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

**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/Jobs Creation
Existing Conditions:
Some Assets / High Vacancy

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
Area Wide Assembly of Environmental Data
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.
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
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.
Project Clean Lake

Green Infrastructure Plan

April 23, 2012
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.
$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

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
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.