

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

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KIRK CALDWELL  
MAYOR



GEORGE I. ATTA, FAICP  
DIRECTOR

ARTHUR D. CHALLACOMBE  
DEPUTY DIRECTOR

January 22, 2016

Dear Property Owner/Lessee:

The City and County of Honolulu is building a rail transit line from East Kapolei to Ala Moana Center. Many of the 21 rail station areas provide new opportunities for transit-oriented development (TOD), which concentrates higher-density and mixed-uses near the rail stations. Property owners interested in TOD opportunities to redevelop their property may have to deal with past uses that may have caused soil contamination. These types of properties are commonly referred to as "brownfields," and they can be effectively cleaned up and repurposed for new uses.

As part of these efforts, the Department of Planning and Permitting (DPP) recently conducted a preliminary review of properties in the rail station areas that are near known sources of contamination and/or which may have had uses on site that can lead to contamination of a property. Your property, identified on the attached Property Information Sheet, showed up in the review. Please note that this review does not necessarily mean your property is contaminated. As a courtesy, we are reaching out to you should you be interested in learning about the environmental condition of your property, by making you aware of the available resources.

The DPP has U. S. Environmental Protection Agency grant funds to assist property owners in determining the presence of contaminants on their property. At no cost to the property owner, this can be an especially useful way to remove any uncertainties before obtaining development financing or selling the property. Sites assessed through this grant funding, which were found to have no significant brownfield/contamination issues, have eliminated redevelopment uncertainties and increased property values.

In cases where contamination is discovered, the DPP also has no-cost assistance to offer you for cleanup planning. Going through this process can qualify your property for potential cleanup funding. In addition, the State of Hawaii has a revolving loan fund that provides low-interest loans for cleanups.

A Frequently Asked Questions sheet is attached with more information about brownfields and the free assistance available for selected properties. This program is purely voluntary. If you are interested in taking advantage of this opportunity, please complete the attached Property Information Sheet (if you are not the property owner, please complete it with them) and return it to the DPP by February 15, 2016. The more detail you can provide to us about your property and future intentions, the better understanding we will have to justify spending limited resources on your property.

Property Owner/Lessee  
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Should you have any questions, please contact Tim Streitz of our staff at (808) 768-8042 or [tstreitz@honolulu.gov](mailto:tstreitz@honolulu.gov). For more information, please visit [www.honolulu.gov/tod](http://www.honolulu.gov/tod).

Very truly yours,



George I. Atta, FAICP  
Director

GIA:kh

Attachments: Frequently Asked Questions  
Property Information Sheet

**HONOLULU'S TRANSIT-ORIENTED DEVELOPMENT (TOD)  
BROWNFIELDS ASSESSMENT GRANT PROGRAM  
FREQUENTLY ASKED QUESTIONS  
*January 8, 2016***

**Q: What is the City and County of Honolulu's TOD Brownfields Assessment Grant?**

Honolulu received a \$400,000 grant from the U.S. Environmental Protection Agency (EPA) to help identify brownfields in the neighborhoods near the future rail stations. The goal is to help enable TOD, which is compact development within walking distance of a transit station.

**Q: Why is this grant only focused on brownfields within the rail corridor?**

The rail station neighborhoods are anticipated to experience more development as a result of the rail project. The majority of land in these neighborhoods has already been developed. Encouraging redevelopment of lands will help property owners achieve a higher and better use of their land, fulfill the visions of the neighborhood TOD plans, and support rail transit ridership.

**Q: What is a brownfield?**

A brownfield is real property that may have the presence, potential presence, or simply the perception of impacts to the property from hazardous substances, pollutants, or contaminants. Any of these conditions can complicate the development or reuse of properties by raising liability concerns among potential lenders, developers, or buyers.

**Q: What are common examples of brownfield properties?**

Common examples of brownfield properties include older or abandoned gas stations, automobile service shops, dry cleaners, junkyards, former or old industrial/manufacturing facilities, warehouses, maintenance sites, landfills, buried fuel tanks, pesticide mixing areas, and old transportation terminals. However, brownfields can also include land adjacent to or downhill from these types of properties, along pipeline corridors, near older buildings that contain asbestos or lead based paint, or sites of former drug labs.

**Q: How do I determine if a property is a brownfield?**

A Phase 1 Environmental Site Assessment (ESA) can be conducted to determine the potential presence of contamination on a property. Quite often a Phase I ESA yields a finding that a property has no contamination issues to address. In other cases, it may indicate the need for a Phase II ESA to be conducted to analyze soil and other site materials to confirm the presence and extent of specific contaminants.

**Q: What are the benefits of brownfield redevelopment to property owners in the TOD area?**

- The opportunity to realize a higher return on property due its proximity to a new rail station.
- The opportunity to take advantage of new TOD zoning that may allow more density, new land uses, and/or relaxed parking requirements.
- Avoiding potential environmental enforcement actions by federal and state regulatory agencies that could impose penalties and costly cleanups.
- Potentially receiving tax benefits or public funds for cleaning up and reusing the property.
- Reducing the likelihood that contamination from the property will migrate off-site or into the groundwater under the site, which would potentially further increase liability.
- Creating goodwill within the community, which may help support future development proposals that require public input.

**Q: Why should I try to investigate if a property I own or am interested in developing is potentially a brownfield?**

Potential liability associated with environmental contamination on a property can delay redevelopment and lending institutions typically require a Phase I ESA before lending money for property acquisition and/or redevelopment. As a property owner, environmental liabilities could be exacerbated over time and potentially pose a health or environmental threat to neighboring

properties. The brownfields grant provides an opportunity to perform a Phase I and/or Phase II ESA, which can provide a planning information for future site uses.

**Q: What will the City and County’s TOD Brownfield Assessment grant do?**

The City and County’s EPA Brownfields Grant provides funding for a qualified environmental consultant to prepare a Phase I and/or Phase II ESA for property owners wishing to redevelop their land within TOD areas in a manner that’s consistent with the City and County’s TOD plans for the area. The EPA grant will also fund public outreach and education, and a limited number of clean-up plans for selected brownfield properties.

**Q: What is a Phase I Environmental Site Assessment?**

A Phase I ESA is primarily an effort to research current and past uses of a property with respect to potential contaminants. The assessment includes an inspection of the property to observe current uses and conditions, research of historical records, analysis of local soil and groundwater conditions, and a review of regulatory databases and agency files for information regarding the use, storage, and known or possible releases of hazardous substances and/or petroleum products on a property, as well as adjacent and nearby properties that could negatively impact the subject property. A Phase I ESA typically does not involve testing of site soils, water, air, or building materials.

A Phase I ESA is considered the first step in the process of environmental due diligence. The scope of work for a Phase I ESA is based on the EPA’s All Appropriate Inquiry (AAI) requirements (see definition below). If the Phase I ESA results indicate there is known or potential contamination, the assessment of the site would proceed to a Phase II ESA. If the Phase I finding is negative, the property owner can proceed with redevelopment or a transaction without worrying about liability for brownfield contamination. Nationally, about 30 percent of Phase I ESAs funded through this EPA grant result in no brownfield issues to address.

**Q: What is a Phase II Environmental Site Assessment?**

A Phase II ESA consists of collecting and analyzing samples of soil, sediment, soil vapor, air, surface water, and/or groundwater to evaluate if hazardous substances or petroleum products have been released onto a property and, if so, in concentrations that warrant further investigation. Phase II ESAs determine the full scope of the impacts and possible corrective actions to reduce the resulting threats to human health and the environment. A Phase II ESA should determine the extent of contamination, the type of probable sources of contamination, the level of risk to humans and the environment associated with the contamination, and whether the contamination needs to be cleaned up based on a particular property’s planned reuse.

**Q: What is meant by “All Appropriate Inquiry” (AAI)?**

All Appropriate Inquiry (AAI) is an environmental site assessment that meets the requirements of the EPA’s AAI rule (40 CFR 312). Following the requirements of AAI in a pre-purchase, an ESA gives a prospective purchaser liability protection from the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) for those environmental issues that are identified by the ESA.

**Q: If my property is a brownfield, are there public funds that can help with clean-up costs?**

Yes. The State of Hawaii’s Brownfields Cleanup Revolving Loan Fund (RLF) is publicly available money that offers low and no-interest loans to clean up brownfield properties. The RLF is managed by the State Office of Planning (OP) and originated from a coalition grant to the City and County of Honolulu, County of Maui, and the State. For more information on the RLF Program, contact the OP at (808) 587-2846. Depending upon the site and other conditions, other funding from the EPA may also be available.

**Q: If I caused or contributed to the contamination at a brownfield site, can I still benefit from this grant?**

It depends. The City and County can submit an eligibility form to the EPA, which will help determine if they can pay for a Phase I or II ESA. The grant is ideal for a prospective developer interested in buying your property, so long as it is abandoned, idled, or underused and the transfer is not a real estate transfer for the purposes of continued operation of an already operating facility. Also, while this might facilitate the sale of your property, it does not alleviate your past site liability. The City and County's brownfield grant program does not make the determination of future liability and/or enforcement for responsible parties.

**Q: Will an ESA done for my property several years ago be sufficient for my redevelopment or resale requirements?**

No. Information from older Phase I ESA reports may be used as a resource, but if it was completed more than six months ago it will not be sufficient for resale requirements unless it is refreshed/updated. If it was completed more than one year ago, it has to be rewritten. This protects buyers from inadvertently accepting liability for contamination that may have occurred between when the initial assessment was conducted and when the property actually transfers.

Soil and groundwater data from past Phase II ESAs may be useful for redevelopment planning. Depending on when the assessment was completed, as well as the activities and operations on the site since its completion, old data can be analyzed in conjunction with new data that the consultant and the State Department of Health may deem necessary to get a better idea of the environmental conditions on the site.

**Q: Can I have an ESA done if I don't own the property (e.g., as a lessee or potential buyer)?**

Yes, if you have permission and access rights from the owner of the property.

**Q: How will the City and County select which properties receive ESAs paid for through this grant?**

Potential brownfield properties in the TOD areas are being inventoried and will be prioritized based on their proximity to new rail stations and other factors related to redevelopment potential consistent with TOD planning objectives. Interested property owners should contact the City and County to provide information on their sites and obtain more information about the selection process (see contact information below).

**Q: Where can I find more information about brownfield remediation in Hawaii?**

The State Department of Health oversees brownfield remediation and has a Brownfields Redevelopment Program website at <http://1.usa.gov/1Ptxu3O>. The City Department of Planning and Permitting's brownfields assistance web page can be found at: [www.honolulu.gov/tod/dpp-tod-resources/brownfields-assistance](http://www.honolulu.gov/tod/dpp-tod-resources/brownfields-assistance).

**Q: How do I apply and what are the next steps?**

For further information, please contact:

Tim Streitz, TOD Planner  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Phone: (808) 768-8042  
Email: [tstreitz@honolulu.gov](mailto:tstreitz@honolulu.gov)

# Transit-Oriented Development (TOD) Brownfields Grant Property Information Sheet

(If you are not the property owner, please work with them to complete this form)

Site Address: \_\_\_\_\_ Tax Map Key (TMK): \_\_\_\_\_

## Contact Information for Property Owner

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

If you would like to have future correspondence for your property sent to a different address, please list it below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Property Information

1. Current use/occupant: \_\_\_\_\_

2. If property is leased, what month and year does the lease expire? \_\_\_\_\_

3. What year did you purchase the property? \_\_\_\_\_

4. Please list any previous owners and/or uses of this property that you know of:

\_\_\_\_\_  
\_\_\_\_\_

## Your Plans for This Property

5. Are you interested in doing any of the following? (check all that apply)

- I am interested in redeveloping the property  
 I am interested in having someone else redevelop the property for me  
 I am interested in selling the property  
 I have other plans for the property (please indicate) \_\_\_\_\_

I have no plans for the property at this time

6. If you would like to redevelop the property, how would you use it? (check one only)

- Multi-family Housing  
 Retail  
 Office or Commercial  
 Mixed Housing/Retail and/or Office  
 Other (please indicate) \_\_\_\_\_

Not sure/NA

7. If you plan to sell or redevelop your property, when would you like to start that process?

- Within 6 months  
 6 to 12 months from now  
 1 to 2 years from now  
 2 to 5 years from now  
 More than 5 years from now  
 Not sure/NA

(please complete other side)

8. Have you or anyone representing you applied for or received any City permits for redeveloping this property?

Yes (please indicate permits)

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No

9. Would you be willing to consider redeveloping this site in partnership or coordination with any surrounding property owners?  Yes  No  Not sure/NA

### Environmental Assessment History

10. Do you have any knowledge of potential environmental contamination on the site? (e.g., petroleum, asbestos, pesticides, etc.) \_\_\_\_\_

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13. Has an Environmental Site Assessment (ESA) ever been done on this property? (If so, please indicate completion date and outcome).

A Phase I ESA was completed in \_\_\_\_\_ and no further action was recommended

A Phase I ESA was completed in \_\_\_\_\_ and a Phase II ESA was recommended

A Phase II ESA was completed in \_\_\_\_\_ and no further action was recommended

A Phase II ESA was completed in \_\_\_\_\_ the following action was recommended:

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14. Are you willing to grant access to your property for environmental site assessment fieldwork to be conducted by a qualified consultant that the City retains at no cost to you?

Yes

No

Not Sure

*Please submit your completed questionnaire to the address below. For questions or assistance regarding this questionnaire, please contact:*

**Tim Streitz**, Planner  
Transit-Oriented Development Division  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Phone: (808) 768-8042  
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