

# PLEASE JOIN US!

## Are You A Property Owner?

If you own a property, you are considering selling, that may qualify as a brownfield site, grant funding may reduce financial burdens for you and potential buyers.

## Prospective Developer?

Developers can participate in the Brownfields Program by considering the purchase of one of the identified brownfield sites after all required assessments have been completed.

## Stakeholder or Community Member?

Your feedback and input are important to the Brownfields Program. There will be numerous opportunities throughout the process to participate in the program!

## For More Information

### Jenna French

Director of Tourism & Economic Development  
(540) 459-1822  
JFrench@shenandoahcountyva.us

**Shenandoah County Brownfield Program**  
[www.redevelopshenandoahcounty.com](http://www.redevelopshenandoahcounty.com)

### VA DEQ Brownfield Program

<https://www.deq.virginia.gov/our-programs/land-waste/land-remediation/brownfields>



### Brownfield Redevelopment Program

600 North Main Street, Suite 101  
Woodstock, VA 22664-1855

Attn: Jenna French

## BROWNFIELD REDEVELOPMENT PROGRAM

## An Overview of Brownfield Redevelopment in Shenandoah County



### Shenandoah County Brownfield Redevelopment Program

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2023

# What is a Brownfield?

The United States Environmental Protection Agency (US EPA), defines a brownfield as "property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." The Virginia Department of Environmental Quality (VA DEQ) similarly defines brownfields.

Brownfields can be:

- individual lots/properties (such as closed gas station or dry cleaners);
- large, multi-acre properties (such as previous manufacturing/industrial facilities), and
- properties that are vacant, underutilized, or deemed undesirable for redevelopment due to past contamination.

## Funding Opportunities are Available!

For additional information about the program or to learn about potential funding opportunities, please contact:

### Jenna French

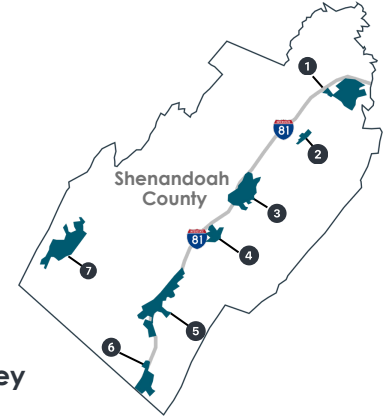
Director of Tourism and Economic Development  
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## Target Areas

Shenandoah County has identified target areas to achieve the vision of directing growth in diverse, quality industries and workforce to the County's towns while enhancing citizens' quality of life.

- 1 Strasburg
- 2 Toms Brook
- 3 Woodstock
- 4 Edinburg
- 5 Mt. Jackson
- 6 New Market
- 7 Basye-Orkney Springs



## BROWNFIELD REDEVELOPMENT PROGRAM

## Steps in the Brownfields Process

The first step in the assessment of brownfields in Shenandoah County involves a comprehensive search of available properties with the potential or known environmental hazard concerns. Sites have been identified throughout the county to provide shared benefits for all county residents. Various research, field studies, and investigations are conducted that are site specific. Environmental Site Assessments (ESAs) are the typical first step of a site-specific assessment.

### 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.



## Benefits of Brownfield Redevelopment

- ✓ Minimizes risks from contaminants
- ✓ Improves water, soil, and air quality
- ✓ Reuse of properties deemed as "eyesores"
- ✓ Increases property values and tax revenue
- ✓ Provide opportunities for new jobs, amenities & resources
- ✓ Promotes neighborhood revitalization