



# Brownfields Regional Pilots

Office of Outreach and Special Projects (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination, as well as an active potential for redevelopment or reuse. EPA plans to fund 60 Brownfields Pilots in 1995 and 1996, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

## OVERVIEW

EPA is awarding 60 brownfield pilot cooperative agreements to States, cities, towns, counties, and Tribes by the end of 1996. EPA is currently funding twenty-eight "National" pilots selected by EPA Headquarters, and 12 "Regional" pilots selected and sponsored by EPA Regional offices. Twenty more pilots were announced in June 1996 and their cooperative agreements are being negotiated.

The brownfields pilots will test redevelopment models, direct special efforts toward removing regulatory barriers without sacrificing protectiveness, and facilitate coordinated environmental cleanup efforts at the Federal, State, and local levels. These funds will be used to generate interest by pulling together community groups, investors, lenders, developers, and other affected parties to address the issues of cleaning up sites contaminated with hazardous substances and returning them to appropriate, productive use. The pilots will serve as vehicles to explore a series of models for States and localities struggling with such efforts.

Twelve Brownfields Regional Pilots are underway and an additional nine\* are being negotiated:

- Atlanta, GA\*
- Buffalo, NY
- Clearwater, FL\*
- Boston, MA
- Camden, NJ\*
- Dallas, TX

- Duwamish, WA
- Illinois
- Miami, FL\*
- Northwest Indiana Cities
- Philadelphia, PA
- Prichard, AL\*
- Sand Creek Corridor, CO
- San Francisco, CA\*
- West Jordan, UT
- East St. Louis, IL\*
- Indiana
- Minnesota
- Pittsburgh, PA
- Provo, UT\*
- Shreveport, LA\*

Please refer to the supplemental EPA fact sheet on each pilot project for more specific information.

## ACTIVITIES

Following is a summary of each of the 19 Brownfields Regional Pilots that are underway or are being negotiated:

- Atlanta, GA - U.S. EPA Region 4 has selected the City of Atlanta for a Regional Brownfields Pilot. Atlanta has established its own Empowerment Zone (EZ) of 30 neighborhoods (population 50,000) and created the Atlanta Empowerment Zone Corporation to implement their EZ plans. Atlanta's overall goals are to inventory brownfields within the Empowerment Zone, encourage industry involvement in brownfields redevelopment, provide environmental justice planning, develop sustainable communities.

Activities planned as part of this pilot include undertaking a minimum of three Level I and one Level II environmental audits, building a brownfields inventory database, producing a site identification brochure that will be the beginning of an aggressive public communications strategy and demonstration project, developing remediation processes, and creating a central oversight process for reviewing technical elements of site remediation. For more information contact Matt Robbins of U.S. EPA Region 4 in Atlanta, GA, at (404) 347-5059, ext. 6212.

- **Boston, MA** - U.S. EPA Region 2 awarded \$200,000 to the City of Boston to fund activities that include: developing a model to identify, map, and gather information on brownfields in the Dudley Street Neighborhood (DSN), the principal business center for Boston's African-American community; developing a community outreach and education program; and investigating ways to secure additional cleanup funding, engage in cost recovery litigation, and promote environmental compliance assurance. For more information contact Lynn Jennings of U.S. EPA Region 1 in Boston, MA, at (617) 573-9634.
- **Buffalo, NY** - U.S. EPA Region 2 awarded the City of Buffalo \$200,000 to fund the Buffalo Brownfields Project. Activities planned under this pilot include inventorying and characterizing the city's brownfields; finalizing development strategies for two to five brownfields redevelopment projects based on community vision, economic development potential, and health and environmental concerns. Additionally, the pilot is funding a Brownfields Community Coordinator to conduct environmental justice and community outreach activities targeted to specific brownfields sites; and is supporting a Brownfields Planner to oversee overall program integrity, work with the Buffalo Brownfields Task Force, develop techniques for brownfields development, and encourage developers interested in brownfields to assess sites. For more information contact Walter Schoepf of U.S. EPA Region 2 in New York, NY, at (212) 637-4319.
- **Camden, NJ** - U.S. EPA Region 2 has selected the City of Camden for a Regional Brownfields Pilot. Camden is the fifth largest and the most economically distressed city in New Jersey, with a predominantly minority population, a high unemployment rate, and a one in three poverty rate. Manufacturing and related land use account for a third of Camden's nine square miles, and brownfields constitute more than half of all industrial sites in the city. The goal of Camden's brownfields program is to develop an effective strategy for assessment, cleanup, and reuse of Camden's brownfields. The city proposes a comprehensive approach that will integrate technical, community, government, and financial resources. For more information contact Larry D'Andrea of U.S. EPA Region 2 in New York, NY, at (212) 637-4314.
- **Clearwater, FL** - U.S. EPA Region 4 has selected the City of Clearwater for a Regional Brownfields Pilot. Clearwater's brownfields problem stems from a former lake, filled in as part of urban development 40 years ago. Businesses and residences built on the site are being abandoned due to state regulations mandating property set-asides for stormwater attenuation. The area is a state-designated Enterprise Zone. Clearwater's goal is to instill environmental justice by completing site characterizations, offering economic incentives, and creating job opportunities. The University of South Florida, a brownfields partner, will prepare a flow-of-ownership plan with a novel approach to encourage investment and residential support. For more information contact Matt Robbins of U.S. EPA Region 4 in Atlanta, GA, at (404) 347-5059, ext. 6212.
- **Dallas, TX** - U.S. EPA Region 6 awarded Dallas \$200,000 to fund brownfields activities that include obtaining the assistance of an EPA official through an Intergovernmental Personnel Act (IPA) assignment; organizing the Brownfields Initiative program and establishing criteria to select sites for evaluation; proposing funding for a permanent staff person to assume management of the Brownfields Initiative program; holding community meetings to obtain input from neighborhood associations, real estate developers, the financial community, chambers of commerce, and interested business associations regarding site selection and potential redevelopment; and providing public resources to businesses wishing to relocate to a redeveloped brownfields site. For more information contact Stan Hitt of U.S. EPA Region 6 in Dallas, TX, at (214) 665-6735.

- **Duwamish, WA** - U.S. EPA Region 10, with co-funding from EPA's Office of Underground Storage Tanks, awarded \$200,000 to the Washington Department of Ecology (WDOE) to fund the Duwamish pilot. This pilot is backed by the Duwamish Coalition, a group of commercial, environmental, and community representatives. Activities planned as part of this pilot include developing a decision-tree methodology as a model for risk evaluation and remedy selection, which will be incorporated into a new WDOE guidance document for contaminated sites; and evaluating fate and transport, leachability tests of contaminated soils, and adaptation of national efforts regarding risk-based corrective action guidance. For more information contact Nancy Harney of U.S. EPA Region 10 in Seattle, WA, at (206) 553-6635.
- **East St. Louis, IL** - U.S. EPA Region 5 has selected the City of East St. Louis for a Regional Brownfields Pilot. The communities include Alorton, Brooklyn, Cahokia, East St. Louis, National City, Sauget, Washington Park, Madison, and Venice. The goal of the East St. Louis pilot is to develop a sustainable secondary materials manufacturing district on former Alcoa Aluminum site on 220 acres in a predominantly minority area. Activities planned for the pilot include establishing an Advisory Committee; conducting title searches and research; creating and employing a geographic information system; transaction screening of sites; and preparing reports and presentations. For more information contact Mary Beth Tuohy of U.S. EPA Region 5 in Chicago, IL, at (312) 886-7596.
- **Illinois** - U.S. EPA Region 5 awarded \$150,000 to the Illinois Environmental Protection Agency (IEPA) to fund environmental assessments now underway at eight to ten brownfields in Chicago and East St. Louis. In addition, IEPA has been granted the use of a mobile lab to facilitate testing at these sites. The IEPA anticipates that City of Chicago officials will be involved in facilitating prospective purchaser agreements and redevelopment efforts and will serve as the focal point for communications with prospective purchasers at these sites. The City of Chicago is also considering developing a database that will track the results of environmental site assessments conducted throughout the city. For more information contact Joe Cisneros of U.S. EPA Region 5 in Chicago, IL, at (312) 886-6945.
- **Indiana** - U.S. EPA Region 5 awarded \$150,000 to the Indiana Department of Environmental Management (IDEM) to fund environmental assessments of approximately ten brownfields in Indianapolis and the communities of Gary, Hammond, and East Chicago. IDEM selected several of the sites for assessment during the summer of 1995, and is currently assessing many of these sites. EPA Region 5 has loaned the pilot a mobile van for field testing. City and State officials will facilitate prospective purchaser agreements and redevelopment efforts. IDEM anticipates that increased information on these sites will make them more attractive to prospective buyers. For more information contact Joe Dufficy of U.S. EPA Region 5 in Chicago, IL, at (312) 886-1960.
- **Miami, FL** - U.S. EPA Region 4 has selected the City of Miami for a Regional Brownfields Pilot. Miami has identified a number of potential brownfields in the distressed Wynwood neighborhood, where business is over 40 percent light industry and warehousing. Wynwood, a state-designated Enterprise Zone, suffers from environmental contamination from leaking underground tanks, sewers, and industrial chemicals. Miami's goal is to assess potential brownfields and empower residents to participate fully in redevelopment planning. Miami will conduct a brownfields audit, involve the city's Neighborhood Enhancement Teams in community involvement, and identify strategies to overcome obstacles and devise incentives for local investment. For more information contact Matt Robbins of U.S. EPA Region 4 in Atlanta, GA, at (404) 347-5059, ext. 6212.
- **Minnesota** - U.S. EPA Region 5 awarded the Minnesota Pollution Control Agency (MPCA) \$255,000\* to fund its Voluntary Cleanup Program (VCP). To date, MPCA has targeted owners of 32 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites to participate in the program. Remediation at one site is almost complete and is nearing completion at several other sites. MPCA anticipates that remediation at 10-15 sites will be completed by the spring of 1997. Cost recovery actions have been initiated for the resources expended in the review and oversight of VCPs. For more information contact Joe Dufficy of U.S. EPA Region 5 in Chicago, IL, at (312) 886-1960.

\*Funding for this pilot is made possible by combining funds with other Superfund resources.

- **Northwest Indiana Cities** - U.S. EPA Region 5 has selected the Cities of Gary, East Chicago, and Hammond, Indiana (known as Northwest Indiana), for a Regional Brownfields Pilot in partnership with EPA's Common Sense Initiative (CSI) Iron and Steel Sector Brownfields Workgroup. The pilot will conform to the Sector's "Brownfields Guiding Principles" to address assessment and redevelopment issues unique to the iron and steel industries. The cities' goals include identifying and removing threats to health and safety, restoring brownfields to productive use, and creating sustainable economic growth. Activities planned as part of this pilot include conducting site assessments of candidate properties, identifying current and past owners, obtaining technical expertise to evaluate existing remediation legal authorities, and development of remediation plans. To accomplish these goals the cities plan to select three iron and steel brownfields sites to serve as pilots. For more information contact Ted Smith of U.S. EPA Region 5 in Chicago, IL, at (312) 353-6571.
- **Philadelphia, PA** - U.S. EPA Region 3 awarded the Philadelphia City Planning Commission (PCPC) \$200,000 to select ten sites and hire a contractor to perform environmental assessments at these sites. The contractor will also create a formal environmental site assessment review process by establishing an interagency Environmental Audit Review (EAR) team. In addition, PCPC will market the selected sites, and a city-wide EAR procedure will be established upon completion of the pilot program. For more information contact Tom Stolle of U.S. EPA Region 3 in Philadelphia, PA, at (215) 597-1166.
- **Pittsburgh, PA** - U.S. EPA Region 3 awarded the City of Pittsburgh \$200,000 to fund activities including creating an inventory of sites with development potential; identifying environmental problems, remediation alternatives, and associated costs; exploring market reuse options; and using financial incentives to stimulate site assessment, cleanup, and redevelopment. For more information contact Tom Stolle of U.S. EPA Region 3 in Philadelphia, PA, at (215) 597-1166.
- **Prichard, AL** - U.S. EPA Region 4 has selected the City of Prichard for a Regional Brownfields Pilot. The most economically disadvantaged community in the State, Prichard suffers from an eroding tax base, industrial and residential migration to nearby Mobile, and contamination from organic pollutants in its water supply. Prichard's objectives include creating a technical assistance team to develop remediation plans, creating an educational consortium and clearinghouse, and developing a comprehensive environmental plan. Prichard will use its status as a state Enterprise Zone to offer tax incentives to encourage redevelopment and cleanup. For more information contact Matt Robbins of U.S. EPA Region 4 in Dallas, TX, at (404) 347-5059, ext. 6212.
- **Provo, UT** - U.S. EPA Region 8 has selected the Provo City Iron-ton Economic Redevelopment Project for a Regional Brownfields Pilot. The project is the site of a former steel mill that constitutes the largest tract of undeveloped and non-utilized property in the city. Redevelopment of the former steel mill site and surrounding property has been blocked by the concerns over contamination and liability. The objective of the project is to create an environmentally sensitive development and address environmental justice concerns for the surrounding community. Redevelopment of the site will provide employment opportunities for the community, increase surrounding property values, and increase the city's tax base. For more information contact David Ostrander of U.S. EPA Region 8 in Denver, CO, at (303) 312-6931.
- **Sand Creek Corridor, CO** - U.S. EPA Region 8 awarded \$200,000 to the State of Colorado to fund the sand Creek Corridor pilot. Activities planned under this pilot include identifying barriers to redevelopment resulting from liability concerns; ensuring that pilot project activities complement local development objectives; holding educational seminars for business stakeholders to provide accurate information about the sites in order to encourage their redevelopment; and creating a "SWAT" team as a point of contact for community and business representatives with brownfields concerns. For more information contact Kelcey Land of U.S. EPA Region 8 in Denver, CO, at (303) 294-7639.
- **San Francisco, CA** - U.S. EPA Region 9 has selected the City of San Francisco, CA, for a Regional Brownfields Pilot. The city's goal is to build a model for redevelopment of the South

Bayshore community based upon the lessons learned from the closing of the adjacent Hunters Point Naval Shipyard and other military bases. The city will use a risk management model based on the innovative California regulatory Non-Attainment Zone policy. Activities planned under this pilot include identifying potential exposure pathways, defining acceptable residual levels of contamination based on proposed zoning and land use, developing a Risk Management Plan, and conducting a community involvement program to address environmental concerns related to land use, zoning, economic development, and environmental justice. For more information contact Bobbie Kahan of U.S. EPA Region 9 in San Francisco, CA, at (415) 744-2191.

- **Shreveport, LA** - U.S. EPA Region 6 has selected the City of Shreveport, LA for a Regional Brownfields Pilot. The goal of the city's brownfields program is to increase the economic and environmental viability of Shreveport's urban core neighborhoods. Shreveport's urban core has been selected for the federal National Performance Review program, to demonstrate a comprehensive strategy for enhancing delivery of federal support to troubled neighborhoods. Activities planned under this pilot include developing an inventory of city brownfields and criteria for ranking site redevelopment potential, conducting Phase I site assessments, exploring redevelopment options, educating the community about brownfields problems and opportunities, and providing a forum to develop community based strategies for long-term redevelopment. For more information contact Stan Hitt of U.S. EPA Region 6 in Dallas, TX, at (214) 665-6736.

- **West Jordan, UT** - U.S. EPA Region 8 awarded the City of West Jordan \$200,000 to begin the detailed planning required to reverse the stigma of developing brownfields. Through cooperative partnerships with county, State and Federal agencies, business, and industry, West Jordan intends to leverage brownfields funds to redevelop former industrial properties to create a "high-image" business and industrial park along the Jordan River Parkway Corridor. This effort is seen as an initial step in revitalizing the city's central core, which suffers from heavy industrialization and declining residential and commercial uses. For more information contact Kelcey Land of U.S. EPA Region 8 in Denver, CO, at (303) 294-7639.