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FUNDING BROWNFIELDS TO PARKS

November 21, 2019
2:00-3:00 p.m. ET



MODERATOR:
Stephen Burrington
Groundwork USA





LEARNING OBJECTIVES

1. How to create funding strategies and access various funding sources for remediating brownfields and transforming them into parks and community spaces.
2. How to engage the community in these processes in order to ensure that they meet community needs, and how to explore the impacts on communities.
3. How to leverage partnerships to make these projects happen, as well as understand challenges that may be faced when undertaking such projects and how to work through them.



SPEAKERS



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QUESTIONS

Click the text box underneath the “Question” tab on your GoToWebinar control panel. Type the question in the box, and click “send.”



**City Parks Alliance
Brownfields 101
Ann Carroll, MPH, DrPH**

**Office of Brownfields & Land Revitalization (OBLR)
U.S. Environmental Protection Agency
November 21, 2019**

Brownfields Definition

- ◆ A brownfield is a property that is contaminated or perceived to be contaminated



- ◆ A brownfield is **NOT** a:
 - » CERCLA National Priorities List (NPL) sites (Superfund site)
 - » Federal Facilities owned or controlled by the U.S. government
 - » Active enforcement sites

(continued)

Brownfields Definition

◆ Brownfields can be:

- » Former industrial, commercial or residential sites
- » Dry cleaners in strip malls
- » ‘Drug labs’ or sites contaminated with “controlled substances”
- » ‘Low risk’ sites contaminated by petroleum products, if other conditions met – Low risk removed in 2018!
- » Mine-scarred lands



Brownfields Program Law

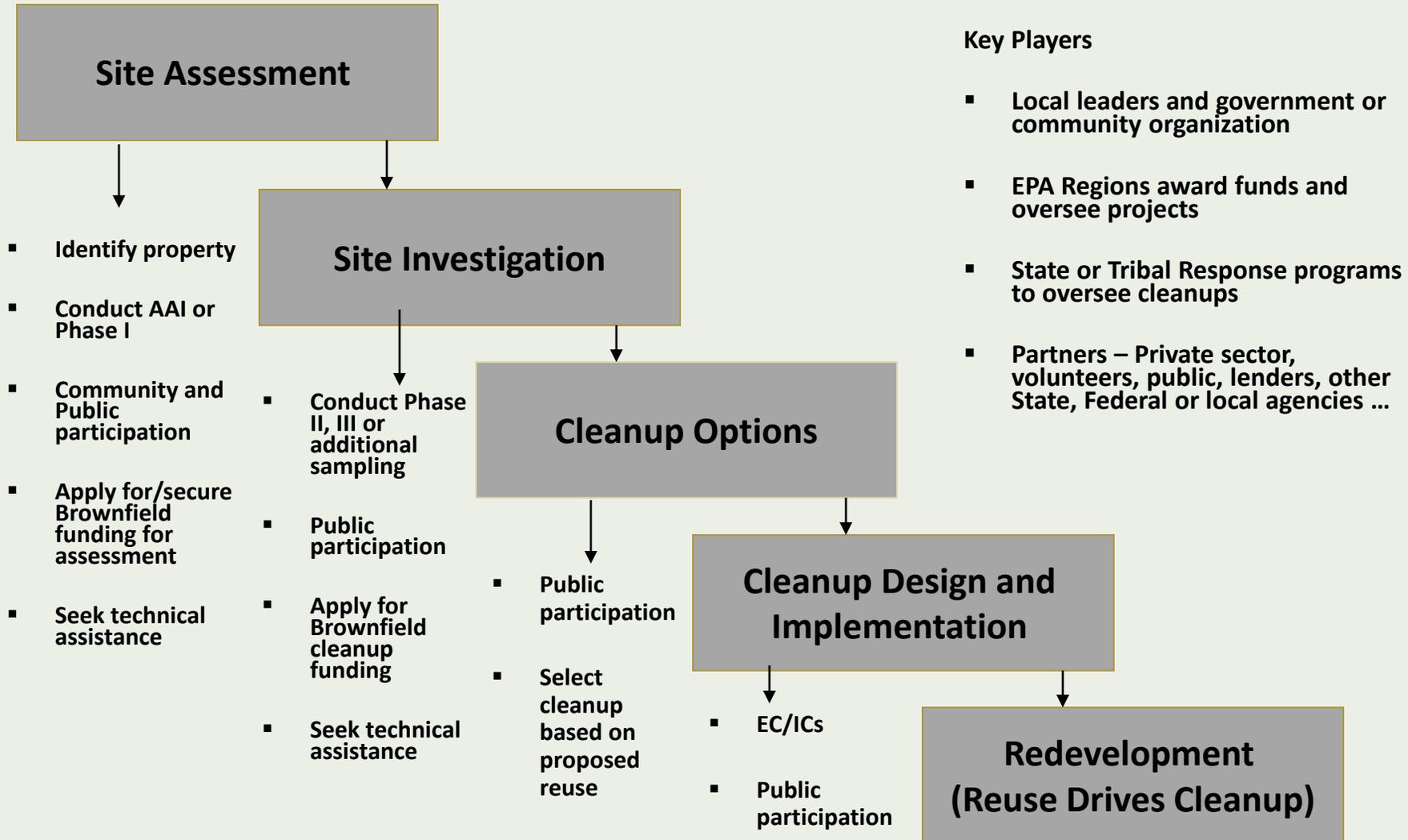
- ◆ CERCLA (‘Superfund’)
 - » Brownfield ‘pilot program’ developed under existing CERCLA Authority – 1995- 2002
 - » Primarily site assessment, but some cleanups
- ◆ Brownfield Amendments to CERCLA, 2002
 - » Legislation passed in 2001, signed into law January 11, 2002
 - » Law expanded brownfield program
- ◆ Brownfield Utilization, Investment and Local Development (BUILD) Act reauthorized amendments to CERCLA, March 2018
 - » Law expanded brownfield program

Typical Brownfield Contaminants?

- Petroleum, fuels and hydrocarbons
- Lead and other metals
- Asbestos, mixtures ...
- Polycyclic Aromatic Hydrocarbons (PAH)
- Volatile Organic Compounds (VOC)
- Pesticides



Overview of Brownfield Process – Start with a Reuse in Mind



Direct

EPA GRANTS

Assessment
Cleanup
Multipurpose Grants
Revolving Loan Fund
Env. Workforce Development
& Job Training
State and Tribal Funding

Targeted Brownfields Assessments

EPA One-on-One Technical Assistance

EPA Contract Support

Other EPA Technical Assistance

National Brownfields Conference
Workshops/Webinars
Publications
On-line Tools/Templates



Indirect

Technical Assistance from EPA Grantees

Groundwork USA
Council of Development Finance Agencies
University of Louisville
Association of State & Territorial Solid Waste Mngt Officials
Hazardous Materials Training & Research Institute
International City/County Management Assoc.
Tribal Technical Assistance
Technical Assistance to Brownfield Communities -
• New Jersey Institute of Technology
• Kansas State University
• Center for Creative Land Recycling

Technical Assistance from State and Tribal Response Program

Brownfield Grants Summary

- ◆ **Assessment Grants**

- » Up to \$300,000 per grant with a 3 year project period

- ◆ **Revolving Loan Fund**

- » Up to \$1,000,000 per grant with a 5 year project period

- ◆ **Cleanup Grant**

- » Up to \$500,000 per grant with a 3 year project period

- ◆ **Multi-Purpose Grant (5 yrs, haz substance or petroleum, up to \$800,000)**

- ◆ **Environmental Workforce Development and Job Training**

- » (3 yrs, up to \$200,000)

- ◆ **State and Tribal Program (up to \$50 million annually)**

The Brownfields Program: Moving to Reuse



We convene doers – connecting the community with investors and other experts in site cleanup and reuse.

Communities use our grants to assess – extent of contamination, cleanup – reduce risk/exposure (w/ state oversight), attract additional funds for cleanup/redevelopment of brownfields and put people back to work.



We provide direct technical assistance via grants, contracts and EPA elbow grease.



Assessment Grants

◆ Provide Funding To:

- » Inventory and assess sites
- » Conduct community involvement and various planning activities (cleanup planning, redevelopment planning, etc.)

◆ Eligible Entities:

- » State, local, and tribal governments
- » General purpose units of local government
- » Regional Council or redevelopment agencies
- » Nonprofit organizations

◆ Funding – up to 3 years:

- » Community-wide: up to \$300,000 to assess properties contaminated by hazardous substances and/or petroleum
- » Site-specific: up to \$200,000; up to \$350,000 with waiver
- » Assessment Coalitions: Up to \$1 M for three or more entities

[Current 2020 solicitation – Proposals due December 3, 2019](https://www.epa.gov/brownfields/multipurpose-assessment-rlf-and-cleanup-marc-grant-application-resources)
<https://www.epa.gov/brownfields/multipurpose-assessment-rlf-and-cleanup-marc-grant-application-resources>

Cleanup Grants

◆ Provide funding to:

- » Conduct cleanup activities at brownfield sites

◆ Eligible entities:

- » State, local, and tribal governments
- » General purpose units of local government, Regional Council or redevelopment agencies
- » Nonprofit organizations

*Applicants must own the property at time of application

◆ Funding – up to 3 years:

- » Up to \$500,000 for one or more sites
- » Requires a 20 percent cost share

Current 2020 solicitation – Proposals due December 3, 2019

<https://www.epa.gov/brownfields/multipurpose-assessment-rlf-and-cleanup-marc-grant-application-resources>

Revolving Loan Fund Grants

◆ Provide funding to:

- » Capitalize a revolving loan fund that provides loans and subgrants to carry out cleanup of brownfield sites

◆ Eligible entities:

- » State, local, and tribal governments
- » General purpose units of local government, Regional Council or redevelopment agencies and Nonprofit organizations

◆ Funding – up to 5 years initially:

- » Up to \$1,000,000 per eligible entity
- » Funds may be used to address properties contaminated hazardous substances and/or petroleum
- » Requires a 20 percent cost share

Current 2020 solicitation – Proposals due December 3, 2019

<https://www.epa.gov/brownfields/multipurpose-assessment-rlf-and-cleanup-marc-grant-application-resources>

Environmental Workforce Development and Job Training Grant Program

- ◆ **Provides funding to:**
 - » to recruit, train, and place unemployed and under-employed residents of communities affected by solid and hazardous waste to facilitate cleanup of contaminated properties and prepare trainees for future employment in the environmental field
- ◆ **Now supports training in all media within OLEM (solid waste, Superfund, brownfields, emergency response, Federal Facilities, etc.) and other environmental programs (water)**
- ◆ **Eligible Entities:**
 - » States, counties, municipalities, Federally-recognized Indian Tribes, and U.S. Territories
 - » Colleges and universities
 - » Community job training organizations
 - » Non-profit training centers and Workforce Investment Boards
- ◆ **Funding:**
 - » Up to \$300,000 each

Multipurpose Grants

◆ Provides funding to:

- » Conduct a range of eligible activities that will result in at least:
 - › One Phase II environmental assessment
 - › One Brownfield Site cleanup
 - › An overall plan for revitalization

◆ Eligible entities:

- » State, local, and tribal governments
- » General purpose units of local government
- » Regional Council or redevelopment agencies
- » Nonprofit organizations

◆ Funding – up to 5 Years:

- » Up to \$800,000 per grant

State and Tribal Programs

- ◆ **Supports establishment and enhancement of State and Tribal Response Programs**

- » Includes support for capacity building, site assessment, cleanup and related program support

- ◆ **Eligible entities:**

- » States, tribes, US territories

- ◆ **Funding:**

- » \$50M Annually

Technical Assistance to Brownfields Communities (TAB) Program

◆ TAB Program

› Current recipients:

– NJIT - <http://www.njit.edu/tab/>
supports Regions 1, 3, 4

– Kansas State University - <http://www.engg.ksu.edu/chsr/outreach/tab/>
supports Regions 5, 6, 7, 8

– CCLR - <http://www.cclr.org/resources>
supports Regions 2, 9, 10

Green Infrastructure Role in Revitalization

◆ Columbia, Missouri – Daylight stream and landscape



Before: Former bulk oil facility



After: Award-winning park with rain garden

Park Projects and Green Infrastructure Publications

- ◆ Highline, NYC, NY – Brownfields \$ to clean rail
- ◆ Beltline, Atlanta, GA – Brownfields \$ to clean rail areas
- ◆ Selma to Montgomery, AL

Historic Trail with National Park Service (NPS)



- ◆ Green infrastructure and Land Revitalization,

https://www.epa.gov/sites/production/files/2015-07/documents/green_infrastructure-9-16-14.pdf

- ◆ Green infrastructure and South Fairmont and Lick Run, Cincinnati, OH https://www.epa.gov/sites/production/files/2015-07/documents/green_infrastructure_in_cincinnati_south_fairmont_lick_run_project.pdf

- ◆ Green Infrastructure and St. Louis, Missouri neighborhood revitalization,

https://www.epa.gov/sites/production/files/2018-10/documents/r7_st_louis_mo_2018_summary_508_060718.pdf

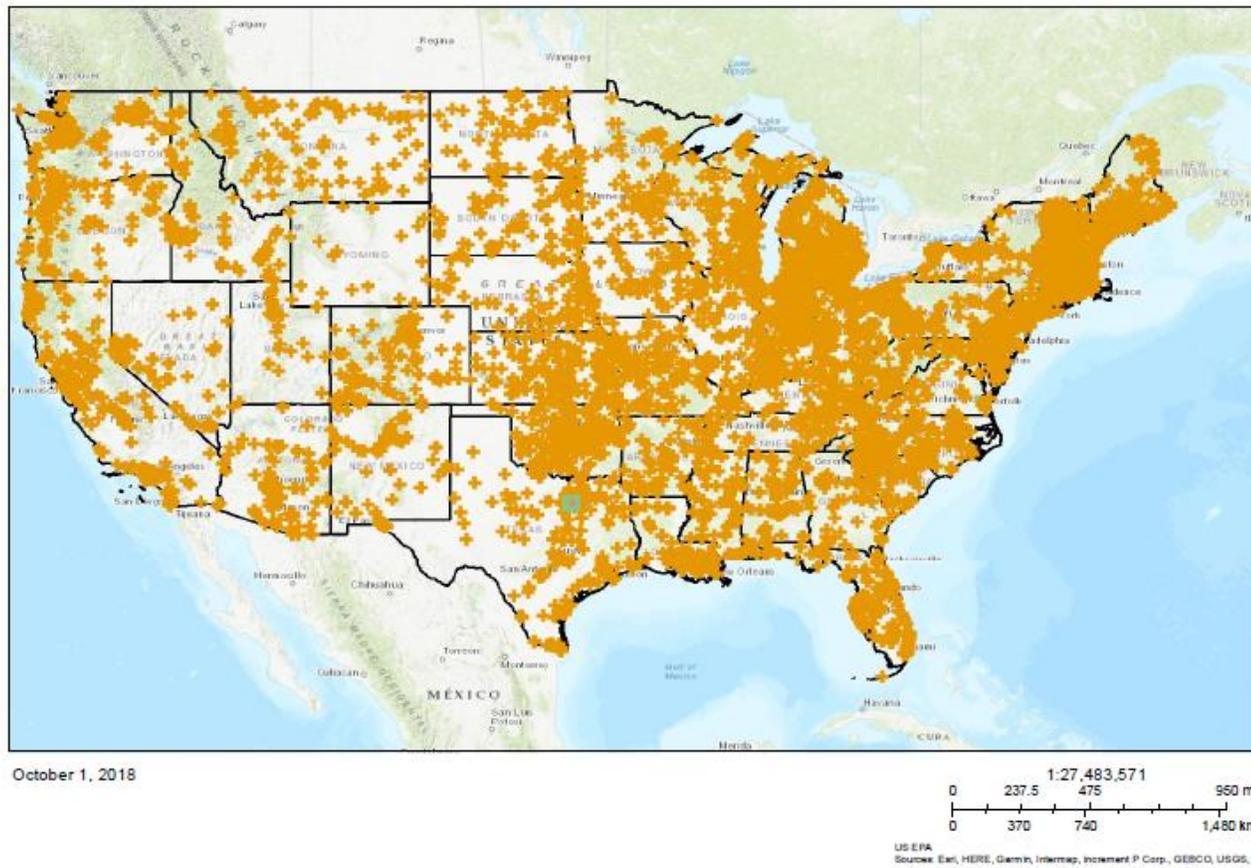
Wells GoodFellow Neighborhood, St. Louis, Missouri

- ◆ Metropolitan Sewer District, Green City Coalition and EPA R7 work with City of St. Louis to develop a Vacancy Demolition Model for green infrastructure in an area of 9 acres of contiguous vacant parcels.

https://www.epa.gov/sites/production/files/2018-10/documents/r7_st_louis_mo_2018_summary_508_060718.pdf



Brownfield Projects and Properties in the EPA Database – Cleanups In My Community



- Map your projects:

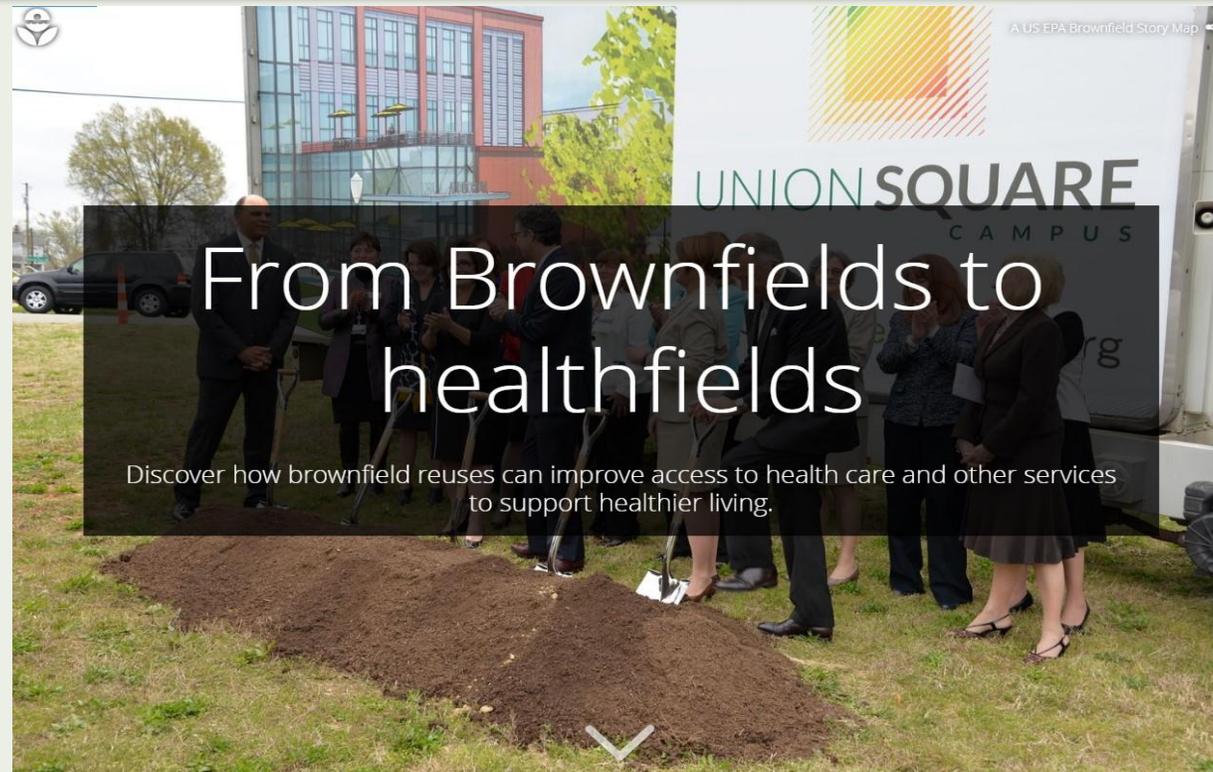
Cleanups in My Community

(<https://www.epa.gov/cleanups/cleanups-my-community>)

- Please see Brownfield grant recipient success stories, <https://www.epa.gov/brownfields/brownfield-grant-recipient-success-stories>

Brownfields to healthfields Story Map

Parks part of the Story



- ◆ **[Brownfield Story Map Link https://www.epa.gov/brownfields/brownfields-broadcast](https://www.epa.gov/brownfields/brownfields-broadcast)**
- ◆ **[Story Map https://epa.maps.arcgis.com/apps/Cascade/index.html?appid=fa7b68b3075a4340970b1e5c00c76cf4](https://epa.maps.arcgis.com/apps/Cascade/index.html?appid=fa7b68b3075a4340970b1e5c00c76cf4)**

Brownfields 2019, Dec 11-13, Los Angeles, CA

Join Us and Learn more

A promotional poster for the Brownfields 2019 conference. The background is a photograph of the Los Angeles skyline at sunset, featuring the Los Angeles Convention Center with its three domes in the foreground. A red vertical banner on the left contains white text. To the right of the banner, the event logo consists of several blue and white circles of varying sizes, followed by the text 'Brownfields 2019' in blue and red, and the tagline 'SUSTAINABLE COMMUNITIES START HERE' in red below it.

**REGISTRATION
OPEN!**

December 11-13, 2019
with pre-conference
programming December 10

Join us at the
**LOS ANGELES
CONVENTION CENTER**

Brownfields 2019
SUSTAINABLE COMMUNITIES START HERE

Dr. Nina Scarito Park: A Case Study for City Parks Alliance

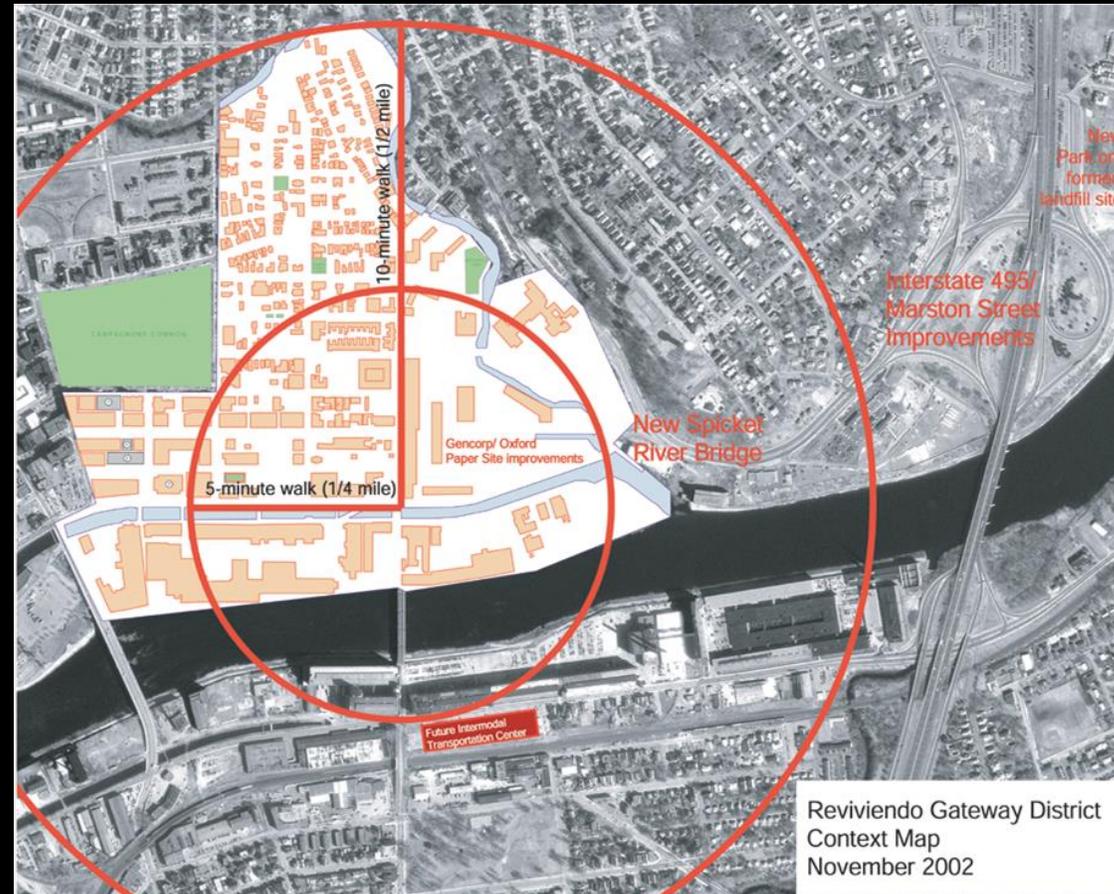


“Funding Brownfields to Parks”
November 21, 2019



Lawrence, Massachusetts: View looking east
over the Great Stone Dam

Brownfields as Catalyst for Revitalization: the Reviviendo Gateway Initiative (RGI)





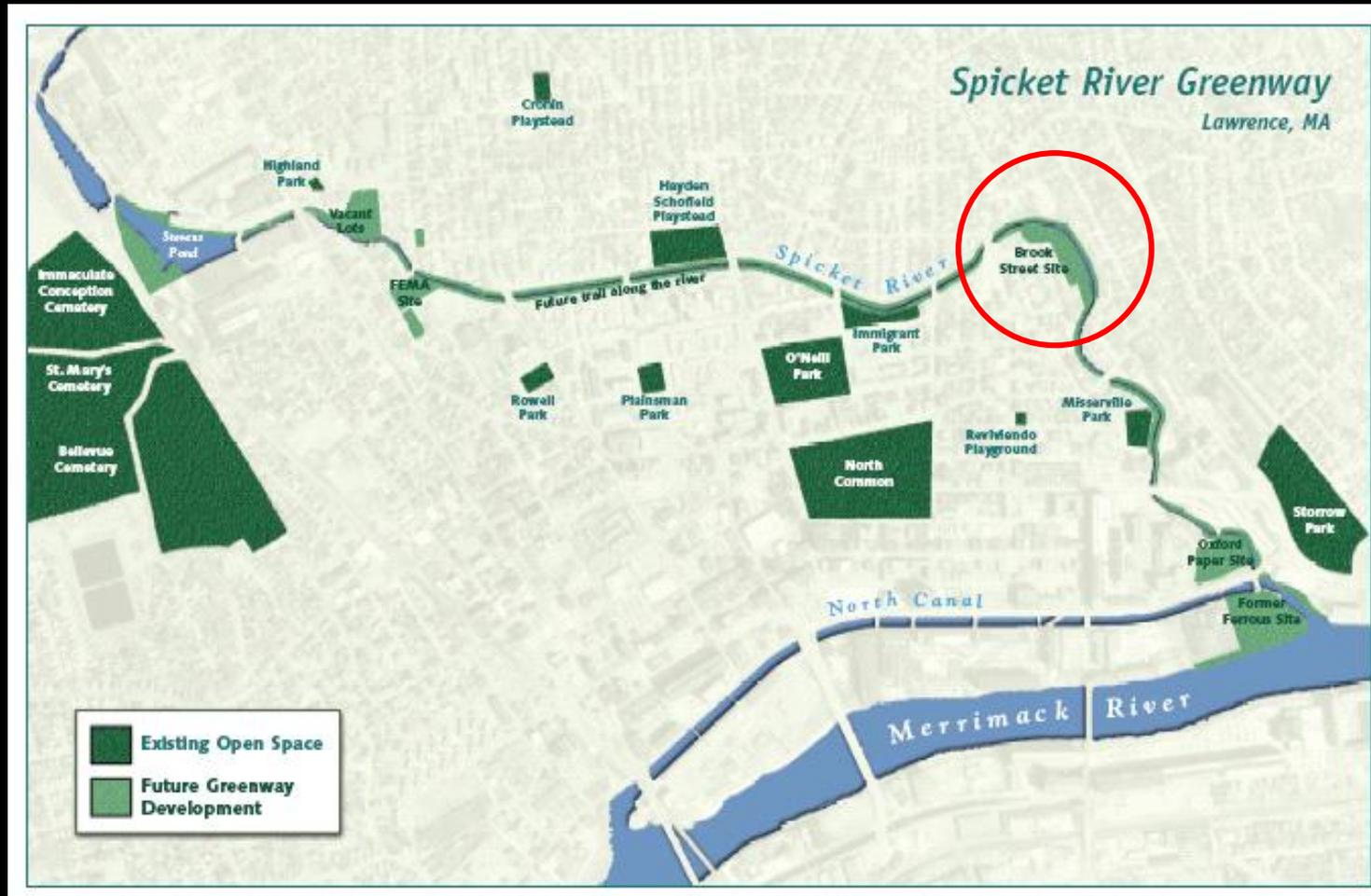
Scarito Park
(formerly known
as "the Brook Street
site")

Transforming a Brownfield into Green Space: What's Possible?

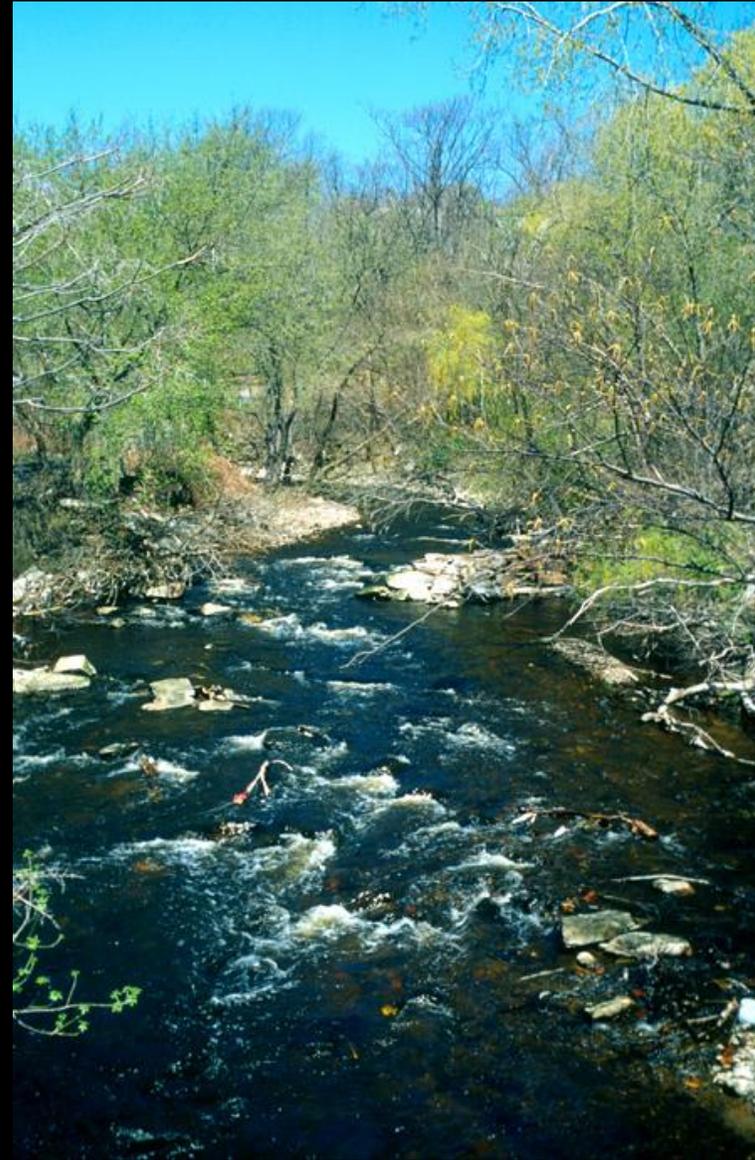


Dr. Nina Scarito Park

Defining a Vision and a Plan: the Spicket River Greenway

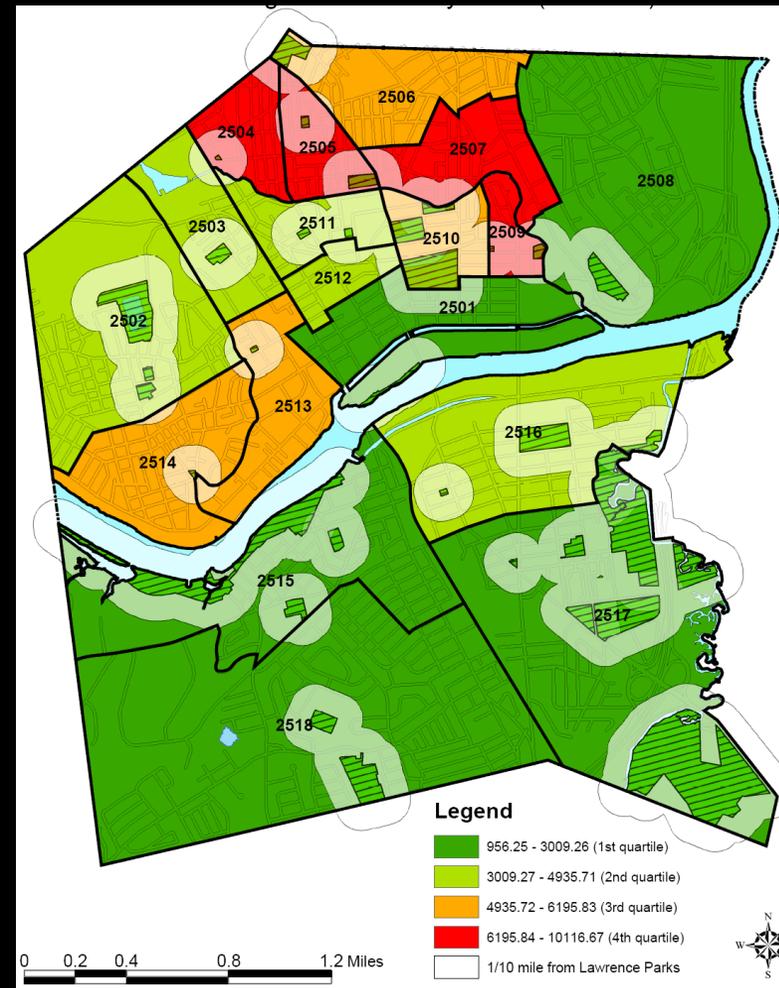
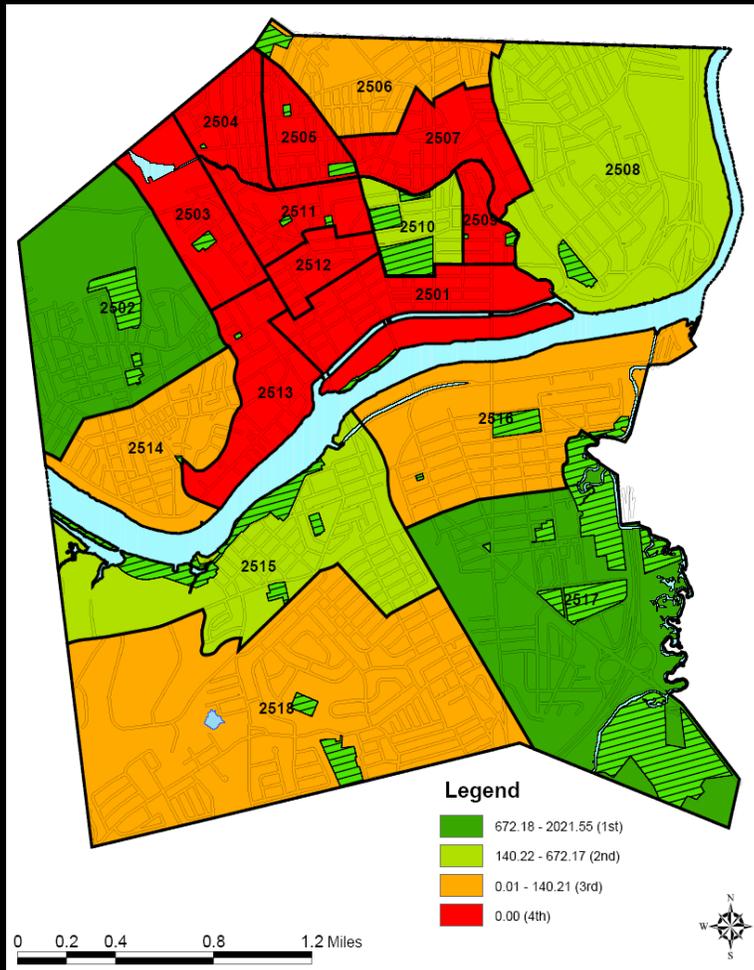


The Spicket River at
Brook Street: a hidden
natural resource

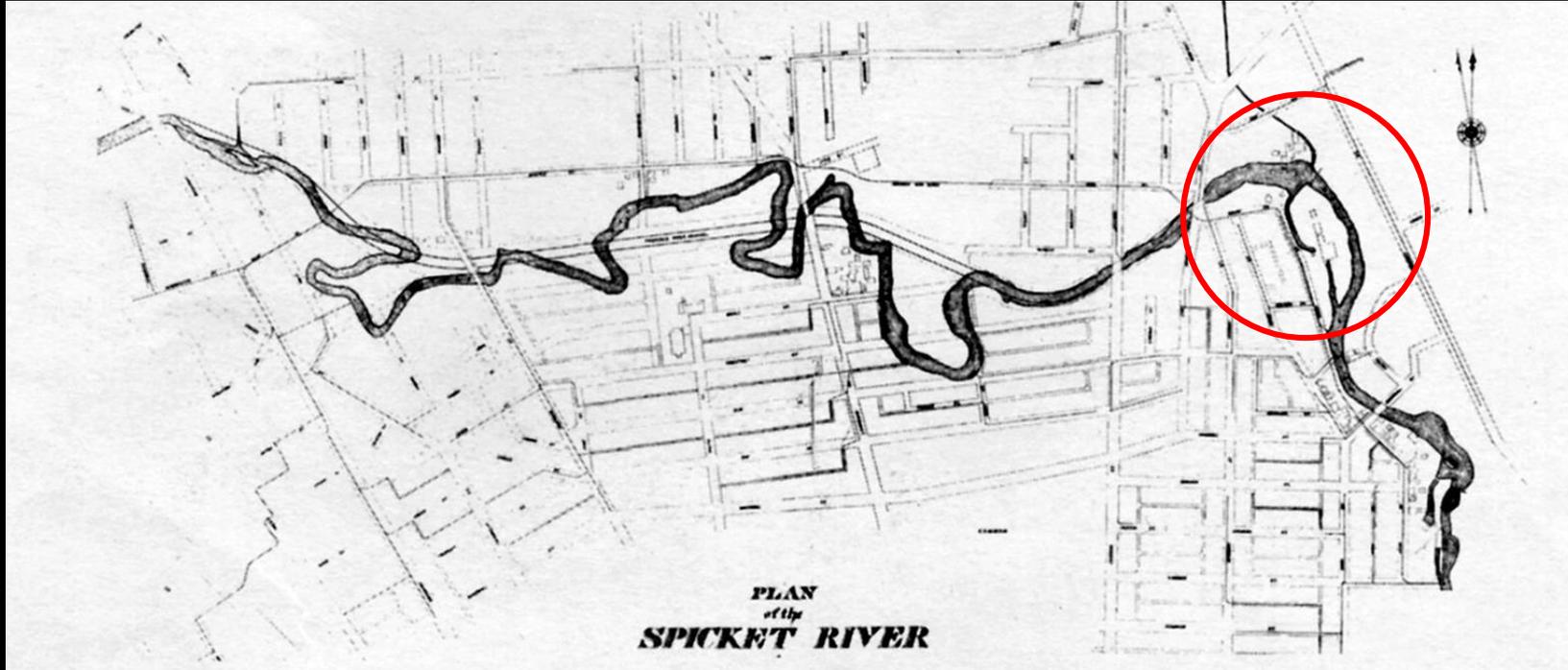


Context of Brook Street Site

- 2.7 acre site was the largest contiguous parcel of open space in the neighborhood.
- Site located adjacent to densely-packed multi-family housing.
- Few lots in the neighborhood can accommodate more than the dwelling footprint; no yards means kids played in the streets.
- Site was vacant and “mothballed” by private owner for nearly 20 years.



History of the “Brook Street Site”



1850s: Small mill built on the site, including several raceways running through the property

History of the Brook Street Site

- 1940s: Site redeveloped into a commercial laundry
- Late 1980s: Laundry buildings demolished, leaving the site vacant



History of the Brook Street Site

- 1986: **\$1.8 million in back taxes** owed on the property.
- 1990: Owner begins environmental assessment and remediation (clean-up).
- 2000: Site identified as priority for redevelopment by neighborhood residents and Lawrence CommunityWorks, a local CDC.



Strategies for Transforming the Brook Street Site: Community Engagement

- 2002: First annual Groundwork Spicket River Cleanup; *15 tons of trash* removed from riverbanks by hundreds of local volunteers.



Strategies for Transforming the Brook Street Site: Neighborhood Planning

2002-2003:
Groundwork and
project team works
with neighborhood
residents to **create a
concept plan** for a
new riverfront park
on the site.



Transforming a Brownfield into Green Space: What's Possible?



Dr. Nina Scarito Park

Brook Street Site: Path to Transformation

- 2003: Owner settles back taxes through the **Mayor's Tax Amnesty Program**, which allowed for repayment of the principal plus just 25% of the interest on the property.
- 2004: Site acquired by Banc of America through corporate merger; final testing and remediation underway. Thanks to **significant community involvement and advocacy**, Banc of America pledges to honor prior owner's commitments to the project.
- 2004: GWL discovers City is out of compliance with State Open Space Plan requirements; non-eligible for Urban Self-Help (urban parks) funding



Brook Street Site: Path to Transformation

- 2004 - 2005: GWL leads Open Space Planning process, overhauled Open Space Plan established first time in over 20 years; compliance and eligibility for State funding restored.
- 2005: MA Urban Self-Help *grant is awarded to City*; requirements associated with funding push along brownfield-to-park agenda (75/25 local match)
- 2005: Coalition works one-on-one with Lawrence City Councilors to build support for votes to deem the site Open Space in perpetuity (required of State funding source).

Brook Street Site: Path to Transformation

- 2006: Bank signs Covenant Not-to-Sue with the Attorney General's Office;
- City Council approves acquisition of site for City ownership;
- Project put out to bid; construction is completed.
- Ribbon-cutting held in October 2006.





“The Brook Street Site” - 2002



The Vision - 2003



Dr. Nina Scarito Park - 2006



Challenges

- “Company town” legacy, identity
- Environmental justice issues
- Inequitable distribution of burdens, benefits
- Low capacity inside City Hall
- Lack of open space plan
- Ineligible for state parks funding
- “Scarce resources” mentality, reality, stigma
- Brownfield-to-park = unprecedented scope

Opportunities

- Funding = sense of urgency
- Cultural history of community organizing
- Emerging nonprofit capacity (GWL, LCW)
- Mapping, data, planning, fundraising; leveraging partnerships & other resources
- Learning curve: open space planning
- Relationships growing stronger
- Changing the narrative about Lawrence
- Impossibility of the vision = galvanizing force

How You, Too, Can Do It

- Invest deeply in all kinds of relationships
- Add value however possible
- Be opportunistic and willing to learn
- Use interconnected “systems” thinking
- Don’t ever give up!



Funding for Scarito Park

- Federal government = CDBG
- State government = USH (now PARC) grant
- Local government =
 - Discretionary CDBG funds
 - Tax amnesty program
- Philanthropy =
 - Local, regional, community foundations
 - Private donations
- Public Sector
 - Bank of America

Funding Formula: Not Just \$

Through partnership, all things are possible.

- **Public Sector:**
 - City Agencies (Parks Dept, Planning Dept. Community Development Dept., etc.)
 - City Boards (Conservation Commission, Tree Board, etc.)
 - State Agencies and Permitting Authorities (DCR, EOEEA, MEPA, etc.)
 - Federal Agencies (National Park Service, Dept of Transportation, etc.)
- **Private Sector:**
 - Philanthropy: Foundations, Individual Donors
 - Businesses/ Corporations
 - Citizen Volunteers
- **Non-Profit Sector:**
 - Community Development Corporations
 - Friends groups
 - Land Trusts
 - Advocacy & umbrella groups
 - Urban & environmental justice groups
 - ***New “hybrid” non-profit model (Groundwork Trusts)***





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MODERATOR:



Stephen Burrington
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COMING UP

Homelessness in Parks (Member Exclusive)

January 2020

(to be the first to know when registration opens for this webinar, subscribe to our email list at cityparksalliance.org/subscribe)

Stay tuned for more information about our 2020 webinar series!

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