

EPA Brownfields Area-Wide Planning Program



Cleveland, OH

Sanford, ME

Tulsa, OK

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US EPA, Office of Brownfields & Land Revitalization

EPA's Brownfields and Land Revitalization Program

- Grants and technical assistance to support site assessment and cleanup, helping communities with land revitalization
- Grants to support program development and enhancement to state and tribal partners
- Enforcement discretion tools and liability protection to increase certainty and encourage private investment



Deconstruction,
Demolition, and
Removal

Cleanup,
Remediation, and
Waste Management

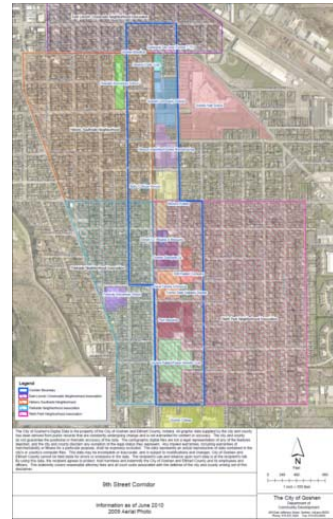
Design and
Construction for
Reuse

Sustainable Use
and Long Term
Stewardship

Brownfields Area-Wide Planning Pilots Overview

- New EPA program started in 2010:
 - Assist with community involvement, research planning and implementation strategies related to brownfields cleanup & reuse
 - Focus on key brownfields sites and surrounding area
- Assistance given for:
 - Evaluating existing conditions
 - Identifying community priorities
 - Developing brownfields area-wide plan; and
 - Identifying resources or leveraging opportunities to help implement plans

...within an area affected by brownfields, such as a neighborhood, downtown district, local commercial corridor, etc



Goshen, IN

BF AWP Program Context

- Multiple sites are often connected through **proximity** and **infrastructure**
- Brownfields limit the economic, environmental, and social prosperity of their surroundings
 - Area revitalization is **critical to the successful long-term reuse of the brownfields**
 - Approaching brownfields from area perspective can be more effective than a single site focus

- **Leveraging** local/state/federal funding will help communities revitalize contaminated sites
- BF AWP program is part of the HUD-DOT-EPA [Partnership for Sustainable Communities](#)



Roanoke, VA

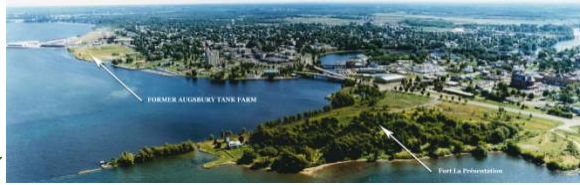
BF AWP Grant Competitions



Confederated Tribes of Colville Reservation



Ogdensburg, NY



- FY10 competition resulted in 23 pilots selected
 - 16 local governments, 1 tribe, 5 non-profits, and 1 regional planning commission
 - Pilot project areas consisted of waterfronts, downtown areas, neighborhoods, commercial corridors, old industrial areas, greenway corridors, etc – mix of rural and urban communities
- FY12 competition planned; 20 new projects anticipated

FY10 Brownfields AWP Pilot Projects	
Sanford, ME	The Mill Yard, in downtown Sanford
Lowell, MA	Tanner Street Corridor
Pioneer Valley Planning Commission (City of Chicopee, MA)	West End neighborhood of downtown Chicopee
Ironbound Community Corporation, Newark, NJ	Ironbound neighborhood in the East Ward
Ogdensburg, NY	Waterfront corridor along the St. Lawrence and Oswegatchie Rivers
Desarrollo Integral del Sur, Inc.	Industrial corridor in the Municipalities of Peñuelas and Guayanilla.
Monaca, PA	Four targeted brownfields areas along the 45-mile Ohio River Corridor proposed greenway
Roanoke, VA	Rail Corridor Planning Area
Ranson, WV	The Commerce Corridor & surrounding neighborhoods

FY10 Brownfields AWP Pilot Projects	
Goshen, IN	9 th Street Industrial Corridor
Cleveland, OH	Cleveland Opportunity Corridor
Tulsa, OK	Evans/Fintube property and surrounding communities, north of downtown Tulsa
Kansas City, MO	Municipal Farm property in Eastwood Hills
Aurora, CO	Western half of the Montview Corridor
Denver, CO	South Platte River Brownfields Corridor
Kalispell, MT	Core Revitalization Area (CRA)
Phoenix, AZ	Del Rio Area
Communities for a Better Environment, Huntington Park, CA	Huntington Park Brown-to-Green project area
Jacobs Center for Neighborhood Innovation, San Diego, CA	Village at Market Creek

Using an Area-Wide Approach to Brownfields and Land Revitalization

- Helps lead to environmental health & protection, in conjunction with economic development/job creation
- Considers multiple community goals
- Encourages meaningful community involvement in a locally-driven planning process
- Positions community to focus on plan implementation:
 - Short-term actions & long term goals
 - Leveraging opportunities
 - Help limit urban sprawl & associated environmental impacts
 - Encourage cleanup & redevelopment of infill



Lowell, MA



Disur, PR



Benefits from partnering on projects such as these

- Many intergovernmental agencies & local/regional partners working on related efforts = increased opportunities for coordination
- Economies of scale = sites not addressed 1-by-1; sequencing projects
- Work towards maximizing success using a BF AWP
 - Community-developed vision
 - How can brownfields be cleaned up/reused to help meet vision
 - Needs clear short & long-term implementation actions, readies community to move forward

Monaca, PA



Chicopee, MA

2012 Brownfields Area-Wide Planning Initiatives

- ▶ RFP for new round of grants expected Summer 2012
- ▶ 20 grant awards anticipated
- ▶ www.epa.gov/swerosps/bf/applicat.htm

Questions?

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Tulsa's Brownfields Area-Wide Planning Project



Tulsa, OK

Clay Bird

City Of Tulsa, Project Manager AWP Grant

City of Tulsa's Perspective

▶ Why did Tulsa apply for an AWP grant?

- ▶ Community need and benefits that Brownfields Planning could bring to the community by elimination of blight and public health risks. A desire to improve economic, environmental and social conditions of the selected community

▶ Tulsa extensive planning and community engagement prior to the AWP Grant

- ▶ Tulsa Industrial Authority manages the City of Tulsa's Brownfields Program. A Pilot Grant was awarded to Tulsa Industrial Authority in 1997 in the amount of \$200,000, a Supplemental Award in 1998 in the amount of \$150,000 and a \$200,000 Assessment Grant awarded to Tulsa Industrial Authority in 2004. Public Meeting have been held throughout the Brownfields Program to inform communities about the Brownfields process Tulsa has also used EPA's Region 6 Targeted Brownfields Assessment Program to assist local Communities throughout Tulsa Completing 20 Phase I Assessments, 6 Phase II and 2 Phase III Assessments through the TBA program.

City of Tulsa's Perspective

▶ Resources that Tulsa needed to be an AWP grantee

- ▶ Receipt of Grant, Perseverance, Commitment, Focused Staff and Dedicated Consultant Team

▶ How will Tulsa use the final AWP project plan?

- ▶ The project plan will be used to encourage redevelopment of the sites selected by the community, to encourage Federal Partners to bring resources to projects that can be developed. The plan is for this grant to be a template for Brownfields redevelopment for other communities in the Tulsa area

▶ Lessons learned

- ▶ Form a team that has a wide spectrum of knowledge, creativity, planning and commitment

North Tulsa Brownfields Strategic Action Plan

Tulsa's Brownfields Area-Wide
Planning Project

Morgan R. Landers, AICP
Senior Urban Planner
EFG Brownfield Partners



Agenda

- Project Team
- Project Area
- Key Goals and Objectives
- Project Process and Timeline
- Property Inventory and Key Site Selection
- Redevelopment Strategies
- Wrap Up




Project Team



MICHAEL BIRKES Architect





Study Area Map

- General boundaries
 - South: I-244
 - North: 36th Street N.
 - West: N. Cincinnati Ave.
 - East: Mohawk Blvd., Peoria Ave., and US - 75
- Additional area
 - SE corner of Archer Street at Elwood Ave.

Goals and Objectives

Goal: Strategically position the North Tulsa community for positive economic and social growth through the redevelopment of Brownfields.

Objective 1: Through a community led process, identify “key” sites within the North Tulsa Study Area that, through redevelopment, can act as catalysts for broader public and private investments in the community.

Objective 2: Strengthen relationships between the community and the City of Tulsa through a Neighborhood Advisory Committee and a transparent process.

Objective 3: Identify the opportunities and constraints of redevelopment in the North Tulsa community in order to develop a set of site specific redevelopment strategies for implementation to kick-start redevelopment.



Strategic Action Plan Process

Data Collection
October – February 2012

Public Meetings
#1 and #2

Key Site Criteria Development
Early spring 2012

Public Meeting
#3

Key Site Selection
March/April 2012

Public Meeting
#4

Analyze Redevelopment Strategy
April – July 2012

Public Meeting
#5



Finalize Brownfield Strategic Action Plan
August – October 2012

Public Meeting
#6

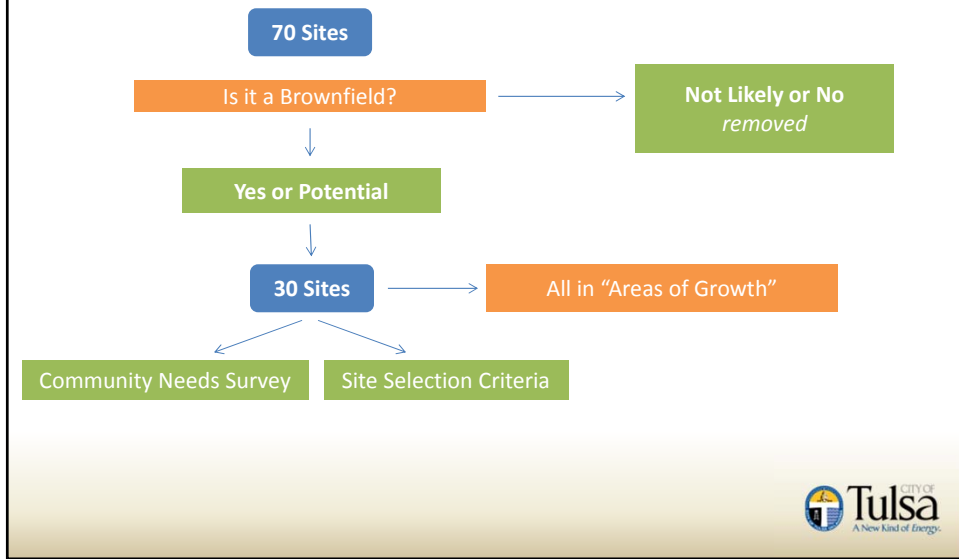


Property Inventory

- Identification of potential Brownfields
 - January 17, 2012 Public Meeting
 - County Assessor Information
 - Environmental Database Report
 - Windshield Surveys
- Identified over 100 sites
 - Removed false data points, incorrect records, etc.

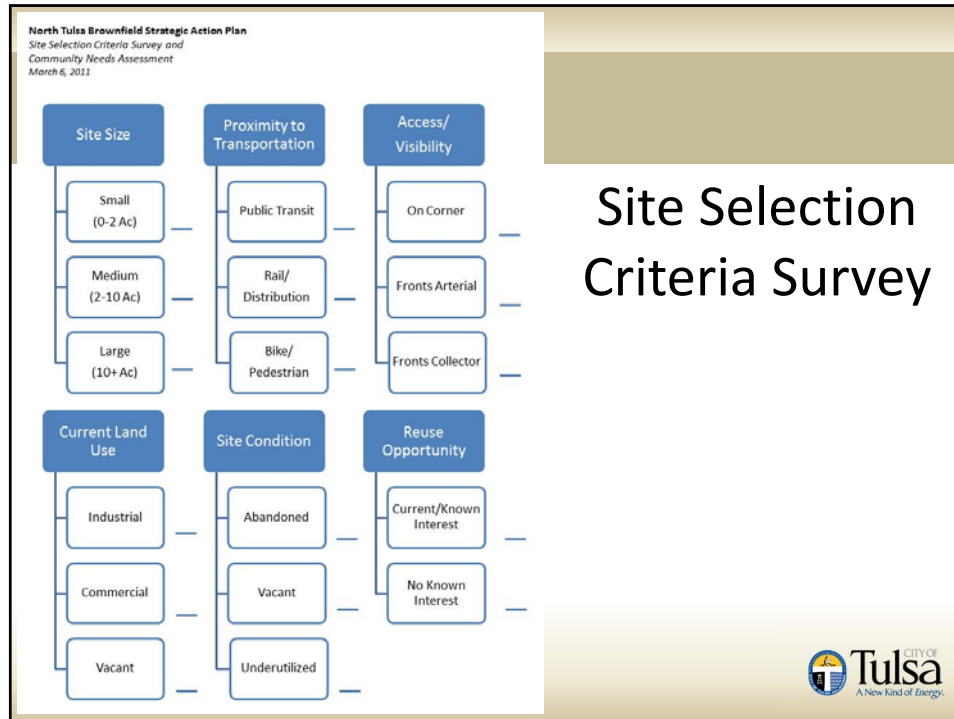


Transparent Site Selection Process



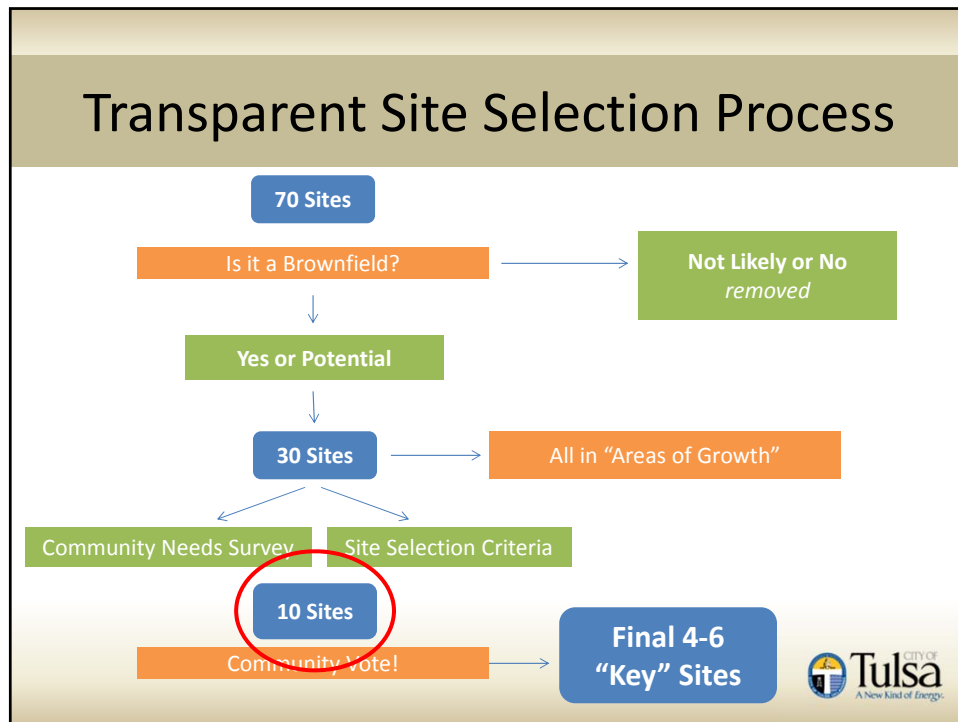
Community Needs Survey





Survey Conclusions

- Site Selection Criteria
 - Medium to Large Sites
 - On Corners and along Arterials
 - Focus on abandoned and vacant commercial properties
 - Assist projects/sites that have known interest
- Used a point system to assign values to each property based on how they fit into these criteria



Six "Key" Sites for Redevelopment

- Six "Key" Sites
 - Former Morton Health Center
 - Former Evans FinTube Manufacturing Facility
 - Underutilized Shopping Center on Arterial
 - Two Former Gas Stations along retail corridors
 - One underutilized commercial building

Community Outreach Must Haves

- Properly structured selection process and education of community can yield educated and thoughtful responses by community members
- Understand the Key Issues early
- Take every opportunity to educate and engage the group
 - Simple Terms
 - Images and Examples
 - Description of what impacts development



Redevelopment Strategies

- What are the opportunities?
 - Property Inventory/Key Site Selection
- What do we need?
 - Community Needs Assessment
- What does that change look like?
- How long does change take?



Developing Site Specific Redevelopment Strategies

1. Define Opportunities and Constraints:

Developing Site Specific Redevelopment Strategies

2. Conceptual Site Planning & Range of
Development Outcomes:

Residential	Acres DU / Acre		Units
Single Famil Detached Residential	11.6	10.0	116
Single Family Attached Residential	11.3	18.1	204
Multi-Family Rental / For Sale	6.8	30.0	204
Residential Totals	29.7	58.1	524

Commercial	Acres	FAR	Square Feet
Retail	3.5	0.5	76,230
Office	2.0	0.5	43,560
			119,790

Developing Site Specific Redevelopment Strategies

3. Identify Strategic Partners and Potential Sources of Financing - Planning and Project



Developing Site Specific Redevelopment Strategies

4. Process for Identifying Private Sector Interest / Partners (ULI Charette, RFPs, etc.)

Denver Urban Renewal Authority
Request for Qualifications

Acquisition and Remediation of
The Dakota Shopping Center

Issued September 24, 2008
Qualifications due October 23, 2008



Denver Urban Renewal Authority
Request for Proposals

Acquisition and Redevelopment of
The Former Dakota Shopping Center



Site Visit: June 13, 2007
Prebid Meeting: June 24, 2007
Construction Program: August 5, 2007



Questions??



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