

Hickory Awarded Two EPA Assessment Grants

The U.S. EPA has awarded the City of Hickory two brownfields assessment grants. The goal of Hickory's Brownfields Program is to use EPA's grant funding to promote redevelopment of these properties for commercial or residential use. The grant provides funding for the City to assess the potential for brownfields redevelopment.

Where are the brownfields sites?

The primary focus of this area wide Brownfields Assessment Project will be the Urban Revitalization Area (URA) as approved by the Hickory City County. This area incorporates the city's rail corridor, surrounds several disinvested roadway corridors, and incorporates several older and predominately minority neighborhoods.

Please Join Us!

The City of Hickory welcomes your participation in the brownfields program. If you own a property you're thinking of selling that could qualify as a brownfield, contact the City to request an assessment. If the property qualifies, the grant funds could reduce the financial burden on you and on 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 Program Manager, Brian Frazier, at:
(828) 323-7422
Bfrazier@hickorync.gov

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

More information about brownfields can be found at:

US EPA Brownfields Program
www.epa.gov/brownfields

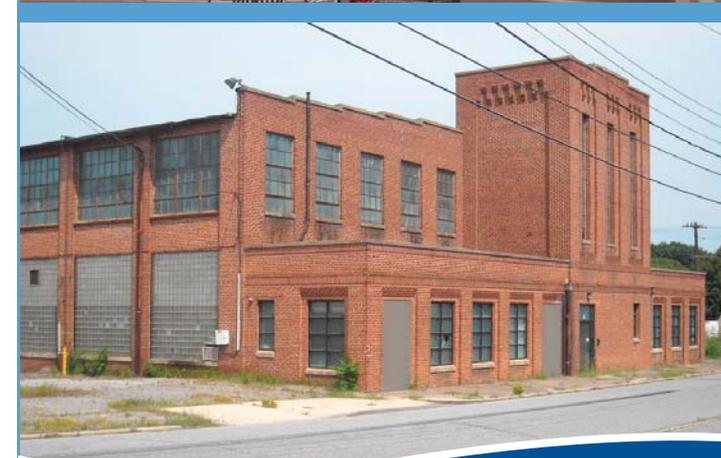
North Carolina Brownfields Program
www.ncbrownfields.org



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City of Hickory

Brownfields Program



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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 and groundwater. Anyone who buys the property may be responsible for cleaning up the spill. Without knowing what



types of chemicals or how much of the chemicals have leaked, a prospective developer cannot accurately estimate the costs for cleanup and development.

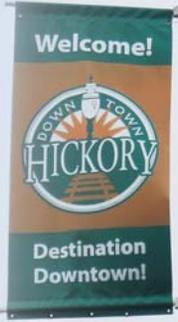
Because it is less risky, developers may buy agricultural land or virgin forests instead of brownfields. Unfortunately, developing these “greenfields” reduces the amount of land available for agriculture, eliminates green space for everyone’s enjoyment, destroys wildlife habitat, and increases water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

The vacant land may be less risky to develop than the abandoned gas station.

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 tax revenue to the City
- Keeps amenities downtown, reducing the need for transportation outside downtown
- Provides an opportunity to build amenities not currently available to a neighborhood (like a playground)



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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 Hickory for the first three steps in this process, which can help define the risk associated with 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 brownfields 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 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 Hickory 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.

