



## SCOTT D. SPRINGER

### Education

M.En., Environmental Science (Applied Ecology Concentration) —Miami University (1981)

B.A., Botany—Miami University (1978)

### Employment History

2014 – Present P3 Advisors, LLC; Co-Founder

1992-2014 WESTON [Chicago, IL; Vice President, Sales Manager]

1991-1992 Environmental Strategies Corporation [Reston, VA; Vice President]

1982-1991 WESTON [Vernon Hills, IL; Project Scientist/Project Director]

1981-1982 Booz, Allen and Hamilton, Inc. [Washington, DC; Associate]

1980-1981 U.S. EPA [Washington, DC; Environmental Scientist]

1976-1980 Miami University [Oxford, OH; Research Scientist]

### Key Projects

**Brownfield Redevelopment of Miller's Landing, P3 Advisors, Castle Rock, CO.** P3 Advisors is the Master Developer of a 65-acre brownfield in the dynamic Denver metropolitan real estate market. The project, at buildout, will consist of 1M plus square feet of hospitality, office, and destination retail uses.

**Brownfield Redevelopment of Transportation Oriented Development, WESTON, Mundelein, IL.** The P3 Co-Founders facilitated a Master Developer agreement with the Village of Mundelein that has been highlighted by the Urban Land Institute as a particularly unique and creative approach to suburban in-fill brownfield and transit-oriented development.

**Real Estate Solutions (RES) and Integrated Redevelopment and Infrastructure Solutions (IRIS), WESTON, Midwestern Division Leader.** Led service line efforts in identifying Midwest and national redevelopment opportunities that involve under-performing environmentally impaired properties. Providing property and market assessments; client interface and engagement; and coordination of financial and environmental conditions risk assessment tasks.

**Infrastructure Redevelopment Project, Illinois, Illinois Department of Transportation (IDOT), Project Director.** In support of the redevelopment of transportation infrastructure, directed the evaluation of 19 commercial and industrial properties within a proposed bridge right-of-way. Included investigation, remedial design, specification development, construction oversight, regulatory analysis, and health and safety services. Personally provided expert witness testimony associated with third-party cost recovery action.

**TRB, Committee on Waste Management and Resource Efficiency in Transportation (ADC60), Chair.** The committee, staffed with senior public and private sector transportation experts from across the country, provides a forum for innovative, broad-based technological progress in the areas of waste management, contaminated property assessment and management, pollution prevention, and environmental systems. For the TRB, acted as the primary author

### Qualifications Summary

- More than 40 years of professional experience.
- Co-Founder of P3 Advisors, LLC, a real estate development and investment firm specializing in complex brownfield, mixed use, and specialty snow sports projects that leverage public private partnerships to deliver superior returns for partners and communities.
- Consulted for state and local transportation agencies on a broad range of engineering, environmental, management and sustainability topics. Includes extensive due diligence experience with Class III Railroads.
- Key facilitator and author of "The Brownfields Book" published by Jenner & Block and Weston Solutions, Inc. This publication was one of the first comprehensive compendiums of the process and challenges of redeveloping contaminated real estate.
- Credentials include participation in many trade and public sector organizations such as the Transportation Research Board, Business Leaders for Transportation Coalition, the Castle Rock Economic Development Council, and the World Business Council for Sustainable Development.
- Fifteen publications, several of which focused on specific transportation and brownfield redevelopment projects and approaches.

on a recently completed White Paper presenting both current and forward-looking views of waste and waste-related problems that the transportation industry confronts.

**Redevelopment of Contaminated Urban Property, Chicago, IL, City of Chicago, Convening Group Member.** Represented WESTON, the only environmental consulting firm to be selected to participate in the core convening group charged with exploring new and creative ways to redevelop contaminated urban properties. Through a series of seminars and work group meetings, barriers, solutions, and action items were identified and documented by July 1995. Sponsored by the City of Chicago and the John D. and Catherine T. MacArthur Foundation.

**Redevelopment of an Industrial Waste Landfill, Michigan, Confidential Client, Project Director.** Directed multiple phases of work culminating in the creation of a recreation complex on a former industrial waste landfill. Technical support included geophysical, soil-gas and traditional site characterization methods, remedial/redevelopment design services, and construction management support. Also assisted in public meetings and zoning hearings in support of the end use.

**Redevelopment of Chicago Lakefront Property, Illinois, Benjamin Thompson & Associates and VOA Associates, Inc., Project Director.** Directed all environmental management aspects of the redevelopment of contaminated Chicago lakefront property. Developed and successfully negotiated Remedial Action Plan with state regulators, allowing for on-site residuals management in an area of public recreational use. Used realistic and supportable risk assessment methodologies combined with engineering controls to create a cost-effective redevelopment approach. Directed preparation of construction plans and specifications that integrated construction, health and safety, materials management, and engineering control requirements.

**Sustainable Scenarios Workshops, Industry-Sponsored Series, Various Locations, Multiple Participant Companies, Participant.** Represented WESTON at two, 2-day industry-sponsored workshops that furthered our understanding of sustainable development and explored the differing visions of sustainability among industry, government, and non-government organizations (NGOs). The World Business Council for Sustainable Development facilitated the workshops. Fortune 100 multi-national companies, industry leaders in sustainable development, utility companies, law firms, large municipalities, and a broad array of NGOs participated in the workshops.

## Publications and Presentations

Buchanan, W., Picker, C.A., Riewer, C.M., and S.D. Springer. 1997. "Federal, State, Municipal, and Private Initiatives." *The Brownfields Book*, pp.6-20. Adams, K.T., Canning, K., Mainquist, L., and S. D. Springer, Editors. Jenner & Block and Weston Solutions, Inc., Chicago, IL.

Springer, S.D. and M.D. Sutherland. 1995. "Development of Transportation Facilities Involving Contaminated Properties." Presented at the WEFTEC 1995 Water Environmental Federation, 68<sup>th</sup> Annual Conference, Miami, FL.

Springer, S.D. 1995. "How Superfund Reauthorization May Accommodate Brownfield Redevelopment. ISBA Program on Environmental Issues Associated with Real Estate." Presented to the Illinois State Bar Association, Chicago, IL.

Schick, R. and S.D. Springer. 1994. "A Bridge Over Troubled Land: Legal and Engineering Lessons Learned in Dealing with Multiple Contaminated Properties During RHM Bridge Project." Presented at the 73rd Annual Meeting of the Transportation Research Board, Washington, DC.

Springer, S.D. 1991. "Hazardous Waste and Highways: Issues and Answers." Presented at the Transportation Highway Engineering Conference, Springfield, IL.