



# SUPERFUND REDEVELOPMENT TECHNICAL ASSISTANCE SERVICES

MARCH 2020

## TECHNICAL ASSISTANCE

Each year, EPA Superfund Redevelopment provides technical assistance to the Regions in the form of “Regional Seeds” to support the productive reuse and redevelopment of Superfund sites.

The purpose of Regional Seeds is to provide site teams with technical assistance to facilitate redevelopment, remove barriers to productive reuse, and ensure future use is well aligned with the cleanup and removal/remedial process.

## ELIGIBLE SITES

Superfund Redevelopment can provide Regional Seed technical assistance for non-federal facility National Priorities List (NPL) sites, Superfund Alternative Approach (SAA) sites and removal sites – even time-critical removals! Sites may range from a single property to a much larger neighborhood or region, depending on the extent of contamination.

Technical assistance support can be offered at any phase of cleanup from Discovery to Removal/ Remedial Action and even many years after the remedy has been complete.

## COMMUNITY BENEFITS

- Identifying reuse as early as possible can save time and money on the cleanup.
- Preventing or eliminating a vacant and underutilized property.
- Increasing community support for the remedial process.
- Providing long-term protectiveness of a remedy.
- Providing economic benefits in terms of jobs, tax revenue and increased property values.
- Improving quality of life through amenities such as parks, trails and civic spaces.

# WHAT TECHNICAL ASSISTANCE SERVICES ARE AVAILABLE?

Technical assistance can include one or more of the following services. These can be structured as stand-alone, just-in-time services or as part of a longer-term redevelopment support process. The Regional SR Coordinator can assist in identifying a set of services that meets the needs of the site team and local community.



## COMMUNITY ENGAGEMENT

Support in designing an engagement process, conducting community outreach, developing a reuse steering committee, developing a Community Engagement Plan, and facilitating public meetings, working groups, charrettes and open house forums.

## INTER-AGENCY FACILITATION AND COORDINATION

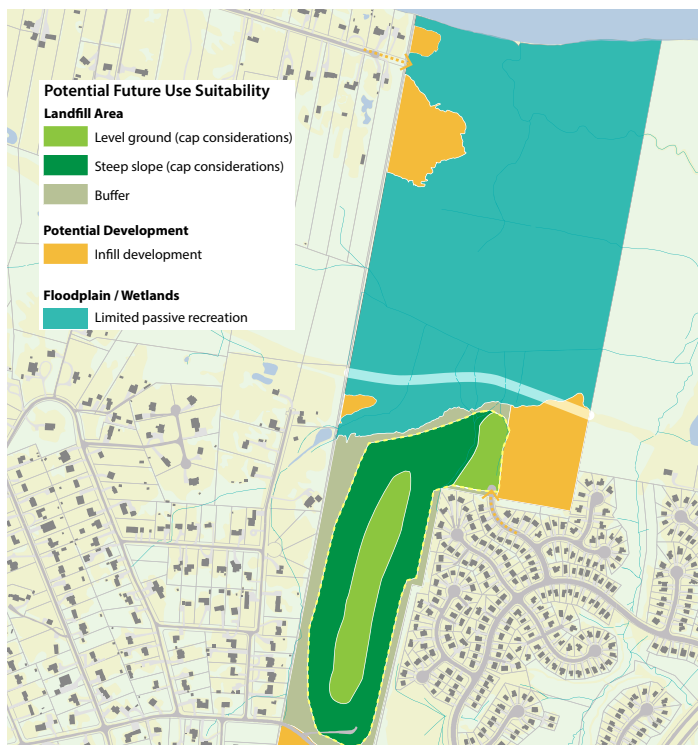
Design and facilitation of inter-agency workgroups and stakeholder meetings to resolve conflicts and align site reuse and remedial processes.

## REDEVELOPMENT PLANNING

Includes land use research, analysis and community engagement to identify potential future uses, develop a reuse concept plan or evaluate future use compatibility with the remedy. Specific services include:

- **Reuse Situation Assessment** to document preliminary reuse goals, land use context, local initiatives, key stakeholder interests, reuse considerations and recommendations for additional reuse support.
- **Reuse Assessment** to identify reasonably anticipated future land use (RAFLU) (industrial/commercial, residential, open space) for specific areas of the site to inform the remedial process.
- **Reuse Plan** that integrates community goals, site analysis, land use context and the remedy into a Future Use Framework (showing geographic-specific uses of the site) or Concept Plan (showing layout of potential future use features) to guide local planning, development and the remedial process.

For communities with environmental justice or equity concerns, services can be tailored to build capacity for nearby residents to participate in redevelopment planning and benefit from site redevelopment. Tools are available to help build shared understanding in situations of conflict, support community leaders in sharing their visions for reuse, and place community aspirations for reuse within the context of regional planning and investments.



## OWNER AND PROSPECTIVE PURCHASER ASSISTANCE

Support in leveraging redevelopment opportunities, including:

- Strategy and technical support to address ownership issues, Bona Fide Prospective Purchaser (BFPP) liability protection issues, Superfund and windfall lien issues, and issues of compatibility between any existing or future site restrictions and potential reuse.
- Prospective Purchaser Inquiry (PPI) support and discussion facilitation – including strategy development, PPI checklist, stakeholder coordination, meeting facilitation, etc.



## GIS ANALYSIS AND MAPS

Develop spatial datasets of site boundaries and physical features; conduct spatial analysis for individual or multiple sites to identify potential future uses and proximity to regional assets; or other analysis or data development.

## TITLE SEARCHES, APPRAISALS, DESKTOP SURVEYS

Title searches for chain of title and encumbrance information. Appraisals of property “as impaired” to determine value of property with site restrictions as a starting point for settlement negotiations, and simple property surveys based on data available by desktop.



## INSTITUTIONAL CONTROLS RESEARCH

Property owner research, desktop surveys to identify legal descriptions, parcel mapping and analysis, technical writing, community engagement and education, and identifying institutional controls (ICs), alternatives to ICs and Institutional Control Implementation and Assurance Plans.

## READY FOR REUSE DETERMINATION

Develop an environmental status report that provides a technical determination that a site is “ready for reuse” and will remain protective for that use, so long as any use limitations established by EPA continue to be met.

## OTHER SUPPORT

Superfund Redevelopment can tailor technical assistance to meet the needs of specific sites, site teams and communities. Contact your Regional SR Coordinator if you have ideas for tools or support not included in this handout.



# GETTING STARTED

- Contact your Regional SR Coordinator for more information and to request Regional Seed support.

Find the coordinator for your state here:

[www.epa.gov/superfund-redevelopment-initiative/regional-redevelopment-contacts](http://www.epa.gov/superfund-redevelopment-initiative/regional-redevelopment-contacts)

- The Regional SR Coordinator will work closely with the site team and sometimes local community representatives to identify a set of services tailored to the site-specific removal/remedial process and/or local community needs.

- The Regional SR Coordinator will then request and coordinate the technical assistance with EPA Headquarters.

- Once approved, the technical assistance is provided by an EPA consultant, Skeo Solutions, with over 20 years of Superfund redevelopment experience nation-wide.

- Regions are encouraged to match a Headquarter-funded Regional Seed when possible. The Regions may also access Superfund Redevelopment technical assistance through the Headquarters contract with Regional or site funding.



## EPA SUPERFUND REDEVELOPMENT

For more information, please visit: [www.epa.gov/superfund-redevelopment-initiative](http://www.epa.gov/superfund-redevelopment-initiative)

