



EPA's Land Revitalization Program
<https://www.epa.gov/land-revitalization/land-revitalization-toolkit>

Land Revitalization

Tools and technical assistance that help communities sustainably reuse properties

- EPA develops [guides, tools, trainings and best practices](#) that help communities cleanup and reuse contaminated sites.
- TA projects help communities explore how to identify and remove barriers to site reuse, integrate sustainable and equitable approaches into site redevelopment, and attract and leverage other resources.



These and other LR resources are on EPA's [LR website](#)

Regional Land Revitalization Coordinators

Capacity builders & conveners ↔ Sustainable & equitable redevelopment expertise

Region	LR Coordinator
1	Chris Lombard (acting)
2	Sadira Robles
3	Tish Corbett
4	Camilla Warren/Nichole Rodgers
5	Jim Van der Kloot
6	Emily Jimenez
7	Charlie Foley
8	Stacey Ericksen
9	Nova Blazej
10	Susan Morales



LR Technical Assistance Projects



2009-current

General types of LR Technical Assistance

- Site Reuse Plan & Design
- Strategic Action Plan
- Technical Analysis
- Economic Analysis
- Transportation & Site Access Improvements
- And, more....



Requests for 2021 LR Technical Assistance

EPA Regions may manage:

- 8 projects expected to support LR communities
- 1-2 projects expected to support Brownfields Area-Wide Planning (BFAWP) grantees
- LR TA is available to any entity with a brownfield or other contaminated property challenge. It does not have to be a current/past grantee or TBA recipient. If the LR TA recipient is not the local government, that's fine-but we do want the LR TA recipient to have a relationship with/include the local government in the TA project.
- OBLR determines which TA project proposals can be done with LR resources each year.
- Talk with Camilla Warren or Nichole Rodgers if you have a LR TA project idea



Successful LR TA Projects

- LR community has a local project “champion” who:
 - has ability to advance a specific priority project,
 - has a clear understanding of project needs, expected deliverables, and how TA will advance implementation,
 - is completely engaged throughout the process (from initial scoping through project execution and completion),
 - Will bring in needed partners, and
 - can keep the TA project on track locally.
- Fully engaged EPA Regional project manager who serves as go-between HQ, contractors, and community
- Focus on TA level of effort should be consistent with available budget (@\$30K) and occur over 4-6 months

Stephens County/Toccoa, GA – Historic Downtown Roadmap to Revitalization

- **The Site:** Stephens County/Toccoa, Georgia – “Roadmap to Redevelopment” Historic Downtown Revitalization and Targeted Brownfields Assessments.
- **Future Use:** Reuse of catalyst buildings in downtown Toccoa & emphasis on downtown rail.
- **The Challenge:** Needed site-specific steps to follow through on past visioning.



Stephens County/Toccoa, GA – Historic Downtown Roadmap to Revitalization

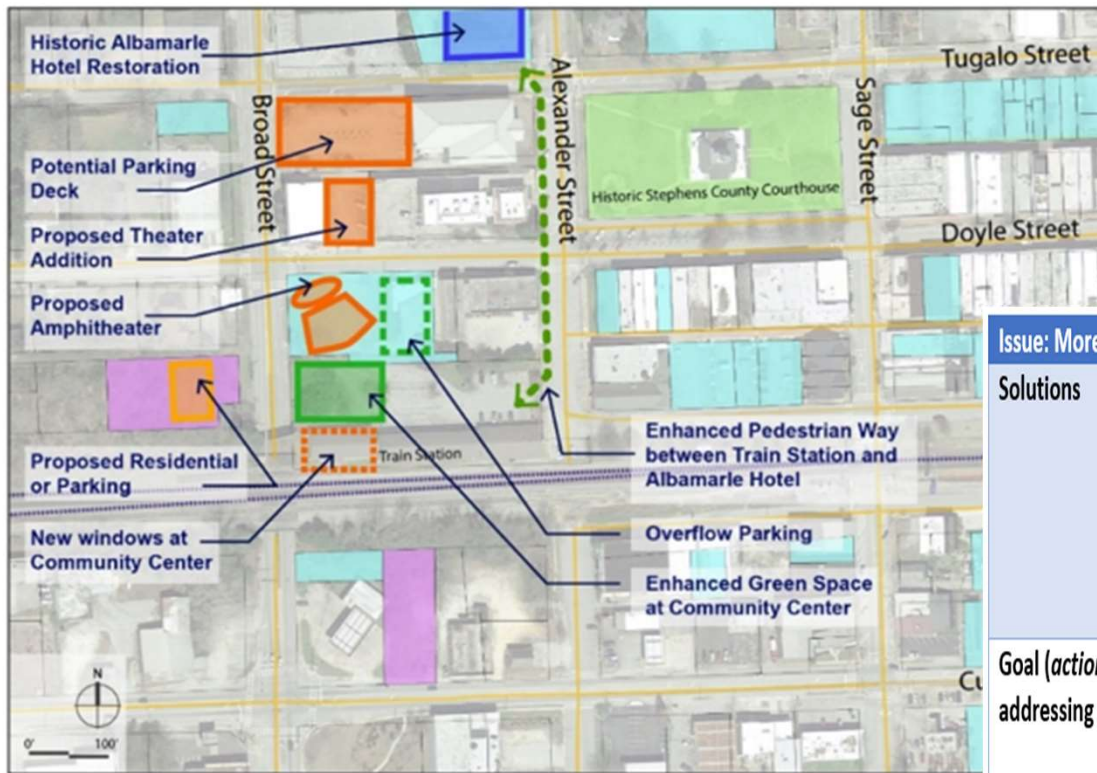
What did EPA do?

- Prioritize Revitalization Steps to Historic Downtown
- Focus Groups with key stakeholders
- Targeted Brownfields Assessments
- Roadmap all steps
- All virtual



Site Reuse Plan & Design Example





Toccoa / Stephens Local Area Map
Area 1 Workshop Comments



Issue: More lodging options for visitors

Solutions

- Continue to promote existing Bed & Breakfast
- Continue to promote the Country Hearth and Inn
- Albamarle Hotel – connect owner to investor
- National chain that would have some interest in a limited-service facility
- Something with onsite restaurant

Goal (action step) for addressing Issue:

- Feasibility study needs to be current and make available to developers and investors
- Continue to promote assets of downtown (marketing and prospectus)
- Identify potential sites in prospectus with a pathway to ownership (potential development area, entitlements, etc.)
- Albamarle Hotel – renovated on outside and owner wants more than market will pay
- Local partners? Potential local partners and investors; technical college partnership

Stillman College, Alabama – Funding and Strategic Roadmap

- **The Site:** Active Historic Minority Academic Institution
- **Future Use:** Multi-Use and Multi-Generational Service Community YMCA for Underserved Community
- **The Challenge:** Incorporating Alumni Team into Leadership role for Kick-Off announcement



Economic Analysis Example



Stillman College, Alabama – Funding and Strategic Roadmap

What did EPA do?

- Identify State and Federal Resources
- Involve Alumni and HQ Expertise
- Targeted Brownfields Assessments



Economic Analysis Example



Stillman College Proforma



PREPARED FOR

Stillman College

Stillman Proforma

Vivian Malone Jones YWCA at Stillman College: Building Program - 2/23/2022					
Item	Description	Qty	Area	Total	Floor
Fitness Center	Open space for weights, machines, cardio	1	5,000	5,000	2
Exercise/Dance Studios		2	400	800	2
Personal Training Space		4	250	1,000	2
Basketball Courts	NCAA: 94'x50' + 4' perim. Restrict. space; 25'-30' clear ht	2	5,500	11,000	1
Basketball Bleachers	400 seats- 8 rows (20') depth @ 60' width (2/3rds of court length) one side	2	1,450	2,900	1
Indoor Track	Above and around basketball court. 1/12 to 1/10 mile length and 12' width	1	6,336	6,336	2
Swimming Pool	164 x 84 (8 lanes)+10' perimeter deck+20' behind dive	1	20,000	20,000	1
Dive Pool - Apron + Deck		1	0	0	1
Pool Bleachers	1600 seats (9 rows @85 seats) and 110' width- 2 sides of pool	1	1,200	1,200	2
Splash/ Exercise Pool	variety of play, slides, depths, deck all sides + lounging	1	5,000	5,000	1
Massage / Physical Therapy Rooms	lease space	1	1,000	1,000	2
Racquetball Courts		2	800	1,600	2
Café / Wellness Bar + Seating	small coffee, juice bar	1	500	500	1
Child Care / Toddlers	sign-in/control desk	5	825	4,125	1
Child Care / Pre-K +	Child Care- separate circulation from main facility	5	825	4,125	2
Multi-Use Space	party room, small conference room	1	500	500	1
	Attached to pool, near gym facilities. Men's, Women's, Boys, Girls, Family.				
Locker Rooms	Sauna/Steam Room?	5	2,500	12,500	1
Medical Office (For Lease)	Leased space. Exterior and interior entry	1	6,000	6,000	1
Admin Offices		1	1,500	1,500	2
YWCA Empowerment Area	Exterior and interior entry preferred	1	5,000	5,000	2
Drop-In Childcare		1	2,250	2,250	1

Bolivar, TN – Local Government Complex Brownfields Site Acquisition

- **The Site:** Two former industrial tannery sites
- **Future Use:** RV
- Campsite ?
- **The Challenge:** All Appropriate Inquiry analysis before City purchases State Superfund Site for Reuse in City Recreation Plan



ample



Bolivar, TN – Local Government Complex Brownfields Site Acquisition

What did EPA do?

- Evaluate off-site environmental concerns for planned reuse.
- Evaluate State Requirements to ensure understanding between State and Local Governments.
- Create Training Class for State and Local Government for address a specific State Superfund site and remaining environmental concerns.



Project & Key Components	Estimated Costs	Funding & Support Needed	Match & Leveraging	Key Next Steps
		✓ Historic Tax Restoration Credits (25% of restoration costs)		✓ Work with XY State Historic Preservation Office to establish plan to use historic tax credits on mill restoration
Stormwater management with green infrastructure	\$2 million	✓ Clean Water SRF Green Reserve loans, coupled with principle forgiveness ✓ HUD Section 108 proceeds ✓ Economic Development Administration, Public Works Grant	✓ XYZVille Stormwater Fee proceeds	✓ Work with State of XY State DEP Office of Water to enter stormwater project on State Clean Water Intended Use Plan ✓ Apply for summer 2016 Green Reserve grant
Mixed-Use Development Center Construction	\$75-90 million	✓ USDA Business & Industry Guaranteed Loan ✓ National Development Council public-private partnership bonding tool ✓ HUD Section 108 loan proceeds ✓ New Market Tax Credit	✓ Private sector equity and debt investment ✓ State of XY economic development grant and loan program	✓ Meet with USDA Rural Development office located in State XY ✓ Contact regional representative for National Development Council ✓ Contact community development entity with allocation of New Market Tax Credits, and explore potential NMTC expert to retain as counsel
Complete Street Improvement on Main Street	\$850,000 for design, engineering, permitting and construction management \$7 million for construction	✓ State XY & MPO for Transportation Alternatives Program grant for design and engineering ✓ CMAQ grant for design and engineering ✓ Rural TIGER grant for construction	✓ State XY Surface Transportation Priority grant as match to TIGER for construction	✓ Work with MPO to secure placement of Main Street project as priority in Transportation Improvement Plan ✓ Meet with State DOT district engineering office to build support ✓ Collaborate with state elected representatives and Office of the Governor to build support ✓ Invite XYZ's congressional delegation to site visit to review design plans
Healthy Foods Market	\$550,000 for establishment of local food cooperative as anchor tenant of healthy foods market	✓ EPA Local Foods, Local Places technical assistance award to support planning to tie foods market to broader community revitalization ✓ \$200,000 USDA	✓ \$75,000 Kresge Foundation Local Foods Grants ✓ \$200,000 match from City of XYZ	✓ Meet with USDA in state field office ✓ Invite Community Foundation, Funders Network, and Kresge supporters to be part of Local Foods, Local Places charrette

Other Guides: <https://www.epa.gov/land-revitalization/land-revitalization-toolkit>

- Reuse Guides, including “10” specific guides for

Planning activities to initiate brownfields revitalization:

- 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 redevelopment:

- Site Reuse Vision
- Resource Roadmap
- Revitalization Plan
- Evaluation of Market Viability

And, more....

- New Visions for Old Gas Stations
- Community actions for redevelopment
- Residential demolition
- Intersection of Brownfields & Real Estate Redevelopment
- Creating a Brownfields Redevelopment Investment Package
- Property Prioritization Tool
- Urban Agriculture & Aquaculture

Sea Level Rise & Climate Change

CONSIDER SEA LEVEL RISE DURING BROWNFIELDS REDEVELOPMENT

Brownfield sites that are left unprotected from sea level rise can increase the risks and costs associated with redevelopment, as well as limit site reuse options. However, there are preventive measures that site managers and property owners can use to minimize the risks and uncertainties associated with sea level rise.

The simple tools introduced in this fact sheet explain how sea level rise can impact a coastal property and how you can screen a site for risk.

HOW DOES SEA LEVEL RISE IMPACT COASTAL PROPERTIES?

- Causes frequent flooding and potentially permanent inundation in low-lying coastal areas.
- Expands flooding during coastal storms.
- Increases shoreline erosion.
- Elevates groundwater levels.
- Mobilizes debris and contaminants.
- Impedes stormwater drainage.
- Damages critical infrastructure like roads, water and wastewater systems, telecommunication, and energy supplies.
- Damages buildings and other development investments.

WHY IS SEA LEVEL RISE ESPECIALLY DANGEROUS TO COMMUNITIES NEAR BROWNFIELD SITES?

Floodwaters, especially brackish or salty floodwaters, can release and spread site contaminants and debris, endangering human health, animals and the environment.

Brownfields often are located near minority and low-income communities. Adverse impacts due to sea level rise may increase environmental justice consequences. Consider these communities when planning for sea level rise mitigation and adaptation measures.

HOW DOES UPFRONT CONSIDERATION OF SEA LEVEL RISE IMPROVE THE BROWNFIELD REDEVELOPMENT PROCESS?

- Increases awareness of the issues, consequences and costs of inaction with an initial low- to no-cost sea level rise exposure screen.
- Reduces costs to mitigate property damage and offset risks during cleanup and redevelopment.
- Broadens the variety of response options available, if considered early.
- Strengthens resilience of the site.
- Reduces potential risk of injury and death.

WHY ARE SEA LEVELS RISING AND HOW FAST?

Due to regional factors, the rate of sea level rise is different across the United States.

Increasing global greenhouse gas emissions

Warmer atmospheric temperatures due to the "greenhouse effect"

Increasing polar ice melt and thermal expansion of ocean water

Regional factors such as land movement (subsidence or uplift) and ocean dynamics

+

Global Sea Level Rise

Regional Sea Level Rise

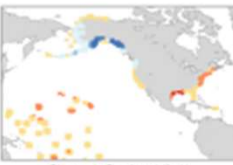


Figure 1. Projected changes in sea level by 2100 (under intermediate levels of greenhouse gas concentrations) range between 0 and 6 feet, depending on regional factors. Source: <https://science2017.globalchange.gov/stories/12>

EPA United States Environmental Protection Agency

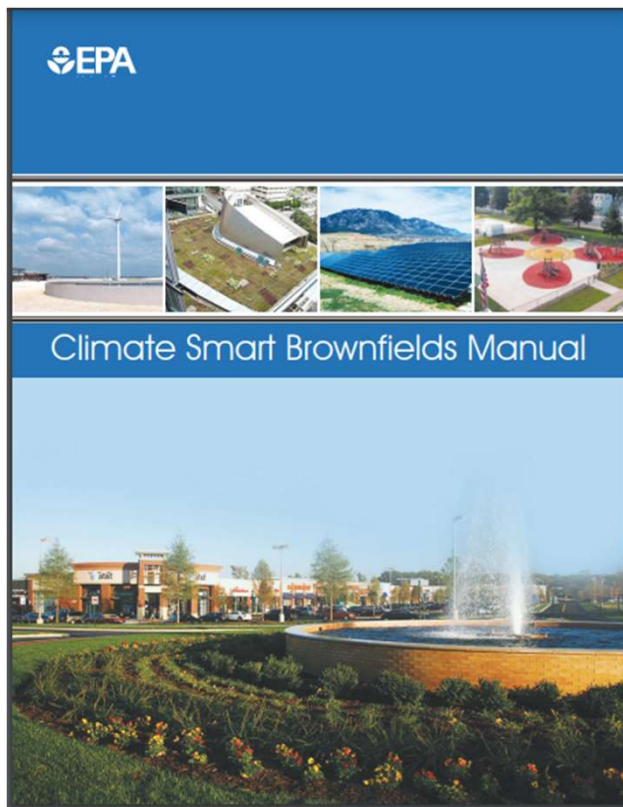
Office of Brownfields and Land Revitalization

EPA 560-F-20-178
December 2020
www.epa.gov/brownfields

- Evaluate during Assessment grant
- Seek assistance in zoning or ordinance changes

Climate Change: Mitigation, Adaptation

- Green Remediation
- Water use & impacts
- Renewable Energy
- Greener Cleanups
- Deconstruction vs demolition



CHECKLIST:

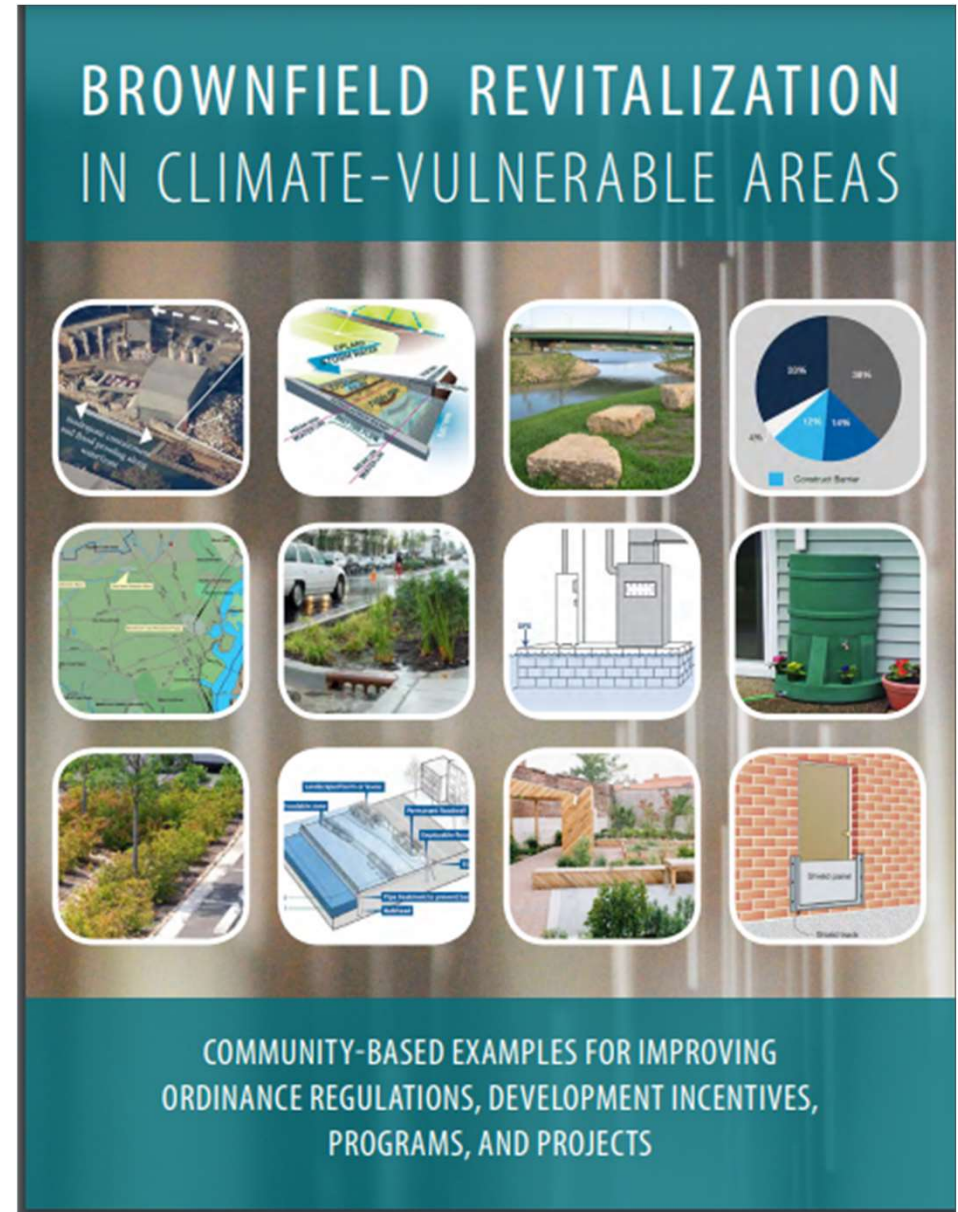
How to Address Changing Climate Concerns in an Analysis of Brownfield Cleanup Alternatives (ABCA)

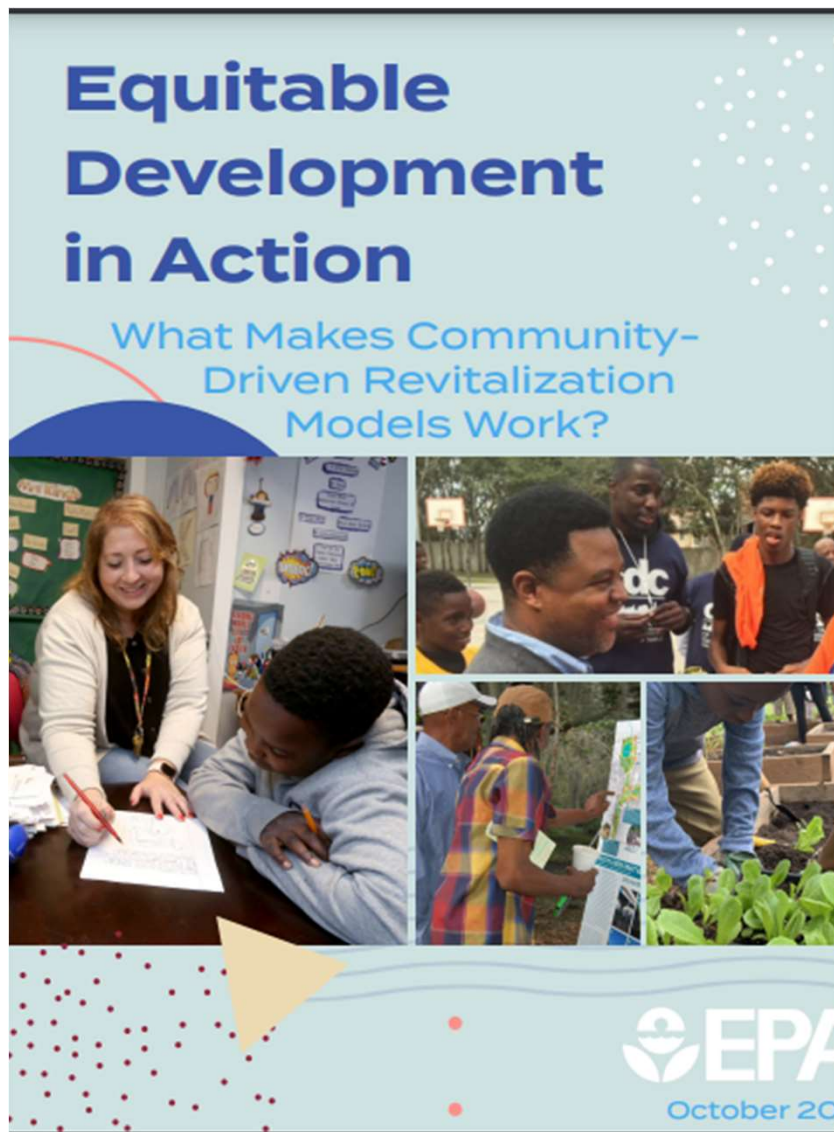
Our climate is changing and we need to adapt to make sure our cleanups are still protective of human health and the environment now and into the future. To ensure that cleanups remain effective as the climate changes, EPA has added a new term and condition starting in the FY13 Cleanup and Revolving Loan Fund (RLF) grants that requires recipients to “evaluate the resilience of the remedial options in light of reasonably foreseeable changing climate conditions (e.g., sea level rise, increased frequency and intensity of flooding and/or extreme weather events, etc.).”

An Analysis of Brownfield Cleanup Alternatives (ABCA) typically includes sections describing the background and current conditions of the site (maps, previous uses, assessment findings, reuse goals), applicable regulations and cleanup standards, an evaluation of cleanup alternatives and a recommended remedial action. The evaluation of cleanup alternatives is based on the effectiveness, ease of implementation and cost of each remedial action.

Free Resources Abound!

- CUPP Program: College Underserved Community Partnership Program
- Williamson.Jeanne@epa.gov
- Under grad & grad student capstone type community projects





Equitable Development

<https://www.epa.gov/brownfields/r4>

Improving quality of life, economic redevelopment without displacing the local, low-income population

Engaging with Non-profits

Mentoring with national community development organizations