Overcoming Impediments To Brownfield Redevelopment: Two Case Studies In Buffalo, New York

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Impediments To Redevelopment

- Funding
- Project Speed

Cleanup

Developer
Funding - Hanna Furnace Site
Subparcel 1 – Railyard

**Actions**
- Site Investigation: 1999
- Supplemental Investigation: 2000

**Funding Sources**
- Buffalo Economic Renaissance Corporation (BERC)
- Development Downtown, Inc. (DDI)
- City of Buffalo
Subparcel 2 – Manufacturing

**Actions**
- Initial Investigation: 2002
- Remedial Investigation: 2002
- Demolition: 2002-2003

**Funding Sources**
- BERC, DDI and City of Buffalo
- Erie County
- Empire State Development - ReBuild Now - NY
Subparcel 3 - Canal

**Actions**
- Initial Investigation: 2002
- Remedial Investigation: 2002
- Canal Investigation: 2002

**Funding Sources**
- New York State Environmental Quality Bond Act
- U.S. Army Corps of Engineers
Subparcel 4 – Fill Area

Actions
- Test Pit Program: 2002
- Fence Installation: 2003

Funding Sources
- U.S. Environmental Protection Agency
- City of Buffalo
Overall Site Redevelopment

**Actions**

- Transportation/Utility Planning: 2003
- Petroleum-impacted Soil Remediation: Pending
- Cover Material Placement: Pending
- Transportation/Utility Construction: Pending

**Funding Sources**

- New York State Department of Transportation - Intermodal Transportation Program
- U.S. Environmental Protection Agency
- Erie County Water Authority B.U.D.
Summary of Funding

**Initial Funding - $2.5 Million**
- BERC
- DDI
- City of Buffalo

**Subsequent Funding - $5.0 Million**
- Erie County
- Empire State Development Corporation
- U.S. Army Corps of Engineers
- U.S. Environmental Protection Agency
- NYS Environmental Quality Bond Act
- NYS Department of Transportation
Project Speed - Truscon

- Size: 50 acres
- Use: Steel mill operations – 80 yrs
- 1991 – Purchased by City of Buffalo
- 20-year old spill of No. 6 fuel oil
- 3-year, $2 million cleanup planned
**Partnership Formed**

- Developer became interested in the property
- To address developer’s needs, the City of Buffalo, BERC, and LTV Steel formed a partnership
- Partnership worked closely with the NYSDEC with a common vision and common goals

**Revised Remedial Approach**

- Excavation and off-site bioremediation
- Site prepared for development in 18 months
- Actual cost ~ $900,000
Remedial Approach Allowed
Contaminated Site To Be Fast-Tracked For Site Redevelopment

- August 1996 – Supplemental Soil Sampling
- MPI negotiated remedial approach in 2 months
- November 1996 – Soil moved to adjacent property and excavation backfilled
- January-April 1997 – MPI conducted bench-scale biotreatability study
- June 1997-October 1998 – Full-scale bioremediation (26,000 cy of soil on 8-acre biopad)
- August 1997 – Construction of hydroponic tomato greenhouse (March 1998 – First crop picked)
Success!

- City of Buffalo and BERC closed the $22 M deal with developer
- Hydroponic tomato facility built on schedule
- First major parcel redeveloped in South Buffalo
Polishing Up the Rust Belt in Old Buffalo

Abandoned by industry, as many as 400,000 hazardous sites, dubbed brownfields by the EPA, blight U.S. cities. Contamination, real or suspected, thwarts redevelopment. With state and federal funding Buffalo, New York, has tackled three dozen brownfield sites. A demolition paint company (above) is not the renewal list, and polishes already see off from a driving range nearby. Where sparks flew in a Republic Steel complex, an 18-acre greenhouse produces some seven million pounds of hydroponic tomatoes a year.

Brownfields "farm" produces first crop

Bearing fruit

The changing landscape

The old Republic Steel plant that now sits on the site for decades was under attack. In the end, a new city was born.