

Brownfield Basics Panel Discussion

What are Brownfields... Really?

1. Potentially contaminated properties, often left idle due to uncertainties
2. Can be redeveloped safely
3. Not like the mainland, luckily

Hawaii Brownfields - Good News and Bad

- ✓ Little heavy manufacturing history
- ✓ Few properties idle due to contamination
- ✓ Majority of sites have low hazards
- ✓ Contamination is not visible
- ✓ Hazards are forgotten or not known
- ✓ Real risks to current and future users exist

Where are Brownfields in Kauai County?

- ▶ Not obvious
 - ▶ Former sugar cane
 - ▶ Fuel storage and pipelines
 - ▶ Historic pesticide mixing operations
 - ▶ Former industrial activities
- Biggest risks occur with land use changes



Contaminant Awareness Training

Do You Work Here?

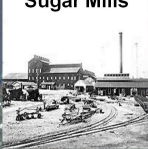
Areas of Known or Suspected Contamination on Kauai

Hawai'i State Department of Health, Hazard Evaluation and Emergency Response Office





Military



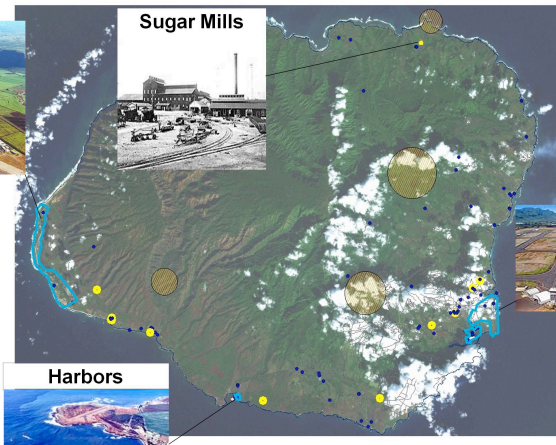
Sugar Mills



Airports

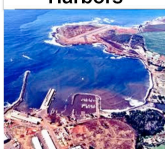
ALSO...

- Abandoned pipelines
- Active pipelines
- Tank farms
- General Industrial areas
- Imported fill areas
- Train tracks
- Service stations
- Dry cleaners
- Dump Sites



LEGEND

• Site with known or suspected contamination
• Former sugar mill
• Industrial area, harbor, airport, or
• FUDS or MMRP



Harbors

Common Types of Contamination

Petroleum contamination

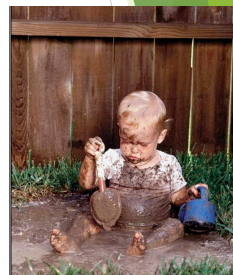
Affects groundwater, soil and indoor air quality

Pesticides and dioxins
Arsenic and lead

Invisible in soil and ground water - can be accidentally ingested

Who is affected by unidentified hazards?

- Children and communities
- Construction workers
- Future building occupants
- Our ecosystems and wildlife



Is My Property a Brownfield?

- ▶ Find out!
- ▶ What is the history of your site?
- ▶ Public records at DOH can help
- ▶ Hire an experienced environmental consultant
- ▶ Report what you find
- ▶ Work with DOH to get No Further Action

The first step to successful redevelopment is understanding conditions at your property

Eliminate or Manage Risks?

- ▶ Remove contamination...eliminate risks
 - ▶ Feasible...cost effective?
- ▶ Contain contamination... manage risks
 - ▶ Barriers and restrictions...acceptable risks

All brownfields are not created equally.

Recipes for Success

- ▶ Engage HDOH early for an assessment of the best options for your situation
- ▶ Hire experienced local consultants
- ▶ Establish the future use of the property, including uses and location of construction activities
- ▶ Understand how safely managing contamination affects your plans

Contact Us!

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