

## Benefits of the Brownfields Program

Research confirms that investments in the cleanup and redevelopment of vacant and underutilized Brownfields sites are a significant job generator. The reclamation of contaminated properties creates short-term remediation jobs, longer-term construction jobs and permanent jobs tied to the end use of the property. Moreover, because many Brownfields conditions disproportionately impact low- and moderate income neighborhoods, these jobs are being created where they are needed most. Brownfields investments also create tremendous community benefits including the creation of parks and greenspace. The EPA Brownfields grant funds can leverage extraordinary investments and turn neighborhood blight into community assets.

The LRPC Brownfields Assessment Program provides grant funding to conduct environmental assessments of underutilized sites in the Lakes Region thereby quantifying the environmental liabilities and providing options for addressing these liabilities. In addition, the Program provides the necessary information to enable sites to be cleaned-up as well as facilitate their redevelopment.

Liability for contamination can be a deterrent to potential investors. However, the Brownfields Program can relieve future owners from such liability through the New Hampshire's BROWNFIELDS COVENANT PROGRAM. This program provides a "Covenant Not to Sue" from the NH Dept. of Justice to all persons who voluntarily agree to undertake investigation and clean-up measures. For additional information contact NHDES or visit the NHDES Website at:

<http://des.nh.gov/organization/commissioner/pip/factsheets/rem/documents/rem-8.pdf>

Combined, these two programs provide reduction of risk and liability protection for prospective buyers of sites that may be contaminated. The Brownfields Program ultimately facilitates Brownfields redevelopment and thus leverages the economic and community benefits of successful Brownfields redevelopment.

**Grant funding provided by U.S. EPA Brownfield Program**



Lakes Region Planning Commission

*Planning Regionally - Growing Locally*

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## Lakes Region Planning Commission Community-Wide Brownfields Assessment Program



Before



After

103 Main Street Suite #3 Meredith, NH 03253 603-279-8171

# Lakes Region Planning Commission

## Brownfields Community-Wide Assessment Program

**What is a Brownfields? - The term Brownfields typically refers to land that is abandoned or underused, in part, because of concerns about environmental contamination. The federal government defines Brownfields as “real property, where the expansion, redevelopment, or reuse is complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Brownfields may make you think of dirty, blighted, abandoned industrial property, but that image is too narrow. Though some Brownfields are old industrial sites or gas stations, many are simply commercial buildings with little or no environmental contamination.**

### **Environmental Assessment**

Phase I Environmental Assessments are the first step in Brownfield redevelopment. Phase I studies examine current and former uses of the property in order to determine the potential for environmental issues at a property. Phase II studies involve collecting laboratory samples and data necessary to confirm or dismiss the environmental issues identified during the Phase I.

### **Remedial Action Planning**

Once the environmental issues are better understood, it is then necessary to conduct remedial action planning to evaluate how best to clean up the site and how much it will cost.

The remedial action plan is conducted specific to the end use of the property.

### **Clean-Up & Reuse**

Once the plan for cleanup is determined and the costs are known, it is then possible for a developer to implement the cleanup themselves and redevelop the property.

- The U.S. Environmental Protection Agency’s Brownfields Program provides assessment grants, revolving loan funding, as well as clean up grants and technical assistance at all governmental levels.
- Lakes Region Planning Commission (LRPC) received a Brownfield’s assessment grant to locate and assess potential Brownfield sites within the Lakes region of New Hampshire and conduct remedial action planning to help facilitate their redevelopment.
- An advisory committee has been formed consisting of representatives from local government, as well as development interests to assist in the implementation of this grant.

### **GOALS**

- Promote Sustainable Reuse of Brownfield Sites
- Increase Economic Prosperity in Lakes Region
- Create and Preserve Open Space
- Increase Community Awareness and Involvement
- Reduce the Threat to Human Health and the Environment
- Promotion of Smart Growth Principles

**Please visit the Brownfields page on the LRPC website:**

**[www.lakesrpc.org](http://www.lakesrpc.org)**

### **How To Participate**

- Contact LRPC Brownfields’ Staff at (603) 279-8171
- Complete a Site Nomination Form at [www.lakesrpc.org](http://www.lakesrpc.org)