

Region 5 HUD Sustainable Communities Grantee Convening on Economic Resilience

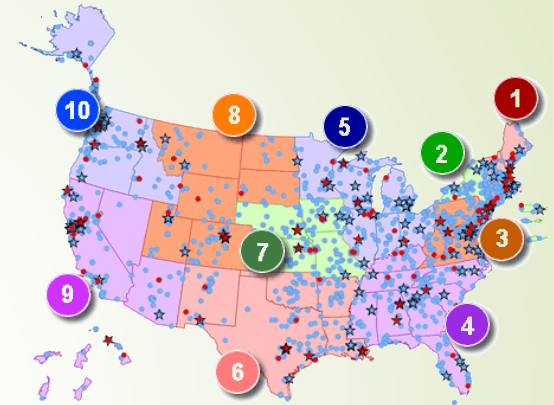
*Economic Resilience, Revitalizing Vacant Land, and
Transportation*



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US EPA - Roles

- EPA Involvement Starts With...
 - Grant Distribution and Management
 - Technical Assistance
 - Enforcement Action
 - Permitting
 - Federal Partnerships
 - Research and Development
- Need places with strategic opportunities
 - Timing, opportunities, partnership, action!



Location Identification: Opportunities and Linkages

Environmental
Justice

EPA Enforcement

Brownfields

Superfund

Air
Grant



EPA Brownfields Implementation Assistance -

http://www.epa.gov/brownfields/grant_info/index.htm

- Areawide planning grants
- Assessment grants
- Cleanup grants
- Revolving Loan Fund grants
- Environmental Workforce Development and Job Training grants
- Targeted Brownfields Assessments

Cleveland Opportunity Corridor Brownfields Area Wide Planning Grant

USEPA Brownfield Area-Wide Planning Pilot Program

The United States Environmental Protection Agency (USEPA) launched this area-wide planning pilot program in March 2003 by awarding the availability of grant funding and Agency provided technical support to building research, training and technical assistance activities.

According to the USEPA website, the pilot program was awarded to six area-wide community brownfield planning areas designed to be representative of the planning the Brownfields Act is intended to be implemented at the local level. The pilot program's purpose is to provide technical assistance and support to area-wide community brownfield planning areas designed to be representative of the planning the Brownfields Act is intended to be implemented at the local level. The pilot program's purpose is to provide technical assistance and support to area-wide community brownfield planning areas designed to be representative of the planning the Brownfields Act is intended to be implemented at the local level.

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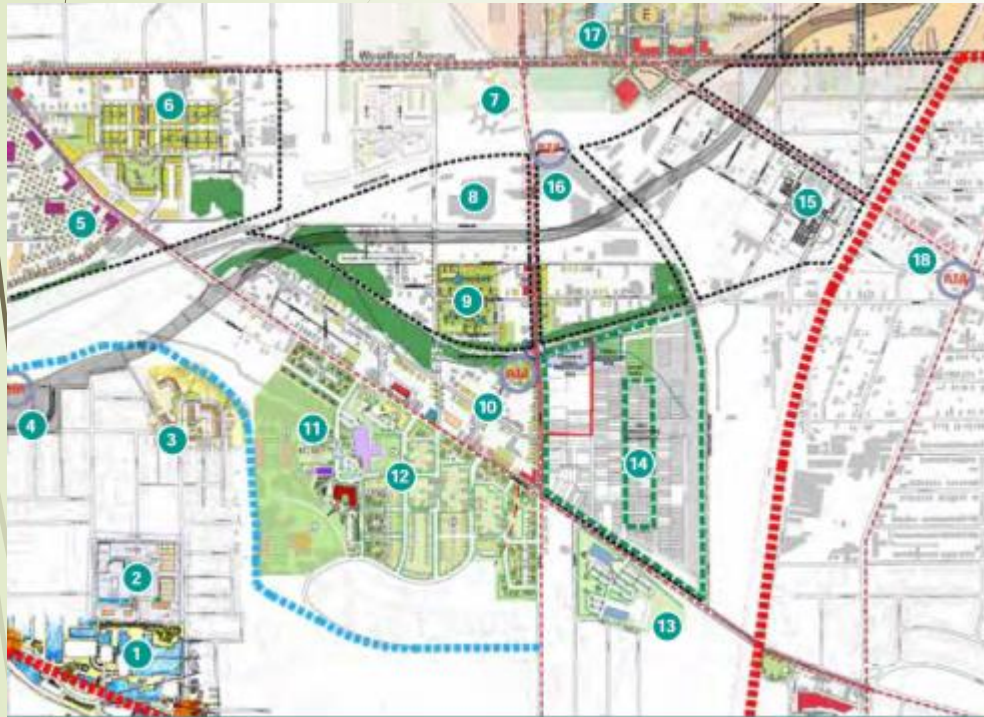
USEPA Brownfield Area-Wide Planning Pilot Program



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.



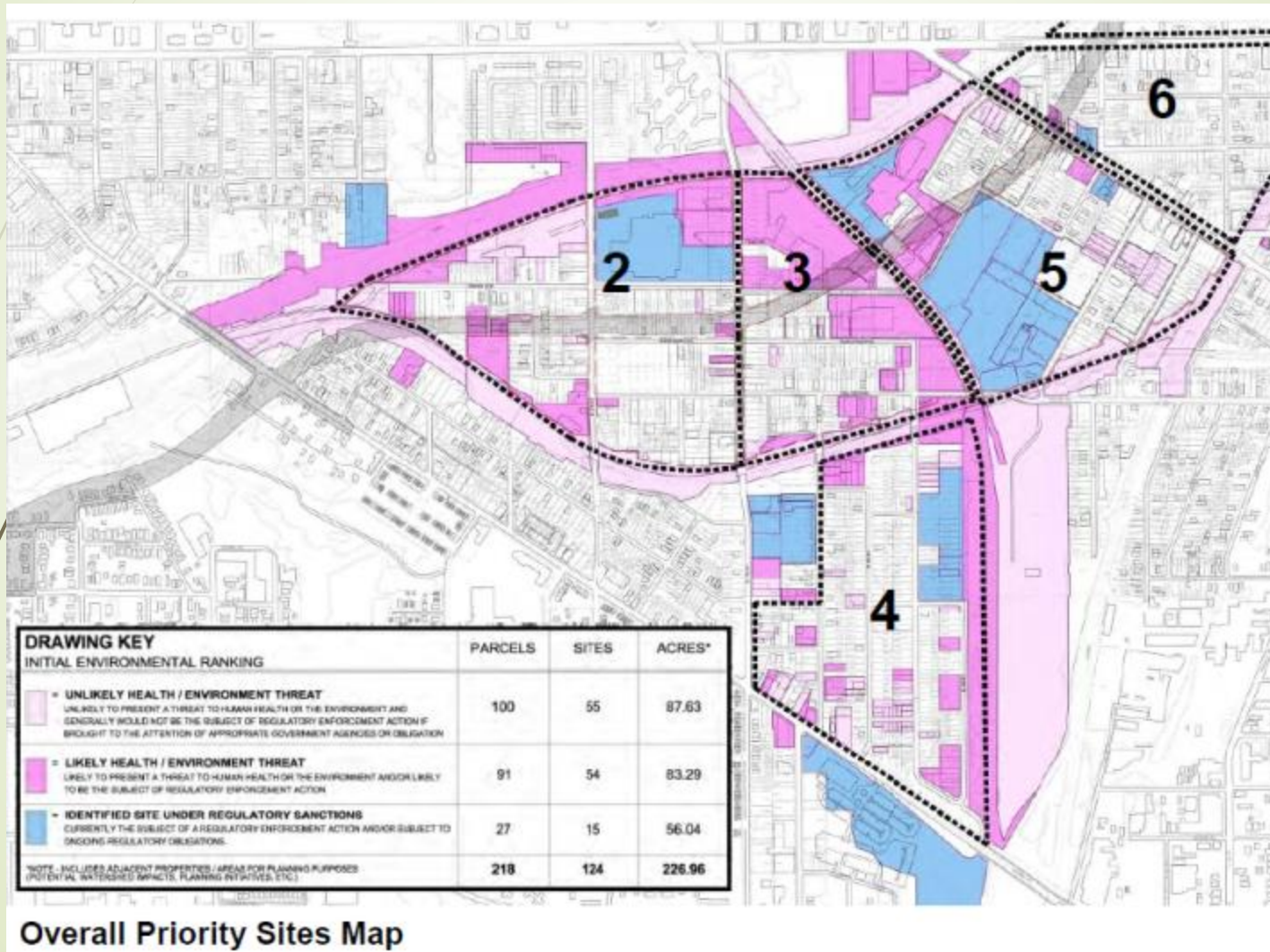
Existing Conditions: Land Bank Owned Property

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

HISTORIC KINSMAN - 1940's

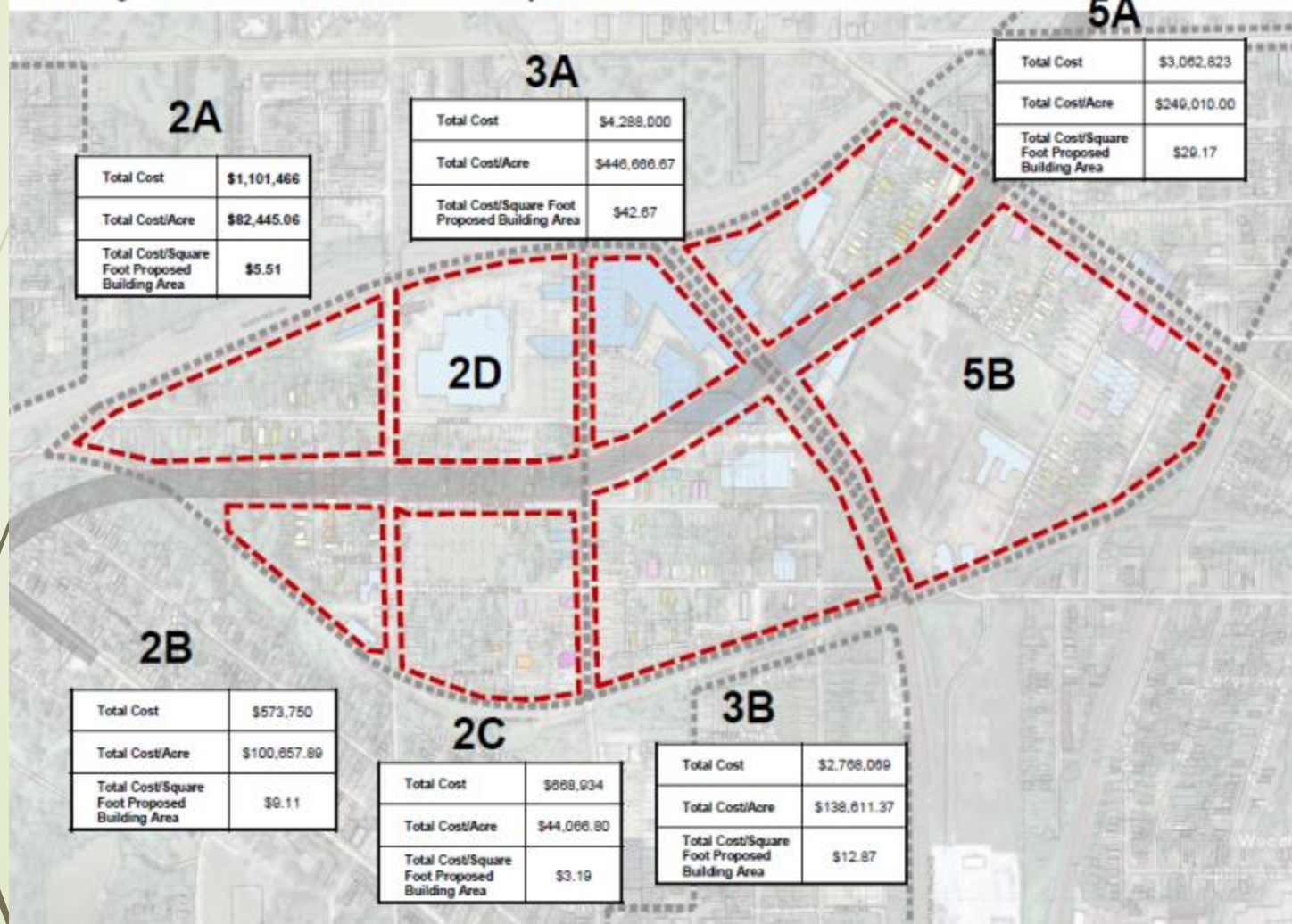


Area Wide Assembly of Environmental Data



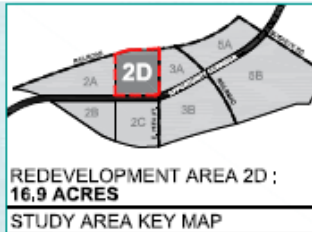
Area Wide Environmental Cost Comparison (\$/SF)

Priority Sites Cost Estimate Comparison



Brownfields Redevelopment Planning

The Orlando Baking Company's expansion plan is conceived as a multi-phased project that extends its site development to the proposed Opportunity Corridor right-of-way.



Orlando Baking Company Expansion Configuration

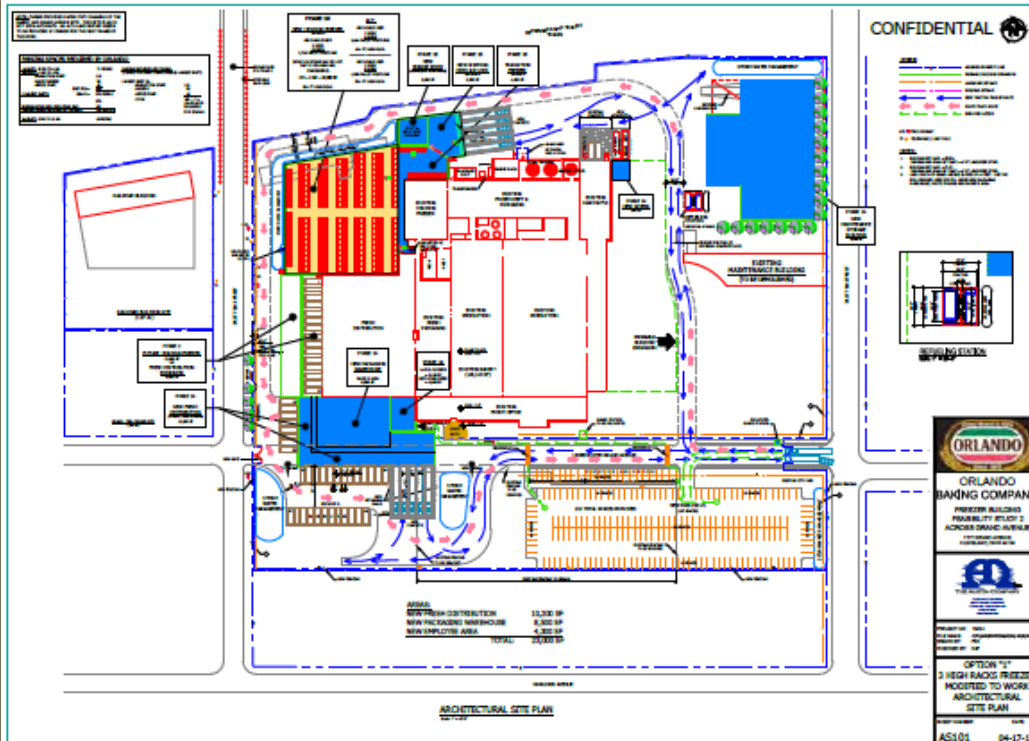
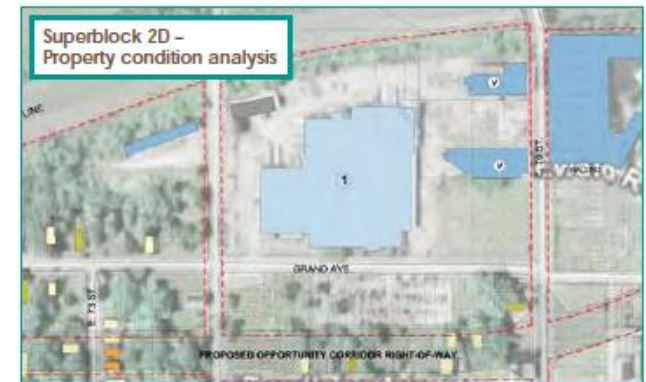


Image courtesy of the Orlando Baking Company



COMMERCIAL PROPERTIES PROPERTY CONDITIONS ANALYSIS		
VACANT COMMERCIAL PROPERTIES APPEAR TO BE UNOCCUPIED	2	
OCCUPIED COMMERCIAL PROPERTIES APPEAR TO BE CURRENTLY OCCUPIED	1	
INSTITUTIONAL PROPERTIES PROPERTY CONDITIONS ANALYSIS		
VACANT INSTITUTIONAL PROPERTIES APPEAR TO BE UNOCCUPIED	N.A.	
OCCUPIED INSTITUTIONAL PROPERTIES APPEAR TO BE CURRENTLY OCCUPIED	N.A.	

RESIDENTIAL PROPERTIES PROPERTY CONDITIONS ANALYSIS		
PROPERTIES IN GOOD CONDITION APPEAR TO BE OCCUPIED AND WELL-MAINTAINED	N.A.	
PROPERTIES IN MODERATE CONDITION APPEAR TO BE RECENTLY OR CURRENTLY OCCUPIED	N.A.	
PROPERTIES IN POOR CONDITION SITES IN DISREPAIR OR APPEAR TO BE VACANT	1	

*NOTE - PROPERTY CONDITIONS ANALYSIS AND BUILDING TEAR DOWNS RESULTED FROM SITE VISITS AND OBSERVATIONS IN JUNE 2011. CONDITIONS ARE BASED ON VISUAL ASSESSMENT ONLY.

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 re-aligned**
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.



 **Northeast Ohio
Regional Sewer District**



Green Infrastructure Plan
April 23, 2012

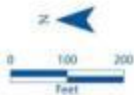




(DATA SOURCE: RECORD)

Legend

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



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




GREEN INFRASTRUCTURE DESIGN • JUNE 2013 • PRELIMINARY DRAFT FOR DISCUSSION PURPOSES ONLY



EXISTING CONDITIONS

Green Infrastructure on Vacant Parcels





Challenge: Poor Demolition Practices

1. Place debris and contaminated soil in hole.
2. Clay soils with no organic matter.
3. Large rocks on surface. Not level.
4. Compacted soil - Bulldoze 100x
5. No grass seed or groundcover.
6. Send everything to the landfill – even if there is a market for reuse or recycling.
7. Leave driveway and foundation for next user



East 75th Street Bioretention Feature South (before construction)

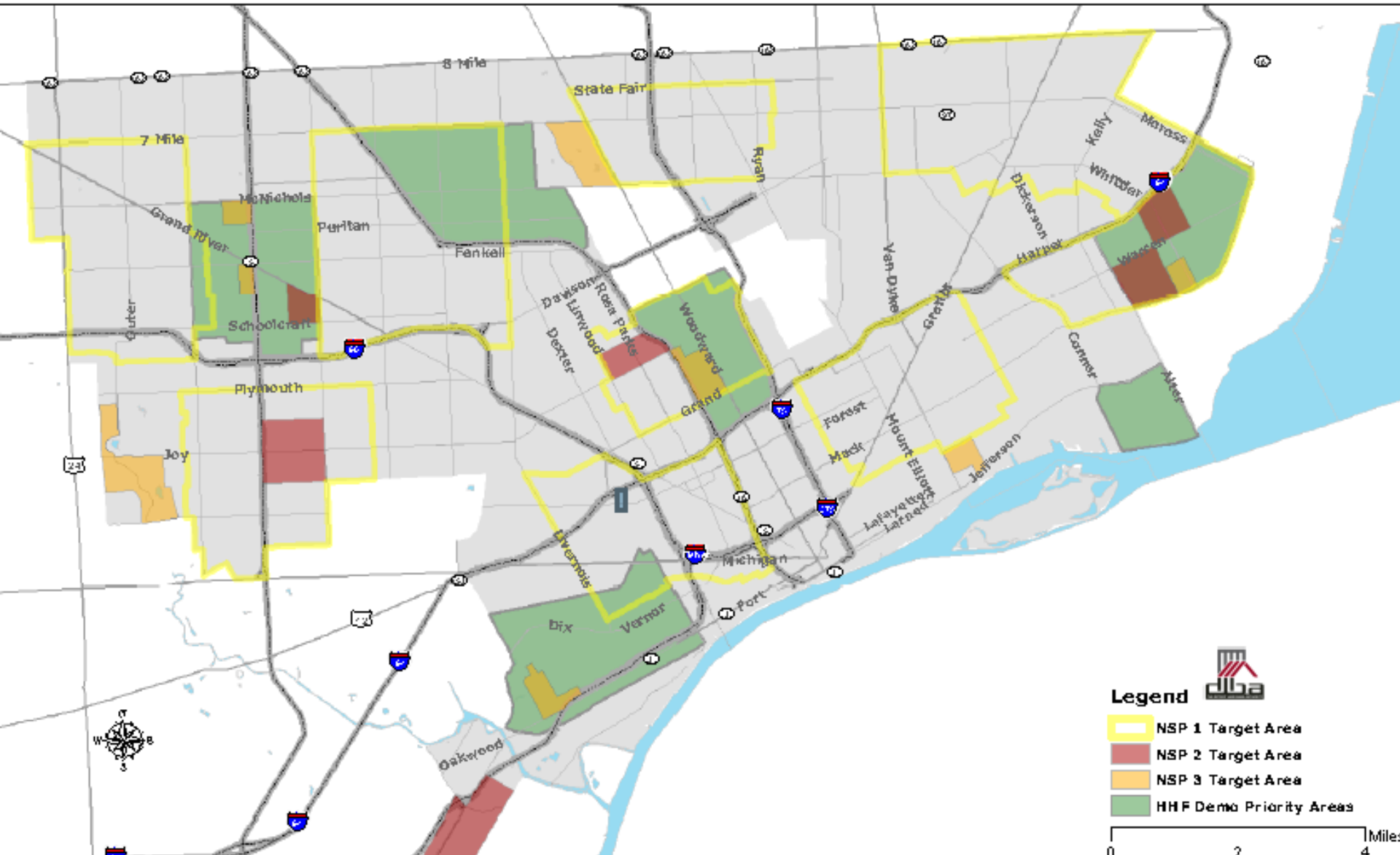
\$100 million in federal funds to be dispersed to 5 Michigan cities

Detroit to see \$52.3 million for blight removal; Flint, Grand Rapids, Pontiac, Saginaw also receiving funds

Author: Joanne Marie Hoopes, ClickOnDetroit.com writer



Demolition Target Areas



EPA Region 5

Residential Demolition

Bid Specification Development Tool



On the Road to Reuse:

Residential Demolition Bid
Specification Development Tool



Communities can download the toolkit at:

<http://1.usa.gov/15yzqyt>

Better for neighborhood stabilization, environmental



Poor demolitions leave
“blight light” and
stormwater runoff



Better demolitions
improve neighborhood
conditions and address
stormwater



Bioretention Area
Width: Approximately 30 feet
Depth: Approximately 2 feet

**Concrete
Splash Pad**

Trench Grate
Width: Approximately 1 foot

HUMAN NATURE, INC.



Lessons for Communities

- Get involved!
 - Demolition is more than building removal
 - Communication is important at all levels
 - Planned end uses can be affected by demolition practices
 - Improved demolition practices can set stage for later success.
- Demolition process can achieve sustainability goals (materials, water, soil, job training)
- Create certainty in demolition practices to encourage subsequent reuse.