Steps to Brownfields Revitalization
EPA Region 4 Brownfields Program
Steps to Revitalization

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Purpose

- Next steps to Redevelopment
  - Organizing and Aligning Partnerships
  - Your Redevelopment Strategy
    - Catalyst Site
    - Community’s Needs
    - Possible options toward revitalization

- Case Study
- Opportunities to Leverage Federal Funding
- Available EPA Tools and Resources
- Technical Assistance available through EPA
- Follow-up Questionnaire and Future Opportunities for EPA to assist with redevelopment
Introduction of Next steps to Revitalization

When developing your redevelopment strategy, the types of questions you need to answer include the following:

- Identify your existing partners- who is already on your team? And who are the key partners that should be added to your team?

- What is your catalyst site(s)?

- Do you know what are the community’s needs of the community?

- What types of funding/resources are available?
Building your Team of Partners

- Your team might consist of at least 3-5 Partners
- Every community is different, so your community’s need for partners is specific. Examples of potential Partners might include:
  - Chamber of Commerce
  - Regional Planning Authority
  - Development Authority
  - City/County’s Planning staff
  - City/County’s Economic Development staff
  - Local Businesses and Developers
  - Local elected officials (County Commissioner, Councilman, Alderman)
  - Community leaders
  - Colleges and Universities
Redevelopment Strategy/Plan: Transitioning from Assessment Phase

The most important question is, **What is your catalyst site/corridor?**

A catalyst site/corridor is a project that is likely to spur future redevelopment due to its close proximity (location) to transit, major highways, & employment centers; these projects can become an anchor in promoting future job creation, sales and property tax revenue, and further redevelopment.

- **Is there already existing infrastructure?**

- **Is the site accessible to transit?**

- **Are there other draws nearby that will attract development?**
Redevelopment Strategy/Plan: Transitioning from Assessment Phase

Assessing the Community’s needs

- Have you determined the community’s needs?
  - Does the community have an accepted redevelopment plan that is less than 5 years old?
    - Such as a Comprehensive Economic Development Strategy (CEDS)
    - Masterplans or Neighborhood Framework plans
  - Gauge the community through public meetings or charrettes

- Redevelopment should be tied to the needs of the community. What does the community desire?
  - services/jobs/industry
  - retail
  - housing
  - green space
  - walking/biking trails
Redevelopment Strategy/Plan: Transitioning from Assessment Phase

There are multiple ways to move toward developing a catalyst site/corridor.

- **Site has been assessed and cleanup is not warranted, move forward with redevelopment**
  - Private Developer
  - Seek other Private/ Public funding

- **Site has been assessed - Phase I/Phase II and Draft Analysis of Brownfields Cleanup Alternatives (ABCA) are complete. If cleanup is needed, here are some options:**
  - Apply for a Brownfields Cleanup grant (or other funding)
  - Coordinate with state brownfields program and apply for cleanup funds through the program
  - Market the property to private developers
  - Seek other funding options: Revolving Loan Fund, regional and state planning/financing authorities
East Decatur Greenway (EDG) multi-use bicycle/walking trail

Catalyst site - former gas station

- Underground Storage Tank (UST) site
- Soil and groundwater contamination present
- Identified location will serve as a trail head to connect the community (walkers and bikers) to the Avondale MARTA Station
- Assessment completed using a Targeted Brownfields Assessment Funds (TBA)
East Decatur Greenway (EDG)

PARTNERS

City of Decatur/DeKalb County

PATH FOUNDATION

Friends School Forest Hills Community Association

Columbia Ventures

East Decatur Greenway (EDG)
EDG’s Formula for Success

✓ Addressed the community’s needs by determining that a bicycle/walking trail and greenspace was needed to connect schools, churches, and neighborhoods to public transportation

✓ EDG aligned with several key partners:
  • PATH Foundation
  • City of Decatur/Dekalb County
  • Columbia Ventures - Developer
  • Forest Hills Community Association
  • Friends School

✓ EDG acquired the property to position themselves for funding

✓ EDG obtained funding from EPA under a 2014 cleanup grant

✓ Additional funds were sought from Dekalb Revolving Loan Fund (RLF)
Cleanup Status

- Completed Excavation of 1500 cu yards of contaminated soil and asphalt
- Completed two rounds of confirmatory sampling
- Installed rain garden in the location of residual soil contamination (below recreational risk levels)
- EDG utilized DeKalb County RLF for additional funding for the soil removal and rain garden
- PATH Foundation completed the trail from the adjacent Friends School to the Avondale MARTA station
What Sectors does your Redevelopment Strategy include?

- Urban
  - Housing
  - Trails
  - Greenspace
  - Industrial/Commercial
  - Hospital
  - Clinic
  - Access to Healthy Food

- Infrastructure
  - Retail
  - Service
  - Agriculture
  - Retail/Service
  - Housing
  - Highway Expansion
  - Internet/Cable
  - Electricity/Sewer/Water

- Rural

- Public Health
  - Heavy/Light

- Greenspace
  - Agriculture

- Retail
  - Service
Other Opportunities to Leverage Funding

**Infrastructure**
DOT, FHA, and local bonds

**Industrial/Commercial**
DOL, EDA, and EPA

**Arts/Humanities**
NEA/Local Arts Group and Schools

**Public Health**
HHS, ATSDR, HRSA & local colleges and universities

**Rural**
USDA and NPS

**Urban**
HUD (CDBG), DOT, EDA, EPA, USDA, and local colleges and universities

DOT – Department of Transportation
FHA – Federal Highways Administration
DOL – Department of Labor
EDA – Economic Development Administration
NEA – National Endowment for the Arts
HHS – Department of Health and Human Services
ATSDR – Agency for Toxic Substances and Disease Registry
HRSA – Health Resources and Services Administration
USDA – United States Department of Agriculture
NPS – National Parks Service
HUD – Department of Housing and Urban Development
<table>
<thead>
<tr>
<th>Agency</th>
<th>Federal Funding</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD, Department of Housing and Urban Development</td>
<td>CDBG, HOPE VI, Choice Neighborhoods and Technical Assistance</td>
<td><a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/grants/fundsavailable">http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/grants/fundsavailable</a></td>
</tr>
<tr>
<td>DOT, Department of Transportation and FHA, Federal Highways Administration</td>
<td>TIGER (Transportation Investment Generating Economic Recovery), Livability</td>
<td><a href="https://www.transportation.gov/tiger">https://www.transportation.gov/tiger</a> <a href="https://www.transportation.gov/livability/grants-programs">https://www.transportation.gov/livability/grants-programs</a></td>
</tr>
<tr>
<td>NEA, National Endowment for the Arts</td>
<td>Our Town, Challenge America and Art Works</td>
<td><a href="https://www.arts.gov/grants/apply-grant/grants-organizations">https://www.arts.gov/grants/apply-grant/grants-organizations</a></td>
</tr>
<tr>
<td>HHS, Department of Health and Human Services</td>
<td></td>
<td><a href="https://forecast.grantsolutions.gov/">https://forecast.grantsolutions.gov/</a></td>
</tr>
<tr>
<td>DOL, Department of Labor (Employment and Training Administration)</td>
<td>Job training, Adult and Youth Reentry</td>
<td><a href="http://www.dol.gov/general/grants/funding-ops">http://www.dol.gov/general/grants/funding-ops</a></td>
</tr>
<tr>
<td>EDA, Economic Development Administration</td>
<td>Strategic investments on a competitive-merit basis to support economic development, foster job creation, and attract private investment</td>
<td><a href="https://www.eda.gov/funding-opportunities/index.htm">https://www.eda.gov/funding-opportunities/index.htm</a></td>
</tr>
<tr>
<td>EPA Grant Program</td>
<td>Type of EPA Assistance/Grants</td>
<td>Website</td>
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<tr>
<td><strong>Environmental Justice</strong></td>
<td>Support and empower communities as they develop and implement solutions that significantly address environmental and/or public health issues at the local level.</td>
<td><a href="https://www.epa.gov/grants/open-announcements-competitive-grant-opportunities">https://www.epa.gov/grants/open-announcements-competitive-grant-opportunities</a></td>
</tr>
<tr>
<td><strong>Urban Waters</strong></td>
<td>Support to communities make water quality restoration relevant to public health, social, economic, and livability goals.</td>
<td><a href="https://www.epa.gov/urbanwaters/urban-waters-small-grants">https://www.epa.gov/urbanwaters/urban-waters-small-grants</a></td>
</tr>
</tbody>
</table>
| **Brownfields**                        | • Assessment  
• Cleanup  
• Revolving Loan Fund (RLF)  
• Area Wide Planning (AWP)  
• Employment Workforce Development and Job Training Grant (EWDJTG)  
• Targeted Brownfield Assessment (TBA)  
• Technical Assistance through:  
  Technical Assistance for Brownfields (TAB) - CCLR  
  Groundwork USA  
  Council of Development Finance Agencies (CDFA) | https://www.epa.gov/brownfields/types-brownfields-grant-funding  
https://www.epa.gov/brownfields/brownfields-technical-assistance  
http://www.cclr.org/technical-assistance  
http://groundworkusa.org/  
http://www.cdfa.net/ |
| **Partnership for Sustainable Communities / Smart Growth** | Technical Assistance - Local Foods, Local Places, Building Blocks for Sustainable Communities | https://www.epa.gov/smartgrowth/smart-growth-technical-assistance-programs |
PREPARED WORKBOOK
Process for Risk Evaluation, Property Analysis and Reuse Decisions

- The target audience is municipal officials interested in facilitating the cleanup and redevelopment of contaminated properties.

- The workbook may also be useful to tribes, county and state governments, and quasi-governmental entities such as economic development corporations.

- PREPARED (Process for Risk Evaluation, Property Analysis and Reuse Decisions) is a risk management based approach to help municipalities evaluate potential property recovery actions for specific properties.

Setting the Stage for Leveraging Resources for Brownfields Revitalization

• Provides guidance and technical assistance to localities and brownfields practitioners on leveraging resources for brownfields revitalization.

• This guide explores how communities can prepare to successfully leverage funding and other resources for brownfields revitalization.

• It focuses primarily on what communities can do before they solicit funding to organize themselves and make the preparations necessary for mounting a successful leveraging effort.

Document is designed to help local governments overcome obstacles and encourage infill development, particularly in distressed communities.

Document presents 30 strategies into two main categories: foundation and funding.

Strategies in the foundation category refer to critical steps a jurisdiction can take to make infill development more feasible, such as establishing priorities, policies, and partnerships, and changing public perceptions. They dedicate time, energy, and resources.

Strategies in the funding category include some common and innovative federal, state, and local programs and strategies that can fund infill and infrastructure.

• Assists state, tribal, and local public officials, communities, developers, and non-profit organizations in envisioning the wide array of reuse options they have for petroleum-contaminated properties.

• Document presents examples of successful reuse projects, identifies best practices, and describes what is possible, the benefits of reuse, and general lessons learned in each case.

EPA Tools and Resources

Outside of what has been mentioned already, EPA has Tools and Resources to support many revitalization areas including:

• Green Infrastructure
• Climate Resilience
• Land Banking
• Federal Tax Incentives
• Urban Agriculture
EPA’s Technical Assistance Resources

Technical Assistance for Brownfields (TAB)

- The TAB Program serves as an independent resource assisting communities with technical assistance in a variety of areas including:
  - State brownfields and voluntary cleanup program requirements
  - Brownfields redevelopment activities
  - Community and stakeholder involvement
  - Health impacts of brownfield sites
  - Integrated approaches to brownfield cleanup and redevelopment
  - Sources of brownfields assessment and cleanup funding

HTTP://WWW.NJIT.EDU/TAB/
HTTPS://WWW.KSUTAB.ORG/
EPA’s Technical Assistance Resources

- Groundwork USA offers “boots on the ground” knowledge to assist brownfield-affected communities specializing in environmental justice and equitable development.

- Non-profit organizations, local government bodies and tribes whose communities are impacted by brownfields are all eligible to apply through Letters of Interest.

- Selected recipients will receive direct technical assistance for one year and in some cases up to two years. Groundwork USA will select up to 10 communities each year.


Kate O’Brien - kate@groundworkusa.org
Tangier Barnes Wright - tangier@groundworkusa.org
EPA’s Technical Assistance Resources

- Communities will have a dedicated time to present their brownfield project to a panel of technical assistance advisors during the times listed below.

- In addition, project boards detailing a communities brownfield site will be left on display during the course of the National Development Finance Summit for conference attendees to view at will.

http://www.cdfa.net/cdfa/cdfaweb.nsf/pages/brownfieldsmarketplace.html
Multi-state Partners

- **Delta Regional Authority**
  

  - The Delta Regional Authority works to improve regional economic opportunity by helping to create jobs, build communities, and improve the lives of the 10 million people who reside in the 252 counties and parishes of the eight-state Delta region. It includes: Alabama, Mississippi, Kentucky and Tennessee.

- **Appalachian Regional Commission**
  
  [http://www.arc.gov/grants](http://www.arc.gov/grants)

  - The Appalachian Region that follows the spine of the Appalachian Mountains from southern New York to northern Mississippi. It includes: Alabama, Georgia, Kentucky, North Carolina, South Carolina, and Tennessee.

- **Tennessee Valley Authority**
  
  [https://www.tva.gov/Economic-Development/Engage/Valley-Sustainable-Communities](https://www.tva.gov/Economic-Development/Engage/Valley-Sustainable-Communities)

  - TVA Economic Development serves the seven states that make up the TVA service area—almost all of Tennessee and parts of Mississippi, Alabama, Georgia, North Carolina, and Kentucky.
Follow-up Discussions
The follow-up discussion is designed to determine what additional resources and technical assistance might be required to assist your community further. Specific topics covered may include:

- Site Location, Ownership and Land Characteristics
- Existing Environmental Conditions
- Code/Zoning Challenges
- Available Incentives for developers
- Potential Future Uses (commercial, industrial, residential, recreational)
- Other types of funding that have already been leveraged
EPA Region 4 Contacts

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