

University of Connecticut Technical Assistance for Brownfields EPA Region 1

Wayne Bugden

Technical Project Coordinator for UConn TAB

University of Connecticut



EPA's Technical Assistance to Brownfields (TAB) Communities Program

Transforming environmental eyesore, hazards and liabilities into community assets

What is TAB?

The Technical Assistance to Brownfields (TAB) Communities Program helps communities, states, tribes and others understand risks associated with contaminated or potentially contaminated properties, called brownfields, and learn how to assess, safely clean up and sustainably reuse them.

EPA funds six organizations—**Kansas State University (KSU), the New Jersey Institute of Technology (NJIT), the Center for Creative Land Recycling (CCLR), West Virginia University Research Corporation, the International City/County Management Association (ICMA) and the University of Connecticut**—to serve as independent sources of technical assistance. Each of these TAB providers has an extensive network of partners, contractors and other contacts that provides services across the country. They help communities tackle a variety of challenges related to identifying, assessing, cleaning up and redeveloping brownfields.

TAB Providers Help Communities

TAB providers serve as an independent resource and can provide expert technical assistance to help communities understand:

- How to acquire, assess, clean up and redevelop brownfield properties;
- How to plan outreach to engage affected neighbors and residents;
- How science and technology are used for site assessment, remediation, redevelopment and reuse; and
- How to comply with voluntary cleanup requirements.

TAB Providers can offer assistance with:

- Preparing grant applications;
- Performing site inventories;
- Reviewing historical information;
- Designing the investigation/ sampling/ field analysis; and
- Supporting cleanup and redevelopment planning.

UConn TAB



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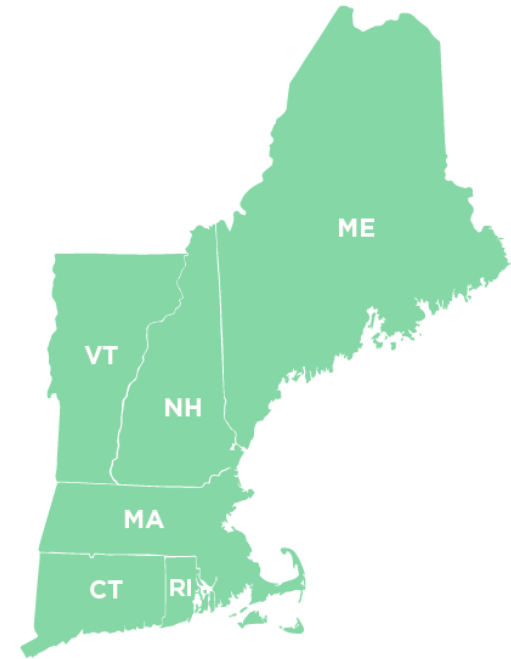
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**Technical Assistance for
Brownfields Program**

EPA Region 1

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<http://:tab.program.uconn.edu>



UConn

Our services at a glance



Direct Technical Assistance

Technical Document Review

- Summary of Environmental Site Assessment Reports, Remedial Action Plans, Planning Documents

Brownfields Proposals Review

- EPA Brownfield Program proposals (assessment, cleanup, multipurpose, RLF, Job Training), and State Program proposals

Access to Resources

- Fact sheets, example proposals, and documents

Online Office Hours

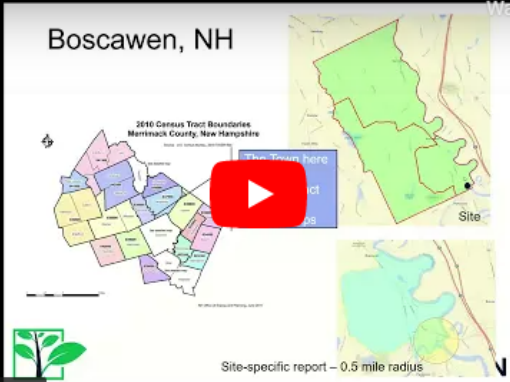
- Answer Technical Questions



Workshops and Webinars


M UCONN TAB Navigating EPA's EJ SCREEN Tool fo... Watch

Boscawen, NH



2010 Census Tract Boundaries
Merrimack County, New Hampshire

Site-specific report - 0.5 mile radius


Watch on  YouTube

Technical Assistance for Brownfields Program
EPA Region 1

Brownfield Inventories: A practical guide
on how to build one

Nefeli Bompoti, PhD
Program Manager

March 2nd, 2022



Tab.program.uconn.edu

UCONN

00:00 40:56

Community Engagement in Brownfield Redevelopment
EPA Region 1

Rupal Parekh, PhD, MSW, MPH
Katherine Malgioglio

March 30

Homepage | Technical Assistance for Brownfields Program
(uconn.edu)



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EJScreen Short Course

UConn TAB Region 1



Municipal Assistance Program



Provides info and input

Community



UCONN Students

TAB staff

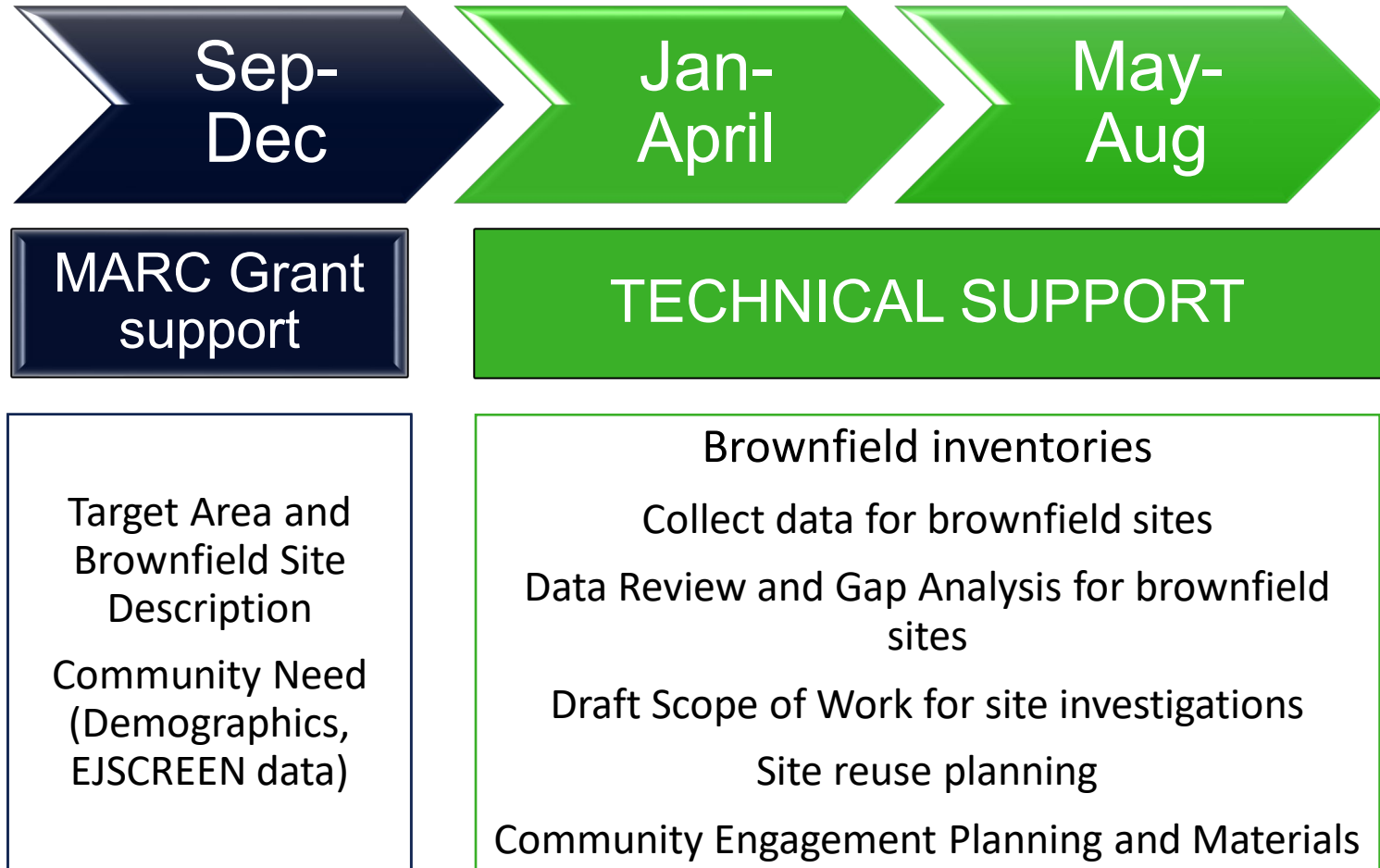


Do technical work

Supervise and facilitate communications



Municipal Assistance Program



Brownfield Inventory

Location,
Size,
Buildings

Past uses,
Zoning

Environmental
Justice

Flood zones,
wetlands

Tax status

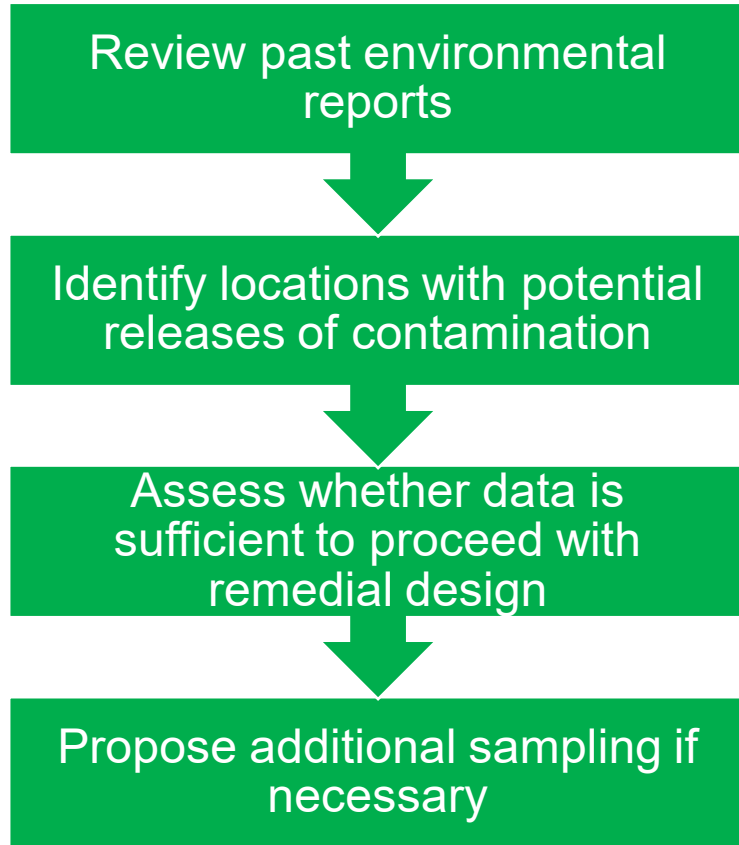
Reports,
Documents

Please select from the drop-down menu for the "status," "site type," "tax payment status," "existing buildings," "site photos available," and "site documents available" fields

Site Name	Address	Zipcode	Parcel Number	Status	Site Type	Site size (acres)	Current Zoning	Current Owner	Tax Payment Status	Existing Buildings	If yes, sq ft of buildings	Age of buildings zone	FEMA Flood zone	Opportunity zone	Environmental Justice Community	Past Uses
06524				Unknown	Vacant lot	1.25 B-1			Delinquent	No	N/A	N/A	No	No	No	"Solid waste facility"
06524				Inactive	Mixed Use	3.67 B-1			N/A	Yes	5814 above grade, 2907 below	1940	No	No	No	Office building, chemical storage
06524				Under Remediation	Mixed Use	138.5 B-1			N/A	Yes	"Building 2" - 9187	2008	No	No	No	Airport up until the 60's
06524				Inactive	Industrial site	2 R-65 (Grandfathered as B-1)			Current	Yes	10,194	1960	No	No	No	Industrial plant, metal refining
06524				Inactive	Other (describe in	0.7 R-65			Delinquent	No	N/A	N/A	No	No	No	Residential property w/ possible contamir
06524				Inactive	Vacant lot	1.5 R-65			Delinquent	No	N/A	N/A	No	No	No	Unknown



Data Gap Analysis



Order of Magnitude Budget Estimate: Recommended Supplemental Investigations to Resolve Data Gaps

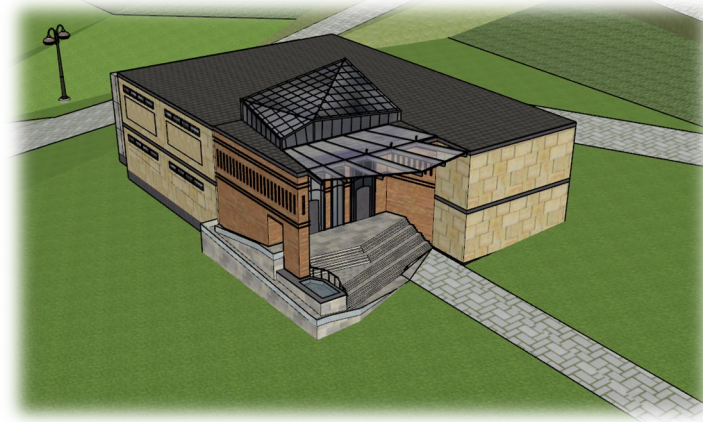
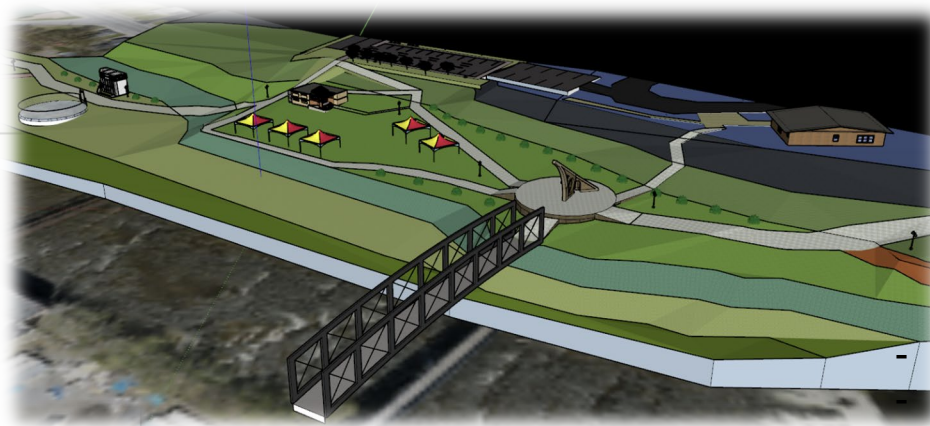
Task Description	Assumptions	Estimated Budget
Resolving Phase I ESA- Level Data Gaps .		\$5,000
Legal and Administrative Costs (Placeholder Only – City should estimate these costs with advice from legal counsel)		\$20,000
Contingency for LSP Costs In the Event Reportable Conditions Identified		\$10,000
Phase II Investigation Costs		
Phase II Scope of Work		
Geophysical Survey	6 full days of GPR/EMI	\$8,000
Site Survey and Site Plans		\$20,000
HASP, field work prep, access, Dig-Safe utility clearance		\$8,000
Field Work: soil borings, monitoring well installation/development	5 days of drilling and well installation; 2 days of monitoring well development; overseen by LSP	\$40,000
Field Work: groundwater monitoring	4 person-days of field work, includes equipment	\$5,400
Laboratory Analyses – soil and groundwater samples	40 samples analyzed for EPH/VPH and RCRA-8 metals; 20 samples for SVOCs and PCBs	\$17,000
Phase II Investigation Report		\$12,000
Phase III Remedial Action Plan		\$10,000
Hazardous Building Material Assessments		
	Based on experience with similar buildings of this size and history	\$7,500
	Based on experience with similar buildings of this size and history	\$2,300
Subtotal		\$165,200
Contingency = 15%		\$24,780
TOTAL		\$189,980

Example, Gap analysis and Scope of Work for Brockton, MA



Site Reuse Assessment

- Community Demographics
- Nearby Businesses
- Zoning Regulations
- Site Restrictions
- Floodplains & Wetlands
- Remediation Restrictions
- Infrastructure Assessment



Communities Helped:

- Monson, MA
- Lyndon, VT
- Waterbury, CT
- Claremont, NH
- Foxborough, MA
- Caribou, ME
- Rockingham, VT
- Middleborough, MA
- Winchester, NH
- Derby, CT
- Norwich, CT

Deliverables: Formal report, Sketchup Renderings of Reuse Scenarios

Community Engagement

NEW!



Example Community Engagement Website by CitizenLab

<https://envisionnorwich360.com/en/>

Example Community Engagement Website by UConn

<https://tab.program.uconn.edu/mt-trashmore/>



BETHLEHEM Reimagined

REDEVELOPMENT OF THE SINCLAIR HOTEL SITE

"The status quo is not sustainable or acceptable"

The redevelopment of former Sinclair Hotel site will increase livability for all ages while addressing the needs and interests of our community

STRENGTHEN & REVITALIZE

Residential Opportunities <ul style="list-style-type: none">• Access to affordable housing• Sustainable property development• Increased residential properties• Expansion of the Hill View Apartment complex	Economic Growth <ul style="list-style-type: none">• Encourage business• Mixed-use structure for commercial, residential, and industrial development• Raise home equity = capital gain• Increase tax revenue
Outdoor Spaces <ul style="list-style-type: none">• Expanded side walks• Increased green space• More benches & bike racks• Adjust zoning to protect scenic & natural resources• Additional Parking	Social Participation <ul style="list-style-type: none">• Promote tourism and visitors• Support small business growth on Main Street• Drive remediation success through community feedback and engagement

KNOW YOUR COMMUNITY

22% of Bethlehem community members are over the age of 64	16% housing units are multi-family structures	71% of working Bethlehem residents commute to another NH community
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TAKE ACTION

LEARN <ul style="list-style-type: none">• Attend town meetings• Visit BR's website	PARTICIPATE <ul style="list-style-type: none">• Spread the word• Leave feedback in suggestion box	CONTRIBUTE <ul style="list-style-type: none">• Donate• Volunteer• Make your voice heard
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For progress updates, FAQs or to submit a question/comment, Please visit our website: bethlehemreimagined.org

Public Workshop, Claremont, NH

Infographic, Bethlehem, NH



Upcoming: 2023 EPA Brownfields MARC Grant Support

RFP
open
July
2023!

MUNICIPAL ASSISTANCE PROGRAM

TAB staff +
UConn
Students:
Target Area
Description
Brownfield
Site
Description

TAB staff:
Section by
section review
and detailed
feedback



Upcoming: 2023 EPA Brownfields MARC Grant Support

September - October

Day-long boot camps: step-by-step how to put together the project description

October - November

Two rounds of review: all documents



<https://tab.program.uconn.edu/>



TECHNICAL ASSISTANCE TO BROWNFIELDS EPA REGION 1

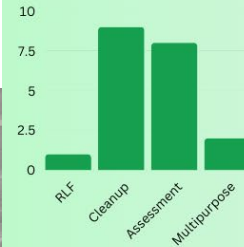
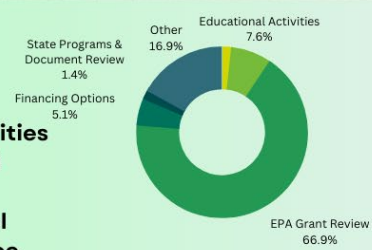
ANNUAL IMPACT 2021 - 2022



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110

Communities Received Direct Technical Assistance



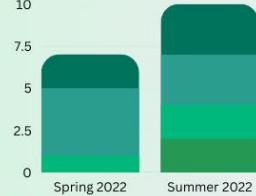
MUNICIPAL ASSISTANCE PROGRAM

38

Program Recipients

20 Fall 2021 & 2022 Participants

- Gap Analysis & Record Review
- Community Engagement
- Site Reuse Assessment
- Brownfield Inventories



18 Spring & Summer 2022 Participants

Feedback showed that the provided EPA MARC Grant Resources were "Very Useful" and "Extremely Useful"

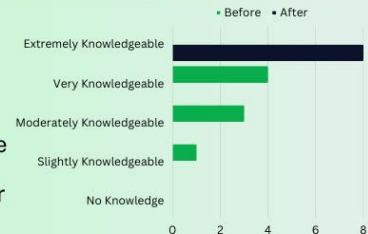


"Greatly appreciate the help. Very helpful and great resource!"

"In person and Zoom meeting for Q & A sessions were extremely valuable for project management timelines."

"It was great to have the assistance! Wished we had more interactions with the student team on our grant project"

Feedback showed that those who received MARC Grant assistance felt "Extremely Knowledgeable" and "Very Prepared" with the grant writing & grant application process after receiving assistance.



"[The study was used to...] support discussion at the local level about redevelopment opportunities at the site"

"We were able to use the report to develop a scope of work for upcoming EPA Assessment Grant funding"

Feedback showed that those who received MAP Support via Technical Assistance felt that the deliverables "Met their Objectives" and were "Very" & "Extremely Useful"

