

RETHINKING REDEVELOPMENT AND REUSING BROWNFIELDS

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Topics of Discussion

- Overview of EPA Grants
- Technical Assistance for Communities
- Highlights and Successes from Ohio
- EPA Program Accomplishments
- Benefits from Brownfields Funding
- Funding and Program Priorities
- Budget Outlook
- Initiatives

EPA's Commitment to Making Meaningful Differences in Communities

▣ *Grant Types:*

- Brownfields Area-Wide Planning
- Brownfields Assessment
- Brownfields Revolving Loan Fund
- Brownfields Cleanup
- Environmental Workforce Development and Job Training
- State and Tribal Response Program

▣ *Technical Assistance:*

- Targeted Brownfields Assessment (TBA)
- Technical Assistance to Brownfields Communities (TAB)
- Land Revitalization Project Assistance

Technical Assistance for Communities

Technical Assistance:

- Targeted Brownfields Assessment (TBA)
- Technical Assistance to Brownfields Communities (TAB)
- Land Revitalization project assistance

Technical Assistance

Targeted Brownfield Assessments (TBA)

- EPA provided environmental assessments performed through a contractor
- Non-competitive
- Especially useful for small and rural communities as well as communities with environmental justice concerns.
- Requests are accepted by regions on a rolling basis
- Information is posted on the regional website for how to request TBA assistance

Technical Assistance

Technical Assistance to Brownfields Communities (TAB)

- Funds grants to a provider who will in turn provide technical assistance to communities and other stakeholders on brownfield issues.
- TAB grantees provide technical assistance in the following areas:
 - Reviewing and explaining brownfield related technical reports.
 - Helping understand health risks related to brownfields properties.
 - Providing information to assist communities in understanding environmental issues and how they relate to brownfields cleanup and redevelopment.
 - Assisting communities with their brownfields related questions.

Land Revitalization Assistance

- Technical assistance to targeted communities to pilot land revitalization goals and priorities.
- Regionally driven and overseen
- Provides EPA-contractor assistance for community-based projects. For example:
 - Fund a community charrette to enhance brownfields planning process
 - Fund design for community garden for on-going community revitalization effort
 - Fund research on green infrastructure alternatives to enhance storm water management and urban revitalization















USEPA Brownfield Area-Wide Planning Pilot Program

The United States Environmental Protection Agency (USEPA) launched the Area-Wide Planning Pilot Program in March 2010 by awarding the availability of grant funding and Agency personnel technical support for studying, assessing, planning, and implementing brownfield redevelopment.

According to the EPA website, the pilot program was authorized to allow the states to study brownfield redevelopment, assess the feasibility of the plan, and conduct the brownfield redevelopment planning and implementation of the plan. The pilot program's purpose is to provide technical assistance, training, and information to the states. The pilot program's purpose is to provide technical assistance, training, and information to the states. The pilot program's purpose is to provide technical assistance, training, and information to the states.

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Technical assistance with the state community development organizations (CDCs) to help them assess and plan brownfield redevelopment projects. The pilot program's purpose is to provide technical assistance, training, and information to the states.

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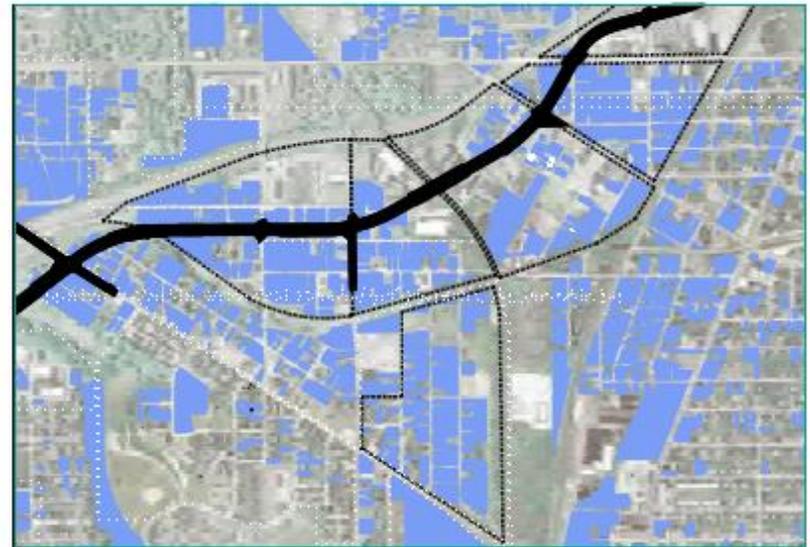
Goals of Brownfield Plan

- Education of Residents and Business Owners about Brownfields
- Prioritization of Sites to guide Redevelopment
- Estimation of Cleanup Costs
- Implementation of Brownfield Plan
- Neighborhood Revitalization
- Economic Development/Job Creation

Existing Conditions: Some Assets / High Vacancy



Map of Known Initiatives/Energy Generators within Brownfield Study



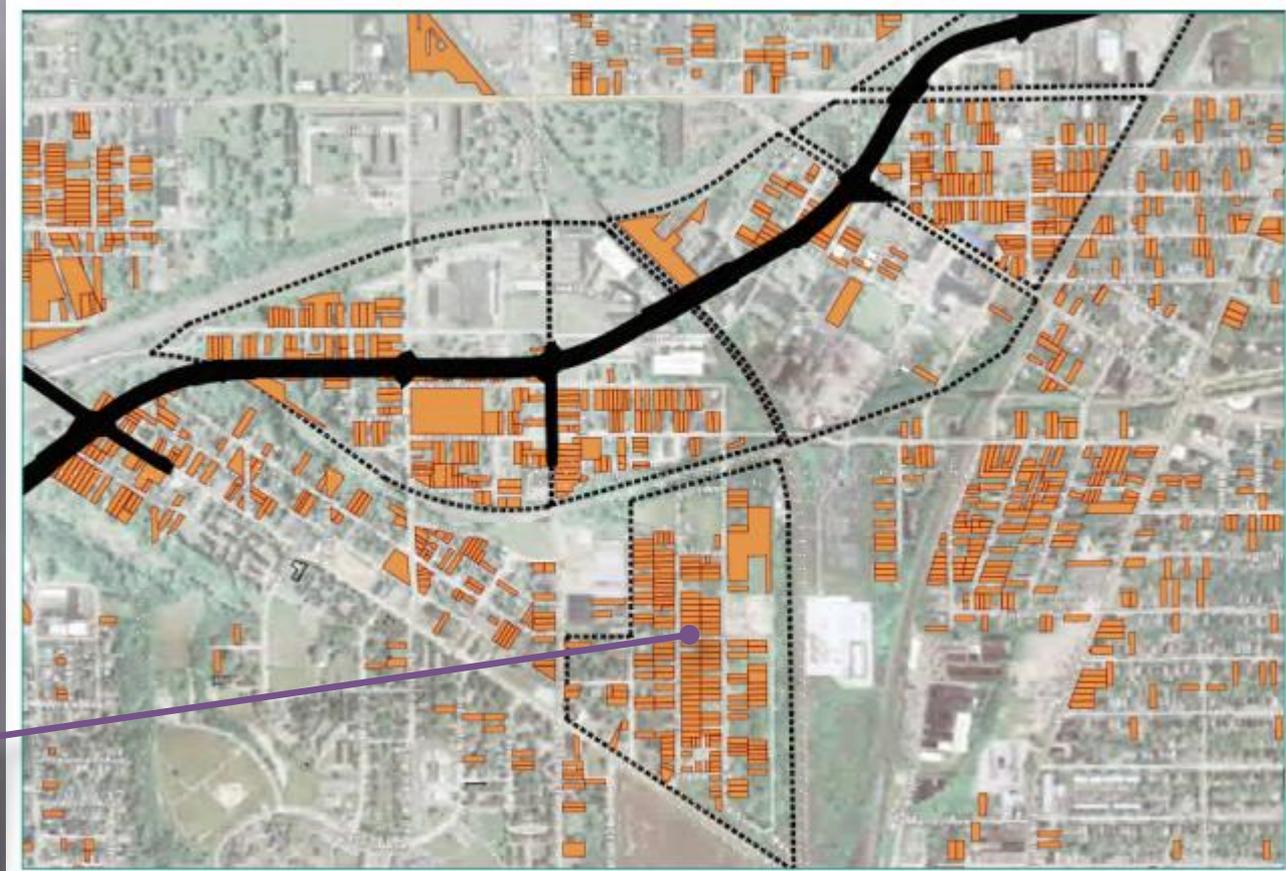
As illustrated in the diagram above (blue), a high concentration of vacant land exists within the Study Area. Vacant land leads to an overall perception of disinvestment and abandonment. Approximately 115 acres of land is vacant representing 550 individual parcels and 55% of the total Study Area.



Existing Conditions: Land Bank Owned Property

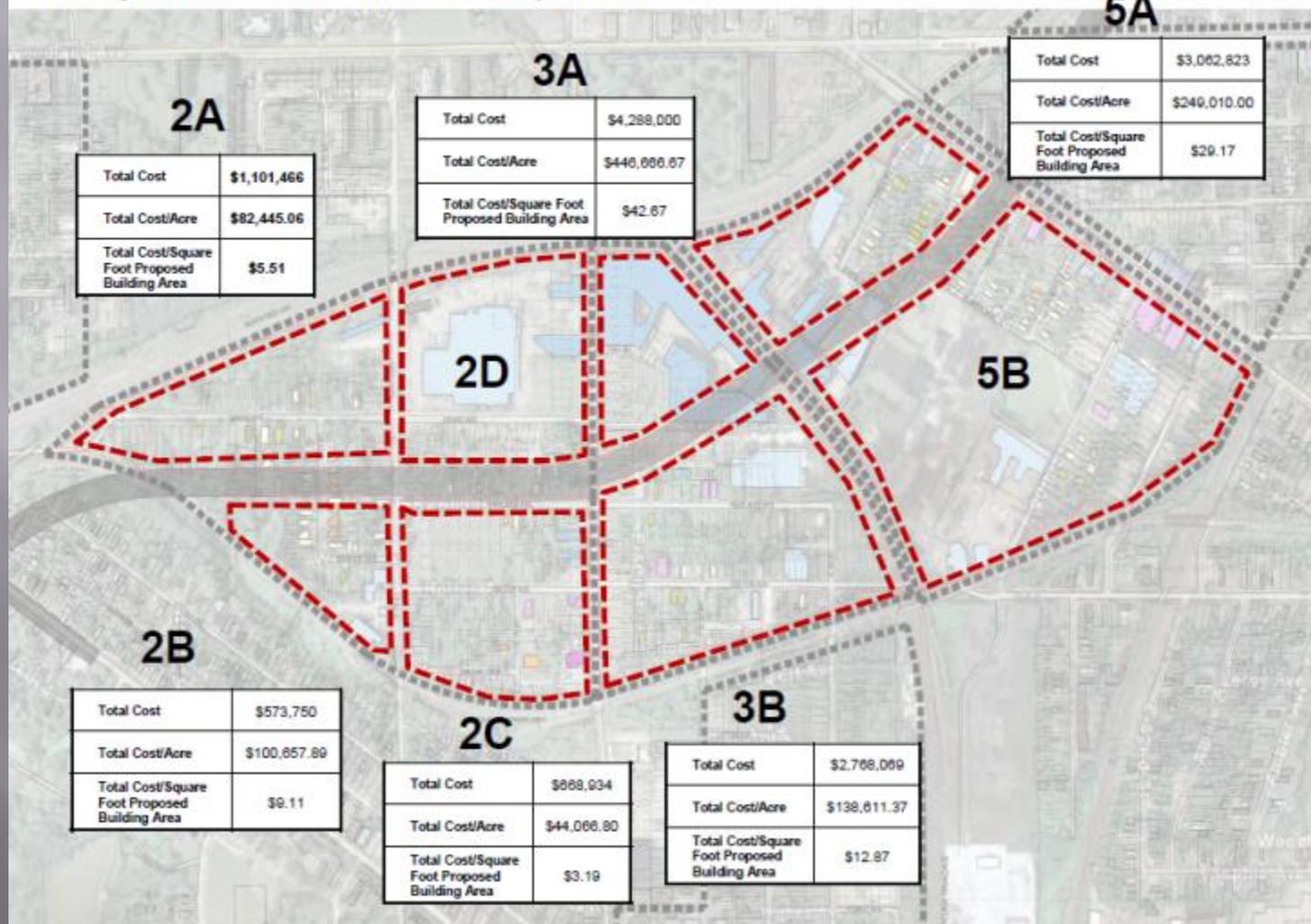
- ▣ 40% of study area
- ▣ 392 parcels
- ▣ 92 acres

HISTORIC KINSMAN - 1940's



Area Wide Environmental Cost Comparison (\$/SF)

Priority Sites Cost Estimate Comparison



Shift in Road Alignment to Accommodate Businesses

Problem Solving

1. Roadway designed to spark economic development
2. However, threatened two largest existing businesses
3. Design sketches illustrated alternative plans
4. Roadway realigned
5. Brownfields redeveloped as part of expansion



Urban Agriculture Innovation Zone



The Urban Agriculture Innovation Zone is a 26-acre tract of vacant land which will serve as a space for urban agriculture, transforming the neighborhood space into a sustainable community asset. The site will include food production, phyto-remediation, water retention, and a native plant nursery. The project will also provide jobs and entrepreneurial opportunities.





(DATA SOURCE: NGRD)

Legend

-  SWD Sewer (Kingsbury Run Branch Culvert)
-  Proposed Storm Sewer



NORTHEAST OHIO REGIONAL SEWER DISTRICT
EARLY ACTION PROJECTS
 URBAN AGRICULTURE EAP
 CONCEPT





KINSMAN NATURE, INC.



EXISTING CONDITIONS

Overall EPA Accomplishments

- Supported assessments at more than 20,000 properties
- More than 900 properties have been reported as cleaned up
- Since our EWDJT Program's inception in 1998:
 - Over 12,727 unemployed individuals have been trained
 - More than 89,047 of those individuals obtained employment in the environmental field
 - With an average starting hourly wage of \$14.00
 - This equates to a 71% placement rate

Benefits from Brownfields Funding

Brownfields Program Evaluation

- EPA recently conducted a national program evaluation of the outcomes, efficiencies, and economic benefits produced by Brownfields grants
- Over 8,000 Brownfield sites were evaluated
- The evaluation estimated the effect of Brownfields cleanups on property values:
 - personal property values increased 5.1% - 12.8% near Brownfield sites when cleanup is completed.
 - cleaning up a brownfield can increase overall property values within a one mile radius by \$0.5 to \$1.5 million

Funding and Program Priorities

- ▣ Area Wide Planning (new round announced this summer, select and award in 2015)
- ▣ RLF Program Review:
 - For every brownfields dollar invested, RLFs leverage an average of \$15.50. *This is significantly higher than cleanup (\$12.24) and assessment (\$11.81) grants
 - \$5.1B in Dollars Leveraged
 - Just under 15k jobs leveraged
 - 47% of our cleanups have come from RLFs
 - RLF funds are often the first dollars in to projects that otherwise wouldn't receive funding

Budget Outlook

- ▣ \$90M for STAG 104(k)
- ▣ \$3.4M for EWDJT
- ▣ \$28.2M for Assessment
- ▣ \$23M RLF and Cleanup
- ▣ \$3-4M TBAs
- ▣ \$47.7M for 128a (\$1M more than 2013)

Initiatives

Investing in Manufacturing Communities Partnership (IMCP)

- Administration-wide initiative to accelerate the resurgence of manufacturing in communities where manufacturing is envisioned as essential to economic recovery.
- The President is directing Federal agencies to provide coordinated assistance to manufacturing communities by aligning Federal resources to help communities make strategic, long-term investments in their public goods.
- Roundtable meetings in several communities

Initiatives (cont.)

Area-Wide Planning

- Assistance to communities in responding to local brownfields challenges, particularly where multiple brownfield sites are in close proximity, connected by infrastructure, and overall limit the economic, environmental and social prosperity of their surroundings.
- Through the BF AWP Program, EPA provides assistance to advance community brownfield revitalization efforts.
- The BF AWP program is part of the Partnership for Sustainable Communities collaboration among EPA and the Departments of Transportation (DOT) and Housing and Urban Development (HUD).

Partnership for Sustainable Communities (HUD / EPA /DOT)

- Sustainable communities are places with a variety of housing and transportation choices, with destinations close to home.
- Developing more sustainable communities strengthens our economy, creating good jobs now while providing a foundation for lasting prosperity, using energy more efficiently to secure energy independence, and protecting our natural environment and human health.
- The Partnership developed six livability principles:
 1. Provide more transportation choices.
 2. Promote equitable, affordable housing.
 3. Enhance economic competitiveness.
 4. Support existing communities.
 5. Coordinate and leverage federal policies and investment.
 6. Value communities and neighborhoods.

Greener Cleanup Standard

- Cleaning up contaminated properties improves environmental and public health conditions. However, cleanup activities use energy, water, and material resources creating their own environmental footprint.
- In recognition of the potential environmental footprint caused by cleanup activities and in support of the Agency's climate change policy, the Office of Solid Waste and Emergency Response developed a *Greener Cleanup Policy* that includes *Principles for Greener Cleanups*.
- In addition, as part of EPA's ongoing efforts to support greener cleanups, EPA staff, including staff from OBLR, participated in ASTM International's standards development process for the development of ASTM's *Standard Guide for Greener Cleanups E2893-13*.
- The purpose of the *ASTM Guide for Greener Cleanups* is to encourage greener cleanups at contaminated sites by describing a process for evaluating, implementing, documenting, and reporting activities to reduce the environmental footprint of cleanups while working within the applicable regulatory framework and satisfying all legal requirements.
- I encourage you to consider the Guide as a potentially valuable new resource as you continue your efforts to advance the use of greener cleanup practices.
- The greener cleanup guide is available from ASTM International at www.astm.org

Thank You

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