

Planning Under an EPA Brownfields Grant

August 28, 2024



Today's Webinar

- Welcome and overview
- Why plan?
- Where should I start?
- Grant Recipient Highlights
 - Cochise County/Willcox
 - Indianapolis
- EPA's Eligible Brownfields Planning Activities
- Q&A



Plan for Brownfields Redevelopment Success
Site Reuse Vision

Successful brownfields revitalization doesn't just happen. It's planned for.

Approach brownfield revitalization through creative, inclusive, and efficient planning activities.

- Early on in the site selection process, consider the range of realistic site reuse options.
- Create a brownfields revitalization plan based on the community's vision, site and surrounding area conditions such as environmental, economic, real estate market, assets, challenges and vulnerabilities. These factors will directly influence how the site is assessed and remediated.

Planning activities that focus on brownfields revitalization are eligible under an EPA Brownfields Assessment or Multipurpose Grant.

Our community needs to:

- Visually reflect stakeholder input, market data, environmental considerations and other opportunities uncovered during the brownfields Site Reuse Assessment.
- Communicate our desired brownfield site reuse concept to stakeholders, regulatory officials, economic development leaders and the real estate market.

How a Site Reuse Vision can help: *A picture is worth a thousand words!* Illustrates the potential or preferred redevelopment scenario for a brownfield site. Design concepts include visual representations such as sketch illustrations, renderings and/or 3D models of the potential and preferred brownfield site reuse options, proposed land uses, access and key infrastructure. Complements the brownfields revitalization plan.

Influence on brownfields assessment, cleanup and reuse: Illustrates the location of proposed site structures and site features as per the desired reuse scenarios. Structure and feature placement affect site preparations, assessment and cleanup decisions. The site reuse vision helps reposition the site for redevelopment, and attract interested developers, tenants, end users, funding and financing.

What is involved? Creating an illustration for the site that reflects the community's reuse priorities, integrates site assets and limitations, incorporates neighborhood features and satisfies market demand.

Generally, the Site Reuse Vision is the result of a public planning process that defines the site and reuse goals, gathers input from various stakeholders, and identifies feasible reuse alternatives. The extent of community participation in developing a Site Reuse Vision varies. Some communities:

- Host a design charrette (a collaborative meeting during which planning professionals lead stakeholders through a process of exploring options and sketching reuse designs).
- Have design professionals draft reuse alternatives and present the concepts to the community through a series of public meetings.

When to conduct? Upon completion of a Site Reuse Assessment, after brownfield site conditions and market information are obtained and analyzed.

What does it typically cost? Costs may range from \$35,000 – \$100,000, depending on the complexity of the site and the extent and type of public participation. Creating conceptual schematic designs compliant with local zoning can cost less.

Who can perform? Typically prepared by an experienced site planner, landscape architect or multi-disciplinary brownfields redevelopment team.

How can planning activities help with brownfield reuse?

- Revitalizing a brownfield starts with understanding how the community's site reuse goals align with local economic, infrastructure, social and environmental conditions.
- Planning can help you figure this out!



Planning activities to initiate brownfields revitalization:

- [Climate-Smart Brownfields Planning_\(pdf\)](#) (620.9 KB)
- [Equitable Development Activities_\(pdf\)](#) (935.7 KB)
- [Brownfields Area-Wide Planning_\(pdf\)](#) (401.1 KB)
- [Site Reuse Assessment_\(pdf\)](#) (1.8 MB)
- [Land Use Assessment_\(pdf\)](#) (308.2 KB)
- [Market Study_\(pdf\)](#) (590.3 KB)
- [Infrastructure Evaluation_\(pdf\)](#) (289 KB)
- [Community Health Assessment_\(pdf\)](#) (278.8 KB)
- [Site Disposition Strategy_\(pdf\)](#) (806.8 KB)

Planning activities to prepare your brownfields site for reuse:

- [Site Reuse Vision_\(pdf\)](#) (309.1 KB)
- [Resource Roadmap_\(pdf\)](#) (418.7 KB)
- [Revitalization Plan_\(pdf\)](#) (283.9 KB)
- [Evaluation of Market Viability_\(pdf\)](#) (409.3 KB)
- [Economic Impact Analysis_\(pdf\)](#) (1002.8 KB)
- [Fiscal Impact Analysis_\(pdf\)](#) (739.2 KB)



Planning for Brownfields

Where to start and why its integral to a successful brownfields assessment and remediation effort

Presented by: Sean Garrigan



stromberg
garrigan
associates

PLANNING PRIMER

- What is planning in a brownfields context?
- What are the key aspects of the brownfields redevelopment process that typically get branded as planning?
- What are the key elements that should be considered when developing a work plan and budget?

“PLANNING” IS...



THE VALUE

If you don't know
where **you are going**,
you might wind up
someplace else.

– *Yogi Berra*





Site inventorying & prioritization



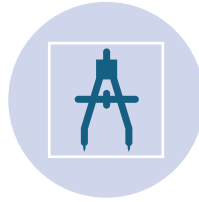
Market analysis/Market potential



Area-wide analysis & planning



Site planning, layout of site amenities



Conceptual architectural adaptive reuse



Level-of-magnitude costs & project packaging



Analysis of brownfields alternatives

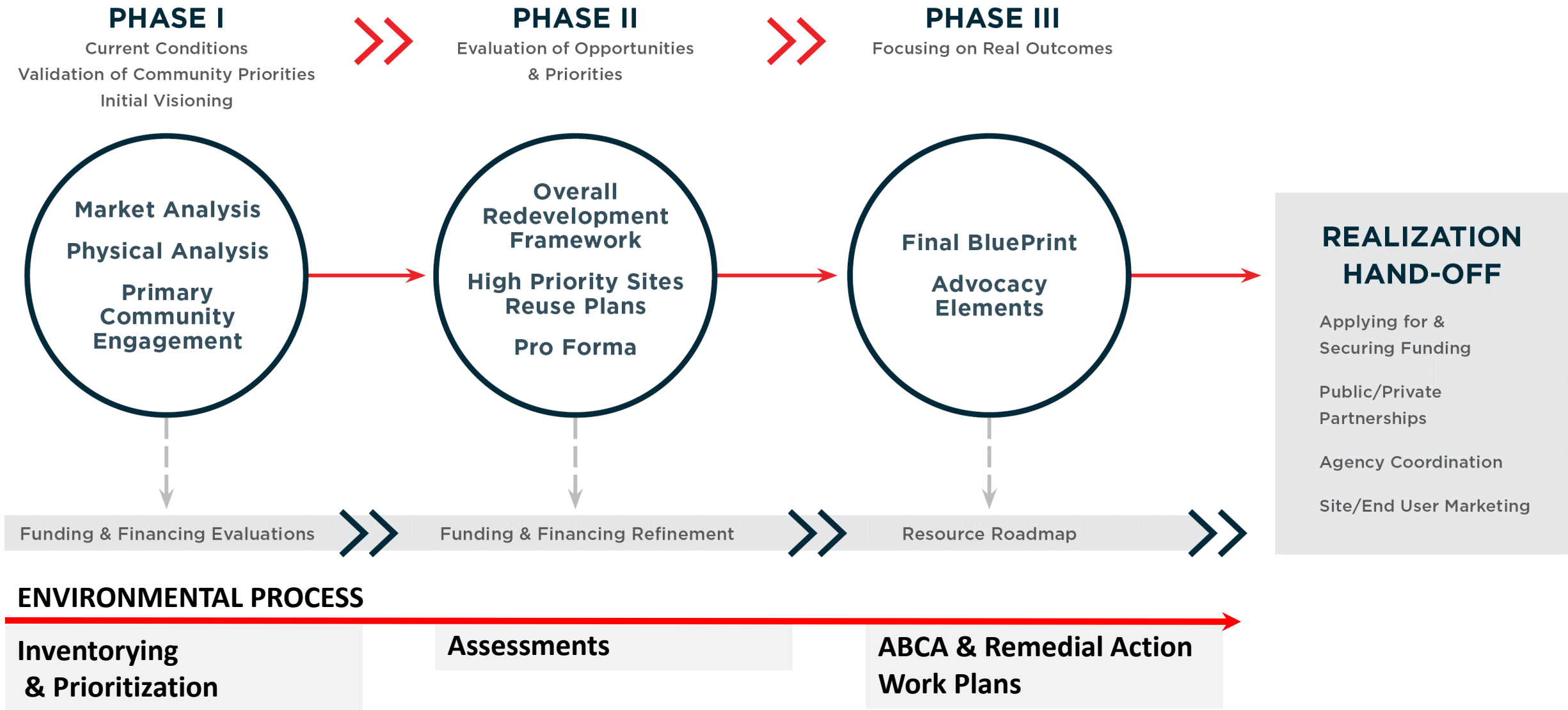


Integrating engineering controls

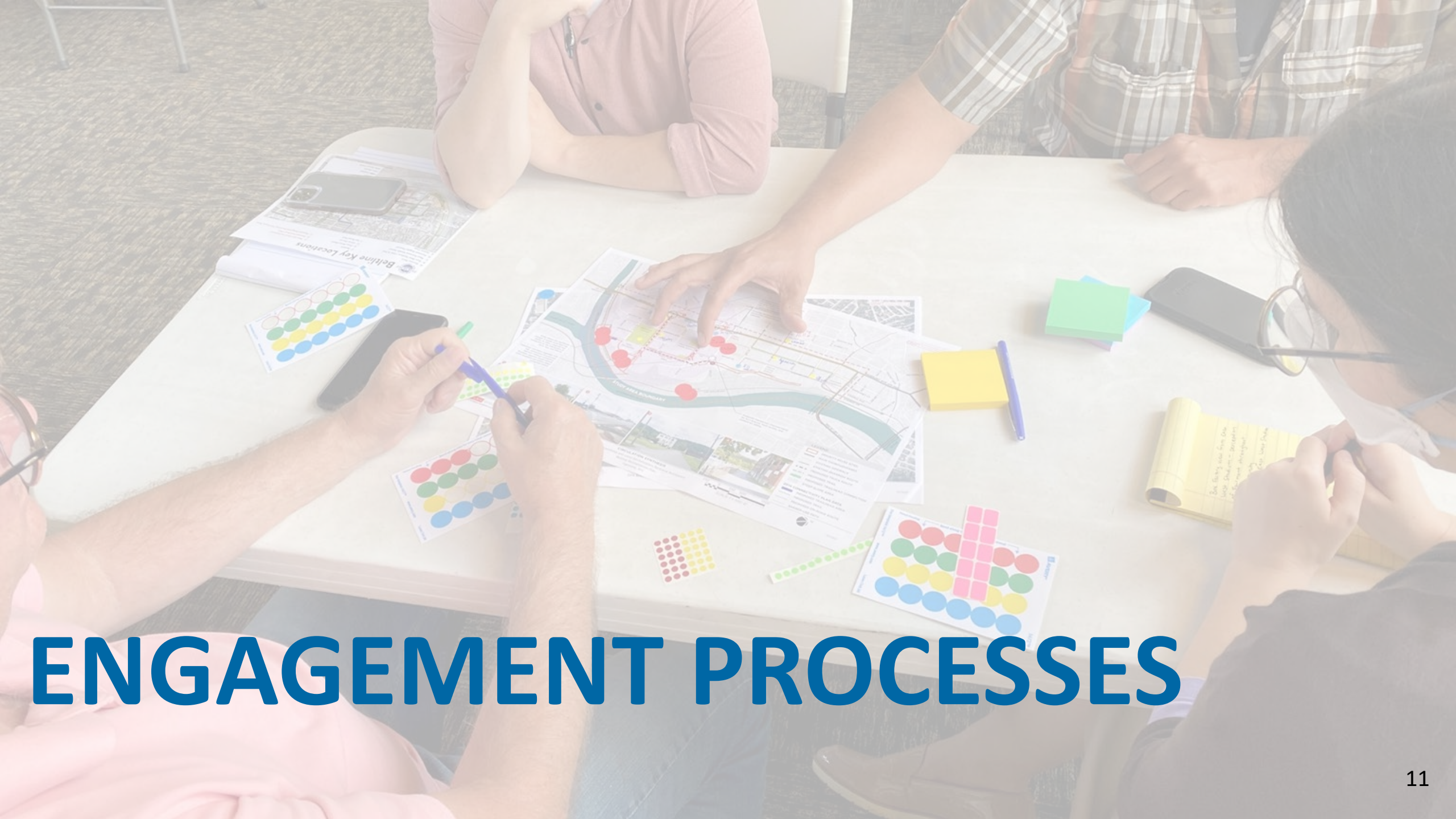


Identify funding & financing opportunities

TYPICAL REUSE PLANNING ELEMENTS



TYPICAL REUSE PLANNING PROCESS



ENGAGEMENT PROCESSES

Looking Beyond the Property Lines:

- **Holistic Understanding of Sites and Context**
- **Broad Market Factor Influences**
- **Potential to Enhance Broader Economic Opportunities**
- **Protects Against Unintended/Adverse Social Welfare and Community Impacts**
- **How Infrastructure Systems Can Impact Redevelopment Potential**


Starting from an Area-Wide Perspective

The Best Decisions are Harder to Achieve in an Information Vacuum:

- **Specificity Informs Everything - Especially Assessment and Remedial Planning**
 - Finely Calibrates Characterization Activities
 - Determines Optimal Remedial Approach Especially within State Voluntary Clean-up Programs
- **Know the Place - Local Land Use Regulations/Ordinance Can Impact Remedial Approach**
- **Time! - Actions, Interim Results, Long-Term Vision**

Planning Informs Decision-Making & Makers

Meeting in the Middle: Solving a Problem from Two Directions:

- **Avoiding Default Decision-Making by Agency Reviewers**
- **Cyclical Process: Site Plan**  **Remedial Plan =**
 - Lower Cost
 - Faster Schedule
 - Reduced Environmental Impact
- **The Goal: The Remedial Action and Site Improvements for Redevelopment are the Same Action**

Knowing the End Point Creates Efficiencies

PLANNING ADVANCES IMPLEMENTATION:

- **Level-of-Magnitude Costs**
- **Project Packaging**
- **Defined Project Components (i.e. clean-up, transportation, stormwater, utility/energy, resilience, parks, etc.)**
- **Position Community/Project Leadership for Success in Leveraging Resources – Building the Capacity to Lead!**
- **Agency Partnerships – No One Should be Surprised by Your Project**

PARTNERSHIP & FUNDING READY

PLANNING IS MORE THAN JUST A “PLAN” IT’S THINKING HOLISTICALLY

- **The more detailed the reuse plan the better** the chance to expedite the remediation.
- The goal should be to have **the remedial action and the reuse improvements be the same work.**
- **A near-term interim use** is at least as important as a grand long-term vision.
- **Maintain Momentum!** - Once you have a vision, stay focused on the immediate next step to keep things moving. Do not get bogged down by potential complexities that are not immediately urgent.

KEY TAKEAWAYS



Cochise County, AZ

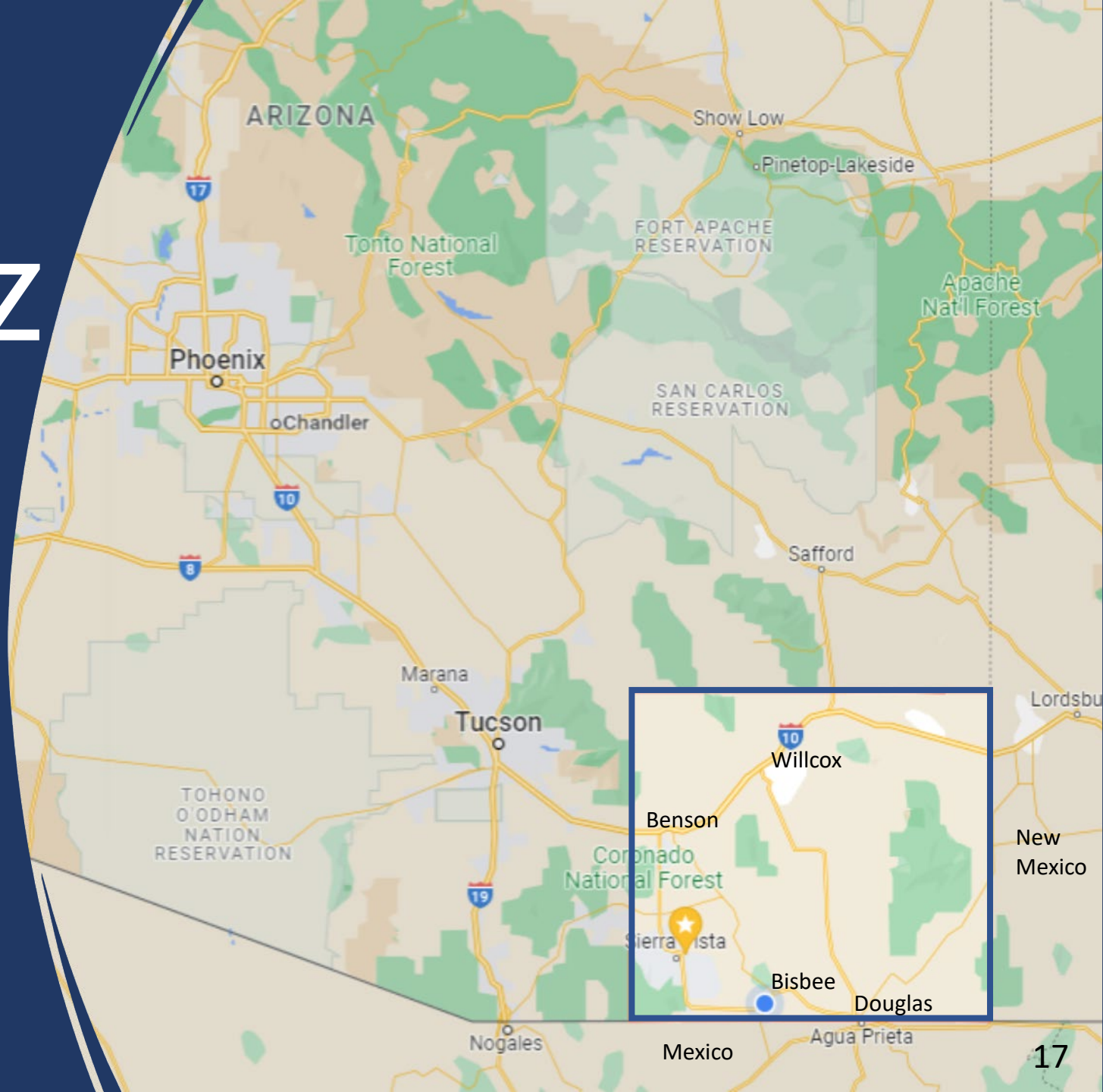
Dan Coxworth, Director
Development Services

County Seat: Bisbee

Population: ~130,000

6,166 square miles

Economic Drivers: U.S. Army Base Fort Huachuca, Tourism, Mining, Agriculture, and trade with Mexico



EPA Grants

2019 Grant (\$600,000)

2022 Grant (\$500,000)

RLF (Revolving Loan Fund) (\$1
Million)

Rural Model of Cooperation

Intergovernmental Agreements (IGAs) with all seven incorporated communities in Cochise County to provide planning and/or building plan review and inspection services.

- Difficult to hire and retain professional staff**
- Limited budgets of small towns (one guy/gal doing everything)**

Hillcrest Apartments

- Built 1901, Originally a Hospital then Dilapidated, Low Rent Apartments
- Phase I, Regulated Building Materials Survey (RBMS)
- Site Reuse Study
- Redevelop into Low Income Housing

Calumet and Arizona Hospital

Site Reuse Study
Bisbee, Arizona



Fab Ave, Sierra Vista

- Previously a Grey Hound Bus Station
- Purchased by the City
- Phase I & II ESA, Regulated Building Materials Survey (RBMS), and Site Reuse Plan



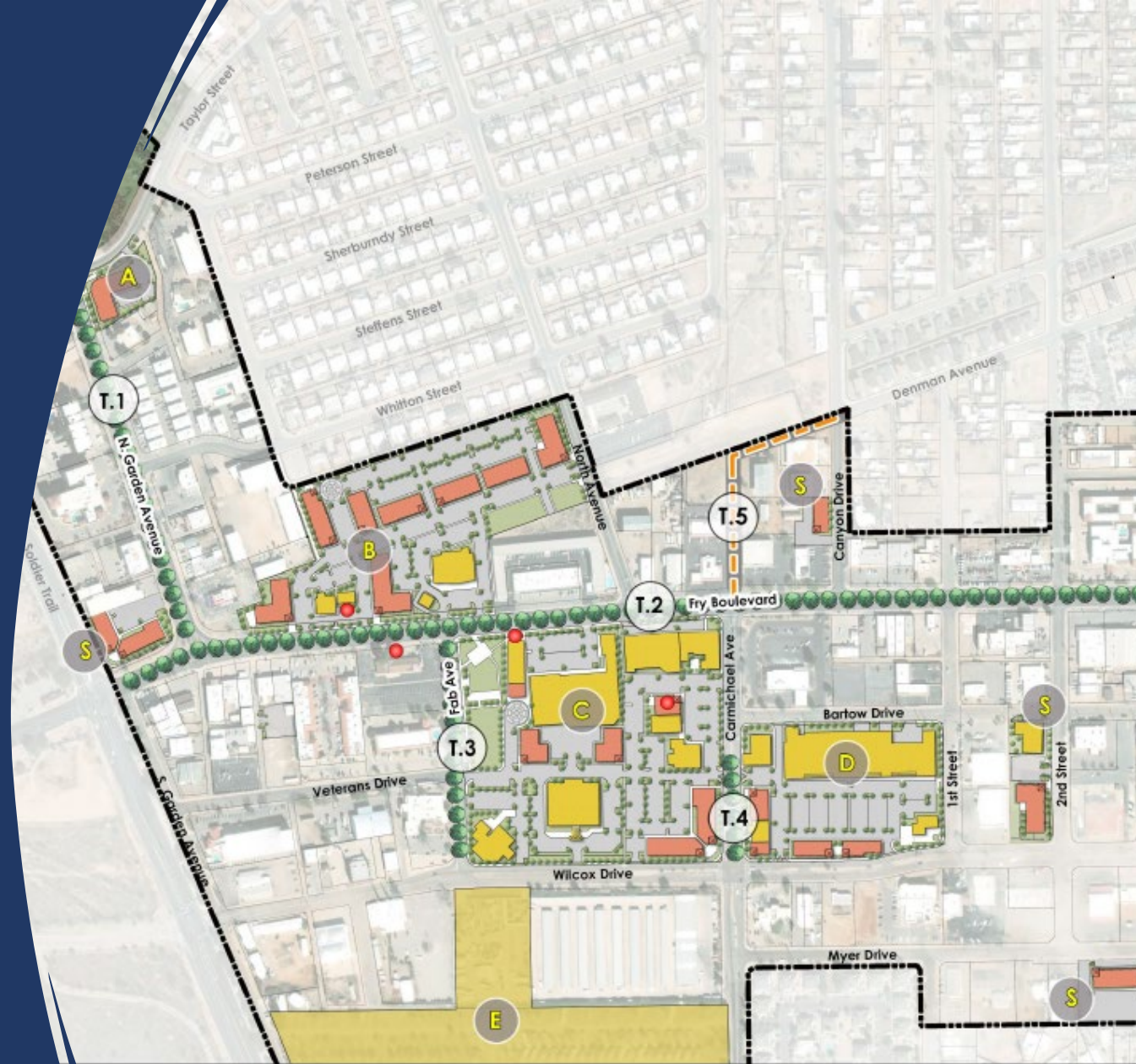
Fab Ave, Sierra Vista

- Adjacent to the new streetscape project along the main commercial corridor in Sierra Vista
- Turning a liability into a community asset



Finding of Necessity Study

- City of Sierra Vista
- Supporting the expansion of the City Redevelopment Area



Wide Planning

on with Catalyst Sites

Current Planning Efforts

- City of Benson Infrastructure Plan
- City of Douglas, Area Wide Plan, Historic Preservation



Willcox Area-Wide Plan

- Destination Downtown Willcox
- Define a Vision and Strategies for Redevelopment
- It's Working!



Destination

Downtown Willcox

Area-Wide Planning Project | Willcox, Arizona



Thank you!

Dan Coxworth, AICP

Director, Development Services

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WILLCOX

BROWNFIELDS GRANT WORKSHOP

PARTNERSHIP WITH COCHISE COUNTY

City of Willcox has limited resources – No Engineer or Planner

Cochise County was awarded a 2019 BF Assessment grant. Used part of the funding to do an area-wide plan for Willcox. The plan focused on bringing additional investment, redevelopment, and vitality to its reemerging downtown. Our plan was completed early 2022.



CITY OF
WILLCOX
ARIZONA

DOWNTOWN STEERING COMMITTEE

- **City of Willcox** - Caleb Blaschke and Mercy Okoye
- **Cochise County** - Dan Coxworth and Christine McLachlan
- **Consultant Team | Stantec Consulting Services, Inc.**
- Rod Keeling - *Willcox Wine Country President/ Business Owner – Keeling Schaefer Vineyards*
- Mary Peterson - *Chamber of Commerce President/Business Owner – Vintage in Willcox*
- Gayle Berry - *Willcox Theater and Arts President*
- Greg Hancock - *Councilmember/Hotel Owner- The Arizona Sunset Inn*
- Dayna Suorsa - *Commercial Property Owner/ Restaurant Owner – Source of Coffee*
- Jeff Wiley - *Restaurant Owner - Big Tex BBQ*
- Graciela Salas - *Commercial Property Owner Restaurant Owner - La Unica*
- Gladys Olsen - *Rex Allen Museum President*



DOWNTOWN REVITALIZATION PLAN A.K.A AREA WIDE PLAN



REVITALIZATION STRATEGIES

Strategy 1: **Zoning & Regulatory Framework**

Strategy 2: **Mobility & Connections**

Strategy 3: **Recreation & Amenities**

Strategy 4: **Catalyst Infill Projects**

Strategy 5: **Marketing & Management**

Strategy 6: **Supportive Infrastructure**

Area-Wide Planning (AWP)
Focus Area Boundaries

Parks & Open Space
(in or near AWP)

Existing Buildings

Civic Uses (in or near AWP /
various icons)

Streetscape Enhancements

"Festival" Street/Alley Segments

Roadway Improvements
(construct unimproved segments)

New Designated Bicycle Lanes

New Pedestrian Passageways

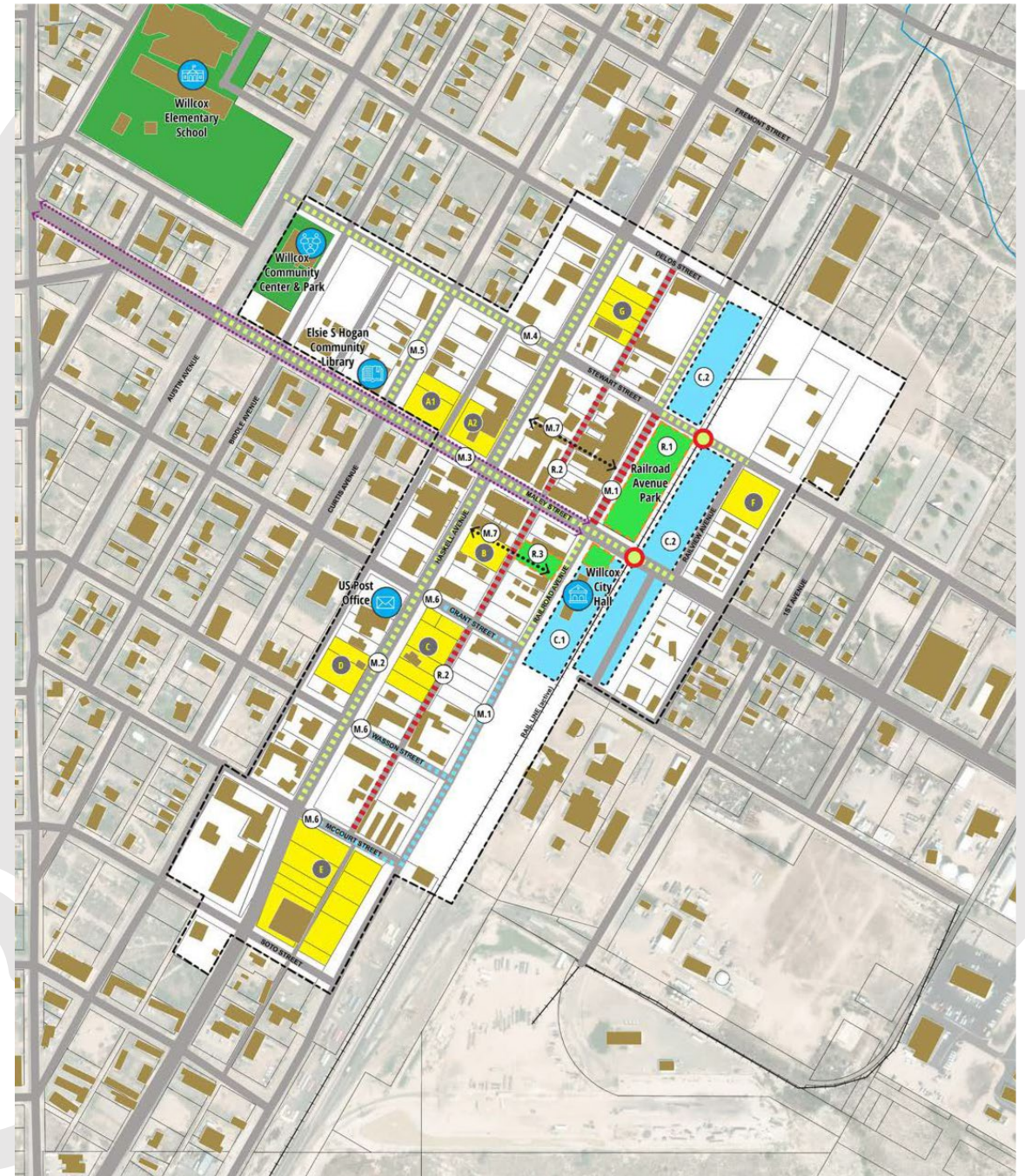
Enhanced Pedestrian
Access/Safety at Rail Line

Parks / Gathering Space
Enhancements

Public/Semi-Public
Enhancements

Catalyst Infill Sites (various
labels)

Planning Initiatives UDP Map
Number



PRIORITIES

M.1	Railroad Avenue Enhancements / Festival Street Segment / Roadway Improvements	<ul style="list-style-type: none"> •Add curbs, sidewalks, and asphalt paving to unimproved segments. •Add trees to the blocks in and around the downtown core. •Redevelop the segment along Railroad Park as convertible “Festival Street” which could be closed periodically to vehicle traffic to host events. •Add wayfinding signage and business/destination directories at strategic nodes along the right- of-way. •Incorporate ambient lighting.
M.2	Haskell Avenue Enhancement	<ul style="list-style-type: none"> •Add trees to the blocks in and around the downtown core. •Add wayfinding signage and business/destination directories at strategic nodes along the right- of-way. •Add decorative, pedestrian-scaled lighting (where missing). •Add textured/colored crosswalks at major intersections. •Add striping to designate street parking stalls.
M.3	Maley Street Enhancement	<ul style="list-style-type: none"> •Add sidewalks to fill existing network gaps. •Add trees to the blocks in and around the downtown core. •Add decorative, pedestrian-scaled lighting. •Add textured/colored crosswalks at major intersections. •Add designated bicycle lanes and stripe on-street parking stalls. •Add bicycle racks near community destinations. •Enhance pedestrian access/safety at the rail line crossing.
M.4	Stewart Street Enhancement	<ul style="list-style-type: none"> •Continue streetscape enhancements within the focus area (to match block south of Haskell Avenue) •Add sidewalks to fill existing network gaps. •Enhance pedestrian access/safety at the rail line crossing.
M.5	Curtis Avenue Enhancement	<ul style="list-style-type: none"> •Add striping to designate street parking stalls (incorporate angled parking where appropriate). •Add sidewalks to fill existing network gaps. •Add trees within the right-of-way. •Prioritize enhancement activities near the library.
M.6	Grant, Wasson, and McCourt Streets Roadway Improvements	<ul style="list-style-type: none"> •Add curbs, sidewalks, and asphalt paving to unimproved segments. •Add striping to designate street parking stalls.
M.7	Pedestrian Passageways (Windmill Park and Rail Car Park)	<ul style="list-style-type: none"> •Create pedestrian passageways (sidewalks) at mid-block locations to connect Haskell Avenue with Railroad Avenue. •Align the mid-block passageways (sidewalks) with existing/planned public open space destinations (e.g., Windmill Park and Rail Car Park (unofficial)). •Use decorative paving, ambient lighting, and landscaping elements to define the passageways. •Define a strategy to obtain public access and to accommodate project construction (e.g., acquisition, easements, lease agreements, etc.).

PRIORITIES

C.1	Willcox City Hall Property Enhancements	<ul style="list-style-type: none">•Add trees and landscaping to the property.•Create small outdoor gathering spaces (where practical).•Improve the existing parking lots with defined stalls, drive aisles, and signage.•Implement parking designs so that lots can be periodically closed to vehicular traffic to support events (through signage, removable bollards, or similar elements).
C.2	Rail Line Properties Enhancement	<ul style="list-style-type: none">•Enhance the physical appearance of the railroad properties adjacent to the rail lines.•Enhance the properties to support interim uses until such time they are redeveloped with permanent uses (e.g., temporary event space, food truck courts, etc.).•Add sidewalks to the roadway frontages.•Add trees and landscaping (where practical).
A-G (Vario us by site)	Catalyst Infill Sites	<ul style="list-style-type: none">•Prioritize and actively advertize opportunities for developers to construct housing, develop mixed-use projects, and/or adaptively reuse structures on designated “Catalyst Infill Sites”.•Codify requirements for adaptive reuse projects that repurpose existing structures/buildings for new uses – incorporate existing historical structures into new development projects.•Within zoning, allow a broad range of land uses with a priority on housing, the arts, entertainment, retail, restaurant, and artisan trades/services.•Promote EPA grant funding for environmental site assessments (ESAs) to help inform property owners/developers of potentially hazardous site conditions.

PRIORITIES

R.1	Historic Railroad Park Enhancements	<ul style="list-style-type: none">•Add restrooms and shelters to the park.•Construct a plaza (or similar feature) to serve as a community gathering space.•Add more trees, landscaping, and shelters to protect park users from sun rays and inclement weather.•Increase the visual and audible buffer along the rail line.•Improve play equipment.
R.2	Art Alley Corridor Enhancements	<ul style="list-style-type: none">•Designate and create a pedestrian-oriented “Art Alley” that encompasses the five blocks between Delos Street and McCourt Street.•Reconstruct the alleys with decorative paving, ambient lighting, and landscaping elements to define the corridor.•Add removable bollards (or similar elements) at each end so the alley segments can be periodically closed to vehicular traffic.•Develop a management strategy to accommodate services (e.g., trash and deliveries) within the alley segments.
R.3	Rail Car Dog Park	<ul style="list-style-type: none">•Enhance the City-owned property into a formal Dog Park with recreational elements - extend the park to the adjacent alley.•Add trees, landscaping, and sidewalk connections in the park.•Add a fenced dog use area.•Enhance/modify the existing rail car to allow for public use/access (which protects its historic and structural integrity).•Develop a strategy to obtain public access and to accommodate project construction for the privately-owned parcels (e.g., acquisition, easements, ground leases, etc.).

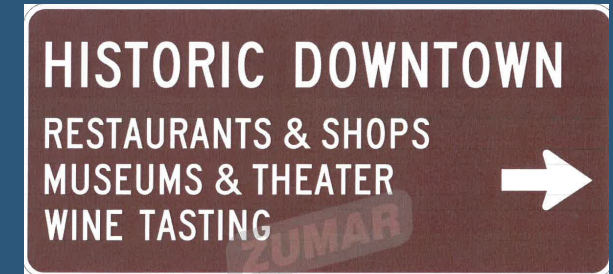
WHAT HAS BEEN ACCOMPLISHED

- Strategy 1: Zoning & Regulatory Framework
 - Entertainment District
- Strategy 2: Mobility & Connections
 - Multi-Use Path and Corridor
 - Truck Bypass Study with ADOT \$80,000
- Strategy 3: Recreation & Amenities
 - Dog Park
 - Train Artwork
 - Railroad Park Electrical and Sprinkler Improvements
 - Railroad Park Artwork and Playground Equipment
 - WIFI at Park
- Strategy 4: Catalyst Infill Projects
 - Assessments on Buildings
 - City Hall Renovation and Outside Improvements
 - \$10,000 Grant Union Pacific for Visitor Center
 - Relocated Visitor Center
 - In-kind contributions for Downtown Parking lot next to Library that includes benches, trees, irrigation, and rock.
- Strategy 5: Marketing & Management
 - Wayfinding Signage
- Strategy 6: Supportive Infrastructure
 - Haskell Avenue \$8 M

Dog Park and Picnic Area



SIGNAGE



CITY HALL AND VISITOR CENTER RENOVATIONS





Fallen Tree Playground Concept
Railroad Park





ASSESSMENTS ON CRITICAL PROPERTIES

- Willcox Community Center
- Riggs Bank Building
- The Commercial



FY19 EPA Brownfields Multipurpose Grant

Former 'Black Mountain' Site

8/28/24

City of Indianapolis

Department of Metropolitan Development





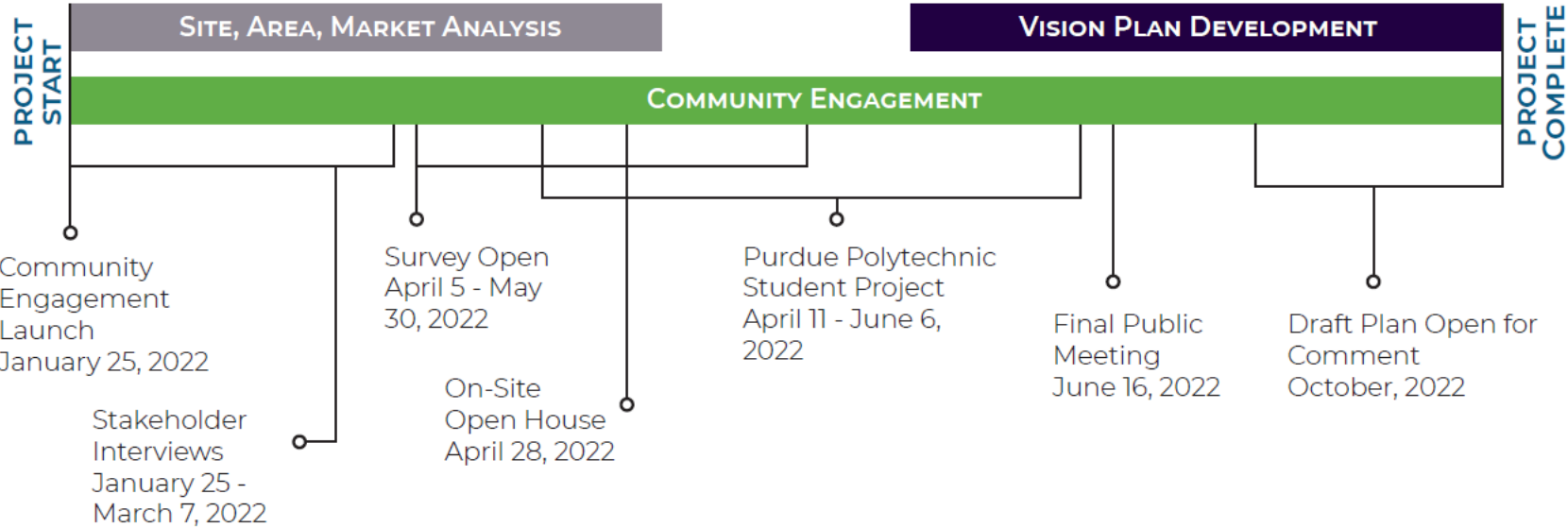
Piers Kirby

Administrator – Real Estate & Brownfield Redevelopment
Department of Metropolitan Development
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COMMUNITY ENGAGEMENT

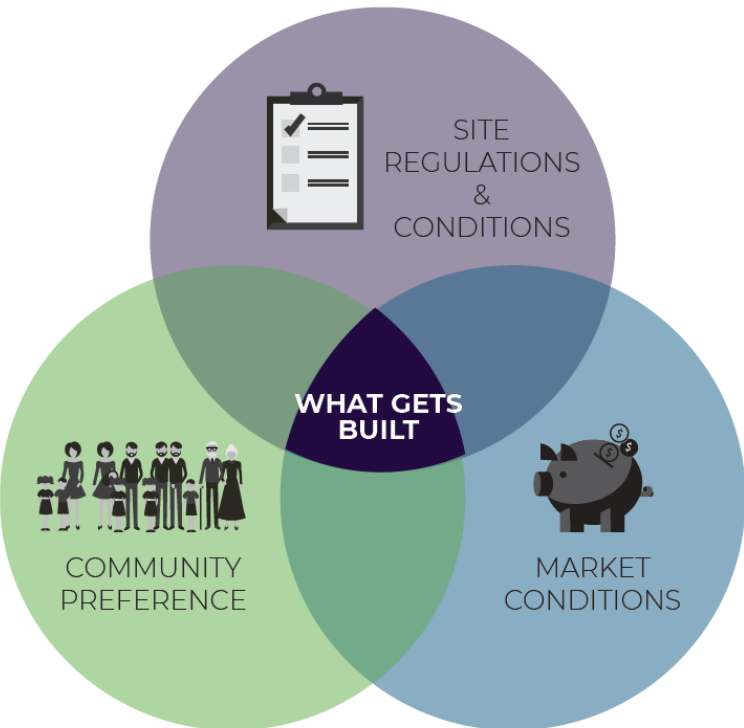


REDEVELOPMENT DRIVERS

Each of these factor into the future redevelopment possibilities for the Former Black Mountain site:

- What will the site support?
- What will the market bear?
- What will the community support?

The following section will attempt to answer these questions.





Planning activities to get you started on your brownfield:

- [Climate-Smart Brownfields Planning](#)
- [Equitable Development Activities](#)
- [Brownfields Area-Wide Planning](#)
- [Site Reuse Assessment](#)
- [Land Use Assessment](#)
- [Market Study](#)
- [Infrastructure Evaluation](#)
- [Community Health Assessment](#)
- [Site Disposition Strategy](#)

Planning activities to prepare your brownfields site for reuse:

- [Site Reuse Vision](#)
- [Resource Roadmap](#)
- [Revitalization Plan](#)
- [Evaluation of Market Viability](#)
- [Economic Impact Analysis](#)
- [Fiscal Impact Analysis](#)

*** to RECAP ***

PLANNING you can do

under an EPA
Brownfields
Assessment or
Multipurpose Grant



Most requested brownfields planning technical assistance needed by communities:

- [Market Study](#)
- [Site Reuse Assessment](#)
often includes a limited [Land Use Assessment](#) and/or [Infrastructure Evaluation](#)
- [Site Reuse Vision](#)
- [Resource Roadmap](#) *often includes financial*
- [Revitalization Plan](#) *feasibility analysis*

★ Check out the recent planning [guide](#)

- [Economic Impact Analysis](#)
- [Fiscal Impact Analysis](#)





Questions?

