EPA Redevelopment Resources

Missouri Brownfields Conference
July 15, 2019

David Doyle
U.S. Environmental Protection Agency
Region 7
Land Revitalization

Land Revitalization is the sustainable redevelopment of abandoned properties.

The program provides assistance to communities and land owners to redevelop land that was previously contaminated and turn it into productive reuse.
Brownfields Assessment Grants

– Funding to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites.

– Awards up to $300,000
Brownfields Cleanup Grants

- Funding to carry out cleanup activities at brownfield sites.
  - Awards up to $500,000
  - Requires 20% cost share. Can be waived.
Brownfields Revolving Loan Fund Grants

- RLF grants provide funding for a recipient to capitalize a revolving loan fund and to provide subawards to carry out cleanup activities at brownfield sites.

- Awards up to $1,000,000.
Brownfields Environmental Workforce Development and Job Training Grants

- Allows nonprofits, local governments, and other organizations to recruit, train, and place unemployed and under-employed residents of areas affected by the presence of brownfields.

- Awards up to $200,000
Brownfields Multi-Purpose Grants

– Funding to carry out a range of eligible assessment and cleanup activities with a target area such as a neighborhood or corridor.

– Awards up to $800,000
– Requires $40K cost share. No waiver.
Targeted Brownfields Assessments (TBAs)

- EPA contractor conducts Phase I/II environmental site assessments, risk assessments, and develops cleanup options and costs estimates based on future use.

- First come first serve.
Brownfields Roadmap

Breaks down brownfield site investigation and cleanup into easy to understand step-by-step process.
Pruitt-Igoe Housing Complex
St. Louis, MO

- 1950’s era public housing.
- 33 identical 11-story buildings.
- Demolished in early 1970s.
- Used as demolition landfill in early 1990s.
- In LRA land bank.
Pruitt-Igoe Housing Complex
St. Louis, MO

- Site risk assessment
- Soil management plan
- Topographic survey
- MDNR Certificate of Completion 2015.
- Reuse for non-residential purposes determination.
- Developer purchased site 8/16. Plans to construct hotel + medical clinic.
Technical Assistance to Brownfields (TAB)

The TAB program provides technical assistance to communities and other stakeholders on brownfields issues with the goal of increasing the community’s understanding and involvement in brownfields revitalization.
Council of Development Finance Agencies (CDFA)

The CDFA Brownfields Technical Assistance program provides technical assistance on brownfields redevelopment financing.
Groundwork USA

Groundwork USA is a national organization that provides technical assistance and establishes trusts to engage local businesses, residents and government officials to revitalize neighborhoods.
EPA Environmental Finance Centers (EFCs)

The EFC for Region 7 is located at Wichita State University and provides communities with training, technical assistance and applied research to make sound financial and environmental decisions.
EPA Land Revitalization Technical Assistance

Use of EPA resources provided for contractor support for direct technical assistance to communities who wish to incorporate sustainable and equitable approaches to locally driven land revitalization projects.
EPA Land Revitalization Technical Assistance

- Assistance with public engagement
- Site planning
- Assets analysis
- Retail market assessments
Dellwood, Missouri

- 13 properties in Dellwood destroyed by civil disturbances in 2014
- EPA assisted City of Dellwood and St. Louis Economic Development Partnership with redevelopment plans for 5 sites.
Former Juanita’s Fashion R Boutique & Advanced Auto Parts
Stakeholder Engagement (CSRA/HDR)

Initial Stakeholder Visioning Session

- Kelly Annis
- Stefanie Voss
- Larry Welty
- Rebecca Zoll
- Bonnie Roy
- Ella Jones
- Don Logue
- Ho Nyo Discount
- Reggie Jones
- Joshua Davis
- Justin Carney
- Brian Eads
- Cassie Reiter
- Cordaryl Patrick
- Segun Babalola
- Alex Araiza
- Kevin Cahill
- Michelle Stuckey
- Jeffrey Frankel
- Lisa Davis
- Bradley Streeter
- Stephanie Leon Streeter

Urban Land Institute (ULI)
St. Louis County
St. Louis County DOT
North County Incorporated (NCI)
SWT Design
Dellwood & Ferguson West Florissant Business Association
Community Forward Inc.
Tire Owner
City of Dellwood
Dellwood & Ferguson West Florissant Business Association
St. Louis County Planning
Crawford, Murphy, and Tilly (CMT)
St. Louis Economic Development Partnership
St. Louis Economic Development Partnership
St. Louis Economic Development Partnership
St. Louis Economic Development Partnership
Always Love & Care (Business Owner)

Review of the Initial Site Design Sketches

- Stefanie Voss
- Larry Welty
- Bonnie Roy
- Ella Jones
- Don Logue
- Reggie Jones
- Joshua Davis
- Brian Eads
- Cassie Reiter
- Cordaryl Patrick
- Lisa Davis

St. Louis County
St. Louis County DOT
SWT Design
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Project Sponsor

United States Environmental Protection Agency

Technical assistance for this project was provided by the U.S. Environmental Protection Agency Community/Land Revitalization Team to conduct redevelopment planning efforts in this area, in parallel with other efforts, including the West Florissant Great Streets Initiative.
Site Rendering

Advance Auto & Juanita’s Fashion

Retaining Walls  |  Bio-Swales  |  Access Drive  |  Parking  |  Food Truck
Parking  |  Playground Structure Programmable Open Space / Public Art  |
Plaza Space w/ Seating  |  Shade Structure  |  Water Veneer
Bridge Over Bio-Swales  |  Micro-Retail Buildings
Dellwood, Missouri

- Two adjacent sites purchased by St. Louis Urban League in 2019.
- Using redevelopment plans developed by EPA in 2016.
- Commercial kitchen/business incubator, retail.
1956 Utah Station Grill

- Abandoned gas station in south St. Louis
- EPA Targeted Brownfield Assessment (TBA) removed underground tanks and completed Phase I/II report.
- No Further Action (NFA) from Missouri DNR.
- EPA market analysis and community charrette/planning.
- Site purchased by private developer.
- Planned June 2019 opening as 1956 Utah Station Grill.
Building Blocks for Sustainable Communities

– One-to-two day workshop/targeted technical assistance to give communities tools and plans to implement smart growth development approaches.
  • Complete streets design
  • Equitable development practices
  • Flood resiliency
  • Infill development practices
  • Parking audits
Healthy Places for Health People

Helps communities create walkable, healthy, economically vibrant places by engaging with local health care providers.
Local Foods/Local Places

Helps communities develop and implement action plans that promote local foods and community revitalization.
Legal Tools

– Comfort/Status Letters
– Bonafide Prospective Purchaser
– Ready for Reuse Determinations (Superfund sites)
– Legal Questions/Discussions
Legal Questions?

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Ogden, Iowa

- Identification of vacant downtown structures as brownfield site.
- City purchases properties from out of town owners.
- City removes asbestos materials and demolishes buildings.
- EPA provides retail market analysis, community asset analysis and conceptual renderings of site.
Retail Market Assessment

- 66% of the county’s retail businesses are in Boone.
- 86% of the county’s spending was in Boone.
- Boone (12,802) had total retail sales $136.6 million; pull factor 1.05.
- Madrid (2,367) retail sales $12.04 million; pull factor of 0.52.
- Ogden (2,037) retail sales $7.42 million; pull factor of 0.37.
- Jefferson (4,499) retail sales of $46.2 million; pull factor +1.0.

Real sales per capita have declined in Ogden since the mid 1980s.
Community Assets Study

Ogden’s Greatest Assets:

<table>
<thead>
<tr>
<th></th>
<th>Youth</th>
<th>Adult</th>
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</thead>
<tbody>
<tr>
<td><strong>Schools</strong></td>
<td>27.5%</td>
<td>47.6%</td>
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<tr>
<td><strong>Community/People</strong></td>
<td>39.2%</td>
<td>27.6%</td>
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<tr>
<td>Natural Resources</td>
<td>6.6%</td>
<td>1.5%</td>
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<tr>
<td>Downtown Vitality</td>
<td>2.2%</td>
<td>2.5%</td>
</tr>
<tr>
<td>Overall Lifestyle</td>
<td>24.2%</td>
<td>20.7%</td>
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Most Improvement Needed:

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<th>Adult</th>
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<tbody>
<tr>
<td><strong>Schools</strong></td>
<td>16.5%</td>
<td>6.4%</td>
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<tr>
<td><strong>Community/People</strong></td>
<td>14.3%</td>
<td>5.4%</td>
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<tr>
<td>Natural Resources</td>
<td>9.9%</td>
<td>2.5%</td>
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<tr>
<td><strong>Downtown Vitality</strong></td>
<td>49.5%</td>
<td>74.4%</td>
</tr>
<tr>
<td>Overall Lifestyle</td>
<td>9.9%</td>
<td>11.3%</td>
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96 youth participated
208 adults participated
### Future Land Usage Downtown

<table>
<thead>
<tr>
<th>Highest Priority for Downtown</th>
<th>Youth</th>
<th>Adult</th>
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<tbody>
<tr>
<td>Retail</td>
<td>8.2%</td>
<td>32.2%</td>
</tr>
<tr>
<td>Medical Offices</td>
<td>22.4%</td>
<td>18.1%</td>
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<tr>
<td><strong>Restaurant</strong></td>
<td><strong>56.5%</strong></td>
<td><strong>40.7%</strong></td>
</tr>
<tr>
<td>Tourist Attraction</td>
<td>11.8%</td>
<td>8.5%</td>
</tr>
<tr>
<td>Government</td>
<td>1.2%</td>
<td>0.5%</td>
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<table>
<thead>
<tr>
<th>Lowest Priority for Downtown</th>
<th>Youth</th>
<th>Adult</th>
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</thead>
<tbody>
<tr>
<td>Retail</td>
<td>14.1%</td>
<td>2.7%</td>
</tr>
<tr>
<td>Medical Offices</td>
<td>12.9%</td>
<td>7.0%</td>
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<tr>
<td>Restaurant</td>
<td>3.5%</td>
<td>4.3%</td>
</tr>
<tr>
<td>Tourist Attraction</td>
<td>23.5%</td>
<td>15.6%</td>
</tr>
<tr>
<td><strong>Government</strong></td>
<td><strong>45.9%</strong></td>
<td><strong>70.4%</strong></td>
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</table>

**Preferred Land Uses for the vacant parcels** (247 responses)
restaurants, theater, pool, fast food, medical facility, retail, fitness center
Rendering of Potential Reuse of Vacant Lot Adjacent to Grocery Store
What’s going on now in Ogden?

- USDA RD loan of $360K + $500K from local trust + private donations constructed medical clinic on former brownfield site. Completed Fall 2013.
- Boone County Hospital to lease and eventually purchase the clinic.
What’s going on now in Ogden?

- City has list of redevelopment ideas to keep them busy for several years.
- Developed nonprofit economic development corporation called “Ogden Legacy”.
- Initiated downtown business improvement program.
- Established redevelopment loan pool.
What’s going on now in Ogden?

New businesses have moved into vacant buildings downtown;
- Bank
- Chiropractor
- Nurse practitioner
- Patio center
- Print screening
- Photography studio
- Coffee shop
- New owners of restaurants
Opportunity Zones

- Tax Cut and Jobs Act of 2017 created OZs.
- Present EPA focus
- Working with State agencies
- Target EPA resources
Lessons Learned

– Work with the willing and capable.
– Need committed local champions.
– Engagement of local government/elected officials.
– Partner with States
Questions

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