

Brownfield Redevelopment



We see the big picture, the possibilities – Comprehensive Redevelopment Services

The Brownfields Dilemma

Brownfields—abandoned or underused commercial or industrial sites—represent significant challenges to property owners and communities. Adverse environmental conditions such as contaminated soil and groundwater, vacant buildings with asbestos, and the presence of hazardous materials significantly reduce the value of property and development potential. These conditions burden owners with financial loss and liability. Lenders, developers, managers, municipalities, and others share the burden. The risk of assuming these liabilities can be so significant that properties remain undeveloped for decades.

That was then. This is now.

Times have changed. The regulatory setting has never been better than it is today for promoting brownfield cleanups. EPA's Brownfields Program and state Voluntary Cleanup Programs have paved the way for brownfield restoration enabling these properties to be productively reused. Grants, loans, and tax-increment financing provide financial incentives. Today, the ability to carefully plan land use and redevelopment options for impaired properties encourages the negotiation of reasonable risk-based remediation scenarios and allows for liability protection while redeveloping safe and profitable projects in our communities.

Turning Brownfields Green

For more than 50 years, AECOM has pioneered new methods and technologies to help business, industry, and government resolve difficult environmental challenges. Today, we are nationally recognized experts on cost-effective, sustainable and resilient solutions for environmentally contaminated sites. AECOM's Brownfield Program is based on our many years of hands-on site cleanups, plus regulatory negotiations that have reduced environmental risk and liabilities and have saved property owners millions of dollars.

For more information please contact

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Practice Areas

- Federal/State Grant Writing Assistance
- Environmental Site Assessments
- Remedial Design
- Asbestos Assessments and Management
- Civil & Geotechnical Engineering
- Construction & Demolition Management
- Property and Structure Assessments
- Site Planning
- Urban Design
- Market Analysis
- Real Estate Development
- Environmental Permitting
- Environmental Remediation & Restoration
- Waste Management
- Water and Wastewater Services

Brownfield Service Offerings

Project Identification, Grant Application, and Funding Strategy

Site selection doesn't have to be challenging. We work with communities to understand local needs, planning goals, and economic strategies and use that information to evaluate potential project sites. Whether identifying key assessment corridors or focusing on the remediation of priority sites, our grant writing team can help visualize the redevelopment potential and capture that vision and how it will benefit disadvantaged areas in a grant application. Our economics and planning team can establish a baseline valuation for the site(s) incorporating financial impacts to the property owner and the community, and assist in identifying other funds that could be leveraged.

Assessment

AECOM's brownfield team has conducted thousands of site assessments on properties of all types to identify and characterize current and historical environmental impacts that create barriers to redevelopment. Using information from the assessments, we work with stake holders to conduct a highest and best use analysis to identify the use of a given property that is simultaneously legally permissible, physically possible, and most importantly, financially feasible. The analysis identifies market gaps, resulting demand, and possible redevelopment scenarios. This information is summarized to prioritize sites and to assist with preparation of grant applications for additional assessment or cleanup.

Cleanup and Redevelopment

Sites requiring cleanup benefit from end-focused remedial solutions and an in-depth understanding of a site's economic potential. Leveraging our extensive technical resources and project management experience, AECOM helps owners implement innovative cleanup methods that convert brownfield liabilities into assets by designing adaptive and sustainable site reuse plans that align with community goals, reduce costs, and improve resiliency.

Implementation

We explore projects from both the owner and potential developer perspectives to develop a deal structure that benefits the community and provides favorable financial outcomes for both parties. AECOM can act as an intermediary between the development group and municipal staff to complete and expedite planning, development review, community involvement, brownfield funding applications, environmental assessments, and remedial activities.



Comprehensive analysis to inform investment decisions (Wind energy markets in Mexico, Brazil, USA, and Canada)



Mt. Elliott Industrial District Revitalization Strategy, Detroit, MI



Lake Calumet Industrial District Repositioning Strategy, Chicago, IL

Brownfield Redevelopment



Are you ready for the money? The nation's historic Bipartisan Infrastructure Bill is bringing millions of dollars in grant funding to projects nationwide that assess and cleanup sites burdened by contamination. Now is the time to evaluate whether your sites or corridors would benefit from a Brownfield Grant of up to \$10 million and to start building your grant application. AECOM's national infrastructure and grant experts are available to help you prepare for these important grant opportunities, and we bring the experience of supporting clients across hundreds of communities with managing \$50 million in successful brownfield grants.



U.S. EPA Brownfield Grant



Site/Project Selection
How do you know if a site is a viable candidate for brownfield redevelopment? AECOM can assist in evaluating eligibility considerations, and developing strategies for how to best illustrate need for a specific site, corridor, or neighborhood.

Grant Development
We collaborate with our municipal partners to understand and balance community needs and economic objectives with safe and equitable redevelopment of brownfield properties. We help our clients prioritize redevelopment projects and pursue grant funding, including community outreach and grant application preparation.

Financial Strategy
Whether you are interested in pursuing grant funds through EPA or a State program, evaluating tax increment financing (TIF) incentives, or leveraging multiple economic tools, our redevelopment experts are ready to lead the way!

Community Engagement
Redevelopment projects impact multiple stakeholders. Seeking early involvement and support for grant applications is a valuable way to build a strong community.

Multipurpose Grant

Up to \$10 M to be used for assessment, planning and site remediation

Getting Started
Assessment grants are often used by grantees to create development-ready sites, or to attract developers by offering funds for environmental due diligence activities. The assessments can also be used to aid in the smart planning and design of a redevelopment project.

Purposeful Assessment
Forward-looking assessments increase the probability of a successful redevelopment. Having the right team makes a difference—our team has conducted thousands of Phase I, II, and III environmental assessments. This experience equips our team to evaluate environmental constructibility concerns to maximize the value of grant funds and explores ways to expand and diversify additional funding sources.

Accurate Cleanup Estimates
Lenders, investors, and insurers must have firm remediation cost estimates to proceed with the transaction. AECOM's innovative conceptual site modeling software offers a deeper understanding of a site's contamination which provides higher confidence in our remedial cost estimates. AECOM's experience of completing thousands of remediation projects provides industry-leading expertise to reliably estimates the ultimate cleanup cost.

Successful Negotiation with Regulators
Agency approval of risk-based cleanups that are adapted to the future use of the property is critical to a profitable and successful brownfield redevelopment. AECOM has a proven track record negotiating cost-effective site remediation solutions nationwide. Our stakeholder management and collaborative approach has saved our clients more than \$100 million in project cleanup costs.

Cost-Effective and Efficient Cleanup
Innovative uses of proven technologies, such as on-site and in situ techniques, can substantially reduce cleanup costs and effectively manage risks. AECOM's team incorporates extensive remediation experience with advances in technologies and approaches to safely cleanup sites.

End-Use Focused Remediation
The integrated AECOM team optimizes site cleanup by aligning remedial goals and implementation with the site's planned end-use. We consider redevelopment plans and regulatory goals to develop cost-effective remedial solutions.

Active Community Involvement
Successful redevelopment must be aligned with local plans for community growth and land use. AECOM has a proven track record of ensuring redevelopment projects meet the needs of the community while remaining a financial opportunity for the property owner.

Integrated Redevelopment Plans
AECOM's integrated approach to engineering design, construction, and environmental management will help communities identify holistic solutions that can begin to address the economic, social, and environmental challenges caused by brownfields and reposition properties for investment and revitalization.

Sustainable and Environmentally Just Reuse
Hazardous and blighted properties are directly linked to negative environmental, health, and socioeconomic outcomes for individuals, households, and entire communities. AECOM recognizes the impact brownfield redevelopment can have on climate change and the subsequent impact on the surrounding community. Our redevelopment planning is inherently grounded in climate and community resiliency to ensure the most vulnerable populations are not harmed further by brownfields.