Site Wide Asphalt Cap & Building And Groundwater Institutional Control

The Albert Steel Drum Site's Proximity to Major Freight Ports and Transportation Corridors Played a Significant Role in Attracting Redevelopment



Albert Steel Drum Site Before and After Redevelopment



BEFORE

Reuse:

Federal Express Cross Dock Distribution Facility. Employees Over 70 People And Provides Over \$500,000/yr In Tax Revenue To City of Newark



AFTER

Albert Steel Drum Site – Newark, New Jersey

- **Lessons Learned:**

- Use Market Forces Where Available: In This Case, Proximity Of Site To Major Ports And Transportation Corridors Attracted W&D Developers
- Integrate Reuse Design W/Remediation: Source Removal (Triad Focused Hot Spots) Combined w/Site Wide Engineered Cap (Engineering Control) Provided By Asphalt And Building
- Brownfield Funding Can Come From Many Sources: In This Case FHA Transportation Planning Funds Were Used To Inventory And Study Brownfields Near Port Complex

Clarendon Triangle – Arlington Virginia

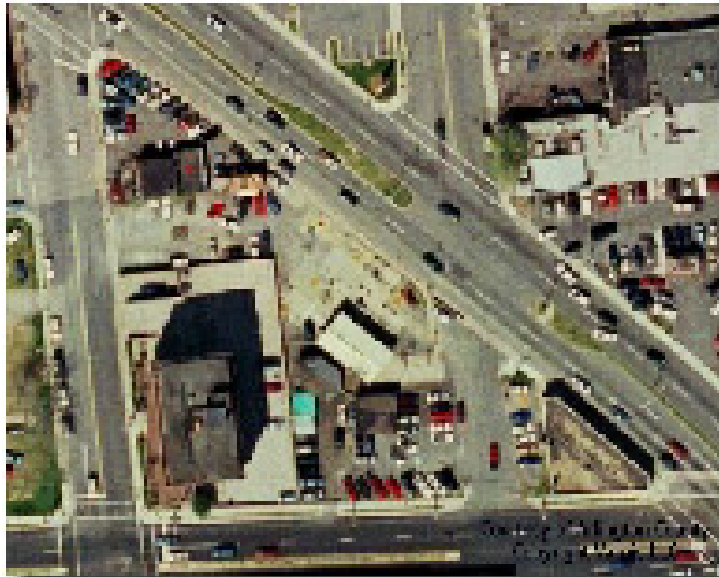
- **Background:**

- 1.4 Ac Site: Various Industrial & Commercial Uses Converted To Residential/Commercial
- Driver: Planned Urban Redevelopment For Neighborhood Improvement
- Site Had Been Developed Since 1920's w/Service Station, Car Wash And Dealership
- 1980's – Site Had Deteriorated And Was Largely Vacant
- 1990's – Surrounding Area Experiences Revitalization
- Property Was “Doughnut Hole” In Neighborhood

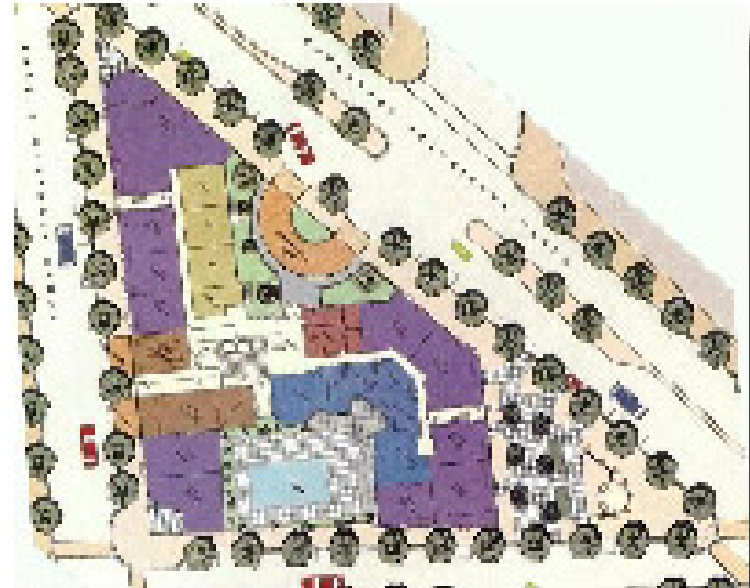
Clarendon Triangle – Arlington Virginia

- **Redevelopment:**

- Petroleum Impacts Were Most Significant Environmental Issue
- Private Sector Development Team Consisting Of Developer, Environmental Consultant And Bank Lender
- Team Worked Closely w/VDEQ, Which Allowed Quick Reaction To Unexpected Environmental Impacts: No Construction Delays
- Virginia Petroleum Storage Tank Fund Used To Pay For Remediation Of Petroleum Impacts



BEFORE



REDEVELOPMENT DESIGN



CONSTRUCTION

Clarendon Triangle – Arlington Virginia

Reuse:

- Mixed residential/commercial
- \$47 mm redevelopment investment
- 50 full time jobs created
- Improved tax base for local community

Clarendon Triangle – Arlington Virginia

- **Lesson Learned:**

- Develop Relationship w/Regulatory Agency Early
In Process: Do Not Be Afraid
- Maintain Regular Communication About Site
Development
- Expect Unexpected Conditions; Develop A Flexible
Remedial Action Approach That Can Be Modified
To Address Discovered Environmental Impacts

Eastern Fine Paper – Brewer Maine

- **Background:**

- 41 Ac Property – Pulp And Paper Manufacture Converted To Modular Construction
- Driver: Proximity Of Site Close To Water Attracted Modular Construction Company That Needed To Ship Large Pieces Of Equipment
- Eastern Fine Paper Operated Mill For Over 100 Yrs
- 2000: Eastern Fine Paper Filed For Bankruptcy And Closed Mill, Leaving 430 People Unemployed
- Early 2001: City Formed Redevelopment Agency To Spearhead Assessment/Clean Up/Redevelopment
- May 2004: Redevelopment Agency Obtains Ownership Through Tax Foreclosure

Eastern Fine Paper – Brewer Maine

- **Redevelopment:**

- EPA Brownfield State & Tribal Grant Used By Maine DEP To Perform Initial Assessment
- EPA Region 1 Emergency Response And Planning Branch Performed Time Critical Removal Action
 - Consolidate And Stage Drums, Totes And Chemical Containers
 - Removing And Consolidating PCB Transformers
 - Inventorying And Staging Lab Chemicals, Bulbs, Switches, Etc
- \$350,000 Brownfield Assessment Grant Funded RI Activities
- Three Brownfield Clean Up Grants Funded Remediation
- Property Redevelopment Significantly Assisted With EPA Brownfield Grants

Eastern Fine Paper – Brewer Maine

- **Reuse:**
 - Site Has Certain Unique Attributes, Portion Of Property Abuts Water Way (Water Access)
 - Specialized Construction Company Needed Access To Water To Move Large Pieces Of Equipment
 - Construction Company Received \$550,000 RLF Loan To Further Assist With Remediation
 - Reuse By Construction Company Provided 350 Jobs For Local Community

Eastern Fine Paper – Brewer Maine

- **Lesson Learned:**

- Maximize The Use Of EPA Brownfield Grants: This Site Took Advantage Of Many Different EPA Grants
- Establish A Formal Redevelopment Agency Specifically Focused On The Target Property
- Empower The Redevelopment Agency w/Ability To Rezone, Pursue Grants And Champion Property
- Promote The Unique Attributes Of Property That Could Attract A Specific Reuse



Pittsburg Plate Glass Industries – Ford City, Pennsylvania

- **Background:**

- 57 Ac Industrial Facility At One Time Largest Plate Glass Manufacturing Facility In World
- Operations Closed In 1993 With Substantial Impact On Community
- Isolated And Focused On Seven (7) Acre Portion For Redevelopment
- Created Greater Ford City Redevelopment Agency To Administer Grants And Redevelopment
- Aggressive Community Outreach Through Quarterly Public Meetings



Pittsburg Plate Glass Industries – Ford City, Pennsylvania

- **Redevelopment of Seven Acre Portion**
 - Multiple Grant Sources Used To Fund Investigation & Remediation
 - EPA Brownfield Assessment Grant: Investigations
 - USHUD Economic Development Initiative Grant: \$1.5 mm For Building Restoration
 - EDA Grant: \$581k For Building Restoration
 - PA State Capital Budget Award: \$3 mm
 - Existing Buildings Were Clean Up And Restored
 - Window Blind Manufacturer Occupy Building Providing 125 Jobs
 - Project Identified As Example Of Successful Partnerships Between Federal Government And Grass Roots Revitalization Efforts

Brownfield Success Stories- Summary of Key Points

- Pursue Grants And Other Funding Compatible With The Goals Of The Project: EPA Brownfield Assessment Grants Are An Excellent Source Of “Seed Funding”
- Develop Partnerships W/Local Government, Federal Agencies, Community Groups, State Regulators And Redevelopment Entities
- Identify A “Champion” Who Will Take Responsibility For The Brownfield Project, Be The Key “Driver” And Promote The Project
- Community Outreach: Develop A Relationship With Local Community Leaders And Maintain Regular Communication
- Be Patient And Persistent: Brownfield Redevelopment Takes Time, Particularly Publically Funded Ones
- Integrate The Reuse Design With The Remediation: Elements Of The Design Can Also Be The Remediation (Asphalt Caps, Garage Under, Elevated First Floor).