



# BROWNFIELDS & LAND REVITALIZATION conference 2008

October 21-22, 2008, Tacoma, Washington

Conference Sponsor:



**EPA**

United States  
Environmental Protection  
Agency



Conference Partners:



DEPARTMENT OF  
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State of Washington



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## Greater Tacoma Convention and Trade Center

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## City of Tacoma

Mayor Bill Baarsma



September 2008

Washington State Brownfields and Land Revitalization Conference.

Dear Conference Attendees and Guests:

As Mayor of the City of Tacoma, I am pleased to extend a warm welcome to each of you attending Washington State's first Brownfields and Land Revitalization Conference. I hope that you are able to visit our City between your conference sessions.

Tacoma is a center of rich history, cultural activities, numerous visitor attractions and recreation opportunities – including the Museum of Glass, the Tacoma Art Museum and Washington State History Museum. You can ride on Tacoma's "LINK" light rail, which will transport you to a wide array of destinations from historic theaters at one end of town to quaint restaurants in the Freighthouse Square near the Tacoma Dome. Or venture out a little further into our 12 neighborhood business districts, which offer their own unique characters and dining and shopping experiences.

Please accept my best wishes for a successful conference and for choosing Tacoma as your host City.

Sincerely,

Bill Baarsma  
Mayor

## Conference Sponsor



United States Environmental Protection Agency  
Region 10 Office, Brownfields  
1200 6th Avenue, Suite 900 - ECL 112  
Seattle, WA 98101-3140  
206-553-7299; [www.epa.gov](http://www.epa.gov)

## Conference Partners



Washington State Department of Ecology  
*Toxics Cleanup Program*  
300 Desmond Dr SE, Lacey  
PO Box 47600, Olympia, WA 98504-7600  
360-407-7170; [www.ecy.wa.gov](http://www.ecy.wa.gov)

Northwest Environmental Business Council



Alaska • Idaho • Montana • Oregon • Washington

Northwest Environmental Business Council  
620 SW 5th Ave., Suite 1008  
Portland, OR 97204  
503-227-6361; [www.nebc.org](http://www.nebc.org)



**CTED** | Community, Trade and  
Economic Development

Washington State Department of  
Community Trade & Economic Development  
128-10th Avenue SW  
PO Box 42525  
Olympia, WA 98504-2525  
360-725-4000; [www.cted.wa.gov](http://www.cted.wa.gov)



National Brownfield Associations  
8765 W. Higgins Road, Suite 280  
Chicago, IL 60631  
773-714-0407;  
[www.brownfieldassociation.org](http://www.brownfieldassociation.org)

## Schedule at a Glance

Tuesday, October 21, 2008					
8:00 am – 4:00 pm	Registration				
8:00am-9:00 am	<b>Exhibits Open</b>	Continental Breakfast			
9:00 am - 10:15am		<b>Welcoming Remarks</b> ( <i>Ballroom</i> )			
10:15am-10:30 am		Break			
10:30 am - 12:00 pm		<b>Plenary Session</b> ( <i>Ballroom</i> ): Brownfields to Sustainable Communities: Challenges and Solutions In Rural and Urban Settings			
12:00 pm – 1:30 pm		<b>Keynote Lunch</b> ( <i>Ballroom</i> ): <i>Charlie Bartsch</i> , ICF International			
1:30 pm – 3:00 pm		UW Study: The Current State of Brownfields in Washington	Planning for End Use and Community Involvement	Cleanup Pathways and Process	
3:00 pm – 3:30 pm		Networking Break			
3:30 pm-5:00 pm		UW Study: Local and National Case Studies	Brownfields Economics	Green Remediation: Best Practices	
5:00pm – 7:00 pm		<b>NEBC Networking Reception</b>			
Wednesday, October 22, 2008					
8:00 am – 10:00 am	Registration				
8:00 am – 8:30 am	<i>Continental Breakfast</i>				
8:30 am – 10:00 am	<b>Exhibits Open</b>	Workshop: Planning and Brownfields; (Ballroom)	Brownfields Program: Study Findings, Q&A Discussion	Leveraging Financial Resources	Shoreline Revitalization: Working With Wood Waste
10:00 am - 10:30 pm		Networking Break			
10:30 pm – 12:00 pm	<b>Exhibits Open</b>	Workshop: Planning and Brownfields Continued	Workshop: EPA Tools and Resources; Rm. 315	Making Gas Station Redevelopments Work	Emerging Brownfields Issues
12:00 pm – 12:30 pm		<b>Closing Remarks</b> ( <i>Ballroom</i> )			
1 – 3 pm	<b>Brownfields Boat Tour</b> Shuttle and Lunch Provided ( <i>shuttle leaves at 12:40pm</i> )				
<p> <span style="display: inline-block; width: 15px; height: 15px; background-color: #c6e0b4; border: 1px solid black;"></span> Washington State Policy  <i>Rm. 315</i> </p> <p> <span style="display: inline-block; width: 15px; height: 15px; background-color: #a6c9ec; border: 1px solid black;"></span> Redevelopment  <i>Rm. 316</i> </p> <p> <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black;"></span> Cleanup  <i>Rm.317</i> </p> <p> <span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black;"></span> Workshop         </p>					

## Welcoming Remarks

9:00-10:15 am

### Description

Welcome to the Brownfields and Land Revitalization Conference. Working together, we can enhance communities through the integration of cleanup and land-use planning. In this session, attendees will receive a warm welcome from local, state and federal government leaders. Hear about government brownfields initiatives straight from the officials who are planning and implementing them.

### Master of Ceremonies:

◆ *Robert Grott*, Executive Director, Northwest Environmental Business Council

### Washington Welcome:

◆ *Bill Baarsma*, Mayor, City of Tacoma

◆ *Jay Manning*, Agency Director, Washington Department of Ecology

◆ *Elin Miller*, Region 10 Administrator, United States Environmental Protection Agency

◆ *David Lloyd*, Director, Office of Brownfield and Land Revitalization, United States Environmental Protection Agency, Headquarters

## Plenary Session

*Brownfields to Sustainable Communities: Challenges and Solutions in Rural and Urban Settings*  
10:30 am - 12:00 pm

### Description

Making sustainable revitalization projects work usually requires innovative ideas. In addition, urban and rural settings present their own unique challenges and opportunities to consider. This session includes a panel of professionals and academics with urban and rural redevelopment experience highlighting sustainable community development, the challenges faced and the inventive solutions utilized to finish projects. Hear case studies from the City of Tacoma, the Port of Bellingham and a variety of rural case studies from Kansas, where rural brownfields redevelopment is on the cutting edge.

### Moderator:

◆ *Jim Pendowski*, Toxics Cleanup Program Manager, Washington State Department of Ecology

### Discussant:

◆ *Peter B. Meyer*, Ph.D., President and Chief Economist, E.P. Systems Group Inc.

### Panelists

◆ *David E. Koch*, RBP, Senior Principal, Terracon Consultants, Inc.

◆ *Sabine Martin* Ph.D., Targeted Assistance to Brownfields Communities Coordinator, Kansas State University

◆ *Mike Stoner*, Environmental Director, Port of Bellingham

◆ *Bart Alford*, Senior Planner, City of Tacoma

## Keynote Lunch

*How We Got Here,  
Where We're Heading*  
12:00-12:45 pm

### Description

As the brownfield market evolves and matures, it is important to take stock of how we got here and where we are going with this industry. This keynote will provide a historical context for the site cleanup and redevelopment issue, from its inception in 1992, and also suggest trends that may shape the future of the brownfield marketplace: nature of incentives, changing public and private sector roles, innovative low-cost/no-cost brownfield revitalization strategies, and advances in the ways to move brownfield revitalization forward.

### Introduction:

◆ *Michael Bellamente*, Program Manager, National Association of Development Organizations

### Keynote Speaker:

◆ *Charles Bartsch*, Vice President, ICF International

### Biography

*Charlie Bartsch* has more than 25 years experience in economic and community development program and policy analysis, focusing on brownfield reuse. He is a nationally recognized authority on emerging public-private and state and federal brownfield financing and process initiatives. Currently, he is Vice President and Senior Fellow for Human Services and Community Development at ICF International. He serves ICF as its brownfields policy expert. Formerly, he was Director of Brownfield Studies at the Northeast-Midwest Institute.

Charlie was instrumental in the evolution of the brownfield issue from its inception in the early 1990s, producing the first evaluation of the emerging brownfield market (the landmark *New Life for Old Buildings*) developing the first case studies of brownfield reuse successes (*Lessons from the Field*), preparing the first “*Brownfields State of the States*” analysis of state reuse programs, and carrying out the first federal cross-agency analysis of programs applicable to brownfield situations (*Guide to Federal Brownfield Programs*). Over the past two decades, he has written numerous other reports and publications, and most recently co-authored *Financing Strategies for Brownfield Cleanup and Redevelopment* and *Recycling America's Gas Stations*. He has also carried out analyses of state brownfield financing programs and EPA's Phoenix Awards project winners.

Charlie often testifies before Congress on issues of economic development, most recently on HUD brownfield financing innovations, brownfield reauthorization, and brownfield tax incentives. He is chair of the National Brownfield Association's Advisory Board, and a national board member of GroundworksUSA. He serves on the advisory board of the National Vacant Property Campaign and the editorial board of BNA's Environmental Due Diligence Reporter. Charlie has been a tireless advocate for brownfield revitalization. He has conducted workshops and offered training in more than 40 states and nearly 300 communities. In 2001, he received the International Economic Development Council's Chairman's Award for Outstanding Service for ten years of work on brownfield policies and legislation.

## Washington State Policy Track Sessions University of Washington Brownfields Study

### About the Study:

The Department of Ecology's Toxics Cleanup Program has contracted with the University of Washington College of Architecture and Urban Planning to conduct a study of brownfields redevelopment in Washington State. The purpose of this research is to examine how Washington State's regulatory processes and financial assistance as administered by the Department of Ecology's Toxic Cleanup Program (Ecology) affects the cleanup of brownfields sites and to make explicit recommendations for how this program might better facilitate integrated cleanup and redevelopment of Washington's brownfields properties. In order to do this, the study has investigated both federal and Washington state policies and processes; conducted studies of several state brownfields programs across the country to provide a basis for a comparative assessment of Washington's brownfields efforts; inventoried the financial programs available in the state for brownfields; and developed several case studies of recent cleanup and redevelopment efforts in Washington State to identify current issues and concerns.

## The Current State of Brownfields in Washington Tuesday, 1:30 – 3:00 pm

### Description:

This session provides the overall statutory and procedural framework, both federal and state of current brownfields efforts in the State. It begins with a review of federal hazardous waste policy and its relation to brownfields policy, and then discusses the nature, definitions and policy issues concerning brownfields. It then turns to State policy, including discussion of state statutes, reform efforts, and institutional processes and financial resources

### Moderator:

◆ *Hilda Blanco*, Ph.D., Professor, University of Washington

### Discussant:

◆ *Kristen Yount*, Ph.D., Professor, Northern Kentucky University

### Panelists:

◆ *Jim Pendowski*, Program Manager, Washington State Department of Ecology

◆ *John Means*, Brownfield Program Planner, Washington State Department of Ecology

◆ *Chuck Wolfe*, Charles R. Wolfe Attorney at Law



## Washington Case Studies Tuesday, 3:30 – 5:00 pm

### Description:

These case studies provide site and contamination history, key arrangements in the cleanup and redevelopment processes, including main parties involved, liability issues, cleanup, funding and development strategies, as well as an assessment of the strengths and weaknesses and lessons learned.

### Moderator:

◆ *Hilda Blanco*, Ph.D., Professor, University of Washington

### Discussant:

◆ *Peter B. Meyer*, Ph.D., President and Chief Economist, E.P. Systems Group Inc.

### Case Studies and Panelists:

◆ Jimmy Come Lately Creek: *Julie Poncelet*, Doctoral Candidate, University of Washington

◆ Kendall Yards: *Dan Carlson*, Senior Lecturer, Daniel J. Evans School of Public Affairs, University of Washington

◆ Broadway Crossing: *Manish Chalana*, Ph.D., Assistant Professor, University of Washington

◆ Seahawks Headquarters: *Chuck Wolfe*, Charles R. Wolfe Attorney at Law, *Elaine Wine*, Project Manager, Vulcan Inc. *Grant Hainsworth*, Project Manager, ENSR

## Study Findings, Recommendations, and Discussion, Wednesday, 8:30 – 10:00 am

### Description

This session presents the issues and concerns emerging from the assessments of the policy, funding, and case studies presented earlier, as

well as key attributes from the California, Colorado, Massachusetts, New Jersey, Oregon and Wisconsin state brownfield programs. The University Study Team will present their recommendations for Washington State for the panel discussion.

### Moderator:

◆ *Daniel Carlson*, Senior Lecturer, Daniel J. Evans School of Public Affairs, University of Washington

### Findings and Recommendations:

◆ *Hilda Blanco*, Ph.D., Professor, University of Washington

### Discussion Panelists:

◆ *Jim Pendowski*, Program Manager, Washington State Department of Ecology

◆ *Peter B. Meyer*, Ph.D., President and Chief Economist, E.P. Systems Group Inc.

◆ *Chuck Wolfe*, Charles R. Wolfe Attorney at Law

◆ *Fritz Wagner*, Ph.D., FAICP, Chair, Department of Landscape Architecture, University of Washington

◆ *Nancey Green Leigh*, Ph.D., AICP, Professor, Georgia Institute of Technology

◆ *Manish Chalana*, Ph.D., Assistant Professor, University of Washington

◆ *Maziar Movassaghi*, Deputy Director, Brownfields & Environmental Restoration Program California Department of Toxics Substances Control



## Redevelopment Track Sessions

Planning For End Use and  
Community Involvement  
Tuesday, 1:30 – 3:00 pm

### Description:

Community involvement goes beyond providing education and information. It provides a forum for residents to become informed and involved in revitalization projects in their neighborhood. Tapping into residents' local expertise and community needs creates buy-in for the end use. In turn, this means fewer problems are likely to be encountered as the project moves through assessment, cleanups, and development. Learn what works in community involvement strategies and why it is important to conduct end-use planning with the community early in the process.

### Moderator:

◆ *Michael Bellamente*, Program Manager, National Association of Development Organizations

### Speakers:

- ◆ *Lon Yandell*, RG, Principal Geologist, Kleinfelder
- ◆ *Jenn Bildersee*, Brownfields Assessments Coordinator, City of Portland
- ◆ *Nancey Green Leigh*, Ph.D., AICP, Professor, Georgia Institute of Technology

Brownfields Economics  
Tuesday, 3:30 – 5:00 pm

### Description:

Economic and financial models can be applied to the evaluation of brownfields property to forecast the economic and financial benefits in both rural and urban communities. This session will also discuss how brownfield properties impact property valuation, stigma, and compensation issues.

### Moderator:

◆ *Layne Alfonso*, Development Market Director, GeoEngineers

### Speakers:

- ◆ *Eric Hovee*, Principal, E.D., Hovee & Company
- ◆ *Jill McCluskey*, Ph.D., Professor, Washington State University
- ◆ *Max Kummerow*, Ph.D., Analyst, Greenfield Advisors

## Leveraging Financial Resources Wednesday, 8:30-10:00 am

### Description:

Projects that clearly integrate remedial actions with the larger community vision often solve multiple problems, leverage multiple funding sources and keep stakeholder focus on the end goal. This is best accomplished when planning and coordination with the community take place before cleanup actions begin. This session explores several options for funding brownfields planning, assessment and cleanup. Learn how to leverage funding sources with an early end-use plan that makes connections between cleanup and other aspects of your project which opens up the door to sources of funding such as infrastructure, water quality, historical rehabilitation, or habitat restoration.

### Moderator:

◆ *Dan Koroma*, Ph.D., Brownfields Program Coordinator, Washington State Department of Ecology and the Department of Community Trade and Economic Development

### Speakers:

- ◆ *Richard Ferguson*, Chief Environmental Compliance Officer, US Bank
- ◆ *Susan Morales*, Region 10 Coordinator, US EPA Region 10
- ◆ *Kristen Yount*, Ph.D., Professor, Northern Kentucky University
- ◆ *Lyn Muench*, Former Environmental Program Manager, Jamestown S'Klallam Tribe (Retired)

## Making Gas Station Redevelopments Work Wednesday, 10:30 am – Noon

### Description:

This session discusses the identification, remediation, and redevelopment of former gas stations. Learn what works and what the challenges are. Our panelists bring a variety of perspectives – private and non-profit, single use and multi-use development, federal and local programs, and local and national efforts. This is a session that touches every community in Washington.

### Moderator

◆ *Greg Tanbara*, Brownfields Coordinator, Tacoma-Pierce County Health Department

### Speakers:

- ◆ *Felix Flannigan*, Executive Director, MLK Housing Development Association
- ◆ *Brett Richer*, Environmental Compliance Manager, Walgreens
- ◆ *Steven McNeely*, Environmental Protection Specialist, US EPA Headquarters
- ◆ *Ed Platt*, Senior Manager of Environmental Claims, Shell Oil
- ◆ *Brett Hunter*, Environmental Project Manager, Chevron
- ◆ *Alex Martinac*, Business Development, CB Richard Ellis

## Cleanup Track Sessions

Cleanup Pathways and Process  
Tuesday, 1:30 – 3:00 pm

### Description:

The state provides more than one administrative pathway to achieve closure. These include:

- ◆ Consent Decree
- ◆ Agreed Order,
- ◆ Voluntary Cleanup Program (VCP)

The choice of pathway depends on your site and your needs. Learn about the drawbacks and benefits of each pathway and how to determine the best path for your site. Beyond MTCA, there are many other regulatory requirements to work through simultaneously. This session will provide a broad overview of MTCA administrative pathways, and case studies on the Everett Riverfront Redevelopment and Goldendale Cleanup.

### Moderator:

◆ *Timothy Brincefield*, Senior Policy Advisor, Region 10 US EPA

### Speakers:

- ◆ *Michael Feldcamp*, Policy Analyst, Washington State Department of Ecology
- ◆ Everett Riverfront Redevelopment Project: *Kate Snider*, PE, Principal, Floyd Snider; *Mark Sadler*, Project Engineer, City of Everett
- ◆ Goldendale Cleanup: *Doug MacCourt*, Attorney, Alter Wynne LLP

Green Remediation: Best Practices  
Tuesday, 3:30 – 5:00 pm

### Description:

Green remediation builds on environmentally conscious practices already used across business and public sectors and incorporates state-of-the-art methods for conserving water; improving water quality; increasing energy efficiency; managing and minimizing toxics; managing and minimizing waste; and reducing emission of air pollutants and greenhouse gases. The session will include 1) an overview of green remediation components, 2) a discussion of the green remediation components readily implementable and cost-effective for brownfields redevelopment projects, and 3) presentation of several successful case studies in the application of green remediation at brownfields sites.

### Moderator:

◆ *Robert Grott*, Executive Director, Northwest Environmental Business Council

### Speakers:

- ◆ *Carlos Pachon*, Environmental Scientist, US EPA Headquarters
- ◆ *Leonard C. Farr Jr.*, Senior Associate/Geologist, AMEC Earth and Environmental, Inc.

## Shoreline Revitalization: Working with Wood Waste Wednesday, 8:30 – 10:00 am

### Description:

A large number of brownfields sites in Western Washington are former mill sites located on high-value waterfront properties. Waterfronts are often focal points for community revitalization. This session will provide a discussion of technical and policy challenges associated with wood waste in relation to brownfields redevelopment along with case studies.

### Moderator:

◆ *Charles San Juan*, PHg, Hydrogeologist  
Washington State Department of Ecology,

### Speakers:

◆ *Kathleen Goodman*, PH, PHg, Principal,  
Geomatrix Consultants, Inc.

◆ *Teri A. Floyd*, Ph.D., Principal, Floyd  
Snider

◆ *Russ McMillan*, Puget Sound Initiative  
Sediments Coordinator, Washington State  
Department of Ecology

## Emerging Issues Related to Brownfields: Vapor Intrusion, Terrestrial Ecological Evaluations (TEE), and Cultural Resources Wednesday, 10:30 am – Noon

### Description:

This session on Vapor Intrusion will explain the importance of integrated planning from the start, visioning the end use at the beginning, and redevelopment with site specific information in mind.

This session on TEE will provide a brief overview of the TEE process and provide specific examples related to use of bioassays and site-specific factors in determinations of more environmentally realistic cleanup levels.

This session on cultural resources examines the current issues association with Intersection of cleanup and cultural resources review.

### Moderator:

◆ *Martha Hankins*, Policy Analyst,  
Washington State Department of Ecology

### Speakers:

◆ *Blayne Hartman*, Ph.D., Co-Founder,  
H&P Mobile Chemistry

◆ *David Sternberg*, Environmental  
Toxicologist, Washington State Department  
of Ecology

◆ *Melissa Rourke*, Assistant Attorney  
General, Washington State Attorney  
General's Office

## Workshops

### Planning 101: Brownfields and Cultural Resources

Wednesday, 8:30 am - noon

#### Description:

The Short Course on Local Planning is a “Planning 101” program designed to introduce elected officials, planning commissioners, government staff, interested residents and stakeholders to land-use and natural resource planning in Washington State. The course will provide an overview of the legal basis of planning, the requirements for comprehensive planning at the local level.

The Short Course is often tailored around specific topics. This course will include discussion and examples of using planning and the State Environmental Protection Act (SEPA) as tools specifically for brownfields and land revitalization. The course will also include an informative discussion of cultural and archaeological resources, Federal and State laws adopted for their protection, and strategies to integrate these within the overall context of planning, project environmental review and permitting processes.

The Short Course on Local Planning is jointly sponsored throughout the state at no charge by the Washington State Department of Community, Trade and Economic Development and the Planning Association of Washington. All persons attending will receive a CD of the Short Course Manual.

#### Moderator:

*Janet Rogerson*, Senior Planner, Department of Community, Trade and Economic Development

#### Panelists:

◆ *Stephenie Kramer*, Assistant State Archaeologist, Department of Archaeology and Historic Preservation

◆ *Russell Holter*, Preservation Design Reviewer, Department of Archaeology and Historic Preservation

◆ *Laura Hudson*, Long-Range Planning Manager, City of Vancouver

◆ *Phil Olbrechts*, Attorney at Law, Ogden Murphy Wallace

#### Agenda:

◆ 8:30 – 8:45

Welcome and Introductions

*Janet Rogerson*

◆ 8:45 – 9:30

Cultural Resource Planning

*Stephenie Kramer and Russell Holter*

An informative discussion of cultural and archaeological resources, Federal and State laws adopted for their protection, and strategies to integrate these within the overall context of planning, project environmental review and permitting processes.

◆ 9:30 – 10:00

Comprehensive Planning Basics

*Laura Hudson*

An overview of the basic components of a comprehensive plan, including the goals of the plan, the basic elements which need to be addressed, and the concepts of consistency and concurrency; and, suggestions for integrating the SEPA process, brownfields and land revitalization goals and strategies with the comprehensive planning effort.

◆ 10:00 – 10:30

Break

◆ 10:30 – 12:00  
Conference Session 4

◆ 10:30 – 11:30  
The Legal Basis of Planning  
in Washington State  
*Phil Olbrechts*

The statutory basis of planning in Washington State, Constitutional issues in land use planning, the Open Public Meetings Act, the Appearance of Fairness Doctrine, conflicts of interest, quasi-judicial and legislative functions of the planning commission, ex parte communications and how to deal with them, the conduct of meetings, the uses (and misuses) of email, and recent case law affecting land-use planning.

◆ 11:30 – 12:00  
Questions and Answers

## EPA Tools and Resources: Meeting the Brownfields Challenge Wednesday, 10:30 a.m. - noon

### Description

Local governments and potential project partners who are interested in developing brownfields programs and increasing the competitiveness of their brownfields grant proposals. This workshop will provide an updated list of comprehensive tools for brownfields work and provide a checklist for producing a competitive application for funding.

### Moderators:

◆ *Deborah Burgess*, Region 10 Project Officer, US EPA

◆ *Laura Caparros*, Region 10 Project Officer, US EPA

### Panelists:

◆ *Peter Guzman*, Local Employment Apprenticeship and Training Program (LEAP) Coordinator, City of Tacoma

◆ *Lucy Auster*, Senior Planner, King County Solid Waste Division

◆ Region 10 EPA Project Officers

## Agenda:

◆ 10:30-10:40

Welcome and Introductions

*Deborah Burgess*

◆ 10:40 - 10:45

EPA Tools and Resources

*Deborah Burgess and Brooks Stanfield*

◆ 10:45 - 11:25

Success Stories

- EPA Job Training Grants  
and Brownfields

*Peter Guzman*, LEAP Coordinator,  
City of Tacoma

- Working with Assessment  
Grants and Cleanup Grants

*Deborah Burgess*

- Assessment and Cleanup Projects Q&A  
*Lucy Auster*, Senior Planner, King County  
Solid Waste Division

◆ 11:25 - 11:45

Your Projects- How to Create  
a Competitive Proposal  
Region 10 Project Officers

◆ 11:45 - 12:00

Questions and Answers

## Brownfields Boat Tour

Thea Foss Waterway: An Urban  
Waterfront Renaissance

Wednesday, 1 p.m. - 3 p.m.

### About Thea Foss...

The Thea Foss Waterway is a 1.5-mile inlet off Commencement Bay that runs along the downtown's shoreline. More than 100 years ago, the waterway was developed as a bustling industrial area. It was the site of numerous mills and marine activities and the terminus of the Northern Pacific Railroad. After that first half century of commercial success, the western side of the waterway gradually began to lose its traditional tenants, leaving a legacy of vacant buildings and contaminated properties. In 1981, the federal Environmental Protection Agency named three polluted "hot spots" in the waterway as part of a Superfund site.

In the 1980s, local government leaders took another look at the Foss — and this time they saw the greatest single opportunity to usher in Tacoma's economic revival. In 1991, the City of Tacoma and the Metropolitan Park District purchased nearly 27 acres of property on the western side of the Thea Foss Waterway for \$6.8 million. The City, in the unfamiliar role of property developer, has been turning the barren land into a residential, commercial and recreational area linking downtown Tacoma and the Ruston Way shoreline to the north of downtown.

The City's plans for this former industrial area have one overriding thing in mind — public access. Picture this: 1.5 miles of waterfront walkway, public event plazas, marinas, shops and cultural centers stretching along the Thea Foss Waterway's western shore.



Participants in this redevelopment effort include: City of Tacoma, Foss Waterway Development Authority, U.S. Environmental Protection Agency, Washington State Department of Ecology, Federal Highway Administration, Washington State Recreation and Conservation Office, Washington State Department of Natural Resources, Washington State Department of Community Trade and Economic Development, Pierce County Conservation Futures, other PRPs. ([www.cityoftacoma.org](http://www.cityoftacoma.org))

### Tour Logistics:

- \* Shuttle from Convention Center to the boat dock leaves the convention center at 12:40 p.m.
- \* Boat departs at 1:00 p.m.
- \* Boxed lunches and beverages served on board
- \* Boat returns at 3:00 p.m.
- \* Shuttle returns to Convention Center

Pre-registration required- limited to 100 participants

### Tour Guides:

- ◆ *Joyce Mercuri*, Washington State Department of Ecology
- ◆ *Su Dowie*, Thea Foss Waterway Redevelopment Authority

### Boat Tour Presented by

- ◆ The National Brownfield Associations - Washington State Chapter



### Special Thanks

- ◆ *Mike Cohen*, MC Construction Consultants, Inc. and *Marv Coleman*, Dept. of Ecology



## Poster Gallery Participants

### Accomplishments of the Tacoma-Pierce County Health Department Brownfields Assessment Program

*Kurt Easthouse, Parametrix, Inc.*

#### Abstract:

In a bid to revitalize the neighborhoods and industrial quarters of Tacoma and greater Pierce County, the Tacoma-Pierce County Health Department (TPCHD) Brownfields Assessment Program has been identifying, evaluating and cleaning up former gas station locations throughout the county since 2004. The Brownfields Assessment Program uses grants from state and federal regulatory agencies to protect valuable resources such as groundwater as well as provide new commercial, residential and green spaces for the community. Utilizing a grant from the United States Environmental Protection Agency (EPA), TPCHD assessed brownfields redevelopment opportunities in Pierce County. TPCHD also received a Site Hazard Assessment Grant from the Washington State Department of Ecology (Ecology) for site inventory purposes. From the list of former gas station locations compiled using these grants, the TPCHD has been performing Phase I and II Environmental Site Assessments to identify environmental concerns and assist with the cleanup required to protect human health and the environment. Following cleanup, these brownfields are ideal for converting vacant or underdeveloped properties into the foundation of new development in commercial and industrial areas or community development in neighborhoods. Successful brownfield cleanups in Tacoma are currently in various stages of development, including new

commercial and affordable housing spaces as well as daycare facilities and park spaces.

#### Contact Name:

*Kurt A. Easthouse*, Division Manager  
Parametrix, Inc.  
411 108th Ave NE, Suite 1800  
Bellevue, WA 98004  
Phone: (425) 458-6376

## Bothell Downtown Revitalization/ Transportation Improvements

*Arnie Sugar* ( HWA GeoSciences Inc.)  
*Don Ranger, Steve Morikawa,*  
*Terrie Battuello*, (City of Bothell)  
*Lucy Auster* (King County)  
*Dan Hansen* (Perteet Inc.)

#### Abstract:

The City of Bothell (City) is in the preliminary design phase of two major transportation improvement projects, the Bothell Crossroads and the SR 527 Multiway Boulevard. These are part of an overall Downtown Revitalization Plan, which includes multiple projects and planning initiatives aimed at transforming Bothell into a more vibrant, sustainable and thriving community. The transportation projects include 1) realignment of an inefficient intersection of two major roadways (SR 522 and SR 527), and 2) creation of a multiway boulevard, the first of its type in the region, with a combination of central arterial and turn lanes, bordered by tree-lined local access and parking lanes. The project will impact multiple contaminated properties, and affords a unique opportunity to perform an integrated area-wide cleanup on soil, ground water and surface water, including several multiple-property ground water plumes. The City is implementing a comprehensive assessment of

potentially contaminated properties, including free technical assistance from the King County Solid Waste Division's Brownfields Program. The assessment so far has identified several sites impacted by petroleum hydrocarbons, metals and chlorinated solvents. Chlorinated solvent impacts to several properties have been attributed to potential off-site sources, which may include three former dry cleaner sites. In addition to the known contaminated sites, releases of petroleum and solvents from the Horse Creek outfall into the Sammamish River have been occurring for many years. Efforts to locate the source have been unsuccessful due to site access issues, complex site hydrogeology and potential underground utility migration pathways. Soil and ground water remediations will be conducted as part of transportation improvements, to protect human health and environmental resources, as well as allow redevelopment of remaining land not needed for rights-of-way.

**Contact:**

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Lynnwood, Washington 98036-5957  
Phone: (425) 774.0106 (extension 227)

## Des Moines Creek Regional Detention Facility: Arsenic Containment, SeaTac, WA

*Scott W. Gaulke*, PE, LHG /  
*Agnes C. Tirao*, PE  
Shannon & Wilson, Inc., Seattle, WA

### Abstract

The Des Moines Creek Basin Planning Committee (BPC) is a coalition of agencies working together to protect and restore the Des Moines Creek Watershed through a series of projects (Des Moines Creek Basin Plan). One of the projects, the Des Moines Creek Regional Detention Facility (RDF), is located southwest of the Sea-Tac Airport, within an arsenic-contaminated area. It was constructed to provide stormwater storage, reduce peak flows and erosion, and enhance habitat. Upon discovery of arsenic contamination in wetland soils, Ecology raised concerns about the potential impact of soils releasing dissolved arsenic to surface water of Des Moines Creek. Therefore, the design was revised to address these impacts, which could have caused delays to the original construction schedule. King County retained Shannon & Wilson to design a liner to incorporate into the RDF design as a remedial measure. We developed a creative solution with design team members that included reactive iron layer technology to inhibit the release of arsenic. Keeping the established construction schedule was paramount. Therefore, remedial design occurred concurrently with regulatory agency negotiations and treatability testing. Shannon & Wilson completed the design, studies and regulatory discussions within six months. The project was completed and operational by the end of 2006, meeting the original set schedule. Shannon & Wilson's solution enabled the construction to proceed, while accomplishing the environmental regulatory requirements of the project. With the completion of this project, the BPC has been able to move for-

ward with other major projects associated with the restoration of the watershed.

**Contact Name:**

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**Everett Landfill Redevelopment –  
Technical Challenges and  
Engineering Solutions**

*Bard Horton, PE (BHC Consultants, LLC,  
Seattle, WA)*  
*Arnie Sugar, LG, LHG (HWA GeoSciences  
Inc., Lynnwood, WA)*

**Abstract:**

Planned redevelopment of the 140-acre former Everett Landfill and Tire Fire site will include building retail, office, residential, and public facilities over the closed landfill. Technical challenges associated with development over the landfill require methods and systems to address: 1) site preparation and foundation systems designed for extremely high settlement caused by building over waste and compressible alluvial sediments; 2) protection of ground water and surface water resources; and 3) landfill gas control issues. Initial landfill cleanup actions implemented prior to site development included site grading and fencing; soil cover; stormwater controls; installation of a 3,000-foot perimeter landfill gas extraction system and a 4,000-foot leachate collection system; and a compliance monitoring program. The purpose of the landfill gas and leachate extraction systems was to prevent off site migration of landfill gas and leachate.

Measures to address these factors prior to and during site development include:

◆ *Site preparation/foundation:*

- 1) Site preloading (surcharge) to partially consolidate compressible waste and underlying peat deposits
- 2) Pile foundations designed to support structures and protect the underlying aquifer

◆ *Ground water /surface water:*

- 1) Hydraulic barrier and site grading to limit infiltration into the landfill
- 2) Stormwater quality treatment facilities
- 3) Continued ground water monitoring
- 4) Continued leachate collection

◆ *Landfill gas:*

- 1) Hydraulic barrier and active landfill gas extraction beneath all new development
- 2) Gas barriers in on site structures
- 3) Landfill gas monitoring and alarm systems in on site structures and off site areas

**Contact Names:**

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*Arnie Sugar, LG, LHG, Vice President*  
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## Focused Sediment Remediation and Oyster Habitat Restoration at Former Ore Transfer Facility in Coos Bay, OR

*Betsy Day* and *Deborah Rudnick* (Integral Consulting Inc., Mercer Island, Washington, USA)

*Randi Wexler* (Integral Consulting Inc., Portland, Oregon, USA)

*Kris McCaig* (Teck Cominco American Incorporated, Spokane, Washington, USA)

*Scott Groth* (Oregon Department of Fish and Wildlife, Charleston, Oregon, USA)

### Abstract:

Integrating habitat restoration objectives into remediation planning can help projects not only achieve contaminant removal, but also recover habitat and native species. An example of such integrated planning is sediment remediation and restoration at the Teck Cominco American Incorporated Former Glenbrook Nickel Facility, an ore transfer operation in upper Coos Bay, Oregon. In January 2007 and August 2008, the owner obtained no further action letters for upland and inwater areas of the property. Elevated nickel concentrations were identified in surface and subsurface site sediments. An upper-bound background nickel concentration was developed using U.S. Army Corps of Engineers nickel concentration and grain size data from the nearby navigational channel. Land-based excavation and backfill was used to meet the remediation goal of reducing sediment nickel concentrations in the biologically active zone (0–10 cm below surface) below background concentrations. Prior to remediation, native oysters (*Ostrea conchaphila*) were salvaged for replanting following remediation. Salvaged oysters could not be allowed to contribute to site recontamination. Therefore, a concentration of

nickel in oyster tissue below which site recontamination would not be expected was calculated and compared to nickel concentrations measured in oysters from the site. Measured concentrations in oysters were far below calculated threshold concentrations, indicating that oysters would not contribute to site recontamination and could be replanted. Sediment characteristics beneficial to native oysters were also enhanced using a habitat mix of well-graded sand and gravels combined with whole oyster shell. Oregon Department of Fish and Wildlife will continue to monitor the oyster recovery and habitat.

### Contact Name:

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Integral Consulting Inc.

319 SW Washington St., Ste 1150, Portland, OR 97204

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## The North Coast Chemical Brownfields Success Story: A Pioneer in the Revitalization of the Duwamish Industrial Corridor

*Jeffrey Kaspar* (jkaspar@farallonconsulting.com)

*Riley Conkin*, Farallon Consulting, L.L.C., Issaquah, Washington, USA)

### Abstract:

The former North Coast Chemical Company manufacturing facility began operations in the uplands area of Seattle's Duwamish River industrial corridor in 1919. Between 1919 and 1991, the company used over 600 chemicals to manufacture detergents, cleaning solvents and bleach. Shortly after shutdown of operations, North Coast Chemical Company realized that contaminated soil and groundwater beneath their site

would become a major impediment to redevelopment of the property. In 1999, Farallon Consulting was retained by North Coast Chemical Company to develop and implement a cleanup action at the property in an effort to revitalize the property for sale or lease. Farallon worked closely with the Environmental Coalition of South Seattle to transform the property from an unusable vacant eyesore to a viable location for a successful industrial business that would boost the local economy while providing funding to subsidize ongoing cleanup activities. In 1999, North Coast Chemical Company was introduced to Ultrablock, Inc., a manufacturer of concrete blocks. Ultrablock entered into a lease with North Coast Chemical Company and has been successfully operating its business on the property since 2000. During this time, Farallon successfully implemented an innovative enhanced natural attenuation cleanup alternative that has allowed the property to be leased with minimal interference to Ultrablock's business operations. The redevelopment of the property was declared a brownfields success story by the mayor of Seattle and North Coast Chemical Company was cited as a pioneer in brownfields redevelopment by the Environmental Coalition of South Seattle.

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## Rainier Court Cleanup and Brownfield Redevelopment Revitalizes South Seattle and Wins National Phoenix Award, Seattle, Washington

*Dave Cook*, LG, RBP (GeoEngineers Inc., Seattle, Washington, USA)

*Pat Chemnick* (SouthEast Effective Development, Seattle, Washington, USA)

**Abstract:**

Rainier Court is more than an environmental success story. It has become a signature project indicative of a community's will to turn around negativity. Bricks, concrete and steel represent a new beginning, investment and pride. Here is the story of how two significantly contaminated city blocks in Rainier Valley were reengineered to become a seed for community revitalization. Phases I and II of this project resulted in a 2005 national Phoenix Award, EPA's highest brownfield honor. Phases III and IV are next.

**Contact Name:**

*Dave Cook*, LG, RBP, Principal,  
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## Sustainable Brownfield Redevelopment

*Laura Musikanski*, JD, MBA, CEM  
(ENTRIX, Inc.)  
*Carol B. Baker*, MS (ENTRIX, Inc.)

**Abstract:**

This poster will portray, in graphic and written format, the sustainable development of brownfields. Basing the definition of sustainable development on that put forth by the UN's Brundtland Commission as "development that meets the needs of the present generation without compromising the ability of future generations to meet tier needs," the poster will cover sustainable development in environmental, social and economic terms regarding the remediation process and outcome. Drawing from the EPA's material on brownfields and sustainability; the EPA's Green Remediation technology primer issued

in April 2008; trends and movements in brownfields regarding sustainability; as well as frameworks for environmental, social and economic sustainability including the Global Reporting Initiative, UN's Indicators of Sustainability, Agenda 21 and other international, national, regional and locally based sustainability indicators; the poster will set out in written and graphic form a set of principles and indicators for the sustainable development of brownfields within the context of environmental, social and economic stewardship. The poster will include illustrative before and after Charrettes drawn from current and completed relevant projects addressed within the CERCLA and state-led regulatory frameworks to demonstrate fulfillment of the principles of Brownfield sustainable development on a number of platforms.

**Contact name:**

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## Thea Foss Redevelopment: An Urban Renaissance

*Marv Coleman* (Washington State Department of Ecology)

**Abstract:**

Ecology began a process of contamination source discovery in Commencement Bay in the early 1990s to support the EPA Commencement Bay Nearshore/Tideflats Superfund project. Rapid industrialization beginning in the 1870s had resulted in many areas of abandoned and contaminated property. The Urban Bay Action Team (UBAT) went through a process of inspecting active facilities and doing historical research on

former facilities and abandoned properties to determine the sources of contamination entering Commencement Bay. These discovery processes resulted in the establishment of dozens of cleanup sites and, working with the City of Tacoma, the establishment of a very robust storm-water source control program. Cleanups along Thea Foss Waterway also created a platform upon which the City could attract new development to the downtown area. Many new residential, commercial and arts-related developments have resulted in the resurrection of a formerly rundown and abandoned downtown core. The University of Washington has established a Tacoma campus that is growing rapidly. Cleanup of waterway sediments and upland properties have included habitat restoration and new habitat creation. Ecology has also contributed to this resurgence by providing state remedial action grant funds to local government to help pay for much of the needed cleanups.

**Contact Name:**

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## Using Bioassays to Provide a More Cost Effective Cleanup

*Lance Peterson*, CDM; Co-authors include:  
*Lucy Auster* from King County,  
*David Sternberg* from the Department of Ecology, and *Karin Tobiason* from Nautilus Environmental

**Abstract**

The Ellisport Creek Greenspace Project site on Vashon Island, Washington, contains Bunker C oil contamination from past industrial use, complicating transfer of this wetland site for use as open space. A site-specific Terrestrial



Ecological Evaluation (TEE) was performed pursuant to the Washington State Model Toxics Control Act (MTCA) to ensure protection of plants and animals from exposure to environmental contamination at levels likely to cause significant or adverse toxic effects. In the absence of available ecotoxicity data for Bunker C, bioassay testing was used to determine potential impacts to ecological receptors. Earthworms (*Eisenia fetida*) and lettuce (*Lactuca sativa*) represented indigenous soil invertebrates and terrestrial plants in laboratory bioassay tests that measured toxic effects from exposure to samples of contaminated soil collected at the site. Earthworm exposure to soil samples containing the highest concentrations of Bunker C (18,000 milligrams per kilogram [mg/kg]) produced a mean survival rate of 26.7% over the 14-day exposure, but exposures at all other test concentrations produced survival rates of 80% or higher, and no significant effect at exposures of 6,700 mg/kg or less. After consulting with the Washington State Department of Ecology it was agreed that the soil cleanup value for Bunker C be based on protection of apparently more sensitive soil invertebrates represented by earthworms. This study represents the first use of bioassays under MTCA to develop a site-specific soil cleanup level for a weathered hydrocarbon. The 6,700 mg/kg site-specific cleanup level for Bunker C is significantly higher than the MTCA 200 mg/kg default ecological indicator soil concentration for soil biota.

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## Wonder Bread – Soup to Nuts

*Neil Gilham* (Golder Associates Inc.)

**Abstract**

The poster is of a typical redevelopment property near downtown Seattle and how it evolves through the environmental process from Phase I Environmental Site Assessment (ESA) to ultimately No Further Action, as well as the preservation of the iconic “Wonder Bread” sign. The Phase I ESA identifies past land use and recognized environmental conditions. This leads to further investigation that included soil sampling and a geophysical survey for buried tanks. The soil investigation identified and characterized the limits of soil impacted by petroleum hydrocarbons and carcinogenic polynuclear aromatic hydrocarbons. The planned demolition required a comprehensive hazardous materials survey for asbestos and lead-in-paint. The demolition of the buildings made way for the removal of impacted soil. Oversight and soil sampling was conducted during the impacted soil removal. A remedial action report was prepared and submitted to the Washington State Department of Ecology (Ecology) Voluntary Cleanup Program. Upon review of the report, Ecology issued a determination of “No Further Action.” The property redevelopment is nearly completed as a mixed-use, multi-story development with ground-level retail space, residential units on the upper floors and underground parking. The iconic “Wonder Bread” is being preserved and will be installed on top of the new building.

**Contact:**

*Debbie Behrens*, Business Development Manager, Golder Associates Inc.  
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Redmond, Washington, USA 98052  
Phone: (425) 883-0777

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815 Industry Dr.; Tukwila, WA 98188  
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Environmental Resolutions, Inc. (ERI) is an environmental engineering and consulting firm dedicated to providing quality, cost-effective responses: Phase 1 Environmental site assessment; Phase 2 Subsurface investigations; Phase 3 Soil and groundwater remediation; Litigation/expert witness services. *Booth 3*

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TestAmerica is the leading environmental testing firm in the United States, including 40 laboratories and 27 service centers. TestAmerica provides the most innovative technical expertise and comprehensive analytical testing services available in the country. *Booth 7*

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The Riley Group, Inc. offers environmental/hazardous waste remediation, geotechnical engineering, and wetland consulting services and has been providing these services throughout the Pacific Northwest since 1996. We are supported by two locations, Bothell and University Place. *Booth 8*

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TerraGraphics Environmental Engineering, Inc. is a majority woman-owned, HUBZone certified consulting firm serving the Western U.S. from our offices in Idaho, Washington, Montana, and Nevada. TerraGraphics has been working to solve our clients' environmental and engineering challenges since 1984. *Booth 9*

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Clear Water Compliance Services is a comprehensive storm, ground and industrial wastewater treatment provider specializing in advanced chemical treatment application. *Booth 10*

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◆ **PBS Engineering + Environmental**

4412 SW Corbett Ave.; Portland, OR 97239  
(503) 417-7583; [www.pbsenv.com](http://www.pbsenv.com)  
PBS Engineering + Environmental provides professional consulting and management services throughout our eight offices in Oregon, Washington and Idaho. Our core services include: geo-environmental, health & safety, geotechnical & civil engineering, and natural resource planning. We pride ourselves in offering experienced

local staff and responsive project delivery services to a variety of clients. *Booth 15*

◆ **Farallon Consulting LLC**

975 - 5th Ave. NW; Issaquah, WA 98027  
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Farallon Consulting, L.L.C. is an environmental consulting firm specializing in site characterization and remediation services, due diligence, litigation support, and engineering services. The company has a professional staff of 30, with offices in Issaquah and Bellingham, Washington. *Booth 16*

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Geosyntec is a specialized consulting and engineering firm that works with private and public sector clients to address their new ventures and complex problems involving the environment, our natural resources, and our civil infrastructure. *Booth 20*

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18300 NE Union Hill Rd. #200;  
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Golder Associates is an international group of science and engineering companies. The employee-owned group of companies provides comprehensive consulting services in support of environmental, infrastructure, natural resources, and industrial projects. We now employ over 6,000 people who operate from more than 150 offices in Africa, Europe, Australia, Asia, and North and South America. *Booth 21*

◆ **ECOSS**

8201 10th Ave. S.; Seattle, WA 98108  
(206) 767-0432; [www.ecoss.org](http://www.ecoss.org)  
ECOSS is a non-profit organization working with Puget Sound neighborhoods towards building an environmentally responsible community. ECOSS operates with the King County Brownfields Program to provide free site research, assessment advice, document reviews and referrals to qualified environmental consultants. *Booth 22*

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Bakercorp, formerly Baker Tanks is the leader in providing tank, pump, and filtration rental equipment to industry and construction with a proven reputation for dependability, integrity and financial stability since 1942. *Booth 24*

◆ **Glacier Environmental Services, Inc.**

4416 Russell Rd., Ste. A; Mukilteo, WA 98275  
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Glacier Environmental Services, Inc. (Glacier) is an environmental construction company specializing in remedial site work and mechanical system installation. Since 1990, we have provided these services to private, industrial and government clients throughout the Pacific Northwest, California and Alaska. *Booth 26*

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## Bios

### Layne Alfonso

*Development Market Director, GeoEngineers*

Layne is the development market director at GeoEngineers. His responsibilities include developing and implementing strategies for development clients and expanding GeoEngineers' presence in the development market company-wide. Layne has 14 years of experience in environmental consulting with environmental audits, site characterizations, remediation of hazardous waste sites, underground storage tank management, regulatory negotiations and property transfers. In addition to his environmental consulting experience, Layne has several years experience with commercial real estate transactions while working for LandAmerica Commercial Services as a Commercial Account Manager. Layne is one of the founders and chairman for the National Association of Industrial and Office Properties (NAIOP) South Sound committee. He was instrumental in bringing the real estate program to UW Tacoma in 2006 and is an Urban Land Use Institute member.

### Bart Alford

*City Planner, Community and Economic Development Department, City of Tacoma*

Bart is a Senior City Planner and Economic Development Specialist with experience in waterfront planning and community urban redevelopment. He has supervised the implementation of various waterfront redevelopment plans and supervised the implementation and construction of public waterfront parks. Bart has a Master of Business Administration from the University of Puget Sound and a Bachelor of Arts in Environmental Design from the University of Washington. The Thea Foss Waterway developments won a Brownfield Phoenix Award presenter, National Brownfield Conference, Detroit, Michigan in 2008.

### Bill Baarsma

*Mayor, City of Tacoma*

Bill Baarsma became Tacoma's Mayor in 2002 after a 33-year career teaching business and public administration at the University of Puget Sound. Bill, a native Tacoman, served on the Tacoma City Council from 1992 to 1999. Previously, he served on two Tacoma charter review commissions, the City's 1980 redistricting committee and three citizen advisory committees to Pierce County government. He continues as a member of the Tacoma Urban League. Bill, who holds a bachelor's degree in political science, a master's degree in government and a doctorate in public administration, lives in Tacoma's North End with his wife, Carol.

### Charles Bartsch

*Vice President and Senior Fellow, ICF International*

Charlie Bartsch has more than 25 years experience in economic and community development program and policy analysis, focusing on brownfield reuse. He is a nationally recognized authority on emerging public-private and state and federal brownfield financing and process initiatives. Currently, he is Vice President and Senior Fellow for Human Services and Community Development at ICF International. He serves ICF as its brownfields policy expert. Formerly, he was Director of Brownfield Studies at the Northeast-Midwest Institute.

**Michael Bellamente**

*Environmental Program Manager,  
NADO Research Foundation, Washington D.C.*

Mike Bellamente joined the NADO Research Foundation in March 2007 as Program Manager of the Environmental Stewardship and Rural Brownfields Awareness Programs. Through his work with the Foundation, Mike has coordinated several nationwide outreach initiatives and training seminars for rural and small metropolitan communities around the country. He has authored numerous rural brownfields and environmental stewardship reports for NADO, and he has appeared in Brownfields News magazine as co-author for the community column. Prior to joining NADO, Mike worked in the private sector managing business development strategies for environmental remediation projects. Bellamente traveled to Edinburgh, Scotland, to pursue an MBA in International Business. Mike received his undergraduate degree in marketing from Plymouth State University, New Hampshire where he graduated magna cum laude.

**Jenn Bildersee**

*Environmental Assessments Coordinator,  
City of Portland*

Jenn Bildersee coordinates environmental site assessments for the City of Portland Brownfield Program. The City of Portland was an early entrant into the brownfields scene, selected as a Showcase Community in 1998. Since then Portland has been working to build government, business and community-supported processes that foster brownfield restoration and reuse. Today's Portland Brownfield Program provides environmental site assessments, cleanup funds, and technical assistance for properties throughout the city. Jenn came to Oregon from New York City, where she worked with the Brooklyn Center for the Urban Environment.

**Hilda Blanco**

*Professor of Urban Design and Planning,  
University of Washington*

Hilda Blanco is Professor of Urban Design and Planning and Adjunct Professor of Public Administration at the University of Washington, Seattle, where she is Co-Director of the Northwest Center for Livable Communities, and Director of the Master's Program in Strategic Planning for Critical Infrastructures. She served as Chair of the Department of Urban Design and Planning at the University of Washington from 2001-2007. She holds a B.A. in Philosophy and Classics from the City College of New York, a Masters in City and Regional Planning and a Ph.D. in City and Regional Planning from the University of California at Berkeley. Her current work focuses on urban growth management, brownfields redevelopment, theories of decision-making, and infrastructure finance. She is the principal investigator in the Washington State Brownfields Study.

**Timothy Brincefield**

*Senior Policy Advisor and Land Revitalization  
Coordinator, EPA Region 10*

Timothy Brincefield has been the EPA Region 10 Office of Environmental Cleanup Senior Policy Advisor and Land Revitalization Coordinator since June 2006. He has 30 years experience with EPA, including 22 years in Region 10 Superfund and Brownfields cleanup programs. Prior to his current position, he has served as Regional Brownfields Coordinator, Superfund Remedial Project Manager and Superfund Community Relations Coordinator. Before coming to the region, he worked for 5 years at EPA Headquarters as a budget and policy analyst in the Office of the Assistant Administrator for Air, Noise and Radiation.

**Laura Caparoso**

*Project Officer, EPA Region 10 Brownfields Program*

Laura is an EPA Region 10 Brownfields Team Project Officer and has worked in the Assessment and Brownfields unit for the last four years. She is the Job Training Lead for the region and has worked as the primary project officer for the City of Tacoma's Job Training program and King County Department of Natural Resources and Parks Brownfields program. Laura graduated from Wellesley College with a Bachelor of Arts in Latin American studies. Prior to joining EPA Laura was an industrial small business owner in the home improvement industry specializing in home decor and accessories. Her business spanned three countries, Mexico, the United States and Canada.

**Daniel Carlson**

*Senior Lecturer and Director of Public Services Clinics, University of Washington,*

*Daniel J. Evans School of Public Affairs*

Daniel Carlson is a senior lecturer and director of the public service clinics at the Daniel J. Evans School of Public Affairs at the University of Washington. His research and teaching interests are community and economic development and transportation and land use in metropolitan areas. He is the author or co-author of reports and books on these subjects including *At Road's End: Transportation and Land Use Choices for Communities*, *ReUsing America's Schools*, *Transportation Corridor Management: Are We Linking Transportation and Land Use Yet?*, *Turning Regional Visions in Regional Results*, *Ten Steps to a High Tech Future: The New Economy in Metropolitan Seattle*, and *What the IT Revolution Means for Regional Economic Development* (with Paul Sommers).

**Manish Chalana**

*Senior Full-Time Lecturer, University of Washington, College of Architecture and Urban Planning*

Manish Chalana is an Assistant Professor in Urban Design and Planning at the University of Washington, where he has been teaching since 2005. His brownfields-related research focuses on the intersection of environmental restoration and historic preservation, and brown-to-green redevelopment. In 2007, he facilitated a park planning project for Pritchard Park in the city of Bainbridge Island, for which his class received the Washington State American Society of Landscape Architects (ASLA-WA) award for best student project in 2008. In addition he is co-PI for Toxics Cleanup and Redevelopment Programs Across the States: Lessons Learned from Washington State.

**Su Dowie**

*Director of Planning and Operations, Foss Waterway Development Authority*

Su Dowie is the Director of Planning & Operations at the FWDA. She has been with the agency since its beginning in 1998. Prior to that time she worked in the private sector. She has her undergraduate degree from Western Washington University and did graduate studies in Urban & Regional Planning at Eastern Washington University.

**Leonard C. Farr Jr.**

*Senior Principal/Geologist,  
AMEC Earth & Environmental, Inc.*

Leonard Farr received his master's degree in geology from Portland State University in 1989. He has worked as an environmental consultant in the Portland, Oregon, office of AMEC Earth & Environmental, Inc. for 19 years. For the last decade his focus has been brownfields redevelopment projects. He has managed two brownfields projects that have received national recognition from the U.S. Environmental Protection Agency through the receipt of Phoenix Awards for excellence in brownfields redevelopment. He acts in the role of national brownfields coordinator for AMEC, and as a result works with AMEC offices across the U.S. on brownfields projects.

**Michael Feldcamp**

*Policy Analyst, Washington Department of Ecology*  
Michael Feldcamp is a Senior Legal and Policy Analyst for the Toxics Cleanup Program at the Washington State Department of Ecology, responsible for implementing the Model Toxics Control Act.

**Richard Ferguson**

*Vice President and Chief Environmental  
Compliance Officer, U.S. Bank*

Richard Ferguson is a Vice President and the Chief Environmental Compliance Officer for U.S. Bank. He is a registered geologist in Oregon and Washington with over 25 years of experience. He has worked for the Minnesota Pollution Control Agency overseeing the investigation and remediation of hazardous waste sites. As a private consultant he investigated and remediated soil and ground water contamination. Currently he manages the Bank's environmental due diligence program and is the primary author of the Bank's

environmental policy. In addition, he provides guidance and training for environmental review staff and loan officers on the Bank's acceptable level of environmental risk. He is also responsible for establishing the qualifications and the selection of the pool of environmental consultants for obtaining Phase I and II site assessments.

**Felix Flannigan**

*Executive Director, Martin Luther King  
Housing Development Association*

Felix Flannigan is the Executive Director for Martin Luther King Housing Development Association in Tacoma, Washington. He has 29 years of for-profit and non-profit experience in deploying capital derived from the private sector, foundations and governmental agencies in mixed-use and residential real estate development primarily in distressed communities. He is a recognized leader in positioning development projects in LMI communities and leveraging multiple sources of financing in difficult urban projects. He has obtained and deployed over \$45 million of financing from public and private sources, resulting in the development and/or rehabilitation of over 375 units of housing in the Upper Tacoma community on behalf of MLKHDA.

**Kathleen Goodman**

*Principal, Geomatrix Consultants Inc.*

Kathleen Goodman is a principal Hydrogeologist at AMEC Geomatrix in Seattle. She has been conducting environmental studies in the Northwest, and predominantly western Washington, for 22 years. Her expertise is in property transaction-related due diligence studies, and brownfields site investigations through remediation and redevelopment, with a particular focus on industrial waterfront properties.



**Nancey Green Leigh**

*Professor of City and Regional Planning,  
Georgia Institute of Technology*

Nancey Green Leigh has been a Professor of City and Regional Planning at the Georgia Institute of Technology since 1994. She holds a B.A. in urban studies and master's in regional planning from the University of North Carolina at Chapel Hill, and a master's in economics and a Ph.D. in city and regional planning from the University of California at Berkeley. She is a former Woodrow Wilson Fellow and Regents Fellow of the University of California at Berkeley and past Vice President of the Association of Collegiate Schools of Planning. She is a Fellow of the American Institute of Certified Planners and on the Board of the Chattahoochee Hill Country Alliance.

**Robert Grott**

*Executive Director,*

*Northwest Environmental Business Council*  
Robert Grott is Executive Director of Northwest Environmental Business Council, a five-state business association for providers of environmental and energy technologies and services. Before joining NEBC, Robert worked on renewable energy projects using waste gas from landfills and wastewater treatment plants. Prior to that, he spent 12 years as a business consultant doing research and business planning for a wide variety of clients, ranging from utilities and governmental agencies to technology start-ups and non-profits. Earlier, he managed special projects for a PacifiCorp subsidiary and the Port of Portland.

**Peter Guzman**

*LEAP Coordinator, City of Tacoma*

Peter is the Coordinator of the City of Tacoma's Local Employment and Apprenticeship Training Program (LEAP). LEAP's Mission is to provide residents of Tacoma, particularly those residing in the Renewal Community/Community Empowerment Zone, with training and support services necessary to complete apprenticeship and training requirements which lead to family-wage jobs in building and construction trade occupations. He has more than 17 years of experience in directing job seekers to employment and training opportunities in the construction industry.

He is also serves as a board member on the Tacoma-Pierce County Workforce Development Council & Youth Council, Youth Building Tacoma, Tacoma Housing Authority HOPE VI Oversight Committee, Sound Transit Diversity Oversight Committee and Tacoma Goodwill Industries Youth Build Program. Peter has a Bachelor of Arts in Political Science.

**Martha Hankins**

*Policy Analyst,*

*Washington State Department of Ecology*  
Martha Hankins is acting supervisor for the Department of Ecology Toxics Cleanup Program's Policy and Technical Support Unit where she is working on updates to the Model Toxics Control Act Cleanup Regulation. Martha has a master's degree in physical chemistry and has contributed to vapor intrusion and other ongoing guidance projects. She finds the whole concept of Brownfield redevelopment – and the opportunity for creating livable communities – to be enormously exciting.

**Blayne Hartman**

*Co-founder, H&P Mobile Geochemistry*

Blayne Hartman is a nationally recognized expert on soil vapor sampling, soil vapor analysis, and vapor intrusion. He has provided training on soil gas methods and vapor intrusion to County and State regulatory agencies in over 30 states, many of the EPA regions, the DOD, and numerous stakeholder groups and consultants.

**Russell Holter**

*Project Compliance and Training Coordinator, Washington State Department of Archaeology and Historic Preservation*

Russell Holter is the Project Compliance and Training Coordinator for the Washington State Department of Archaeology and Historic Preservation (DAHP). Russ works closely with state and federal agencies on issues surrounding cultural resource preservation laws. Russ is currently working with the State Board of Community and Technical Colleges to write the curriculum for a Historic Preservation Program. Russ provided technical expertise in the Morton Depot Brownfields mitigation project and consulted for the History Channel on their documentation of the historic structure's removal.

**Eric Hovee**

*Principal, E.D. Hovee & Company*

Eric Hovee is Principal of the economic and development consulting firm E.D. Hovee & Company, LLC. Based in Vancouver, Washington, since 1984 the firm has provided market and feasibility assessment services for real estate development and major capital investment project - primarily focused in the Pacific Northwest states of Washington and Oregon. Last Year, E.D. Hovee prepared a model Economic & Fiscal Impact Model for Brownfields Property Reuse for

the State of Washington Department of Community, Trade and Economic Development. Mr. Hovee has also been involved with brownfields reuse on both industrial and mixed use sites in Portland and with mill site reuse in rural Oregon communities.

**Laura Hudson**

*Urban Planner and Manager of the Community Planning Department, City of Vancouver*

Ms. Hudson is an urban planner and Manager of the Community Planning Department for the City of Vancouver. Her department is responsible for long-range planning, annexation, the community development block grant program and the Shoreline Management Master Program and Critical Areas Ordinance. Before joining the City of Vancouver, she was Vice President of Professional Services at David Evans and Associates, Inc. (DEA), a national professional services firm headquartered in Portland, Oregon. She has over 25 years of experience in urban and environmental planning in California, Idaho, Montana, Oregon and Washington.

**Brett Hunter**

*Environmental Project Manager, Chevron Environmental Management Company*

Brett Hunter has experience managing a variety of environmental projects for Chevron throughout 8 western states. He is presently managing projects in WA, OR and UT. Brett has an M.S. in Petroleum Engineering from the University of Southern California and a B.A. in Geology from San Diego State University.



**David E. Koch**

*Senior Principal, Terracon Consultants Inc.*

Dave is a Senior Principal and Corporate Sector Leader of Terracon's Renewable Energy and Brownfields Service. Dave is a Registered Brownfields Professional providing specialized expertise in the fields of risk-based assessment and mitigation for redevelopment to offices and clients throughout Terracon's 95+ offices, coast-to-coast and border-to-border. With 30 years environmental experience in numerous regulatory programs, Dave was an early risk-based corrective action pioneer and Brownfields practitioner. Dave provides clients with Brownfields remedies founded in balanced business decisions through Terracon's client philosophy of "consult beyond the chemistry."

**Dan Koroma**

*Brownfields Program Coordinator,  
Washington State Department of Ecology and  
Department of Community Trade and Economic Development*

Dan Koroma has over 19 years of experience with the Washington State Department of Ecology as an environmental grants manager, environmental planner in the solid and hazardous waste program; and in the solid waste and financial assistance program; manager for the policy and technical assistance unit in the Toxics Cleanup Program, and currently serves as coordinator for the brownfields program at the Department of Ecology and the Department of Community, Trade and Economic Development. He holds a Master of Science from the University of Nebraska and a Ph.D. in Environmental and Natural Resource Sciences from Washington State University.

**Max Kummerow**

*Analyst, Greenfield Advisors*

Max Kummerow, a research analyst at Greenfield Advisors since 2006, studied at the University of Wisconsin under the late James Graaskamp. He spent 15 years in real estate teaching, consulting and research at three universities. He has published a number of papers on appraisal issues in journals including the Journal of Real Estate Research, Real Estate Finance and the Appraisal Journal. Since 1976, Greenfield Advisors (formerly Mundy Associates) has specialized in complex valuations and market research, especially expert witness work in contaminated site cases and trophy property valuations. The firm has an international practice and has been involved in such high profile cases as the Exxon Valdez and several Hurricane Katrina cases. At present, John Kilpatrick, Greenfield Advisors principle and CEO, is taking the firm into broader investment, wealth management and development advising roles.

**Stephanie Kramer**

*Assistant State Archaeologist  
Washington State Department of Archaeology  
and Historic Preservation*

Stephanie Kramer is the Assistant State Archaeologist for the Washington State Department of Archaeology & Historic Preservation (DAHP). Stephanie's primary duties at DAHP include processing archaeological excavation permit applications, investigating intentional and inadvertent damage to sites, liaisoning with archaeologists, local governments, Tribes, and landowners regarding archaeological discoveries. She also provides technical assistance to local governments establishing archaeological protection ordinances and updating their Shoreline Master Plans, manages the DAHP Cemetery Database Program, and processes and negotiates data sharing agreements.

**David R. Lloyd**

*Director of the Office of Brownfields and Land Revitalization, EPA Office of Solid Waste and Emergency Response, Headquarters*

David assumed this position in January of 2006 after holding a variety of positions in the areas of private and government legal practice, real estate operations and development. From 2002 to 2005, he served as the national director of EPA's facilities and real estate program. In this position, David oversaw the construction, alterations, leasing operations and maintenance of the Agency's 191 facilities nationwide, focusing on sustainable design and development. David held the position of EPA's Assistant General Counsel for Claims and Property Law, and prior to that worked in private law practice in the areas of commercial real property and civil litigation. David received his undergraduate degree from George Washington University in 1985, and a law degree from Washington and Lee University in 1988.

**Doug MacCourt**

*Attorney, Alter Wynne, LLP*

Doug MacCourt is a partner at Ater Wynne LLP's Portland, Oregon, office where he is Chair of the Indian Law Practice Group and Co-Chair of the Sustainable Practices Advisory Group. Doug specializes in environmental law and regulation, energy development, land use and government affairs. He represents industry, local government and tribal clients in development, permitting, purchase and sale of contaminated properties and businesses with environmental liabilities. Doug developed and managed the City of Portland's EPA-funded Brownfield Programs throughout the 1990's. He is a member of the US German Bilateral Working Group for sustainable reuse of brownfields, and serves on the Board of Directors for the

National Association of Local Government Environmental Professionals (NALGEP) based in Washington, D.C. Doug is a co-author of the Oregon Environmental Law Deskbook, published by the Oregon State Bar Association, and is listed in *Chambers USA: America's Leading Lawyers for Business*.

**Jay Manning**

*Director, Washington State Department of Ecology*

Jay Manning was appointed as director of the Washington State Department of Ecology (Ecology) in February 2005. The Department of Ecology is the state's primary environmental agency, with programs addressing water quality and quantity, air quality, solid, hazardous and nuclear waste, oil spill prevention and response, and shoreline and wetland protection. Before coming to Ecology, Manning spent six years in private law practice, most recently as the managing partner of Brown, Reavis and Manning PLLC. From 2000-04, Jay was president of the Board of Directors for Washington Environmental Council. Before that, he spent 15 years working as an assistant attorney general, including nearly six years as head of the Ecology Division.

**Sabine Martin**

*TAB Coordinator, Kansas State University*

Sabine Martin is the Technical Assistance to Brownfields (TAB) communities Coordinator for the Hazardous Substance Research Center at Kansas State University, assisting communities in EPA Regions 5 and 7 with revitalization issues. Before joining the Center for Hazardous Substance Research, she worked as a consultant in the environmental industry. She earned a master's degree in geology and a Ph.D. in hydrogeology from Justus-Liebig-University in Germany.

**Alex Martinac**

*Business Development,*

*CB Richard Ellis, Land Services Group*

Alex Martinac joined the CB Richard Ellis Land Services Group in October 2007, working with a primary focus on providing consulting and brokerage services to owners of land, redevelopment and underutilized property assets. Through the CB Richard Ellis platform of services, Alex is a resource to clients for an extensive range of sophisticated services, including sale-leaseback, structured lease, and finance advisory services. Alex works closely with colleagues of the international land services group to design new and innovative ways to expand the group's service offering and share best practices from around the world. He brings to the team 10 years of experience in business management and entrepreneurship, having worked in the marine manufacturing business, asset management, and real estate acquisition and development fields.

**Jill McCluskey**

*Professor Washington State University*

Jill J. McCluskey is Professor and Chair of Graduate Studies in the School of Economic Sciences at Washington State University.

Her environmental research focuses is on the effect of environmental damage on property values and land use issues. She has served as Associate Editor for 3 academic journals. She received her Ph.D. in 1998 from the University of California at Berkeley with fields in economic theory and environmental and resource economics.

**Russ McMillan**

*Puget Sound Initiative Sediments Coordinator,*

*Washington State Department of Ecology*

Russ McMillan is a sediment specialist with the Toxics Cleanup Program of Washington State Department of Ecology. He has implemented cleanups under the Sediment Management Standards since their adoption in 1991 and is currently involved in wood debris cleanups at several Puget Sound Initiative sites.

**Steve McNeeley**

*U.S. Environmental Protection Agency*

Steven D. McNeely is an EPS with the Office of Underground Storage Tanks (OUST) and has over 21 years of experience coordinating projects designed to improve the operation and performance of state UST/LUST programs. He served as the project officer managing EPA's petroleum risk-based corrective action (RBCA) training cooperative agreement with the American Society of Testing and Material (ASTM) and managed the Partnership In RBCA Implementation (PIRI). Steven serves as a petroleum revitalization liaison with the Office of Brownfields and Land Revitalization (OBLR), other Headquarters, Regional, State program and public-private entities.

**John Means**

*Brownfields Program Planner,*

*Washington State Department of Ecology*

John joined the Department of Ecology Toxics Cleanup Program in 2006, where he has been responsible for brownfield policy and program development and manages the EPA State and Tribal Response Program (Brownfields) grant program. John brings a strong interdisciplinary perspective to his work that emphasizes the integration of remediation and reuse planning within the local ecological, social and economic context. He has over 18 years of project management

in the private, public and non-profit sectors with a concentration in freshwater habitat restoration. John holds a master's degree in environmental studies with focus on brownfield policy and sustainable development. In his spare time John can be found running white-water in backcountry rivers and fly fishing.

**Joyce Mercuri**

*Cleanup Site Manager,  
Washington State Department of Ecology*

Joyce Mercuri has been a cleanup site manager for the Toxics Cleanup Program at the Department of Ecology's Southwest Regional Office since 1992. Joyce is one of the original members of the "Urban Bay Action Team," a multi-disciplinary team formed by Ecology in the early 1990s to conduct inspections, implement source control measures and oversee upland cleanup sites within the Commencement Bay Nearshore/Tideflats Superfund site. Along with EPA, Joyce oversaw the initial efforts by the city of Tacoma to implement a stormwater source control program for Thea Foss Waterway. She acted as site manager for several sites along the Tacoma urban waterways. Today, she continues to manage contaminated sites within the Tacoma area, and has also been involved with Ecology's efforts to manage area-wide contamination in Pierce County resulting from the former Asarco copper smelter.

**Peter B. Meyer**

*Professor, University of Louisville,  
School of Urban and Public Affairs*

Peter B. Meyer is President of The E.P. Systems Group, Inc., a private research firm that has done brownfields work for HUD, EPA, and EDA. He is Professor Emeritus of Urban Policy and Economics and Director Emeritus of the Center for Environmental Policy and Management at the University of Louisville,

and served as Director of the Local Economic Development Assistance Center at The Pennsylvania State University for over a decade before coming to Kentucky in 1988. He currently serves as an Expert Witness to the Environmental Finance Advisory Board to the U.S. Environmental Protection Agency. A specialist in community and local economic development, the author of well over 125 articles, chapters, papers and reports, and the author or editor of a half a dozen books, he has been engaged in brownfield redevelopment research and practice since 1993.

**Elin Miller**

*Region 10 Administrator, US EPA*

Elin D. Miller is the Regional Administrator for EPA Region 10, which has jurisdiction in the Pacific Northwest states of Washington, Oregon, Idaho, and Alaska. EPA Administrator Stephen L. Johnson appointed her to serve as Regional Administrator, effective October 30, 2006. Most recently, she served as President and CEO of Arysta Life Science North America & Australasia, a crop protection company based in Tokyo. From 1996-2004, she held various positions at the Dow Chemical Company including Global Vice President of Public Affairs, Vice President of Global Pest Management and Vice President of Asia Pacific. Prior to joining Dow, Elin served as the Director of the California Department of Conservation, where she was responsible for regulating oil and gas production, as well as the state's mining, recycling and agriculture land conservation initiatives.

**Susan Morales**

*Brownfields Coordinator,  
EPA Region 10 Brownfields Program*

Susan has worked in EPA's Brownfields Program in a variety of roles since 1999. She has worked as a team lead on several program initiatives including Assessment Grants, Job Training Grants, Cleanup Grants, and the State & Tribal Response Program, as well as, serving as a project contact for a variety of projects throughout the Region. Her previous experience on environmental justice issues has served as a foundation for bringing resources to communities as she works with local governments and tribes to assess, cleanup, and re-develop properties. Currently, Susan serves as the Brownfields Coordinator for Region 10, serving the Pacific Northwest and Alaska.

Susan has a Master's degree in Public Administration (MPA) from the University of Washington. She also holds bachelor degrees in Economics and German. Prior to joining EPA, Susan worked on economic and business development projects in Thailand and Germany.

**Maziar Movassaghi**

*Deputy Director, Brownfields & Environmental Restoration Program California Department of Toxics Substances Control*

Maziar Movassaghi has been appointed Deputy Director of the Brownfields and Environmental Restoration Program for the California Department of Toxic Substances Control. Most recently, he served as Entitlement Manager at Namco Capital Group Incorporated, a finance and development firm located in Los Angeles. He worked for the City of Oakland as Assistant Development Director and Assistant to Mayor Jerry Brown. His accomplishments included the development of over 10,000 housing units in former brownfield sites. Prior to working for the City of Oakland, he was the Wetlands Program

Coordinator for the State of California. He is a graduate of University of California, Los Angeles and the Goldman School at University of California, Berkeley.

**Lyn Muench**

*Former Environmental Program Manager,  
Jamestown S'Klallam Tribe (Retired)*

Lyn has a Masters Degree in City Planning. After a 15 year career in the East Coast, Africa and Asia as a planner, Lyn moved to Port Angeles WA with her husband and two children. She had the good fortune to be hired by the Jamestown S'Klallam Tribe. Over the next 21 years she was involved with shellfish aquaculture, water quality, public outreach and education, grant writing and obtaining permits for a variety of tribal projects. Her role in the Jimmycomelately Projects focused on grant writing and land acquisition. She retired as Environmental Planning Manager in 2007.

**Phil Olbrechts**

*Partner, Ogden Murphy Wallace*

Phil Olbrechts is a partner at Ogden Murphy Wallace specializing in land use. He is the hearing examiner or city attorney for 10 cities and counties. Phil is the former Planning Director & city attorney for both Forks and Sequim. He has taught several courses in planning law in the graduate planning program at UW and is a frequent speaker on land use topics at legal education seminars for attorneys. Phil has participated in a wide variety of professional and community involvement activities including being the former planning commissioner, for the City of Seattle, and a former planning commissioner for Clallam County. He has presented at more than 250 short courses and is the technical editor of the latest edition of the short course manual. Phil is a current member of the Board of Directors



of the Planning Association of Washington (PAW) - our co-sponsor of the short course. He is also a regular contributor to MRSC Planning Advisor.

**Jim Pendowski**

*Program Manager, Toxics Cleanup Program  
Washington State Department of Ecology*

Jim has been at the Department of Ecology for 17 years. He has managed the Toxics Cleanup Program since 1998. His current responsibilities include administering the state's cleanup law (the Model Toxics Control Act) and Underground Storage Tank Program. He has also managed Ecology's Solid Waste Program. Prior to coming to Washington, Jim worked at both the Illinois Environmental Protection Agency and the Illinois Department of Transportation. He has also managed permitting water quality, solid waste and transportation projects at the local level in both Illinois and Arkansas. Jim received his Bachelor of Science Degree from the University of Wisconsin. He also has a master's degree from the College of Architecture and Design at Kansas State University.

**William E. (Ed) Platt III, Esq.**

*Senior Manager, Environmental Claims, Shell*  
Ed has been with Shell Oil Company for 15 years. He currently manages pre-litigation environmental claims, as well as CERCLA cost recovery actions and other multi-party soil and groundwater remediation projects nationwide, and for Shell's operations in Canada. He also manages Shell Downstream post closing rights and obligations for exited businesses, including the management of issues related to idle properties and residual environmental liabilities. Education: Doctor of Jurisprudence, Texas Wesleyan University School of Law, Fort Worth, Texas; Certified Mediator - Advanced Dispute Mediation Clinic, Dallas Dis-

pute Mediation Services, Dallas, Texas; Master of Arts – Systematic Theology, Southwestern Theological Seminary, Fort Worth, Texas; Post Graduate Studies – Theology, Regent's Park College, Oxford University, Oxford, UK; Bachelor of Arts – Business, Baylor University, Waco, Texas.

**Julie Poncelet**

*Doctoral Candidate, University of Washington  
Ph.D. student in the built environment  
program at the U.W.*

Research focuses on children & youth, social & environmental justice, power & rights to the city coupled with a significant interest in urban revitalization & toxic built environments.

**Brett Richer**

*Environmental Compliance Manager, Walgreens*  
Brett Richer is the Environmental Compliance Manager at the Walgreen Company in Deerfield, Illinois. He currently is responsible for all due diligence, remediation and compliance issues related to the development of Walgreen stores. He has also worked in the utility industry and as an environmental consultant. He holds a bachelor's degree in Renewable Natural Resources from the University of Arizona and a master's degree in Environmental Management from the Illinois Institute of Technology.

**Janet Rogerson**

*Senior Planner, Washington State  
Department of Community, Trade and  
Economic Development (CTED)*

Janet Rogerson is a senior planner with the Washington State Department of Community, Trade and Economic Development. In her position within CTED's Growth Management Services Unit, Janet provides technical assistance to local governments on comprehensive planning, urban design and historic preservation. Janet coordinates the

Short Course on Local Planning, an outreach and education program jointly sponsored by CTED and the Planning and Association of Washington.

Janet earned a bachelor's degree in environmental design from the University of Washington. Her experience includes volunteer and professional work in the fields of architecture, historic preservation and planning, and she served two terms as an elected official for the City of Shelton.

**Mark Sadler, P.E.,**

*Maintenance Superintendent, City of Everett*  
Mark is the Maintenance Superintendent for the City of Everett's Public Works Department, and the City's Site Manager for the Everett Landfill and Tire Fire Site's Consent Decree compliance.

**Charles San Juan**

*Senior Hydrogeologist,  
Washington State Department of Ecology*  
Charles San Juan is a Senior Hydrogeologist with Ecology's Toxics Cleanup Program. He has over 20 years experience working on cleanup sites, both here in Washington and in Michigan. Charles' main area of expertise is fate and transport of hazardous substances, particularly the soil leaching to ground water exposure pathway.

**Kate Snider**

*Project Manager, Floyd Snider*  
Kate Snider is a professional civil engineer with 25 years of experience in site engineering and site cleanup. She is one of the owners of Flody|Snider, a full-service environmental consulting firm with offices in Seattle and Tacoma. Kate has filled an integral role in many of the precedent setting brownfields, landfill development and waterfront cleanup projects in the Pacific Northwest. She has significant skills in facilitating diverse or multi-jurisdictional teams

to reach solutions that optimize group objectives, and has worked closely with Ecology and landowners to develop creative solutions for contaminated property redevelopment.

**Dave Sternberg**

*Environmental Toxicologist,  
Washington Department of Ecology*  
Dave Sternberg is toxicologist with Ecology's Toxic Cleanup Program. He serves as Ecology's senior environmental toxicologist charged with ensuring that complicated environment cleanups throughout Washington meet the requirements of MTCA Terrestrial Ecological Evaluation procedures. His use of bioassays to determine the true bioavailability and toxicity of contaminants has been credited with minimizing costs of cleanup while protecting human health and the environment at sites across Washington. He has continued to use and develop novel methods to solve complex environmental problems in the spirit of the US EPA Science to Achieve Results (STAR) Fellowship program which supported his graduate research and development as an innovative ecological risk assessor.

**Mike Stoner**

*Director of Environmental Programs,  
Port of Bellingham*  
Michael Stoner is the Director of Environmental Programs at the Port of Bellingham and project leader for the Port's waterfront redevelopment team. Mike has been working on environmental cleanup, habitat restoration and commercial property redevelopment in the Puget Sound area for over 25 years. Since 1995 his primary responsibility at the Port has included co-management of the multi-agency effort to clean up Bellingham Bay. Prior to joining the Port, he served for 7 years in the Region 10 Superfund Branch of the USEPA.

**Greg Tanbara**

*Brownfields Coordinator, Tacoma Pierce County Health Department*

A lifelong resident of Tacoma, WA, Greg has focused his attention over the past three years on the redevelopment of former gas station sites in his community through the Tacoma-Pierce County Health Department and an EPA Brownfields community-wide assessment grant. The Health Department's Former Gas Station Assessment Program is in the midst of its third EPA grant to continue its work in eliminating the unknown hazards that over 350 former gas station sites pose to Tacoma's drinking wells. Greg's background includes nearly 27 years of experience working in environmental health, economic development, workforce training, business development, and higher education; a master's degree in business from Antioch University Seattle; and a lifetime of involvement in his favorite community and charitable organizations.

**Fritz Wagner**

*Chairman of Department of Landscape Architecture, University of Washington, College of Architecture and Urban Planning*

Fritz Wagner has a Ph.D. in urban and Regional Planning from the University of Washington (1974). On completion of his degree he moved to New Orleans, where he joined the University of New Orleans as an assistant professor. During his 28-year tenure at UNO, he served for 20 years as Dean/Director of the College of Urban and Public Affairs and its prior academic unit names. While at UNO he started the Louisiana Urban Technical Assistance Center, the public service arm of the College. This entity conducted community development work through out the region.

**Chuck Wolfe**

*Attorney at law, Charles R. Wolfe*

For more than 24 years, Chuck Wolfe has helped clients maximize investments in real estate and development projects, and anticipate and resolve the complex, multifaceted issues that arise with redevelopment of urban and constrained suburban properties. His law practices focuses on redevelopment and brownfields issues and related due diligence, permitting, negotiation and administrative advocacy and has worked on several of the region's most prominent brownfields sites. He has been named one of the Top 10 environmental and natural resources lawyers in Washington State by Washington CEO Magazine and has been designated a "Super Lawyer" by Washington Law and Politics annually since 2003. He is an Affiliate Associate Professor at the University of Washington and is the current Treasurer of the Urban Land Institute, Seattle District Council.

**Lon Yandell**

*Principal Geologist, Kleinfelder*

Lon Yandell is a Licensed Geologist and Registered Brownsfields Professional with over 25 years of experience. Lon has extensive experience in redevelopment of contaminated property owner outreach as well as innovative assessment, cleanup and redevelopment strategies. Lon is currently working on several EPA Assessment Grant projects in the Northwest, as well as multiple privately funded brownfields redevelopment projects including a large industrial waterfront brownfields redevelopment project in Vancouver, WA.

**Kristen Yount**

*Professor, Northern Kentucky University*

Kristen R. Yount received her Ph.D. from the University of Colorado at Boulder and currently is a Professor of Sociology at Northern Kentucky University. Since 1993, her research has focused on analysis of programs and policies designed to stimulate brownfields regeneration. Her studies have been funded by EPA, HUD and the Lincoln Institute of Land Policy. She has authored/co-authored numerous federal research reports, journal articles, and book chapters on brownfields and presented on the topic at local, national, and international forums. She currently is providing technical assistance to state and local governments on brownfields insurance and conducting research for EPA to examine environmental risk management strategies of use to government-led brownfields programs.

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