

# BROWNFIELDS NEWSLETTER AUGUST 2024

## NEW! GRANT AWARD

Shenandoah County was awarded a \$500,000 US EPA grant providing new funding opportunities to assess potential brownfields and conduct community engagement.

## PROPERTY OWNER?

Property owners and developers, we welcome your participation. The County can use grant funds to ease financial burdens on qualifying sites at **no cost to property owners!**

## FEATURES

A feasibility study is underway to determine potential uses of the New Market Community. Community Engagement will be important to the future of the center.

## SHENANDOAH COUNTY AWARDED US EPA BROWNFIELDS GRANT

In 2022, Shenandoah County was awarded a \$500,000 US EPA grant providing new funding opportunities to conduct Brownfield site assessments, reuse and redevelopment planning, development of site cleanup



**New Market Community Center Entrance**

plans, and community engagement. The County is seeking the involvement of property owners, prospective developers, residents, businesses, and other community stakeholders to make this program beneficial for the County.

## WHAT ARE BROWNFIELDS?

Brownfields are abandoned or vacant properties or sites with presence or potential presence of hazardous materials or contaminants. These sites can be closed gas stations, dry cleaners, vacant sites or previous manufacturing, agricultural, or industrial facilities, and more. Grant funds will be used to identify environmental concerns through a process referred to as Environmental Site Assessments (ESA).

### Phase I ESA

Research and visual inspection to report the historical and current use of a property and potential environmental concerns.



### Phase II ESA

Collection of soil, groundwater and/or building material samples to test for potential contaminants.



### Investigation

Additional studies to analyze the full extent of contamination not included in the Phase II ESA. Documenting alternatives for remediation may also be included.



### Cleanup

Process of addressing site contamination through approved methods and specific to the intended reuse of the property.



### Reuse

Site is redeveloped/reused as a new site use, compliant with environmental regulation and any site restrictions.



## PROGRAM HIGHLIGHTS

### Status Updates

- **6** Applications for site investigations submitted to EPA
- **1** Feasibility Study
- **5** Private Property Owners
- **1** Public Property Owner
- **4** Public Meetings held in Woodstock, New Market, and Strasburg

**For more information or to submit a site for review, please contact:**

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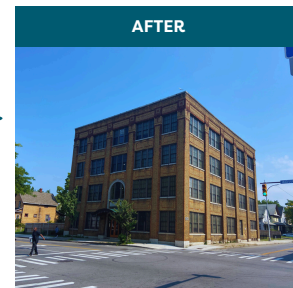
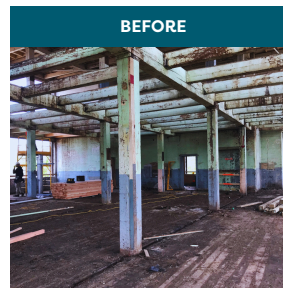


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### TAKE A CLOSER LOOK AT BROWNFIELD REDEVELOPMENT IN THE COUNTY

Brownfields can be redeveloped into uses that benefit community members and businesses ranging from Parks and Green Space, Affordable Housing, Small Businesses, Commercial Offices, Community Services, Dining/Entertainment, and Brownfields redevelopment can:

- Minimize risks from contaminants,
- Improve water, soil, and air quality
- Utilize properties deemed as "eyesores"
- Increase property values and tax revenue
- Provide opportunities for new jobs, amenities, and resources
- Promote neighborhood revitalization



Example Before and After of Brownfield Site Redevelopment

### PROPERTY OWNER COORDINATION

Property owners and developers, we welcome your participation. The County can use grant funds to ease financial burdens on qualifying sites. These funds can be used to conduct investigations known as Phase I and Phase II Environmental Site Assessments to identify potential hazards and develop site cleanup plans at **no cost to property owners!** With input from property owners, multiple sites were submitted to Virginia Department of Environmental Quality (VA DEQ) and determined as eligible for use of grant funding.



New Market Community Center Gymnasium & Side View

The New Market Community Center was developed in the early 1900s as a school, the center operates as a gathering space for various organizations. Community engagement and detailed studies will help determine the future use.

### COMMUNITY INVOLVEMENT

A series of public meetings were held in December 2023 and January 2024, to kick-off the Program. There will be multiple upcoming opportunities to participate! Feedback from residents, business owners, and other community stakeholders is crucial to ensuring that redevelopment support community needs and foster economic growth across the County.

**Stay engaged to help make the change you want to see in your community!**

### Take the online survey

Scan using your cell  
phone camera or  
QR code App.



 <https://bit.ly/ShenandoahBrownfields>