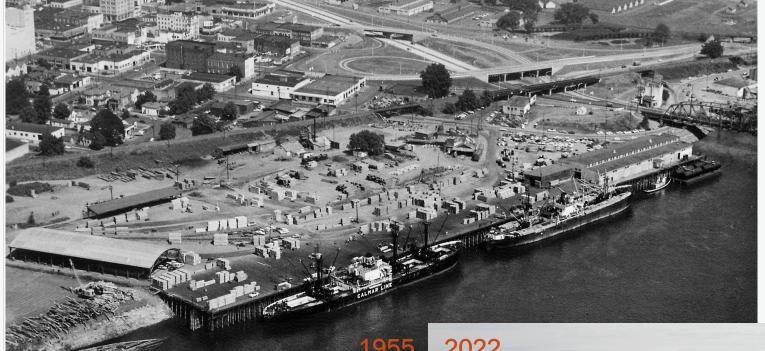




https://www.pinterest.com/thecolumbian/



https://www.portvanusa.com/waterfront-project/portof-vancouver-usa-unveils-vancouver-landing/

PORT OF VANCOUVER TERMINAL 1







A *brownfield* is a property, the expansion, redevelopment, or reuse of which may be complicated by the *presence or potential presence* of a hazardous substance, pollutant, or contaminant.





Port of Camas-Washougal, Hambleton Bros Log Yard waterfront redevelopment

SIMPLIFIED ASSESSMENT AND CLEANUP PROCESS

Assess Environmental Concerns

Community Engagement

Plan Site Reuse

Mitigate Risk & Conduct Cleanup



Site Reuse



Port of Skamania County, Cascades Business Park assessment



Port of Ridgefield, Lake River sediment cleanup



WADEPT OF ECOLOGY FORMAL MTCA CLEANUP PROCESS

https://ecology.wa.gov/Spills-Cleanup/Contaminationcleanup/Cleanup-process



Discovery

• Report potential contamination to Ecology.



Pick

Legal Agreements

 Define cleanup steps required after a Site Hazard Assessment.

Initial Investigation

• Determine if contamination requires further action.

Site Hazard Assessment

• Evaluate potential risk to human health and the environment based on exposure potential and severity of hazard.

Remedial Investigation

- Determine the nature and extent of contamination.
- Determine potential impacts to human health and the environment.

Feasibility Study

- Identify methods to eliminate exposure to contamination on the site.
- Assemble methods into a range of cleanup alternatives.
- Use an environmental benefit vs. cost analysis to choose a preferred alternative.

Cleanup Action Plan

- Describe Ecology's selected cleanup action, including:
- Cleanup standards to protect human health and the environment.
- Schedule of next steps.
- Requirements for monitoring, operation, and maintenance.

Engineering Design

• Create detailed design and construction documents for the cleanup action.

Clean up the site!

- Complete the cleanup action. Examples of cleanup actions include:
- Constructing a protective multi-layered capping system.
- Treating contamination in place.
- Removing contamination to a hazardous waste landfill.

Monitoring and Site Use Controls

- Monitor and do on-going operations/maintenance.
- Restrict/prohibit activities that could disturb the cleanup.

Reviews and De-listing

- Hold 5-year periodic reviews to ensure cleanup meets standards.
- Remove site from Hazardous Sites List after it meets all cleanup standards and requirements.



Actions partially

address contamination & may occur any time.



Public Participation 134

- Encourage community feedback throughout cleanup process.
- Hold public comment periods at key times.



WA STATE BROWNFIELD FUNDING OPPORTUNITIES

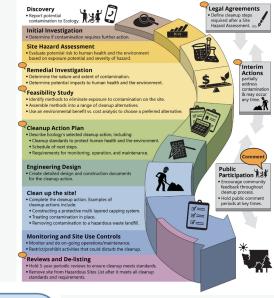
https://ecology.wa.gov/getattachment/fed0108e-520f-4158-8992-

bd5078fae9f1/BrownfieldsFundingOverview.pdf



Available from	Funding type	Who is eligible?	Eligible activities	Cost share?	When is it offered?
DEPARTMENT OF ECOLOGY State of Washington	Integrated Planning Grant (IPG) ^a	Local government	Planning, assessment	None	Competitive, solicitation every two years
	State Response Program (SRP) and Brownfields Flexible Funding ^b	Local government, Tribes, nonprofit	Planning, assessment, limited cleanup	None	Continuous, based on available funding
	Independent Remedial Action Grant (IRAG)°	Local government	Assessment, cleanup	25–50%	Competitive, solicitation every year
	Oversight Remedial Action Grant (ORAG) ^d	Local government	Assessment, cleanup	10–50%	Competitive, solicitation every two years
	Affordable Housing Cleanup or Planning grante	Anyone	Planning, assessment, cleanup	0–50%	Competitive, solicitation every two years
THE PROTECTION	EPA Assessment, Cleanup, and Multipurpose Grants ^f	Local government, Tribes, nonprofit	Planning, assessment, cleanup (varies by grant type)	Varies by grant type	Competitive, solicitation every fall
	EPA Targeted Brownfields Assessment (TBA) ⁹	Local government, Tribes, nonprofit	Assessment	None	Continuous, based on available funding
Washington State Department of Commerce	Commerce Brownfields Revolving Loan Fund (BRLF) Loanh	Local government, nonprofit, Tribes, private entity	Cleanup	None	Continuous, based on available funding
	Commerce BRLF Program Grant	Local government, nonprofit, Tribes	Assessment, planning	None	Continuous, based on available funding
P L I A STAYE dear	Pollution Liability Insurance Agency UST Loan and Grant Program [†]	Owners/operators of underground storage tanks (including private entities and heating oil tanks)	Assessment, cleanup, infrastructure	Varies	Accepting applications for heating oil only every six months
CENTER FOR CREATIVE LAND RECYCLING	Free technical assistance for brownfield communities ^j	Anyone	Visioning, planning, cleanup, redevelopment, more!	Varies	Continuous

MARRYING BROWNFIELD FUNDING OPPORTUNITIES WITH ECOLOGY CLEANUP PROCESS



EPA FUNDING

128(a) State Response Program (SRP) Technical assistance

STATE FUNDING

Integrated Planning Grant (IPG)
Affordable Housing
Flexible Brownfields Funding

EPA FUNDING

128(a) State Response Program (SRP) EPA Assessment, Multipurpose Targeted Brownfields Assistance (TBA)

STATE FUNDING

Integrated Planning Grant (IPG)
Remedial Action Grant (RAG)
Affordable Housing
Flexible Brownfields Funding
Commerce Revolving Loan Fund (RLF)*

EPA FUNDING

EPA Cleanup, Multipurpose

STATE FUNDING

Remedial Action Grant (RAG)
Affordable Housing
Flexible Brownfields Funding
Commerce RLF and Grant



Clean up the site!

Monitoring & Site-use Controls

Initial Investigation

Risk

Site Hazard

Assessment

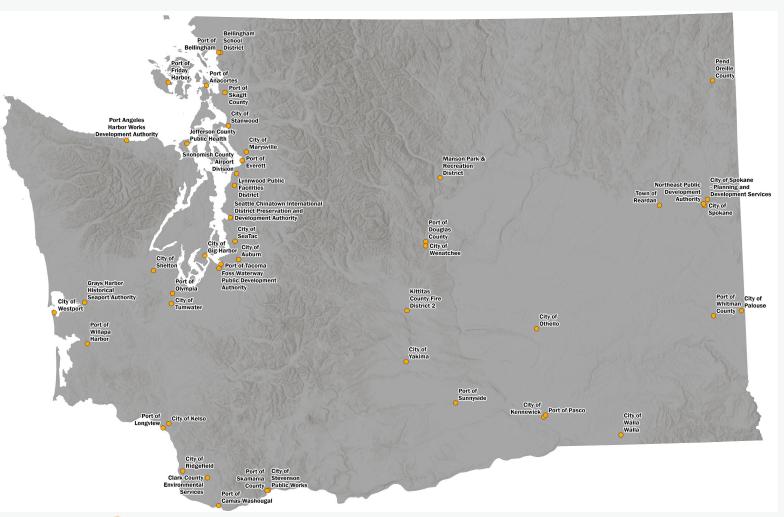


Remedial Investigation

easibility Action Plan Study Engineering Design

https://ecology.wa.gov/getattach ment/fed0108e-520f-4158-8992bd5078fae9f1/BrownfieldsFundin gOverview.pdf

ECOLOGY IPG FUNDING RECIPIENTS



Port of:

Anacortes Guemes Channel Trail Project, Quiet Cove

Bellingham Bellingham Healthy Housing (GP West)

Camas-Washougal Hambleton Bros Log Yard

Douglas County Rock Island Waterfront Redevelopment

Everett Kimberly Clark Worldwide

Friday Harbor Albert Jensen and Sons Shipyard Redevelopment

Longview Marine Terminal Berth 4 Silo Complex Redevelopment

Olympia WA Dept of Fish & Wildlife Print Shop

Pasco Pasco Bulk Fuel Terminal Site

Skagit County Northern State Multi Service Center, Former Bell Pole and Lumber Property

Skamania County Cascades Business Park and Stevenson Waterfront Redevelopment

Sunnyside Cream Wine/Carnation Property, Planters Hotel

Tacoma West Hylebos Terminal, Maritime Center

Whitman County WSU College Avenue Steam Plant

Willapa Harbor South Bend Boat



ECOLOGY IPG FAQS

What? Ecology's IPGs provide funding to local governments to assess one or more contaminated sites, and to develop integrated project plans for cleaning up and redeveloping brownfield properties at those sites.

Who? Local government means any political subdivision of the state, including ports. Must have ownership interest in the property or have a demonstrated interest in purchasing property affected by a contaminated site.

Cost? Ecology may fund 100% of eligible project costs, \$200,000 for a single contaminated site and \$300,000 for a study area involving two or more contaminated sites.

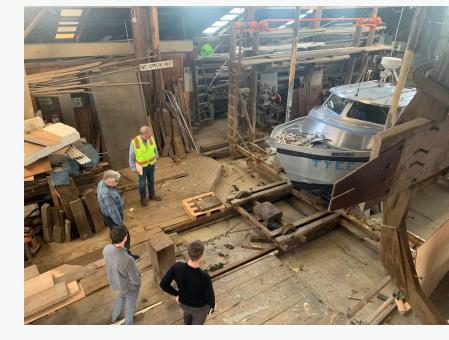
When? Ecology solicits applications in the spring of each odd-numbered year.

Why? IPGs are intended to help local governments make informed decisions when considering whether to purchase or redevelop brownfield properties.

How? Ecology guidance provides scoring criteria to help applicant ensure project is competitive.



Port of Willapa Harbor, South Bend Boat Shop assessment





ECOLOGY IPG SCORING CATEGORIES

Scoring Category	Scoring Weight	Rationale	
Category #1: Faster Cleanup	22%	Process emphasizes readiness to proceed.	
Category #2: Improve Human Health	10%	Lack of information on threat to human health during early phases of cleanup.	
Category #3: Improve the Environment and Natural Resources	10%	Lack of information on threat to the environment and natural resources during early phases of cleanup.	
Category #4: Equitable Distribution	22%	Regional and Environmental Justice considerations.	
Category #5: Redevelopment and Reuse in Cleanups	18%	Focus of grant type.	
Category #6: Meaningful Investment in Communities	18%	Focus of grant type.	



BROWNFIELD GENERATION OF VALUE

