



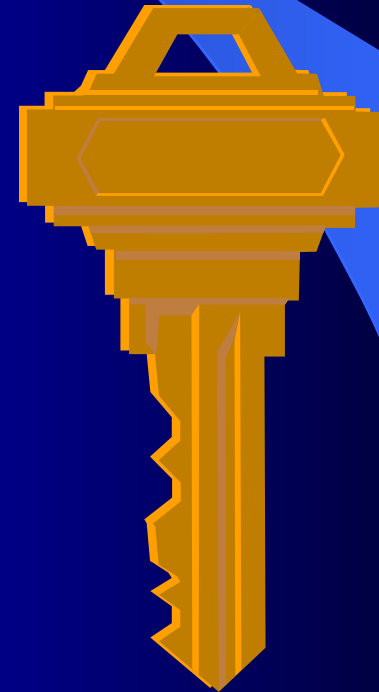
# Field of Dreams

**Presented by: Michael Sexton**

**Virginia Department of Environmental Quality**

# Keys To Building Brownfields

- Think real estate with an environmental component
- Level the playing field
- Motivate with economics
- Be part of the team



# Basic Building Tools – Tank Program

- VA Petroleum Storage Tank Fund
- Clean-up without assuming liability
  - Lenders
  - VDOT
- Ability to pay
- Step in the shoes

# Basic Building Tools - VRP

- Eligibility determination
- Certificate of completion
- MOA with EPA concerning VRP and CERCLA
- Limitations on EPA's authority under CERCLA

# Specialty Tools

- Limited Liability (Does not apply to RCRA Sites)
  - Bona fide prospective purchasers (BFPP)
  - Innocent Landowners
  - Involuntary Acquisitions by Government
  - Property Acquired through Inheritance
  - Contiguous Properties
  - Director Determination

# Specialty Tools

- Amnesty for “voluntary disclosure”
- Civil charge mitigation for self disclosed violations
- Targeted Brownfields assessments
- At or below market financing for cleanups



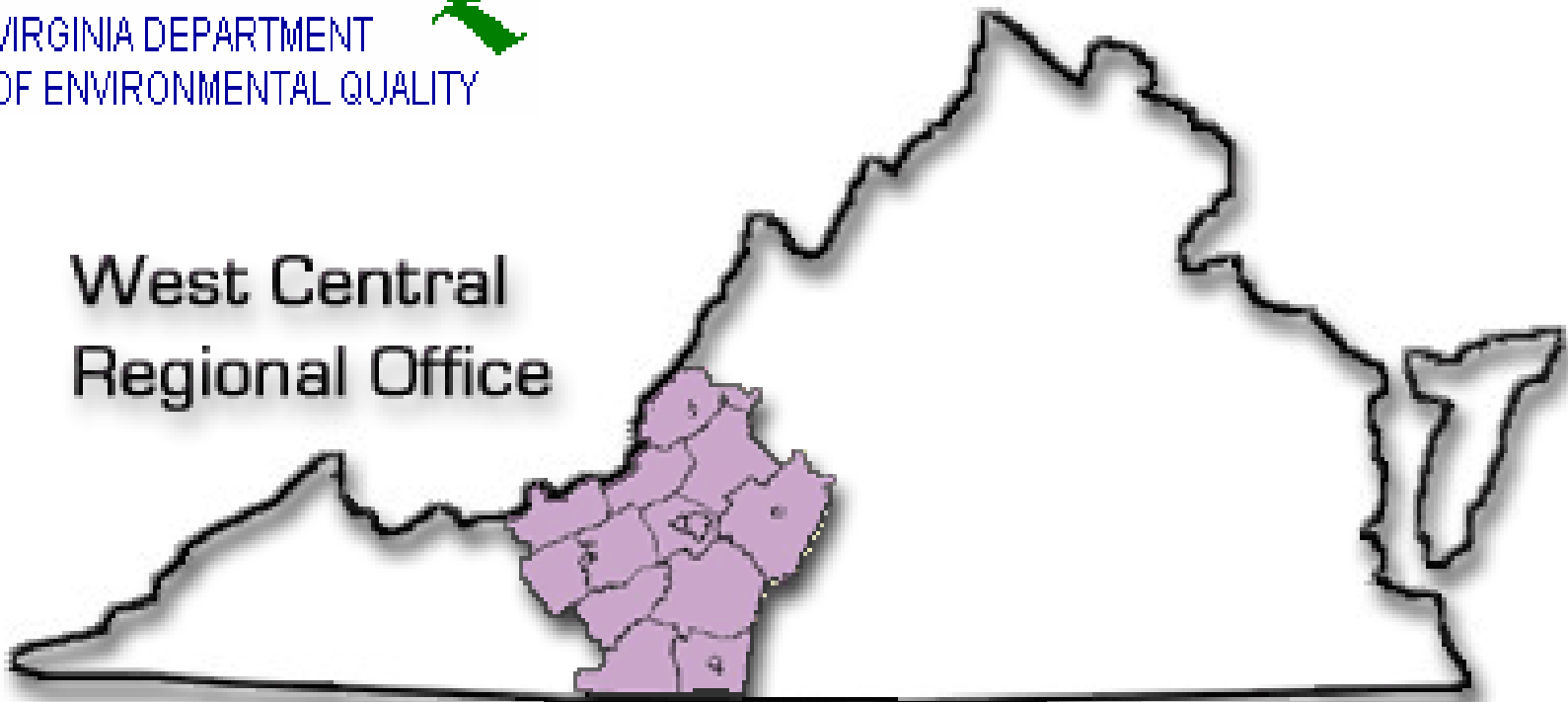
VIRGINIA DEPARTMENT  
OF ENVIRONMENTAL QUALITY

## Virginia DEQ Regional Offices





## West Central Regional Office





# #1 Field

## Blacksburg, VA



# Brownfields Case #1

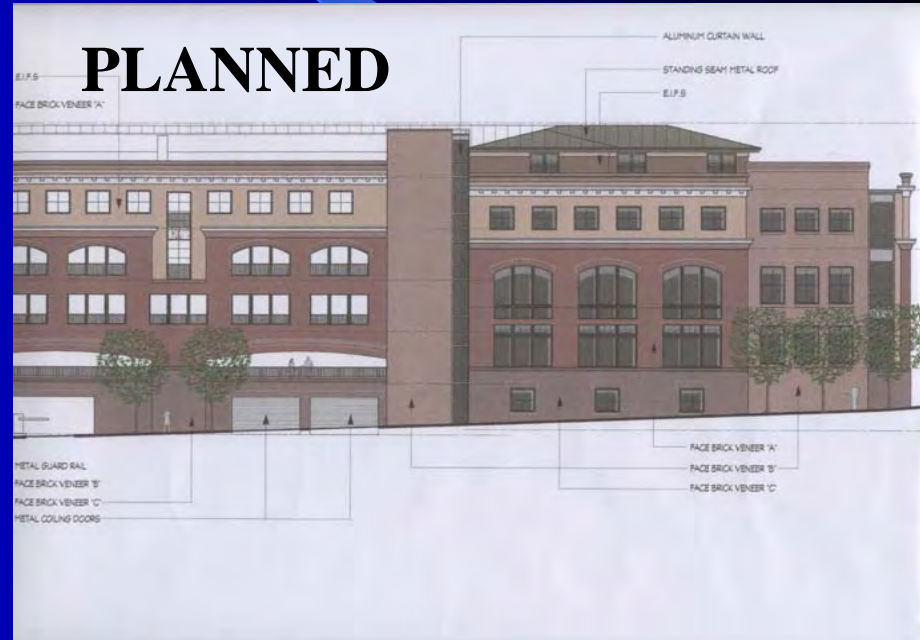
## Kent Square – Blacksburg, VA

- Small to medium town
- Regulated tank clean-up
- Historic Preservation - Alexander Black House
- Redevelopment benefits:
  - Office and retail space
  - Parking garage
  - Additional jobs and tax dollars

BEFORE



PLANNED



BLACKSBURG'S ALEXANDER BLACK HOUSE MOVES TO ITS NEW HOME

DURING



**PEDESTRIANS WATCH** on Wednesday as the historic Alexander Black House is moved across Draper Road in Blacksburg. The house was purchased by the Blacksburg Town Council in April and moved to make way for Kent Square, a downtown redevelopment project that will house offices, retail space and a parking garage.

*Kent Square, Blacksburg VA*



**South Central  
Regional Office**



# Brownfields Case #2

## Walgreens – Campbell County, VA

- County – commercial district
- Regulated tank clean-up
- Underutilized property – former auto parts store
- Negotiation of cost distribution
- Redevelopment benefits:
  - New retail facility
  - Additional jobs and tax dollars

# Brownfields Case #3

## US Postal – Lynchburg, VA

- Small independent city – center city
- Regulated tank clean-up
- Vacant property – Former gas station
- Records, understanding, and politics
- Redevelopment benefits:
  - New post office
  - New federal court house



Northern  
Regional Office





# Brownfields Case #4

## Clarendon Centre – Arlington, VA

- Large independent city
- Regulated tank clean-up
- Blighted 1.4 acres of property
  - >80 years of commercial use
  - Gas stations to office buildings
- Clustering sites and paired construction and remediation



# Brownfields Case #4

## Clarendon Centre – Arlington, VA (cont.)

- Redevelopment benefits:
  - Upscale apartment space
  - Increased jobs and tax dollars
  - Rent with equity program
- Environmental investment ~ \$3.5 million

**BEFORE**



**DURING**



*CLARENDON TRIANGLE IN  
ARLINGTON, VA*

**AFTER**





*CLARENDON CENTRE IN  
ARLINGTON, VA*

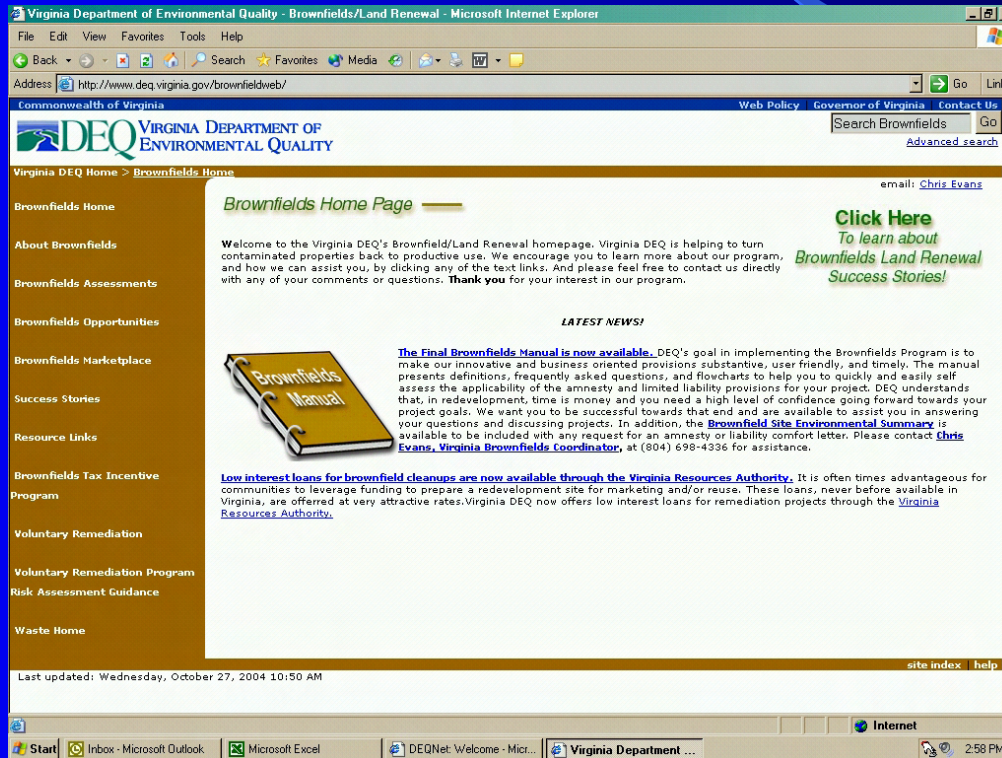




# Always Remember

- If you build it, they will come.
- Partnerships are essential.
- Team work is required.
- Use your knowledge, skills, and abilities.
- Be persistent.
- Success will come.

# Internet Resources - DEQ Brownfield Website



[www.deq.virginia.gov/brownfieldweb/](http://www.deq.virginia.gov/brownfieldweb/)

# Internet Resources - DEQ Petroleum Program Website



[www.deq.virginia.gov/tanks/](http://www.deq.virginia.gov/tanks/)

# Contact Information

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# Ideas, Comments, or Questions

