

# BROWNFIELDS SUCCESS STORIES

For nearly 20 years, the City has been successful in transforming a number of brownfield sites into treasured community spaces. Project such as the Bricktown Canal, which connects Bricktown to the downtown Central Business District, and the Bricktown Ballpark were built on brownfield sites. In 2010, the City was awarded both the U.S. EPA's *Phoenix Award* and the *Brownfields Renewal Award* for its work with the original MAPS projects.

The beloved Skirvin Hilton Hotel sat vacant and deteriorating for more than a decade before the City secured funds to remove asbestos and other hazardous materials. The clean-up allowed Hilton Hotels to restore the Skirvin as one of the most popular hotels in the area.

The current Dell Center is positioned on a property that previously was a large landfill. As such, environmental challenges included structural stability over a settling landfill, and dealing with landfill gases. After remediation, Dell constructed a new facility on the site that employs over 250 workers and contributes significantly to the Oklahoma City economy.



If you would like more information about the Brownfields Program, please contact the Oklahoma City Brownfields Team at (405) 297-1639.



OKLAHOMA CITY  
BROWNFIELDS PROGRAM

## WHAT ARE BROWNFIELDS?

Brownfields are underutilized or abandoned properties in which future development is complicated by the perception or presence of environmental contaminants.

Brownfields sites can include land or buildings containing asbestos, mold or other pollutants; former industrial and commercial sites such as gas stations, dry cleaning facilities, grain elevators, landfills; and lands contaminated with historic oilfield operations.

Private-public partnerships are often the catalyst in the transition of such properties from blight to vibrant development. Oklahoma City's Brownfields Program supports prospective purchasers in redeveloping urban properties by providing site assessments and assisting with remediation.

## The Oklahoma City Brownfields Program Can Provide:

### Financial Resources

- No cost environmental assessments for qualifying redevelopment projects in Oklahoma City
- Low interest environmental clean-up loan funds to aid redevelopment
- Grants to nonprofits for environmental cleanup to aid redevelopment

### Technical Guidance

- Identification of Brownfields
- Consultations with property owners, developers & prospective purchasers
- Assistance with state or federal regulatory agency programs
- Phase I/II site assessments
- Review of environmental documentation on redevelopment sites

## BROWNFIELDS PROGRAM BENEFITS

Completing a Phase I Site Assessment before the purchase of a property generally fulfills the All Appropriate Inquiry (AAI) requirement. Fulfilling AAI is a critical step in protecting a future landowner's liability with respect to contamination. In the event the Phase I identifies the possible presence of contamination, the Brownfields Program may be able to provide a Phase II environmental investigation that will provide a more accurate assessment.

If a property has environmental concerns, developers can run into difficulty obtaining standard bank financing due to liability. In such cases, the Brownfields Program has a revolving loan fund provides low-interest gap financing for environmental clean-up activities.

The Brownfields Program also supports nonprofit organizations development provided through technical assistance and clean-up grants.