



# Land Reuse



The Land Reuse Group of BHE specializes in developing and implementing strategies for reuse of industrial, commercial, and/or municipal property that is idled by environmental concerns. Our method is to identify site conditions, remedial approaches, and future land uses that complement each other in such a way that the property is rendered more valuable than its pre-remediation condition, or more usable than if conventional remediation were applied.

The BHE team that implements the approach consists of a unique combination of professionals and affiliates, including environmental scientists and engineers (risk assessors, geologists, and remediation experts), industrial land-use planners, and commercial industrial real estate financial advisors.

The BHE staff has over 20 years of experience as environmental consultants providing land assessment and property reuse evaluations and implementation. Experience includes converting several inactive industrial properties having a variety of solvents and metals in soils, surface water, and groundwater into commercial businesses, warehousing, and/or greenspace established by new property owners. Our experience with Railroad Companies has yielded unique land use strategies for abandoned and inactive rail yards commonly located with City limits (rails-to-trails, city recreational parks, commercial development). Our working knowledge of environmental regulations and strong relations with state and federal regulators help move the projects forward.

## SERVICES INCLUDE:

- + Certified Professional under the Ohio Voluntary Action Program (VAP)
- + Land Reuse Feasibility Studies
- + Grant Money Application Preparation Support
- + Evaluation of Environmental Property for Acquisitions and/or Divestitures
- + Technical Support in Property Environmental Litigation
- + ASTM Phase I/Phase II Environmental Property Assessments
- + Exposure and Risk Assessments
- + Remedial Design and Implementation
- + RCRA/CERCLA Expedited Compliance Strategies for Property Reuse
- + UST and Hydrocarbon Site Closure for Property Reuse
- + Lead/Asbestos Assessment, Sampling, and Abatement

## DEFINING ENVIRONMENTAL SOLUTIONS