Welcome!
Brownfields Redevelopment Planning

Nova Blazej
US EPA Brownfields

Rosanne Albright
City of Phoenix

Noemi Emeric-Ford
US EPA Brownfields

Joni Eastley
Nye County, NV

Eileen Christensen
BEC Environmental

US EPA
Brownfields Redevelopment Planning Webinar

Utilizing New & Existing U.S. EPA Resources

March 15, 2016
Definition of a Brownfield

A Brownfields site is real property ...

the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

EPA’s Brownfields Program is a voluntary, non-enforcement program.
What we are going to cover today:

EPA Brownfield Grants, Project Examples, Technical Assistance
1. Area Wide Planning Grants
2. Phoenix, Arizona Example
3. Community Wide Assessment Grants
4. Nye County, Nevada Example
5. Targeted Brownfield Assessment
More EPA Brownfield Resources

- **How EPA’s Brownfields Program Can Work For You**
- Several other grants and technical assistance we are not discussing today

**What is a Brownfield site?**

Brownfield sites are properties that are not in use or have not been redeveloped due to possible contamination. Examples of contamination sources include industrial activities, gas stations, dry cleaners, pesticide use, asbestos, lead-based paint, mining operations and fuel storage tanks. Brownfield sites may be privately or publicly owned.

EPA’s Brownfields Program is a voluntary, non-enforcement program that provides key support early in property redevelopment. Through technical assistance and ‘seed’ grant funding, EPA helps communities clean contaminated sites for future development, such as affordable housing, commercial buildings, transit oriented development and open space. EPA’s Brownfields Program works to make a visible difference in communities, especially those that are underserved, overburdened and economically distressed.

This guide explains grants and technical support offered by EPA’s Brownfields Program and highlights project successes. Successful brownfield redevelopment projects often leverage several EPA resources, as well as other public and private resources. See our Project Spotlight on the Jacobs Center in San Diego (right).

**EPA Resources**

- **Assessment Grants**
- **Cleanup Grants**
- **Revolving Loan Funds**
- **Area Wide Planning Grants**
- **Environmental Workforce Development and Job Training**

- **Technical Support**
  - Targeted Brownfields Assessment
  - Brownfields Technical Assistance
  - Grant Proposal Writing Assistance
  - State and Tribal Support

**Pacific Southwest, Region 9**
Serving: Arizona, California, Hawaii, Nevada, Pacific Islander, Tribal Nations

**Project Spotlight:**
Jacobs Center, San Diego, CA

The Jacobs Center for Neighborhood Innovation is successfully leveraging multiple EPA and non-EPA resources to develop 50-60 acres in the underserved Diamond Eastside neighborhoods in San Diego, CA. The development will offer a mix of commercial space and affordable and market rate housing. After years of extensive community outreach, a 53-unit affordable housing development, Trolley Park Apartments, will provide affordable rental housing adjacent to the transit station. This first phase of redevelopment will create over 150 construction jobs.

Visit the EPA Brownfields website at [www.epa.gov/brownfields](http://www.epa.gov/brownfields)
Why take an area-wide planning approach?

• Brownfields are often connected
• Impacts are multi-dimensional: economic, environmental, social
• Strategic site(s) can spur *area* revitalization
• Area revitalization can be more effective than a single site focus
• Broad community involvement supports long-term success
Two EPA Programs

Area Wide PLANNING ≠ Community Wide ASSESSMENT
EPA Region 9 Projects

- City of Phoenix, AZ
- Jacobs Center for Neighborhood Innovation, San Diego, CA
- Communities for a Better Environment, Huntington Park, CA
- San Francisco Parks Alliance, San Francisco, CA
- Environmental Health Coalition, National City, CA
- City of Fresno, CA
Area Wide Planning Grant Overview

- $200,000
- Semi-annual solicitation: Spring 2016
- Non-profits, government entities are eligible
- Scale: Neighborhood/District/Corridor/Small Town
- Focus: Catalyst, high priority brownfield sites
- 20 projects funded nationally
- 30% proposal success rate
What does AWP Fund

• Community Involvement
• Research existing conditions & revitalization needs
  • Market research
  • Infrastructure needs
  • Environmental conditions
  • Alignment with existing plans
• Develop a Brownfields Area Wide *Implementation* Plan
  • Reuse scenarios for key brownfield sites
  • Identify related investment needs, e.g. infrastructure
  • Implementation strategies, actions, funding sources
What does AWP NOT fund

• Property assessments or cleanup
• Marketing brownfields for redevelopment
• Planning *un*related to brownfields redevelopment, e.g. general master planning, visioning, zoning updates
• Information surveys
• Land acquisition, construction
• Standard unallowable costs: administrative costs, proposal preparation, lobbying, duplicating existing grants
Partnering on AWP

- Government-Nonprofit partnership required
- Build upon prior investments, planning, community involvement
- Sustainable and equitable development
- Position community to attract new resources
- AWP grants are part of the HUD-DOT-EPA Partnership for Sustainable Communities
Target Area

Location  ◆  Amenities  ◆  Available Acreage  ◆  Future light rail corridor
Key Components of Project 2010-2012

► Community Advisory Group
► Community Information Sessions
► Brownfields Visioning Workshops

► Visioning Summary Report
► Brownfields Planning Meetings
► Potential Redevelopment Opportunities Inventory

Del Rio Area Brownfields Plan
“Community would like to see the sites developed with quality, mixed-use development that incorporates restaurants, shopping, art-related opportunities, and quality jobs. Sports and recreation should also play a role in the sites’ redevelopment.”
<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>Development interest increases</td>
</tr>
<tr>
<td>2013</td>
<td>EPA Targeted Brownfields Assessment for Site #2</td>
</tr>
<tr>
<td>2014</td>
<td>Phoenix formally adopts Designated Rio Salado Redevelopment Area</td>
</tr>
<tr>
<td>2015</td>
<td>PlanPHX (General Plan) approved</td>
</tr>
<tr>
<td>2015</td>
<td>South Central light rail extension approved; studies initiated</td>
</tr>
<tr>
<td>2015</td>
<td>Brownfields to Healthfields Project Initiated</td>
</tr>
<tr>
<td>2023</td>
<td>Opening of South Central light rail extension</td>
</tr>
</tbody>
</table>
2015 RAZA Development begins acquisition of Site #1

Plan Implementation

2016 Phoenix to issue Request for Proposal for Site #3

Plaza De Las Culturas Conceptual Plan
Conscious selection of geographic project area
Partner with planning & economic development professionals
Create formal/informal community advisory/advocate group
Innovative community engagement strategies
Independent facilitators
Build flexibility into plan; adaptable to changing economic conditions
Engage businesses in the project area
Partner with nonprofit organizations

Del Rio Area Brownfields Plan

Rosanne.Albright@phoenix.gov
602-256-3452
Community Wide Assessment Grants

• Up to $400,000 (one community)
• Up to $600,000 (3+ entities)
• Annual fall solicitation
• Government entities are eligible to apply
• Scale: Defined by applicant
• 245 assessment/cleanup projects funded nationally in 2015
• 30% - 50% applicant success rate
DO Fund

• Brownfields Inventory
• Grant management
• Assessments
• Cleanup Planning
• Area Wide Planning
• Community Outreach

• Other related program development activities
  • Ordinances
  • Redevelopment schematic designs
  • GIS brownfields database
• Health monitoring
• Purchase environ insurance
Do NOT Fund

• Administrative/Indirect costs
• Grant preparation
• Property cleanup
Example Assessment Projects

• Honolulu Rail Transit Project, Oahu, HI
• Los Angeles River ARBOR study area, Los Angeles, CA
The Rural Desert Southwest Brownfields Coalition Area Wide Planning Process
2002 – Awarded an Assessment Pilot Grant for $250,000 (including $50,000 to support the Beatty Habitat Trails Green Space Project).

2004 – Awarded a Brownfields Mine-Scarred Lands Initiative (MSLI) grant and obtained technical assistance from six federal agencies, initiating the County’s entry into the renewable energy industry.

2005 – Awarded two Brownfields Assessment Grants for hazardous materials and petroleum to continue work initiated under the Pilot Grant.

2008 – Awarded a Brownfields Job Training Grant to promote use of local labor for cleanup activities and to enhance environmental skill sets in the local labor pool.
Nye County Brownfields History

2011 – Rural Desert Southwest Brownfields Coalition (RDSBC) was formed to promote renewable energy development on Brownfield sites. The RDSBC included Esmeralda, Lincoln, Nye, and White Pine Counties in Nevada and Inyo County in California.

2012 – Awarded an Environmental Workforce Development and Job Training Grant to prepare the local workforce for proposed renewable energy and environmental job opportunities.

2013 – Nevada Rural Brownfields Partnership formed and was awarded a Revolving Loan Fund to promote cleanup and reuse of Brownfield sites. This Partnership included: Esmeralda, Lincoln, Nye, and White Pine Counties in Nevada.

2014 – The RDSBC was expanded to include a sixth member-county, Mineral County, Nevada, to Esmeralda, Lincoln, Nye, White Pine, and Inyo Counties. The vision was expanded to promote both renewable energy and innovative agriculture.
RDSBC Coalition Members

- Esmeralda County, Nevada
- Inyo County, California
- Lincoln County, Nevada
- Mineral County, Nevada
- Nye County, Nevada
- White Pine County, Nevada
RDSBC Coalition Justification

- Rural/Frontier Communities
- Low Population per Square Mile
- Large Percentage of Federal Lands
- Limited Water Resources
- Need to Diversify Economies
- Attract Opportunities for Younger Residents
Purpose: The purpose of the Area-Wide Plan is to evaluate renewable energy applications and other economic and community development opportunities at the brownfields sites, and to establish a path towards achieving the identified objectives by working with community partners.

Content: The Area Wide Plan provides background information on each member County and the Coalition as a whole, details the goals of the RDSBC, outlines the successes to date, and puts forth the next steps for the RDSBC’s Brownfield Properties.

Status: The original Area Wide Plan was finalized in June 2014. The addition of Mineral County (the sixth RDSBC Coalition member) is underway!
Area Wide Plan

Overview of Coalition from Regional and Individual Community Perspectives

• History

• Demographics

• Infrastructure

• Existing Industries

• Resource Maps
Area Wide Plan

Roadmap for the Redevelopment Process

• Provides Baseline Information for Future Comparison

• Shows Connection Between Target Areas and Vision

• Coordinates Reuse Planning Initiatives

• May Include Artistic Renderings/Visuals

• Suggests Funding Options

• Recommends Actions and Schedules

• Depicts Project Tracking and Measures of Success
Other Brownfield Resources Used

• State Brownfields Programs
  • Assessment, Cleanup, and Reuse (Site Selection)

• Technical Assistance to Brownfields
  • Evaluation of Solar Potential at Brownfield Sites
  • Mapping for Greenspace Charrette

• National and Regional Workshops/Programs
  • Mine Scarred Lands Initiative
  • Guidance from Colorado for Methlab Assessment
  • Brownfields to Brightfields

• Program Technical Assistance
  • Local Brownfields Ordinance Development (IC)
  • Suggested Funding Options/Grant Assistance (Sara’s List)

• Environmental Workforce Development & Job Training
Rural Desert Southwest Brownfield Coalition Website
http://www.rdsbc.org

Nye County Renewable Energy Website

Nye County Website
www.co.nye.nv.us
Questions?

Joni Eastley
Assistant County Manager
Nye County
Phone: (775) 482-8189
jeastley@co.nye.nv.us

Thank You
Targeted Brownfields Assessment

• Technical Assistance for property assessment, environmental sampling, cleanup planning
• Short, on-line application
• Up to $100,000 of technical assistance
• EPA contractors complete the work
• EPA prioritizes underserved areas; catalyst sites
• Accept applications on a rolling basis
• Application & Brochure
Tips for AWP

• Review the 2015 Guidelines and Frequently Asked Questions
• Ensure you meet applicant and property eligibility criteria
• Build from existing revitalization efforts
• Gather project partners; letters of commitment
• Work with EPA’s Technical Assistance to Brownfield Communities
• Understand how to submit an application via www.grants.gov
• Ensure system registrations are complete
Threshold Criteria

• Eligible entity
• Define a project area
• Identify a “catalyst, high priority brownfield site;” the site must meet the definition of a “brownfield” – check with EPA
• Letter of commitment – government entity and non-profit
• Submit to grants.gov on time
Take Aways

• Talk to EPA in advance of applying.
• Utilize the Center for Creative Land Recycling as a resource; they can review your draft proposal!
• Area Wide Planning: ideal for focused brownfields redevelopment research and planning at the neighborhood/small town-level
• Community Wide Assessment: ideal for projects where property assessment is the main goal; re-use planning can be incorporated
• Targeted Brownfields Assessment: ideal for smaller sites, with near-term redevelopment potential; EPA contractors do the work
Contact Information

Nova Blazej,
U.S. EPA San Francisco Office
bazej.nova@epa.gov

Noemi Emeric-Ford,
U.S. EPA Los Angeles Office
Emeric-ford.Noemi@epa.gov

Rosanne Albright
City of Phoenix, AZ
rosanne.albright@phoenix.gov

Joni Eastley
Nye County, NV
jeastley@co.nye.nv.us

Eileen Christensen
BEC Environmental Consulting
eileen@becnv.com