



Brownfields

Leveraging Resources for Redevelopment



The Atlantic Steel site (above) near downtown Atlanta was transformed into an infill site with housing and commercial uses. ICF played a significant role in the redevelopment by demonstrating that the project would have a beneficial environmental impact for the region as a whole, and thus was qualified for EPA's Project XL regulatory flexibility program.



Brownfields are defined by the U.S. Environmental Protection Agency (EPA) as "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." To effectively address brownfields, federal agencies, states, tribes, communities, and other stakeholders in economic development must work together to prevent, assess, safely clean up, and reuse brownfields on a sustainable basis. Brownfields present opportunities to address complex federal, state, and local issues. Our expertise in three substantive areas enables us to effectively support brownfields programs.

Technical Assistance and Training. ICF International provides comprehensive technical assistance and training on community redevelopment in urban, suburban, and rural settings. Our experience with EPA, the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Energy, the U.S. Department of Agriculture, the U.S. Department of Transportation, and other federal agencies, states, and tribes enables us to combine our knowledge of federal programs, policies, and processes for brownfields implementation, with practical knowledge and experience of brownfields implementation "outside the Beltway." Our staff combines land use planning, economic and community development and revitalization, transportation, and Smart Growth experience with knowledge of other environmental mandates, such as environmental justice, implementation of the Clean Air Act Amendments, and water quality, to design, leverage, and implement successful brownfields programs.

Financing, Community Development, Corporate Liability. ICF's unique combination of expertise in environmental policy and economic and community development enables us to address the multifaceted challenges that brownfields present. We understand the financial tools available for brownfields redevelopment, including the Brownfields Cleanup Revolving Loan Fund, HUD's Community Planning and Development Programs, and the Brownfields Tax Incentive. We assist our clients by utilizing these and other tools to achieve their redevelopment goals. Our lawyers, financial analysts, and business experts help us decipher tax codes and IRS requirements, investigate financing options such as insurance archaeology and tax increment financing, understand real estate contracts, and assess financing structures for long-term monitoring and maintenance of sites. ICF has conducted financial and environmental audits for proposed private-sector property transfers, focusing on prospective buyer or lender long-term cost and liability associated with residual site hazards such as underground storage tanks (USTs), contaminated groundwater, and buried wastes. We also undertake due diligence assessments to help our clients understand the environmental, health, and safety conditions of assets being acquired or transferred.

Cleanup: Resource Conservation and Recovery Act (RCRA)/Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Interface. ICF has deep expertise in regulatory and voluntary programs for site cleanups, including the interface of RCRA corrective action, CERCLA remediation, and risk-based corrective action (RBCA) for USTs. We have conducted hundreds of site investigations for private and government clients, and have provided a broad range of services, including investigation, risk assessment, remedial design, construction, GIS/mapping, and operation and maintenance. Our specialized expertise in the cradle-to-grave requirements of RCRA is essential for integrating RCRA reforms and brownfields tools to expedite the cleanup, redevelopment, and reuse of contaminated properties. We have supported the national RCRA program for more than 20 years. Our staff provides support for permitting and interim status facilities, public involvement, closure and post-closure care, corrective action, land disposal restrictions and cleanup of contaminated media, and financial responsibility and ability to pay. We supported the national UST program for more than 15 years, providing technical expertise on issues associated with RBCA at UST cleanups, institutional controls, state trust funds for leaking USTs, and local and state outreach for petroleum brownfields redevelopment. This diverse experience gives us a valuable perspective on cleanup programs that affect brownfields, as well as expertise interpreting and explaining complex requirements to stakeholders nationwide.

Passion. Expertise. Results.

Featured Solutions

All Appropriate Inquiries (AAI) Regulatory and Training Support (EPA).

ICF produced a regulatory analysis and information collection request for EPA's AAI regulation, which became effective on November 1, 2006. We analyzed the costs and benefits of brownfields redevelopment under previous ASTM Phase I environmental site assessment standards and the proposed AAI rule, organized public meetings, and summarized public comments. ICF also designed a one-day training course on the requirements and implementation of the rule. Our environmental professionals have coordinated and conducted training for EPA brownfields staff, general counsel, state agencies, tribal organizations, brownfields grantees, and HUD staff in six EPA Regions. Our support for this rulemaking gives ICF first-hand and comprehensive knowledge of the AAI regulation and the newly revised Phase I ASTM E1527-05 standard.

Petroleum Brownfields Redevelopment (EPA).

ICF developed case studies and fact sheets detailing the successes of EPA's USTfields pilot program. ICF also worked with the Utah Department of Environmental Quality and EPA Office of Underground Storage Tanks to plan and implement the first joint state-EPA petroleum brownfields workshop in the United States, bringing together EPA, state and local government, and private and nonprofit sector stakeholders to network and establish partnerships for redevelopment of petroleum brownfields.

Reusing Land, Restoring Hope: A Report to Stakeholders from the EPA Brownfields Program (EPA).

ICF played an integral role in the development of EPA's first report to stakeholders on the agency's brownfields program. We interviewed Regional EPA staff, authored brownfields success stories, and analyzed data to present a compelling account of the challenges and successes of brownfields redevelopment throughout the United States.

Housing and Community Development Services (HUD).

ICF is a national leader in training and technical assistance related to affordable housing, community development, land use and growth planning, and economic development. For example, ICF provides the full range of consulting services, training, program support, planning services, and research in support of HUD's HOME Investment Partnerships Program. To assist localities with HUD's Community Development Block Grant funds, ICF has provided advisory services for financing and planning community housing developments and advised local governments on economic development strategy. ICF also has performed fact-finding studies in support of program evaluations and performance assessments.

Land Recycling Program (Pennsylvania Department of Environmental Protection [PADEP]).

ICF led an integrated communications strategy for PADEP's award-winning brownfields initiative. This campaign reached property sellers, potential buyers, consultants and lenders, and policy makers, and built relationships and leveraged influencers. It included Web site development for Pennsylvania SiteFinder, an award-winning commercial real estate Web site, as well as brand identity, trade show and conference exposure, advertising, editorial outreach, and materials development.

Study of Site Contamination Policies (HUD).

ICF analyzed policies of various financing programs with respect to toxic contamination and advised HUD on how to improve its process of environmental review. ICF advised HUD on state-of-the-art risk-based cleanup methodologies related to housing and community development, and reported on and compared current HUD regulations, policies, and procedures for managing environmental contamination to those of other organizations. Our staff made recommendations for changes to HUD's mission to foster community development and HUD's responsibility to be protective of health, the environment, and the public trust. A follow-up study is underway.

Brownfields and Smart Growth Network Support (EPA).

ICF analyzed economic, regulatory, and industry issues surrounding land use options for brownfields and created the Redeveloping Brownfields with Federal Transportation Funds Toolkit. We conducted a comprehensive review of the environmental and financial costs and risks of existing development patterns and developed a new model of site-level runoff, which is being used to evaluate brownfields redevelopment impact on water quality.

Atlantic Steel Infill Project (EPA).

ICF staff led the evaluation of the landmark Atlantic Steel infill project. To develop an infill site with housing and commercial uses near downtown Atlanta, a developer sought from EPA a waiver of the ban on transportation investments other than transportation control measures. Analysis by current ICF staff demonstrated that the project would have a beneficial environmental impact for the region as a whole, and thus was qualified for EPA's Project XL regulatory flexibility program.

About ICF International

ICF International (Nasdaq: ICFI) partners with government and commercial clients to deliver consulting services and technology solutions in the energy, environment, transportation, social programs, defense, and homeland security markets. The firm combines passion for its work with industry expertise and innovative analytics to produce compelling results throughout the entire program life cycle, from analysis and design through implementation and improvement. Since 1969, ICF has been serving government at all levels, major corporations, and multilateral institutions. More than 1,800 employees serve these clients worldwide. ICF's Web site is <http://www.icfi.com>.

For more information, contact:

Charles Bartsch
1.202.862.1134
cbartsch@icfi.com

David Bauer
1.703.934.3697
dbauer@icfi.com

ICF International
1725 Eye Street, NW
Suite 1000
Washington, DC 20006

ICF International
9300 Lee Highway
Fairfax, VA 22031