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# Brownfield Redevelopment in the District of Columbia

## ***Brownfield Revitalization Act of 2000***

- *Established a Voluntary Cleanup Program (VCP);*
- *Allows the creation of incentives for development of contaminated property;*
- *Exempts from liability those who voluntarily clean up contaminated property;*
- *Provides for long-term stewardship of sites that have been remediated;*
- *Prescribes criminal and civil penalties for the contamination of property.*



# The start of it all

## **Brownfield Revitalization Act of 2000**

The Act also allows:

- Publishing of cleanup standards for contaminated properties
- Investigating brownfield properties;
- providing oversight for cleanup activities; and
- certifying the finality of cleanup programs

**The Brownfield and VCP Program are funded primarily through  
EPA CERCLA Section 128(a) Grant Funds**



# Remediation and Site Response Program

## 2010 Amendment to the Brownfield Act

- Authorized the District to establish a program for responding to releases of hazardous substances
- The Amendment created the **Remediation and Site Response Program**

**The Remediation and Site Response Program is funded primarily by “Responsible Parties” through cost reimbursements, settlements, and fines.**



# Voluntary Cleanup/Brownfields Program

# What is VCP?

- **A step by step program for oversight of remediation projects**
- **Eligible developers enter program for a flat 10K fee;**
- **DOEE Reviews Application, Site Investigations and Cleanup Plan;**
- **Public Notification component;**
- **DOEE Review and Approval of Cleanup Plan;**
- **DOEE Reviews Closure report;**
- **Developer receives “Certificate of Completion” when done.**

# Benefits of VCP to Developers

- **Time** – Much faster than a Consent Decree;
- **Cost** – Less expensive than a room full of lawyers;
- **Project Funding** - Lenders often need the certainty the VCP Program provides;
- **Assurances** - Participants receive a Certificate of Completion that limits future liability if the cleanup is done according to plan.



# Benefits of VCP to the District

- **Remediation** – DOEE cannot afford to clean every contaminated site;
- **Oversight** – We review and approve plans and conduct oversight to ensure compliance with agreed remedial actions;
- **Environmental Health** – Encouraging development of contaminated sites is better than sites languishing;
- **Tax Base** – Before VCP many of these properties would remain undeveloped due to the cost and perceived liability at contaminated sites.





# Some VCP sites in the District



# Nationals Park!



# The Baldwin on H Street



33 Affordable Housing Units  
30-50% Area Mean Income



# Dry Cleaner



# 13<sup>th</sup> and M Street NW





Close to home?



Nice pool!









# Audi Field – DC United Soccer Stadium



- 67 VCP applications since 2000
- 206.6 acres of sites in the program
- Closed 30 VCP Cases
- Currently around 30 Projects are actively in planning stages or being developed
- 96 Acres of Brownfields redeveloped so far in DC
- VCP Participation has been increasing due to outreach and streamlining of the review process.

