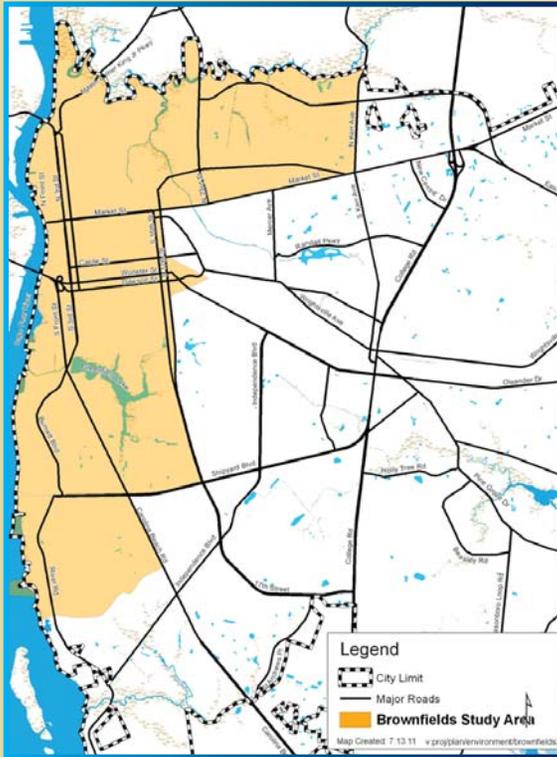


## City of Wilmington Brownfields Assessment Project

The U.S. EPA has awarded the City of Wilmington two brownfields assessment grants. These grants provide funding for the City to assess the potential for brownfields redevelopment. The goal of Wilmington's Brownfields Project is to use EPA grant funding to promote redevelopment of these properties for commercial, residential or recreational use.

### Where are the brownfields sites?

The study area boundaries include the Cape Fear River to the west, Smith Creek to the north and Sunnyvale Drive (north of Independence Blvd) to the south. The eastern boundary of the study area follows N. Kerr Avenue south to Market Street, 17th Street south to Shipyard Boulevard and Carolina Beach Road south to Sunnyvale Drive.



Brownfield Study Area

### Please Join Us!

The City of Wilmington welcomes your participation in the brownfields program. If you are considering selling a property that could qualify as a brownfield, please contact the City to request an assessment. If the property qualifies, the grant funds could be used to reduce the development costs faced by you and prospective buyers.

If you are a prospective developer, you can participate in the program by considering purchasing one of the brownfields properties once the City has performed an assessment and managed the associated risk by quantifying the property's environmental liabilities.

### For More Information

You can reach the City's Brownfields Project Manager, Phil Prete, at:  
(910) 342-2779  
[brownfields@wilmingtonnc.gov](mailto:brownfields@wilmingtonnc.gov)

You can also visit the City's brownfields web site at:  
<http://www.wilmingtonnc.gov/brownfields>

More information about brownfields can be found at:

US EPA Brownfields Program  
[www.epa.gov/brownfields](http://www.epa.gov/brownfields)

North Carolina Brownfields Program  
[www.ncbrownfields.org](http://www.ncbrownfields.org)



## Brownfields Program



## What are brownfields?

**A brownfield is a property that has been abandoned or is underused because of environmental contamination or the fear of such contamination.** For example, a former gas station may have fuel tanks buried underground. Over time, these tanks could have leaked fuel into the soil



*The vacant land on the left may be less risky to develop than this abandoned industrial site above*

and groundwater. Anyone purchasing the property may be responsible for cleaning up the spill. Without knowing what types of chemicals, and whether or how much of the chemicals may have leaked, a prospective developer cannot accurately estimate the costs for cleanup and development.

Because it is less risky, developers may buy agricultural land or virgin forests instead of sites that appear to be brownfields. Unfortunately, developing these “greenfields” reduces the amount of land available for agriculture, eliminates green space for everyone’s enjoyment, destroys wildlife habitat, and increases water and air pollution.

## Benefits of Brownfields Redevelopment

Redeveloping brownfields offers a number of benefits to communities. The redevelopment of brownfields:

- Promotes neighborhood redevelopment
- Minimizes health risks from contaminants
- Improves water and air quality
- Eliminates eyesores
- Conserves greenfields for other uses
- Brings new tax revenue to the city
- Keeps destinations and amenities in the urban core, reducing sprawl
- Provides an opportunity to build amenities not currently available to a neighborhood (such as parks)

## Steps in the Brownfields Process

The five main steps in the redevelopment of brownfields are shown below. EPA’s assessment grants provide funding to the City of Wilmington for the first three steps. This process can help define the risk associated with developing brownfields properties and reduce uncertainties for prospective buyers. The City will use the grant funding to conduct Phase I and Phase II Environmental Site Assessments, or ESAs.

### 1 Inventory and Prioritization

The City will create an inventory and ranking of potential brownfield sites. The next step is to seek agreement with property owners to perform environmental site assessments.

### 2 Phase I ESA

A team will examine the site, interview past and present owners and occupants, review historical documents, and search federal, state and local databases for evidence of contamination at or near the site.

### 3 Phase II ESA

A Phase II ESA is conducted only if the Phase I ESA results show a potential for contamination and the property meets certain other eligibility requirements. Soil and groundwater samples are tested to find the location and extent of specific contaminants, if any. Assessment funds can be used to estimate the cost of cleanup based on the extent of contamination.

### 4 Remedial Action Plan

The prospective developer can now prepare a Remedial Action Plan. The plan may suggest off-site disposal or on-site reuse of impacted soil and groundwater monitoring. The end uses of the site are considered when designing this plan. Currently, the City of Wilmington does not have funding for this step. However, funding for cleanup may be available from a variety of sources, or in some cases, it can be negotiated as part of a real estate transaction.

### 5 Environmental Cleanup and Site Redevelopment

Once steps 1 through 4 are completed, cleanup of the site can begin, leading the way for a profitable site redevelopment.



1 & 2



3 & 4



5