Brownfields to Healthfields:
for the
Federal Interagency Working Group
on Environmental Justice
*Florida Healthfields Successes*

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Presented By:
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What is a Brownfield?

**EPA** - A brownfield site is defined as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence *or potential presence* of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.

**Brownfields Redevelopment** - Can result in a wide range redevelopment opportunities that result in viable economic and community development, residential and open-space/green-space uses and other mixed-use projects that provide direct community benefit through community driven redevelopment.
“Healthfields” refers to the transformation of Brownfields Sites into viable projects that improve access to health and healthcare of the community through brownfields redevelopment, principals, tools and resources.

Healthfields Redevelopment has the potential to improve local access to care and reduce Health Disparities through redevelopment. Health centers can also create jobs and bring other benefits.

Ms. Willa Carson the Pioneer of the Healthfields Movement

Willa Carson Health Resource Center – Clearwater, Florida
Successful Brownfields/Healthfields Projects Address Environmental Justice Concerns

Environmental Justice

> **Environmental Justice** is the fair treatment and meaningful involvement of all people regardless of race, color, culture, national origin, income, and educational levels with respect to the development, implementation, and enforcement of protective environmental laws, regulations, and policies....

> **Brownfields and Healthfields Redevelopment** are tools to reverse negative environmental impacts and provide positive steps to provide access to Health and Healthcare and to remove Contamination in Environmentally Overburdened communities ....

> Remove contamination and provide health related end uses to improve access and reduce health disparities.
Why Healthfields?
Address Health Disparities and Provide Health & Healthcare in Underserved Communities – Health Zone 1, City of Jacksonville

Many Brownfields Communities Suffer Disproportionate Numbers of Health Disparities

Health Zone 1 has the highest rates of:

- Infant mortality
- Heart disease mortality
- Asthma-related emergency room visits
- Emergency room visits related to uncontrolled diabetes

> **Need for Fresh Food and Health Care is Paramount**

**Information provided by SKEO Solutions**
Why Healthfields?
Disparities in Access are also Common, Especially Among African Americans, Hispanics, and Low-Income

Adults age 65 and over rarely had worse access to care than adults aged 18-44

Blacks had worse access to care than whites for 32% of access measures

Hispanics had worse access to care than non-Hispanic whites for 63% of measures

**Poor people had worse access to care than high-income people for 89% of measures**

Prevention is also a key strategy that leads to additional business opportunities

**High Number of Food Deserts**

Improving Access to Health and Healthcare can assist in Addressing/Reducing Health Disparities

Source: National Healthcare Quality Report, 2011
Why Healthfields?

Healthfields Redevelopment Provides a Wide Range of Redevelopment Opportunities / Benefits

Health Care

- Community-Based Health Clinics
- Federally Qualified Health Centers
- Hospitals
- Vision Care
- Dental Care
- Urgent Care
- Health Related Industry

Open-Space/Green-Space

Access to Healthy Food Choices

- Grocery
- Community Gardens (on Safe Sites / Safe Practices)
- Farmers Markets,

Address Food Desert Issues

- Healthy Food Choices
**Why Healthfields?**

Economic Market Opportunities Resulting from a Strong Healthcare Market & Aging Demographics

10 of the 20 fastest growing occupations are healthcare related.

Increased demand for medical services is likely to create more health care-related jobs than is currently anticipated, ULI

> Employment projected to grow by 14.3% over the decade (20.5 million new jobs) - More than any other industry

Aging population increases medical demand

> 78 million post WWII baby boomers are now turning 65, the youngest will be 65 in 2029

> Those over 65 have three times as many office visits per year
Why Healthfields?
Brownfields Opportunities to Implement the National Prevention Strategy

Website:
http://www.healthcare.gov/prevention/nphpphc

United States Surgeon General
Vivek H. Murthy, MD, MBA

Website:
http://www.healthcare.gov/prevention/nphpphc

Cardno
Shaping the Future
Healthfields Partners
EPA Partnership with multiple EPA Programs promoting Creating Healthier communities by improving Access to Health Care including:

- Office of Environmental Justice
- Superfund Remediation and Technology Innovation
- Office of Underground Storage Tanks…

Partnering with EPA Office of Sustainable Communities to promote healthier communities and access to health care

Focus on The Sustainable Community Partnership

- EPA, DOT, HUD
Healthfields Resources and Partners
EPA Office of Underground Storage Tanks (OUST)

Original Highway to Healthcare Corridor Concept

Using Florida Examples to Encourage Community’s across the County to transform Petroleum Brownfields into Health Related End Uses

Developing Outreach Materials on the “Highway to Healthcare Initiative” as an Redevelopment Model for Petroleum Contaminated Sites

Integration of Petroleum Brownfields (PBF) into the Planning Arena

Health Related Approaches and Best Practices to Foster PBF Revitalization

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Healthfields Resources and Partners
EPA Region 4 Brownfields Update

Working to Improve Public Health Support Delivery by sharing Available Technical Assistance and Tools with Communities

Showcasing of public health models for Brownfields Grantee communities where (brownfields to greenspace, health clinics, community gardens...)

Engagement and collaboration with communities on health care access and creating healthy communities

Targeted Brownfields Assessment emphasis on indoor air contaminants for faith-based and environmental justice communities and others

Camilla Warren
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Healthfields Resources and Partners
ATSDR – Agency for Toxic Substances and Disease Registry

ATSDR Brownfield/Land Reuse Health Initiative

> ATSDR’s mission is to serve the public through responsive public health actions to promote healthy and safe environments and prevent harmful exposures to environmental contaminants.

$150,000 - ATSDR Community Health Projects Related to Contamination at Brownfield/Land Reuse Sites (CDC-RFA-TS15-1502) - early April 2015

Other resources:

> ATSDR Action Model
> ATSDR Brownfield/Land Revitalization Site Tool
> Videos
  – The Dream is Possible: Brownfields to Healthfields
> Publications and Success Stories

BROWN - ATSDR Brownfields & Reuse Opportunity Working Network

> Community Health Partnerships
Resources

Brownfields
> EPA Assessment, Clean-Up Grants & Revolving Loan Funds & Planning Grants
> Targeted Site Assessments (EPA / States)
> EPA Petroleum and State Tank Programs

HHS
> HRSA – 2010 Patient Protection and Affordable Care Act (PPACA)
> HHS Community Transformation Grants – reduce chronic diseases – diabetes and heart disease
> HHS - Healthy Food Financing Initiative – (HFFI)
  - USDA Newest partner multiple HFFI Funds

USDA
> Multiple Fresh Food Resources

Your Agency Here
> Communities need additional resources and Technical Assistance to Access Health Related Resources

Lisa Mariani
Health Resources and Services Administration - Atlanta Regional Office
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Successful Florida Healthfields Projects
Tampa Family Health Centers – East Tampa Location
Brownfields to Public Health Success

Challenges
> Lack of Health Care in Medically-Underserved Community
> Lack of Land and Funding to Provide Healthcare within the East Tampa Community

Tools
> EPA Brownfields Assessment Grant
> Community Outreach
> EPA Brownfields Assessment Funding for Asbestos Surveys of Underutilized Structures
> FQHC Partnership
> $1.3 Million in ARRA Funding Identified by Congresswoman Cathy Castor
> Location Near Public Transportation (22nd Street and Hillsborough Avenue Corridors)

Results
> Community-based healthcare providing
  - Family Practice
  - Dental
  - Pediatrics
  - Social Work
  - Pharmacy

Community Partners
East Tampa Revitalization Partnership
Ed Johnson – City of Tampa
Charles R. Bottoms – Tampa Family Health Center
Central Florida Healthcare
Mulberry, FL

Brownfields to Public Health Success

Challenges

> Medically Underserved Community in Polk County, Florida to healthcare on Brownfields sites
> Numerous Abandoned Petroleum sites and Mined Lands within the City
> Funding for Assessment Remediation and Redevelopment
> Nearest Hospitals or clinics 9.8 miles and 12.01 miles

Tools

> USDA Community Visioning
> CFRPC – Brownfields Assessment Grant
> Donation of City Land
> HHS - HRSA Planning Grant
> EPA - Brownfields Assessment Grant – Outreach, Reuse Planning & Phase I & II ESA
> HHS- HRSA School-Based Grant
> HHS- HRSA New Access Point Results

Results

> Community Based Healthcare in Rural Underserved Community

Community Partners

Ann Claussen – Central Florida Health Care
Jennifer Codo-Salisbury – Central Florida Regional Planning Council
Rick Johnson – City of Mulberry

Health Center Grand Opening
4/8/15
Lacoochee Community Center/Health Care Center
Lacoochee, FL

Brownfields to Public Health Success

Challenges
> No Access to Healthcare
> Former Borrow Pit/Sinkhole Geology
> Former Dump Area
> Metals and Petroleum Contamination
> Environmental Justice – Highest Concentration of Hispanic and African-American Population

Tools
> Community Partnership
> Withlacoochee Regional Electric Cooperative
> Nearly $2 million in State Appropriations and Private Funding
> Pasco County Brownfields Assessment Grant
  – Phase I & II ESAs, Geotechnical Reports
> HRSA Change in Scope
> Health Impact Assessment – Demonstrating Need

Results
> 12,800 sq. ft. Building
> Premier Healthcare FQHC
> Nutrition and Job Training Programs
> Gymnasium
> Boys & Girls Club
> Officer-Friendly Program in the Center /Violence Prevention
> Public Housing Authority Involvement

Community Partners
Melanie Kendrick – Pasco County
Cheryl A. Pollock – Premier Community HealthCare Group, Inc.
Sandra Whitehead – NACCHO

Health Center Grand Opening
Yesterday 3/25/15
Providence Health – Portland, Oregon
National Brownfields to Healthfields Success

This Abandoned Gas Station was the focus of the Design Charrette at the Brownfields 2003 national conference.
Successful Healthfields Projects
Access to Fresh Food
Why Healthfields?
Provide Fresh Foods to Combat Health Disparities

Low-income neighborhoods frequently lack full-service grocery stores and farmers’ markets where residents can buy a variety of fruits, vegetables, whole grains, and low-fat dairy products (Beaulac et al., 2009; Larson et al., 2009).

Obesity is a risk factor for a variety of chronic conditions, including diabetes, hypertension, high cholesterol, stroke, heart disease, certain cancers and arthritis. ("JAMA"), January 20, 2010, Vol 303, No.3 at p. 235

..the more impoverished a neighborhood, the fewer the number of independent or chain supermarkets and the less access to fresh fruits, vegetables, low-fat milk, high-fiber foods, and other healthy meal and snack options. (The intersection of neighborhood racial segregation, poverty, and urbanity and its impact on food store availability in the United States - Bower, Thorpe Jr., Rohde, Gaskin, 2014)

“Many Brownfields Communities are low income and minority communities with lack of access to fresh food and healthcare and have properties that can be used to improve access to fresh foods.”
Brownfields Revitalization – Urban Agriculture and Food Connection

**Assessment**
Vacant Lots, Property and Structures

**Cleanup**
Deconstruction, Removal, and Waste Management

**Redevelopment and Reuse**
Agriculture, Garden, Community Kitchen, Community Cannery, Farmers Market, Food Retail, Composting Facility

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**Community Collaborations For Sustainable Re-development and Healthier Communities**

**WHO?**
Foundations, Local Health Department, Planning Department, Public Works, Community-Based Organization, Food Security Organization

**WHAT?**
Community Food Security Assessment, Food System Mapping, Market Analysis, Land Inventory

**WHY?**

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Reinventing Community Connections with Agriculture and Food
Harbor Oaks Shopping Center
Clearwater, FL

*Improved Access to Fresh Food Healthfields Example - From Car Lot to Publix Shopping Center*

### Challenges
- Former Automobile Dealership for 45 Years
- Blighted Buildings
- Market Uncertainty – Third Time is the Charm
- Underground Storage Tanks
- 17 Hydraulic Lifts
- Environmental Stigma
- Need for a Community Grocery Store

### Tools
- State Brownfields Appropriation
- State Brownfields Loan Guarantee
- Developer Investment

### Results
- 44,287 sq. ft. Shopping Center
- 125 New Jobs
- Catalyst for Infill Redevelopment
- $12,000,000 Capital Investment
- Catalytic Town Home and Commercial Developments

### Community Partners
- **South Clearwater Citizens for Progressive Action**
- **Diane Hufford** – City of Clearwater
- **Jim White** – White Development Company
Bradenton Save-a-Lot (Sarasota MPO)  
Access to Fresh Foods

Challenges
> Food desert area
> Adjacent railroad and multiple gas stations
> Funding challenges – City/CRA contributions – creative financing

Tools
> Tamiami Trail EPA Petroleum Brownfields Corridor
> EPA Brownfields Assessment Grant
  – Phase I & II due diligence
  – Removed environmental stigma
> CRA to invest $45,000 annually for 10 years in incentives
> Land Cost – CRA sale at $750,000 / Returning $745,000 to developer
> $1.36M in Federal New Markets Tax Credit Program

Results
> 16,000 Sq. Ft. Save-a-Lot (Urban Format)
> $4 M capital investment
> Approximately 8 other retail spaces (96,000 sq. ft.)
> $38,000 in ad valorem tax annually
> Healthy foods for underserved community
> 25 long-term jobs/60 temporary construction jobs
  – At least 30% local construction workers

Community Partners
Tim Polk – City of Bradenton
Mike Maholtz – Sarasota Manatee Metropolitan Planning Organization (MPO)
Improving Food Access
Brownfields to Farmers Markets
National Brownfields to Healthfields Successes

Shelton, Connecticut

Santa Fe, New Mexico
Robinson Preserve Expansion
Manatee County, FL

Brownfields Transformation (Open Space / Green Space / Recreation)

Challenges
> Need for Preserve Addition and Improvement of Public Amenities, Open / Green Space
> Prevent Degradation of Area from Residential and Community Development
> Provide a Much Needed Environmental Education Center
> Restoration/Preservation of 150 Acres of Land/Habitat

Tools
> Community Support
> Sarasota/Manatee MPO Brownfields Coalition Assessment Grant
  - Phase I ESA/Phase II ESA (Private Funding)
> Private and Federal Funding of approximately $11,650,000

Results
> State-of-the-Art Environmental Education Center
> Ecological Amenities: Nesting Boxes, Platforms, Artificial Reefs, Bat Houses
> Additional Parking and Restrooms
> Three Nature-Themed, Age-Specific Playgrounds
> Canoe and Kayak Launch Site
> Paddle Trail Expansion
> Observation Mound
> 1.6 Mile Walking/Jogging Trail
> Elevated Tree Canopy Trail

Community Partners
Charles A Hunsicker – Manatee County
Mike Maholtz – Sarasota Manatee Metropolitan Planning Organization (MPO)
Challenges

- Former Landfill Site
- Need for Community Open/Green Space

Tools

- Community Support
  - Project Named after Community Legend, Robert L. Cole
- $1.1 Tax Increment Funding (East Tampa Community Redevelopment Agency)
- Designs provided by University of South Florida School of Architecture

Results

- Multi-Use Community Park / Lake
- Opportunity for Open-Space / Green-Space in Underserved Community
- Recreational Opportunities – Boardwalk, Walking Trail, Exercise Stations
- Observation Tower, Pier
- University of South Florida and Local Elementary Schools Partner on Water Quality Research Project
- Public Art / Culture – Historic African Americans Quotes Engraved in Walking Trail

Community Partners

East Tampa Revitalization Partnership
Ed Johnson – City of Tampa
Trent Green – University of South Florida
Abandoned Healthcare – Brownfield to Healthier Reuse
Cleveland, Ohio
National Brownfields to Healthfields Success

View of St. Alexis Hospital circa 1957. (from Michael Schwartz Library, Cleveland State University)

Cyclists exercising in the Cleveland Velodrome. (from Fast Track Cycling, Inc.)
Remaining Challenges
East Tampa Brownfields to Grocery Store
(22nd Street Retail Center)
Brownfields Project to Address Lack of Healthy Food and Food Desert Issues

Community Partners
East Tampa Revitalization Partnership
Ed Johnson – City of Tampa
Future Grocery Retailer Needed

Phase I and II Environmental Site Assessments provided through Tampa’s EPA ARRA Assessment Grant
Remaining Challenges
Northeast Florida Health Care – Health Zone 1
Jacksonville, FL
Community Searching for Healthcare Solutions in Severely Underserved Community

Challenges
> Disproportionately high incidences of health issues
> Numerous Brownfield sites adjacent to residential areas including a Superfund site
> Healthcare access impacted by transportation/location of health care facilities
> Large, urban area – limited resources & support

Tools
> Designation as EPA EJ Showcase Community – increases visibility – focuses resources
> Grants, Public –private partnerships
> Mobile healthcare services

Potential Results
> Potential Fresh Foods in Food Desert Area
> Increased Access to Affordable Healthcare
> Decrease in health disparities – increase in wellness
> New Economic Development/Commerce

Community Partners
Wynetta Wright/Ken Pinnix – East Side Environmental Council
Heather Ireland – City of Jacksonville
Grazyna Pawlowicz – Duval County Health Department
Dawn Emerick – Groundwork Jacksonville
The Stars Align – What's Next for Healthfields Redevelopment

Broaden and Formalize the Partnership

> Continue to Connect other Programs and Partners to the Healthfields Concept
  - IWG Can Play a Lead Role
  - EPA, HRSA, HUD, ATSDR, Local Governments, FQHCs, Private Sector, Other Stakeholders, You…

> Provide Technical Assistance for Communities to Access Resources form Federal, State and Local Sources – Not enough to say we have a grant for that?

> Develop Case Studies and Resource Guide

> Provide Technical Assistance & Pilot Projects

> Continue results oriented Healthfields Successes

> Encourage the development community – Health Care Providers, Fresh Food providers to Invest in Underserved Markets – We need more developers to be active in underserved markets

Develop a National Action Agenda to Promote - Healthfields “Improving Access and Health Care Through Brownfields Redevelopment”
Conclusion

Healthfields redevelopment projects can result in potential opportunities to improve health and health care, install environmental justice and health equity and promote economic development in underserved communities.

“Healthfields - Reducing Health Disparities through Redevelopment”
Questions?

Thank You!

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