



“Healthfields”

Improving Access to Health
and Healthcare through
Brownfields Redevelopment

**Ohio Brownfield
Conference 2014**



Thursday

April 10, 2014

Presented By:

Roger B. Register



Brownfields Include



Former Gas Stations / Auto Repair



Unexpected and Adjacent Uses

Healthfields

“Healthfields” refers to the transformation of Brownfields Sites into viable projects that improve access to health and healthcare of the community through brownfields redevelopment, principles, tools and resources.

Ms. Willa Carson was the Pioneer of the Healthfields Movement



Willa Carson Health Resource Center – Clearwater, Florida



Wide Range of Redevelopment Opportunities / Benefits

Health Care

- > Community-Based Health Clinics
- > Federally Qualified Health Centers
- > Hospitals
- > Vision Care
- > Dental Care
- > Urgent Care

Access to Healthy Food Choices

- > Grocery
- > Community Gardens (on Safe Sites / Safe Practices)

Address Food Desert Issues

- > Healthy Food Choices

Health Related Industry

Open-Space/Green-Space

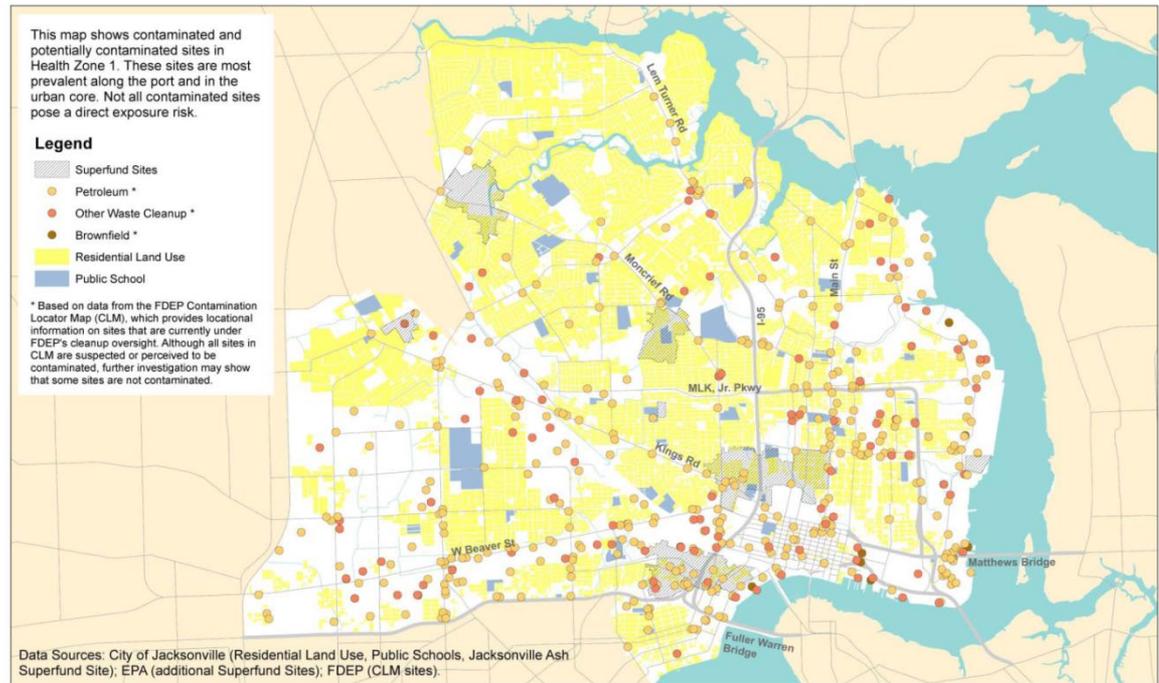


Address Health Disparities and Provide Healthcare in Underserved Communities – Health Zone 1, City of Jacksonville

Many Brownfields Communities Suffer Disproportionate Numbers of Health Disparities

Health Zone 1 has the highest rates of:

- > Infant mortality
- > Heart disease mortality
- > Asthma-related emergency room visits
- > Emergency room visits related to uncontrolled diabetes



Proximity to Contaminated or Potentially Contaminated Sites
Jacksonville Integrated Planning Project

- > **Need for Fresh Food and Health Care is Paramount**

Disparities in Access are also Common, Especially Among African Americans, Hispanics, and Low-Income

Adults age 65 and over rarely had worse access to care than adults aged 18-44

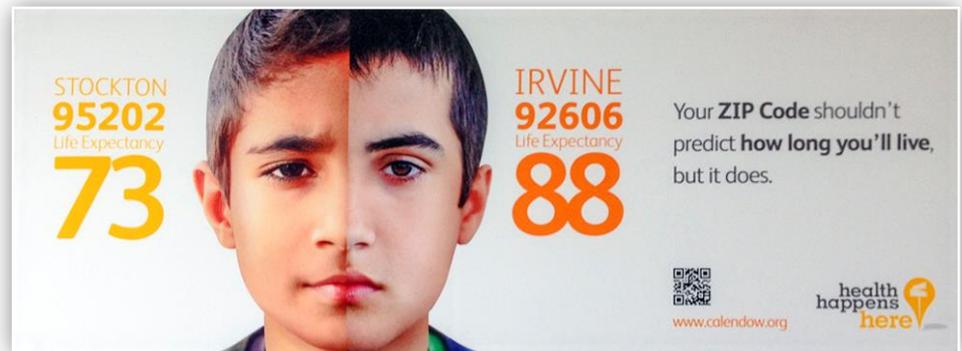
Blacks had worse access to care than whites for 32% of access measures

Hispanics had worse access to care than non-Hispanic whites for 63% of measures

Poor people had worse access to care than high-income people for 89% of measures

Prevention is also a key strategy that leads to additional business opportunities

High Number of Food Deserts



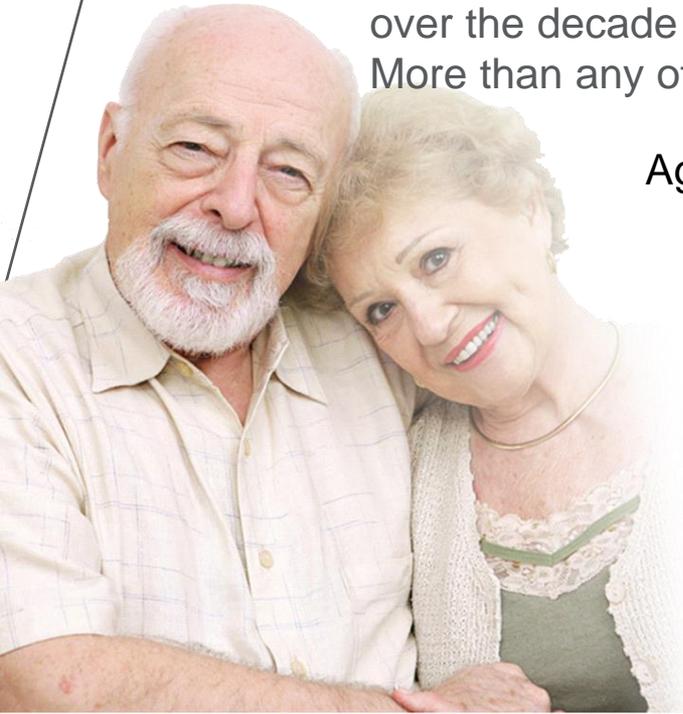
Improving Access to Health and Healthcare can assist in Addressing/Reducing Health Disparities

Economic Market Opportunities Resulting from a Strong Healthcare Market & Aging Demographics

10 of the 20 fastest growing occupations are healthcare related.

Increased demand for medical services is likely to create more health care-related jobs than is currently anticipated, ULI

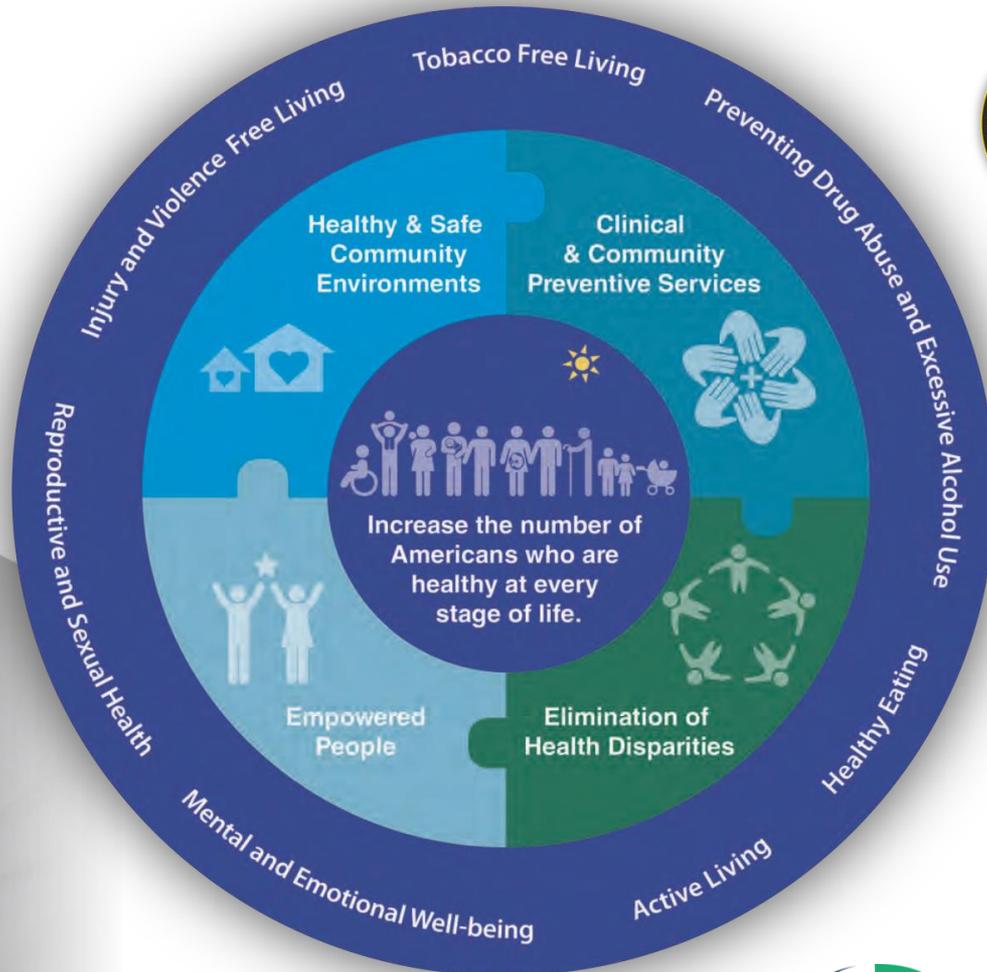
- > Employment projected to grow by 14.3% over the decade (20.5 million new jobs) - More than any other industry



Aging population increases medical demand

- > 78 million post WWII baby boomers are now turning 65, the youngest will be 65 in 2029
- > Those over 65 have three times as many office visits per year

Integrating the National Prevention Strategy



United States Surgeon General
RADM Boris D. Lushniak

Website:
<http://www.healthcare.gov/prevention/nphpphc>



Brownfields Revitalization – Urban Agriculture and Food Connection

Assessment

*Vacant Lots,
Property and
Structures*



Cleanup

*Deconstruction,
Removal,
and Waste
Management*



Redevelopment and Reuse

*Agriculture, Garden,
Community Kitchen, Community
Cannery, Farmers Market, Food
Retail, Composting Facility*



**Community
Collaborations For
Sustainable
Re-development
and Healthier
Communities**



WHO?

*Foundations, Local Health
Department, Planning
Department, Public Works,
Community-Based
Organization, Food Security
Organization*



WHAT?

*Community Food Security
Assessment, Food System
Mapping, Market Analysis,
Land Inventory*



WHY?

*Public Health, Nutrition, Community
Empowerment, Social Cohesion,
Economic Development,
Environmental Justice,
Green Economy*



Successful Healthfields Projects

Willa Carson Health Resource Center Clearwater, FL

Brownfields Transformation (Abandoned Gas Station to Health Clinic)

Challenges

- > Abandoned Contaminated Gas Station
- > Abandoned Gas Station with Out-of-State Property Owner
- > Environmental Issues
 - 4 USTs
 - Hydraulic Lift
 - 450 Tons of Contaminated Soil

Results

- > Instilled Environmental Justice
- > Established Trust and Credibility with Local Community
- > National Brownfields to Public Health Model
- > Serves over 3,500 Uninsured per Year
- > Location for HealthCare Provider for Underserved / Uninsured Community



Johnnie Ruth-Clarke Health Center at Historic Mercy Hospital St. Petersburg, FL

Brownfields Transformation (Petroleum Impacted Site to Federally Qualified Health Center)

Challenges

- > Petroleum Contamination Off-Site – Former Blue Star Cab Company
- > Petroleum Contamination On-Site – Boiler Room
- > Abandoned Historic African American Hospital Environmental Issues

Tools

- > Federally Qualified Health Center (FQHC) Partnership
- > EPA Brownfields Assessment Funding
- > Broad-Ranging Partnership

Results

- > Provide Residents with Immediate Access to Quality HealthCare
- > Provide Economic Anchor for Redevelopment of the Area
- > National Phoenix Award Winner



Tampa Family Health Centers – East Tampa Location

Brownfields to Public Health Success

Challenges

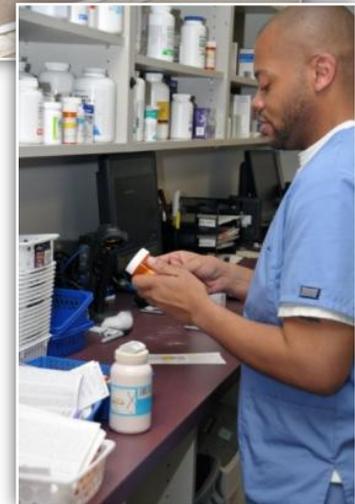
- > Lack of Health Care in Medically-Underserved Community
- > Lack of Land and Funding to Provide Healthcare within the East Tampa Community

Tools

- > **Community Outreach**
- > FQHC Partnership
- > \$1.3 Million in ARRA Funding Identified by Congresswoman Cathy Castor
- > EPA Brownfields Assessment Funding for Asbestos Surveys of Underutilized Structures
- > Location Near Public Transportation (22nd Street and Hillsborough Avenue Corridors)

Results

- > Community-based healthcare providing
 - Family Practice
 - Dental
 - Pediatrics
 - Social Work
 - Pharmacy



Tampa Family Health Centers – Dale Mabry Location

Brownfields to Public Health Success

Challenges

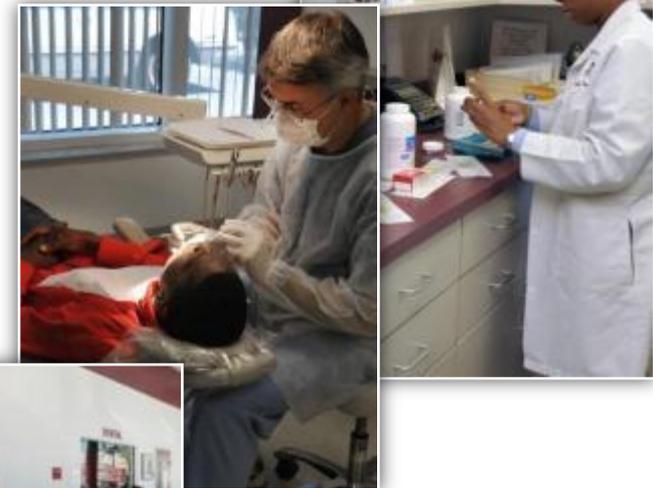
- > Adaptive reuse of former auto dealership for healthcare facility in a medically-underserved community
- > Lack of land and funding to expand much-needed health care within an urban core of Tampa

Tools

- > **Community Outreach**
- > FQHC Partnership
- > ARRA funding identified by Congresswoman Kathy Castor
- > Creative reuse of former Saturn Dealership site
- > Identification of Brownfields Corridor as perfect location for expanded healthcare services

Results

- > Community-based health care providing
 - Family Practice
 - Dental
 - Pediatrics
 - Social Work
 - Pharmacy
 - Psychiatry
 - Social Services



Plant City Family Care - Suncoast Community Health Centers Plant City , FL

Brownfields Transformation (Abandoned Gas Station to Health Clinic Expansion)

Challenges

- > Underutilized Gas Station/Convenience Store Site
- > One 10,000 gallon and three 3,000 gallon USTs
 - Removal and Disposal of the Dispensers/Associated Piping
- > 98 tons of Contaminated Soil Removed
- > Funding for Expansion of Existing Federally Qualified Health Centers

Tools

- > FQHC Expansion
- > EPA TBA Grant for above Tank Removal and Assessment
- > Florida Agency for Health Care Administration (AHCA) Grants
 - \$1.5 M for 3000 SF addition and the renovation
 - \$.9 M to add new medical services and expanded staff hours

Results

- > Removal of Blighted Site within the Community
- > Expansion of Existing Federally Qualified Health Center Facility and Services
 - New Dental Treatment Room, Digital X-Ray, Pharmacy
- > Expanded Services and Hours = Improved Access



Central Florida Healthcare Mulberry, FL

Community Searching for Healthcare Solutions on Brownfields Sites

Challenges

- > Medically Underserved Community in Polk County, Florida to healthcare on Brownfields sites
- > Numerous Abandoned Petroleum sites and Mined Lands within the City
- > Funding for Assessment Remediation and Redevelopment
- > Nearest Hospitals or clinics 9.8 miles and 12.01 miles

Tools

- > HRSA Planning Grant
- > Brownfields Assessment Grant
- > HRSA School-Based Grant
- > HRSA New Access Point (Pending)

Results

- > Community Based Healthcare in Rural Underserved Community



CFRPC – Dundee, Florida
Health Center

Lacoochee Community Center/Health Care Center Lacoochee, FL

Brownfields Transformation (Economic Development)

Challenges

- > No Access to Healthcare
- > Former Borrow Pit/Sinkhole Geology
- > Former Dump Area
- > Metals and Petroleum Contamination
- > Environmental Justice – Highest Concentration of Hispanic and African-American Population

Tools

- > Community Partnership
- > Withlacoochee Regional Electric Cooperative
- > Nearly \$2 million in State Appropriations and Private Funding
- > Pasco County Brownfields Assessment Grant
 - Phase I & II ESAs, Geotechnical Reports

Results

- > 12,800 sq ft Building
- > Premier Healthcare FQHC
- > Nutrition and Job Training Programs
- > Gymnasium
- > Boys & Girls Club
- > Officer-Friendly Program in the Center / Violence Prevention
- > Public Housing Authority Involvement



Harbor Oaks Shopping Center Clearwater, FL

Brownfields Transformation (Economic Development) - From Car Lot to Publix Shopping Center

Challenges

- > Former Automobile Dealership for 45 Years
- > Blighted Buildings
- > Market Uncertainty – Third Time is the Charm
- > Underground Storage Tanks
- > 17 Hydraulic Lifts
- > Environmental Stigma
- > Need for a Community Grocery Store

Tools

- > State Brownfields Appropriation
- > State Brownfields Loan Guarantee
- > Developer Investment

Results

- > 44,287 sq ft Shopping Center
- > 125 New Jobs
- > Catalyst for Infill Redevelopment
- > \$12,000,000 Capital Investment
- > Catalytic Town Home and Commercial Developments



Bradenton Save-a-Lot (Sarasota MPO)

Healthy Foods Addressing a Food Desert - Healthfields

Challenges

- > Food desert area
- > Adjacent railroad and gas stations
- > Funding challenges – City/CRA contributions – creative financing

Tools

- > EPA Brownfields Assessment Grant
 - Phase I & II due diligence
 - Removed environmental stigma
- > CRA to invest \$45,000 annually for 10 years in incentives
- > Land Cost – CRA sale at \$750,000 / Returning \$745,000 to developer
- > \$1.36M in Federal New Markets Tax Credit Program

Results

- > 16,000 Sq. Ft. Save-a-Lot (Urban Format) – **Ground Breaking Oct. 22**
- > \$4 M capital investment
- > Approximately 8 other retail spaces (96,000 sq. ft.)
- > \$38,000 in ad valorem tax annually
- > Healthy foods for underserved community
- > 25 long-term jobs/60 temporary construction jobs
 - At least 30% local construction workers



East Tampa Brownfields to Grocery Store (22nd Street Retail Center)

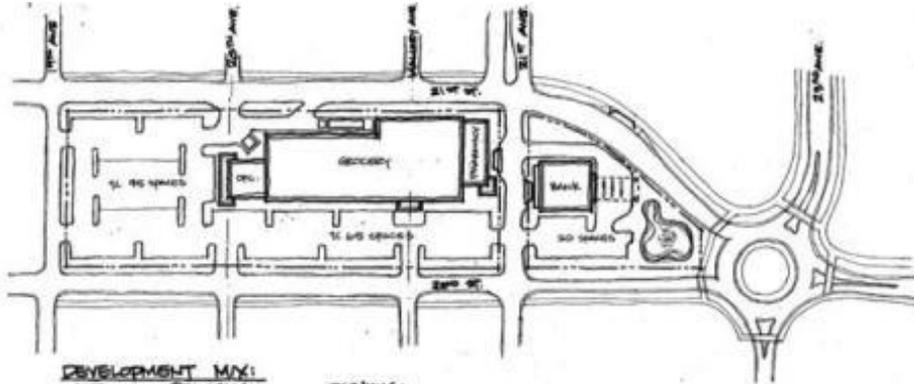
Brownfields Project to Address Lack of Healthy Food and Food Desert Issues



22nd Street Corridor Enhancements



Healthy Foods to Address Food Desert Issues



DEVELOPMENT MAX:		THROUGH:	
SITE:	PERMITS:	THROUGH:	THROUGH:
12 TOTAL	SECURITY	0 4/100	100 SPACES
17 TRANSIT	TRANSIT	0 3 1/2/100	1 SPACES
14 TOTAL	SECURE	0 3 1/2/100	1 SPACES
	SECURE	0 4/100	20 SPACES

22ND STREET MIXED-USE DEVELOPMENT

CONCEPT B₀

1"=60'-0"

GENSLER 1/15/10

Northeast Florida Health Care – Health Zone 1 Jacksonville, FL

Community Searching for Healthcare Solutions in Severely Underserved Community

Challenges

- > Disproportionately high incidences of health issues
- > Numerous Brownfield sites adjacent to residential areas including a Superfund sites
- > Healthcare access impacted by transportation/location of health care facilities
- > Large, urban area – limited resources & support

Tools

- > Designation as EPA EJ Showcase Community – increases visibility – focuses resources
- > Grants, Public –private partnerships
- > Mobile healthcare services

Potential Results

- > Potential Fresh Foods in Food Desert Area
- > Increased Access to Affordable Healthcare
- > Decrease in health disparities – increase in wellness
- > New Economic Development/Commerce



Nebraska Avenue Healthfields Site Potential Healthy Food/Healthcare-Related Redevelopment



Challenges

- > Vacant City-Owned parcel formerly a vehicle maintenance and gas depot
- > Lack of healthy food choices and other types of retail services for the surrounding community
- > Lack of funding for commercial projects in underserved neighborhoods

Tools

- > Use of EPA \$400,000 Brownfields Multi-Purpose Grant for assessment and cleanup
- > Obtain Brownfields Site Designation
- > Pursue grant opportunities from HHS/Office of Community Services

Potential Results

- > Develop a 16,000 sq. ft. neighborhood grocery store or other related retail
- > Potential model Healthfields (Food and Healthcare) Project Possible



THE ELLA – ENCORE REDEVELOPMENT PROJECT



Anchorage Park

Village of North Palm Beach, FL

Brownfields Transformation (Wastewater Plant to Open Space / Recreation)

Challenges

- > Former Wastewater Plant
- > 3 Inactive Petroleum Tank Sites
- > Dredge Disposal Waste
- > Sludge Drying Beds
- > Sludge and Water in Tanks – Petroleum and Metals (confined space)
- > Asbestos Abatement – Buildings, Piping and Ceilings

Tools

- > Brownfields Clean-Up Revolving Loan Fund
- > Numerous Parks and Rec Grants

Results

- > Expanded Open-space / Green-space
- > Waterfront Park with Enhanced Marina
- > Improved Playgrounds
- > Dog Park
- > Stage and Pavilion
- > Expanded Parking for Marina and Park
- > Model Brownfields Reuse



Robinson Preserve Expansion Manatee County, FL

Brownfields Transformation (Open Space / Green Space / Recreation)

Challenges

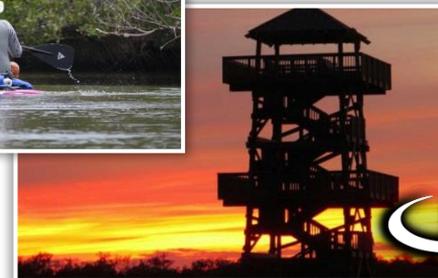
- > Need for Preserve Addition and Improvement of Public Amenities, Open / Green Space
- > Prevent Degradation of Area from Residential and Community Development
- > Provide a Much Needed Environmental Education Center
- > Restoration/Preservation of 150 Acres of Land/Habitat

Tools

- > Community Support
- > Sarasota/Manatee MPO Brownfields Coalition Assessment Grant
 - Phase I ESA/Phase II ESA (Private Funding)
- > Private and Federal Funding of approximately \$11,650,000

Results

- > State-of-the-Art Environmental Education Center
- > Additional Parking and Restrooms
- > Three Nature-Themed, Age-Specific Playgrounds
- > Canoe and Kayak Launch Site
- > Paddle Trail Expansion
- > Observation Mound
- > 1.6 Mile Walking/Jogging Trail
- > Elevated Tree Canopy Trail
- > Ecological Amenities: Nesting Boxes, Platforms, Artificial Reefs, Bat Houses



Dr. Martin Luther King, Jr. Park Palmetto, FL

Brownfields Transformation (Blight to Open Space / Recreation)

Challenges

- > Need for Preserve Addition and Improvement of Public Amenities, Open / Green Space
- > Prevent Degradation of Area from Residential and Community Development
- > Improvement of Stormwater Treatment
- > Provide Environmental Education to Learn about Low-Impact Development (LID) Techniques
- > Restoration/Preservation of 5.3 Acres of Land

Tools

- > Community Support
- > Sarasota/Manatee MPO Brownfields Coalition Assessment Grant
 - Phase I ESA and Asbestos Survey
- > Private, State and Federal Funding of approximately \$860,000

Results (to-date)

- > Permits issued
- > Construction Underway



Robert L. Cole Community Lake / Park Tampa, FL

Brownfields to Open Space / Green Space

Challenges

- > Former Landfill Site
- > Need for Community Open/Green Space

Tools

- > Community Support
 - Project Named after Community Legend, Robert L. Cole
- > \$1.1 Tax Increment Funding (East Tampa Community Redevelopment Agency)
- > Designs provided by University of South Florida School of Architecture

Results

- > Multi-Use Community Park / Lake
- > Opportunity for Open-Space / Green-Space in Underserved Community
- > Recreational Opportunities – Boardwalk, Walking Trail, Exercise Stations
- > Observation Tower, Pier
- > University of South Florida and Local Elementary Schools Partner on Water Quality Research Project
- > Public Art / Culture – Historic African Americans Quotes Engraved in Walking Trail



Open Space / Green Space Address Health Issues through Opportunities for Physical Activity



Northwest Fire Station #51

Clearwater, FL

Brownfields Transformation (Junk Yard to Public Safety)



FORMER JUNKYARD



CONTAMINATED SITE



**DEMOLITION &
REMEDIATION**



REDEVELOPMENT



Conclusion

Healthfields redevelopment projects can result in potential opportunities to improve health and health care, install environmental justice and promote economic development in underserved communities.

“Healthfields - Reducing Health Disparities through Redevelopment”



Questions?

Thank You !

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