



TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY

Community Assistance, Tools, and Resources

KSU Technical Assistance to Brownfields

Maggie Belanger, Senior Director, KSU TAB
2024 January

Technical Assistance to Brownfields (TAB)

A national program funded by U.S. EPA

[University of Connecticut](#) EPA Region 1

[New Jersey Institute of Technology \(NJIT\)](#)

EPA Region 2 (Region 4 beginning 1 Oct. 2023)

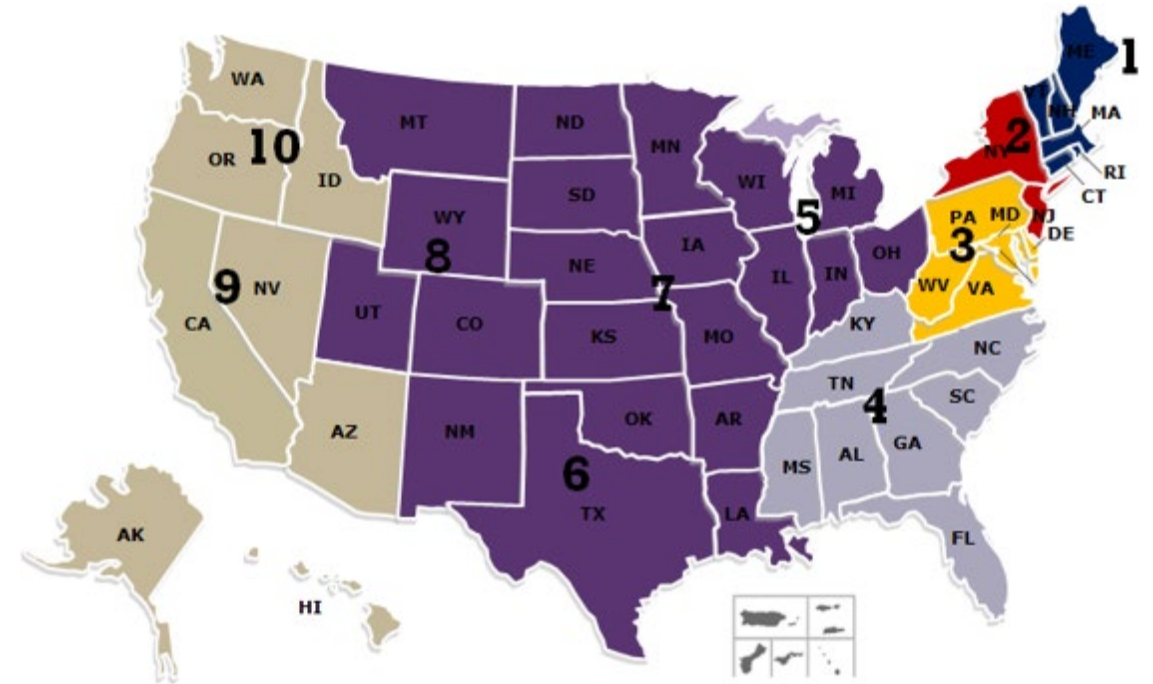
[The West Virginia University](#) EPA Region 3

[The International City/County Management Association](#) EPA Region 4

[Kansas State University](#) – EPA Regions 5, 6, 7 & 8

[Center for Creative Land Recycling \(CCLR\)](#)

EPA Regions 9 and 10



- Technical assistance for communities and tribes revitalizing communities through brownfields redevelopment
- Services provided are **free** and tailored to meet specific needs

Do you have a brownfields property?

Have you experienced or seen these type of properties in you community?



Reusing Land and Environmental Issues



- Anytime land is acquired or repurposed, environmental issues could arise
- A new owner or 'operator' become liable and responsible for environmental defects, without proper due diligence and terms of purchase
- Sometimes an existing owner runs into unexpected environmental issues



Environmental Concerns Limit Redevelopment

- Property owners, potential new buyers, banks, and municipalities worry about possible costs & liabilities
- Fear of the unknown stall community improvement projects



Brownfields Defined

- i) Distressed Properties with
- ii) possible or real environmental issues that are limiting
- iii) a desired, beneficial reuse of the site.

Legal Definition*

“...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.”



*Public Law 107-118 (H.R. 2869) - “Small Business Liability Relief and Brownfields Revitalization Act”, signed into law January 11, 2002

Examples of Brownfields Sites

- Former Rail lines and maintenance facilities
- Old Manufacturing
- Old gas stations / oil & gas sites
- Abandoned mines and tailings & mine scarred lands
- Vacant lots
- Anywhere with fill
- Note: Regulated sites not eligible for Brownfields funding

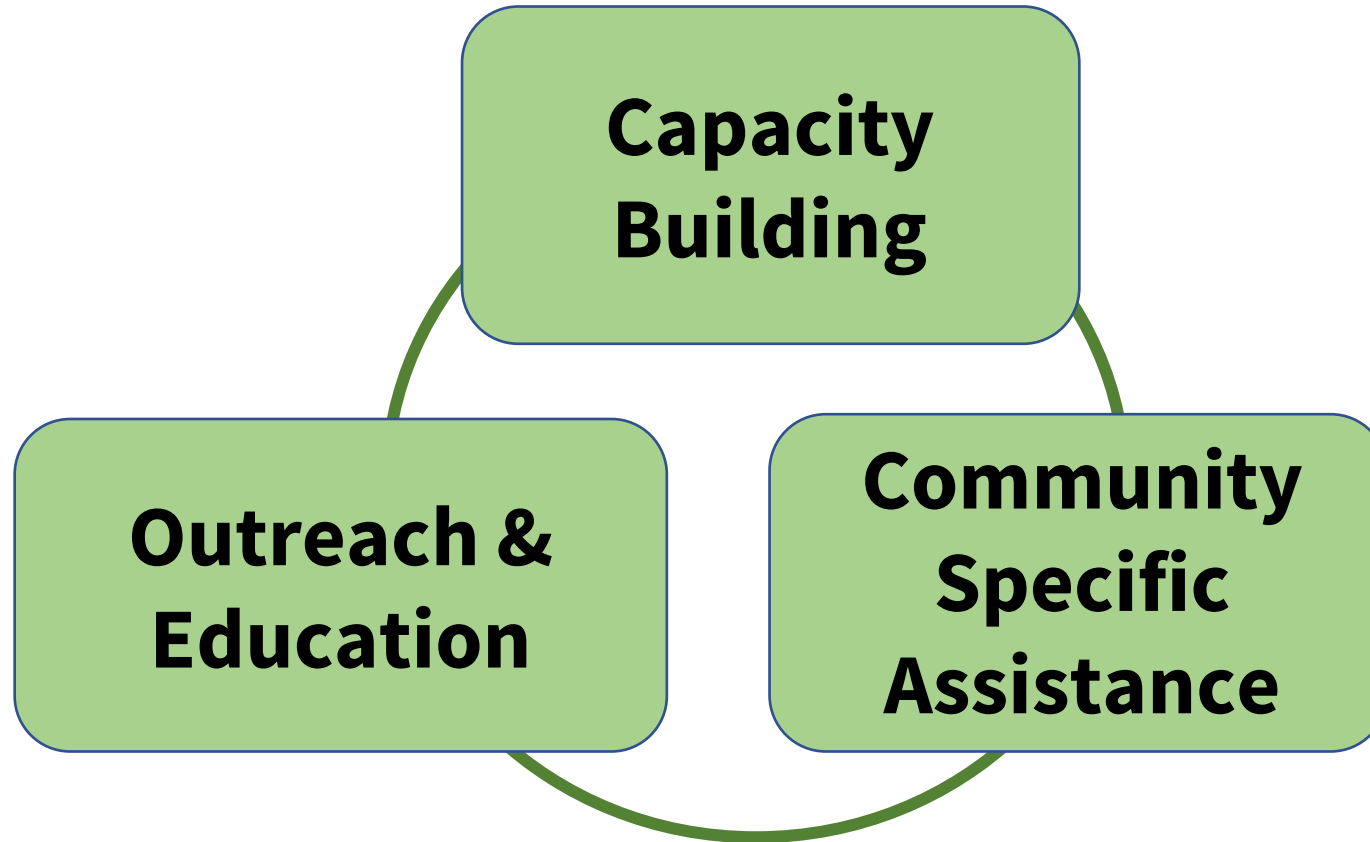


Good News: Brownfields Laws & Incentives



- **Liability protections and funding are available to address the environmental component of a reuse or redevelopment project**
- **Local/regional government and nonprofits are eligible to apply for funding & resources, on behalf of stakeholders**
- **Funding from EPA requires that the community is involved and benefits from resulting redevelopment.**
 - **Services (commercial &/or public)**
 - **Jobs/Economy**
 - **Public/Environmental Health & Safety**
 - **Housing**
 - **Transportation**
 - **Recreation. Etc.**

KSU TAB Services



Outreach & Education

Offerings

- Events
 - Workshops – On-site & Virtual
 - Webinars
 - Tailored for Community Interest
- On-Demand Videos
- Conference Exhibiting
- Invited Presentations

Audience

- Local non-profits, community groups, church groups
- Community Development Corporations
- Local leadership – mayor, town manager, county commissioner
- Local planners
- Business or Property Owners
- Regional Planning Commission
- Economic Development interests
- Financial Institutions
- All interested residents



Community Specific Assistance

KSU TAB can fill gaps and help support overall project goals.

- Help inventory & prioritize brownfields sites
- Strategic planning and reuse visioning
- Economic feasibility and highest/best use market analysis
- Community outreach and input
- Educate property owners and facilitate dialogue
- Help identify funding sources
- Review of plans and technical reports
- Help in contractor procurement



KSU TAB Partners & Resources

- Planners
- Developers
- Landscape Architects
- Designers
- Economists
- Scientists, Geologists
- Tribal Brownfields Funding and Resources
- Experts
 - Real Estate Finance
 - Healthfields
 - Clean Energy
 - Solid and Hazardous Waste
 - Infrastructure and Transportation
 - Historic Preservation
 - Housing
 - Environmental Justice and Equity



Lighting - w/buried lines ●●●●●●●●●●

~~Speakers~~

Improved Signage Wayfinding ●●●●●●●●●●

Coordinated - Look/Consistent
benches - awings - lights ●●●●●●●●●●

Greenery - Add More Trees ●●●●●●●●●●
- Trees in Middle vs Corners

Small Town Feel ●●●●●

Green Area outside Rex

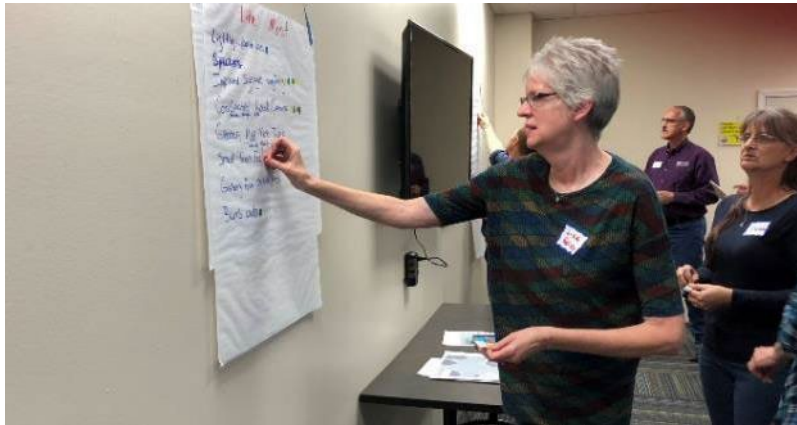


Scenario Three: Mixed Use (commercial, residential, recreation)

Potential mixed use examples

New construction mixed use examples

- Mixed-use concept envisions two- or three-story building facing Durand and McBride featuring first floor commercial use with residential units above.
- Reuse of existing Building 4 brick facade for mixed-use development with surrounding open space. (3a)
- Mixed-use with additional infill housing and recreation facilities.



Potential Reuse Options of the old Simplicity Building - Community Input Survey

The property at 209 S Oak Street could be redeveloped into many different uses. Indicate your **top 3** priority uses for this property.

Grocery	Sports Complex
Fitness	Commercial
Offices	Light Industrial



Community Engagement Activities

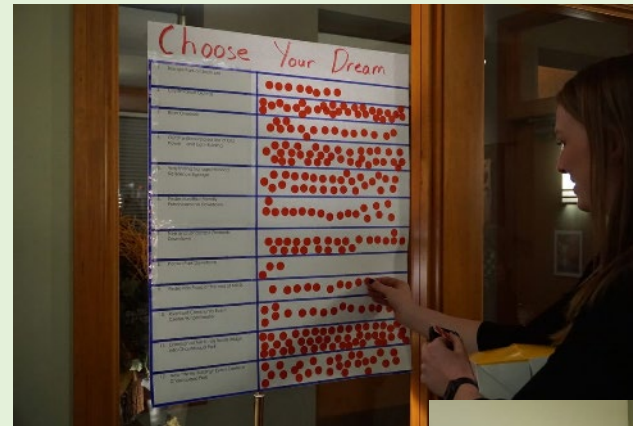


Be Beloit: Visioning & Riverfront Redevelopment

Visioning for Downtown Revitalization: Evaluate & analyze brownfields and underperforming sites, streetscapes, and connections to the adjacent Chautauqua Park

Outcomes

- Redeveloping Chautauqua Park; emphasis on improving access
- Enhancing downtown civic space and infrastructure
- New branding and wayfinding strategy
- Extending the City's trail network



Be.Beloit Exhibition and Open House

K-State students from the College of Architecture, Planning and Design will present 5 visionary ideas for the future of Beloit's Downtown & Riverfront
Wednesday, Nov 14
5:30 - 7:00 PM
Porter House Lobby: 209 E Main St



Community Visioning Marysville

- Destination Depot
 - reuse design concepts for the train depot site
- Marysville Rediscovered
 - urban design strategies for redevelopment, connectivity, and way-finding
- Resources Funding Roadmap
 - funding strategies for priority short-term and long-term projects
 - strategic considerations for competitive applications, typical funding ranges, required match amounts, timing concerns
 - identifies key next steps for resources to support community development, public safety, arts/culture, and infrastructure projects



OPPORTUNITY	PURPOSE	AMOUNT & MATCH	ANTICIPATED DEADLINE	NOTES
TRANSPORTATION				
<u>U.S. Department of Transportation (DOT) – Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grant</u>	<ul style="list-style-type: none"> To support transportation projects that promote safety, accessibility, mobility, and economic redevelopment New priorities emphasize streamlining, public safety, and leveraging of funds 	<ul style="list-style-type: none"> Grants up to \$25 million; typically in the \$10-15 million range Must apply for minimum of \$1 million or more No match required for rural applicants 	<ul style="list-style-type: none"> Summer 2020 	<ul style="list-style-type: none"> Previously known as the TIGER program Seek State support for the City's application Contact: Shira Bergstein, (202) 493-0286, shira.bergstein@dot.gov
<u>KDOT – Transportation Alternatives Grant</u>	<ul style="list-style-type: none"> To fund projects for pedestrian and bicycle facilities, trails, traffic calming, lighting and other safety-related infrastructure, and transportation projects to achieve compliance with the Americans with Disabilities Act of 1990 	<ul style="list-style-type: none"> Variable; typically, in the \$300,000-400,000 range 20% match required 	<ul style="list-style-type: none"> October 1, 2020 	<ul style="list-style-type: none"> Require a resolution as documentation of funds to cover required match and will need to be presented to council prior to the submission of an application Contact: Jenny Kramer, Bicycle & Pedestrian Coordinator, (785) 269-5186, jenny.kramer@ks.gov
<u>KDOT – Safe Routes to Schools (under the Transportation Alternatives Program)</u>	<ul style="list-style-type: none"> Provides funding support for capital projects that promotes and encourages more students to walk or bicycle to school by making the school routes 	<ul style="list-style-type: none"> Up to \$12,000 for non-infrastructure projects; up to \$400,000 for infrastructure projects 	<ul style="list-style-type: none"> October 1, 2020 	<ul style="list-style-type: none"> State legislature incorporated the Safe Routes to School program into the Transportation Alternatives program when federal funds expired Communities must conduct planning studies to evaluate

Soroptimist of Whitefish, MT

- Evaluate reuse potential of existing downtown building
- Online Input Survey
- Basic Renderings to visualize what the new space could be

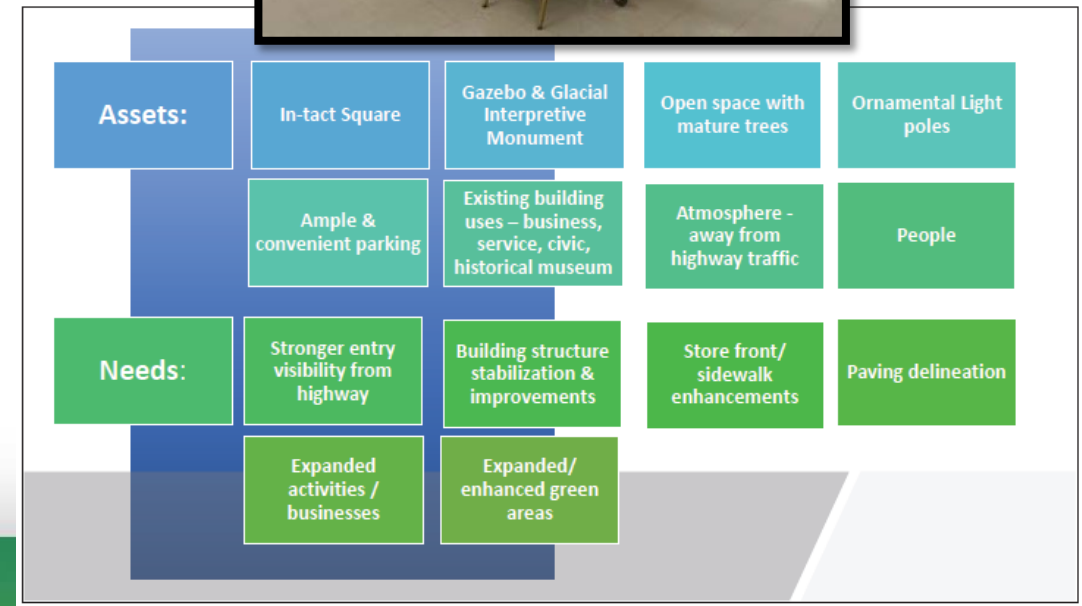
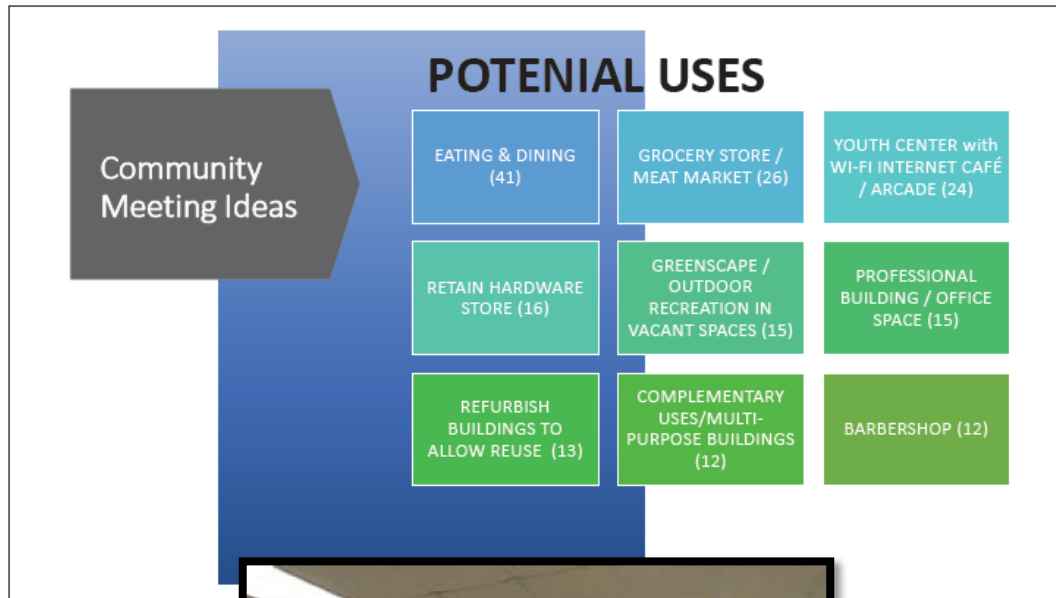


The city's plan calls for angled parking on First St and parallel parking on Lupfer Ave. At least one stall on First St should be accessible and the stalls on Lupfer Ave could be restricted to 15-minute loading.

Soroptimists of Whitefish New Building Survey February 2023 Survey Results Summary

Volunteer Experience	Funding	Parking
<p>Top 2 Ideas to Enhance Volunteer Involvement</p> <ol style="list-style-type: none"> More functional drop-off area <ul style="list-style-type: none"> Easier for donors getting in/out Front of store is confusing to new donors Prevent overcrowding in front Keep sorting room on main floor <ul style="list-style-type: none"> Sorting near displays/drop-off Keeps volunteers connected to activities and customers; allows them to help in more areas 	<p>Most Favored Funding Options</p> <ul style="list-style-type: none"> Mortgage part of cost Capital campaign Grant from DEO <p>Financing Questions/Ideas:</p> <ul style="list-style-type: none"> What is project cost? Solicit donor support Not responsibility of committee Not experienced landlords; focus on thrift store. What are restrictions to any options? 	<p>42% Indicated Leasing Parking at VFW Hall as Best Option</p> <ul style="list-style-type: none"> It is closest to the store It has a lot of available parking spaces <p>90% Willing to Park in Leased Space Nearby and Walk</p> <p>Other Parking Ideas:</p> <ul style="list-style-type: none"> Weather/seasons makes a difference Volunteers/members should park away from building Don't have enough information Building design should include 3-6 spots Is parking really an issue requiring additional money? Leave it as it is
Three-Story Building		
<p>Top 2 First Floor Options</p> <ol style="list-style-type: none"> Sorting room Checkout by the door <p>Other Suggestions:</p> <ul style="list-style-type: none"> Consider basement All options listed would work Open floor plan First floor for furniture or larger items ADA compatible At least two floors for store use Two check-out lanes Keep flexible for changing needs 	<p>Top 2 Second Floor Options</p> <ol style="list-style-type: none"> General meeting/storage <ul style="list-style-type: none"> Need space for storage and out of season items Room for club meetings Store manager office <ul style="list-style-type: none"> Provide manager spacious and comfortable work station <p>Comments or Ideas for 2nd Fl:</p> <ul style="list-style-type: none"> Retail, dressing rooms, bathroom All options expensive/ unnecessary Off-season storage space Mgr office combined with club office Washer and dryer Low-impact business renting space 	<p>Top 2 Third Floor Options</p> <ol style="list-style-type: none"> Apartments for women <ul style="list-style-type: none"> Empowers women and provides long-term income Meets mission/not mission Nonprofit office space <ul style="list-style-type: none"> Add space and revenue A good cause that is less management for the club <p>Comments or Ideas for 3rd Fl:</p> <ul style="list-style-type: none"> None of the options Transitional housing Storage space Classroom space or event space Affordable childcare
Location! Location! Location!!		
<p>Support Building at Existing Site</p> <p>● Yes (86%) ● No (14%)</p>	<p>Concerns About Staying at Current Location:</p> <ul style="list-style-type: none"> Parking Space and ability for growth As neighborhood evolves, no choice but to improve property More discussion and options - can we really meet needs at realistic price? Staying is best option - we own the property and it's centrally located. Where would we be relocated? 	<p>What Else Want to Ask/Tell the Site Committee:</p> <ul style="list-style-type: none"> Appreciation to site committee Remember original task; key focus is leveraging property for benefit of club Continue due diligence Work in stages Where would we be located in the interim? Change is inevitable

BLUE RAPIDS COMMUNITY VISIONING REVITALIZING THE SQUARE




BLUE RAPIDS COMMUNITY VISIONING

REVITALIZING THE SQUARE

HIGHWAY ENTRY

drawing attention to Main Street



Fire Station Walk Crossing

Blue Rapids Square Signage

Power Pole Art & Signage Flags

Highway Crosswalks

Colorful Plantings

RECLAIMING THE STREET & REDUCING BLACKTOP

INCREASE SAFETY
INCREASE GREEN
DECREASE HEAT ISLAND EFFECT
SUPPORT STORM WATER MANAGEMENT

Using trace evidence to identify driving patterns



CURB EXTENSIONS

IN-ROAD PLANTING ISLANDS

MAIN STREET ENTRY

brighten & draw eye into square



Community Center Canopy

Event Flags

Arch

Building Mural



BLUE RAPIDS BUSINESS RECRUITMENT STRATEGY



Support new and
existing businesses



BLUE
RAPIDS,
KANSAS
Market Analysis
and Business
Recruitment
Strategy

Economic Development Tools & Resources



OVERVIEW

In Plano, Illinois local government and community stakeholders are eager to pursue revitalization of the former Monarch Foundry Site (Site), located just east of the City's downtown area. The vacant 8.6-acre Site is ready for redevelopment and with support from the Technical Assistance to Brownfields (TAB) Program at Kansas State University (KSU), the City gathered community input to help guide redevelopment planning during a May 2019 visioning workshop.

From 1933 until 1974, the Monarch Foundry fabricated gray iron and semi-steel castings. Since its closure the site remained vacant. To advance revitalization of the area, the City of Plano purchased the site in 2007 and demolished former facility buildings on the Site in 2015 to prepare the area for redevelopment.

This document is a supplement to the 2019 report titled *Redeveloping the Former Monarch Foundry Site: Considerations for Redevelopment*. The following pages outline key site status, development opportunities and potential redevelopment scenarios for the City and development partners to consider at the Site.

BACKGROUND

The site includes three separate parcels encompassing 8.6 acres located at the eastern entrance of the City's downtown area. Surrounding land uses include the BNSF railroad to the north, Illinois state highway Route 34 to the south, the Big Rock Creek River to the east and Plano Moldings industrial facility and outlet store to the west. Site properties are zoned B-5 Service Business District.

Zoning B-5 is the least restrictive commercial zoning classification in Plano and permits a range of highway commercial retail, light industrial, recreational, and community service uses. The property is currently covered in natural vegetation, and concrete slabs remaining from the demolished foundry buildings are still in place.



Prepared for City of Plano through the Kansas State University TAB Program



Plano's iconic BNSF rail bridge over Big Rock Creek

COMMUNITY PROFILE

Plano (pop. 11,863) is approximately 50 miles southwest of Chicago. The community doubled in size between 2000 and 2010.

The City has a strong history in manufacturing and is nationally renowned as the home of the Plano tackle box, produced at the company's molding facility next door to the Monarch Foundry site.

Plano has attracted new commercial businesses to the community in recent years, including the Menards Distribution Center. The City is also home to many natural areas, including a significant amount of open space along the Big Rock Creek.

October 2019

- Feasibility Study
- Highest and Best Use Market Analysis
- Resource Roadmap
- Facilitate Resource Roundtables
- U.S. EPA Brownfields Grant Application Support
- Property Marketing Fact Sheets

Additional TAB Resources

- Brownfields Community Capacity Assessment
 - Self Evaluation
 - Measure Progress over time
- Community Benefits Calculator
- Review of plans and technical reports
- RFQP development and contractor selection
- Other assistance, as needed and agreed upon

TAB Brownfields Community Capacity Data Summary

Community Organization Name:	Sample Community			
City and State:	City, State			
Brownfields Resources Used:	Technical Assistance (TAB, EPA, State, Other)			

Assessment Items
For each item the respondent selected the level, from 1 (*beginning*) to 5 (*advanced*), that best describes the community organization's capacity as of March 2018.

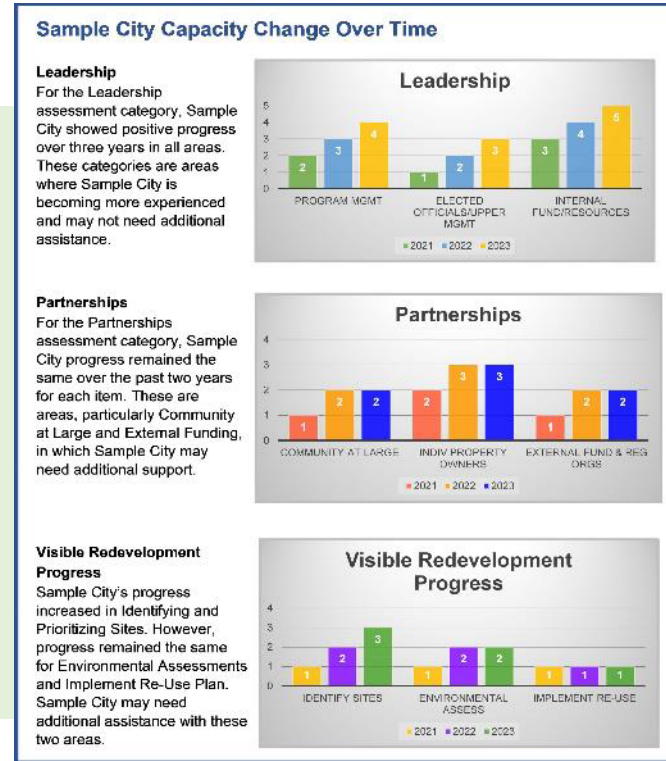
Leadership	2021	2022	2023	Avg
A. Program Management/Coordination	2	3	4	3
B. Elected Officials/Upper Management	1	2	3	2
C. Internal Funding/Resources	3	4	5	4
Average	2	3	4	3

Partnerships	2021	2022	2023	Avg
A. Community at Large	1	2	2	1.7
B. Individual Property Owners/Buyers/Developers/Strategic Investors/Regulatory Agencies	2	3	3	2.7
C. External Funding & Regulatory Organizations	1	2	2	1.7
Average:	1.3	2.3	2.3	2

Visible Redevelopment Progress	2021	2022	2023	Avg
A. Identify & Prioritize Sites and Plan Re-Use with Partners	1	2	3	2
B. Environmental Assessments & Cleanups	1	2	2	1.7
C. Implement Re-Use Plan with Partners	1	1	1	1
Average	1	1.7	2	1.6

Interview Questions

1. Was the assessment clear and easy to complete? **Yes**
2. Would you be willing to complete the assessment once a year? **Yes**
3. In what areas do you feel your community organization needs additional support to build brownfields capacity? Can K-State TAB help?
Our community needs assistance facilitating community focus groups. Networking with investors outside of our region would be helpful.
4. Do you have any additional comments about the assessment?
The process to complete the survey was easy.



Requesting TAB Assistance

- Contact us or Answer a call for....
- We'll set up a meeting to discuss assistance needs
- Review needs and TAB capability
- Agree on a course of action
- Get started



Other Resources

State and Federal

- Targeted Brownfields Assessments
 - Phase I Environmental Site Assessments
 - Phase II Environmental Site Assessments
- State Cleanup Funds
- EPA Competitive Assessment and Cleanup Grants

- EPA – Land Revitalization Technical Assistance
 - community visioning and engagement
 - site design
 - market studies
 - project financial planning



Contact Info

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TAB
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Thank You

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