

CLARK  
AVENUE  
BRIDGE  
CLOSED

# *back to the future...*

*The latest strategies from Region 5's  
Brownfields and Land Revitalization Program*

*2011 Ohio Brownfields Conference  
Joseph Dufficy & Brooke Furio, USEPA*

**USEPA Brownfields Program has had  
much success leveraging interest from  
new or current property owners.**



**However.....**

# Context for Brownfields Cleanup and Reuse has Changed

## Marketplace

The **financial crisis of 2007–2011** is considered by many economists to be the worst financial crisis since the Great Depression of the 1930s.

Current **market conditions** in Midwest has vastly shrunk interest in current or prospective purchasers to cleanup and reuse a brownfields property

Late last year, the *Center on Budget and Policy Priorities* reported that the **states** cumulatively faced a **\$140 billion budget deficit**. *States Continue to Feel Recession's Impact* By Elizabeth McNichol, Phil Oliff and Nicholas Johnson Updated December 16, 2010

At least **46** states have struggled to close **budget shortfalls** for the current fiscal year, which for many states began in July and for the federal government began in **October**. *States Continue to Feel Recession's Impact* By Elizabeth McNichol, Phil Oliff and Nicholas Johnson Updated December 16, 2010

A 2010 GAO study found that states' cumulative **unfunded liabilities were \$405 billion**, while professors Robert Novy-Marx of the University of Chicago and Joshua D. Rauh of Northwestern's Kellogg School of Management figure **\$3.2 trillion** is a more accurate number. *Special Report: The Global Debt Bomb, The United States Of Debt*, Kurt Badenhausen, 01.20.10

# Midwest Hit Hard

## Current Auto Sector Market Conditions

A national problem but 80% of all facilities are in MW—over 55% in Michigan alone.

<u>Property State</u>	<u>Properties</u>	<u>Acres</u>	<u>(000's)</u>	<u>% of Total</u>
Delaware	1	147	3,194	7%
Illinois	1	54	-	0%
Indiana	54	461	2,157	5%
Kansas	1	//	-	0%
Louisiana	2	467	3,700	8%
Massachusetts	1	29	-	0%
Michigan	48	4,071	24,998	56%
Missouri	2	38	-	0%
New Jersey	2	172	-	0%
New York	4	301	1,727	4%
Ohio	7	1,041	7,415	17%
Pennsylvania	1	72	1,034	2%
Virginia	1	229	289	1%
Wisconsin	1	1	8	0%

# Context for Brownfields Cleanup and Reuse has Changed

## *Vacant Property*

Vacant Property #'s have drastically increased and therefore the numbers of brownfields has likely increased.

The #'s are so large it begs the question:  
*Does one cleanup of a contaminated site  
make much of a difference?*

# What is the Scale?

In the US, nearly 5,000,000 acres of vacant property (including brownfields) exist. This is equivalent to the combined land area of the Nation's 60 largest cities. (KSU/HUD)



Region 5 faces a unique challenge since 30 percent of the nation's brownfields are concentrated in the six states

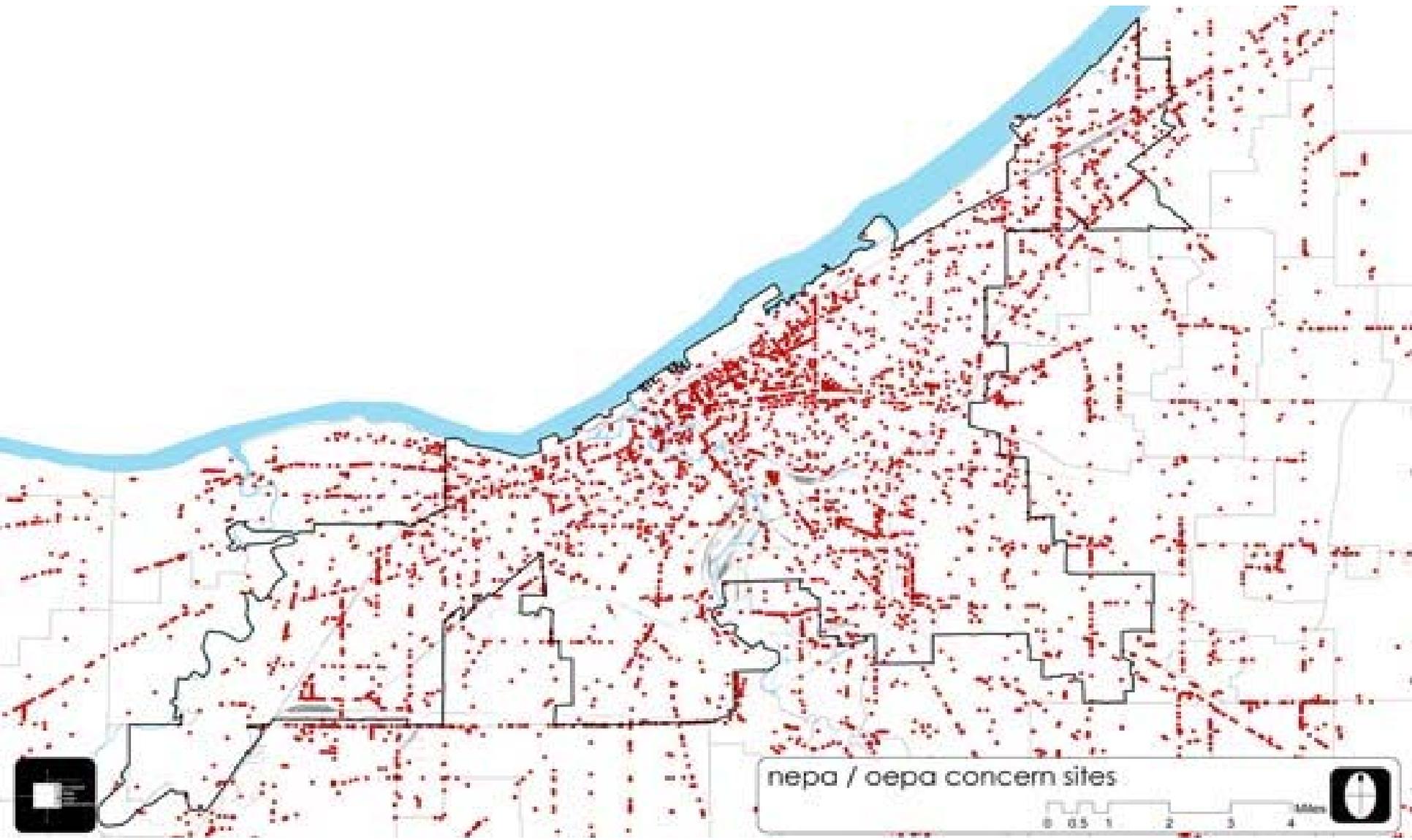
# This is the **URBAN REALITY** in Region 5

<b>Some Shrinking Cities</b>			
<b>City</b>	<b>Year</b>	<b>Population</b>	<b>Population Loss</b>
<b>Detroit</b>	1950	1,850,000	
	2008	912,000	50.7%
<b>Cleveland</b>	1950	914,000	
	2008	433,000	52.6%
<b>St. Louis</b>	1960	750,000	
	2008	354,000	52.8%
<b>Akron</b>	1960	290,000	
	2008	207,000	28.6%
<b>Cincinnati</b>	1950	503,000	
	2008	333,000	33.8%
<b>Dayton</b>	1960	262,000	
	2008	155,000	40.8%
<b>Flint</b>	1960	196,000	
	2008	112,000	42.9%
<b>Gary</b>	1960	178,000	
	2008	96,000	46.1%
<b>Canton</b>	1950	116,000	
	2008	78,000	32.8%
<b>Youngstown</b>	1960	168,000	
	2008	72,000	57.1%

Data from U.S. Census Bureau

**This REALITY has implications to all of Region 5's  
Core Programs**

# Cuyahoga County Contaminated Sites



# Context for Brownfields Cleanup and Reuse has Changed

## Local & State Government Financial Health

Fiscal health of the local and state governments has been drastically reduced.

Therefore capacity by local and State governments to build or maintain a brownfields program has decreased.

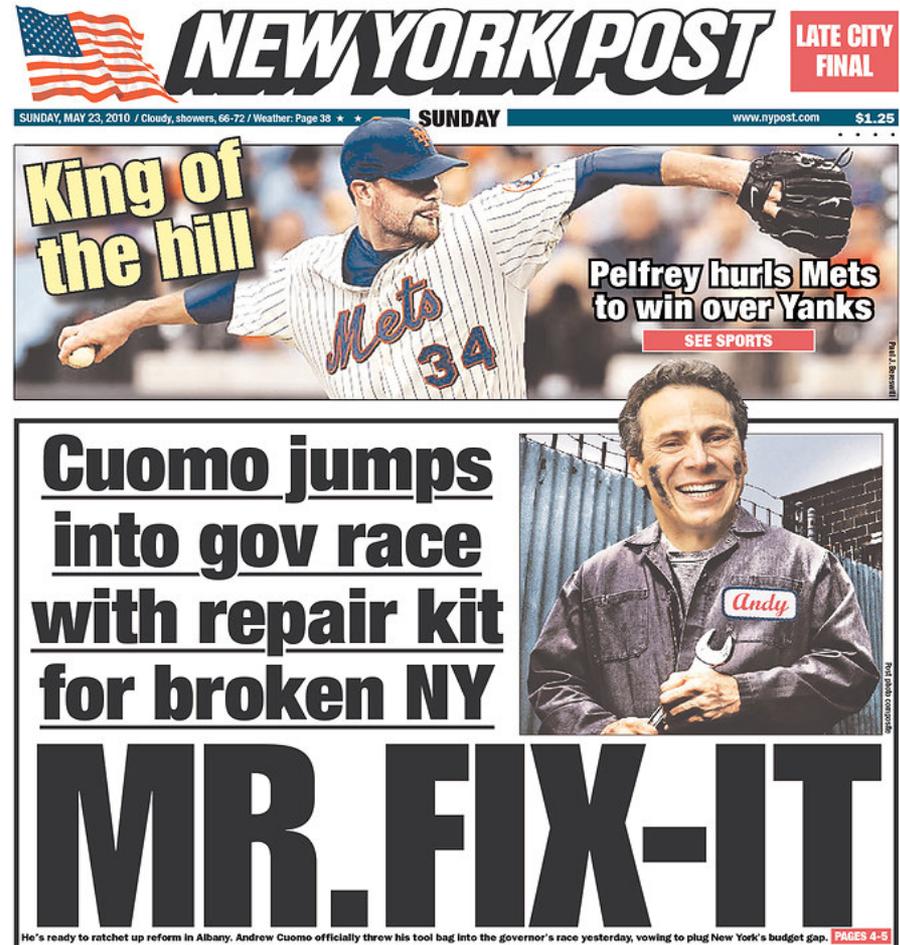
# Some Recent News Headlines

Likely Layoffs in Oregon to Balance Budget  
Facing a \$560 million budget deficit, Oregon Governor Ted Kulongoski on Thursday ordered a nine percent spending cut throughout the state.

Cuomo Cuts Own Pay 5%,  
Seeks State Wage Freeze  
in Face of \$11 Billion Gap

*Gov. Phil Bredesen said today that some layoffs of state employees will be necessary to balance the state's budget for the coming year.*

Gov. Deal called on state agencies to reduce their budgets this year by 4 percent and to plan on a 7 percent reduction in the coming fiscal year. In addition Deal urges cutting 14,000 state job positions, freezing state employment at current levels.



The image shows the front page of the New York Post newspaper. At the top, the masthead reads "NEW YORK POST" in large, bold, black letters, with "LATE CITY FINAL" in a red box to the right. Below the masthead, the date "SUNDAY, MAY 23, 2010" and weather information "Cloudy, showers, 66-72 / Weather: Page 38" are visible. The main headline is "King of the hill" in large, yellow, stylized letters, accompanied by a photo of a Mets pitcher (Pelfrey) in a white pinstriped uniform with "Mets 34" on the front, throwing a ball. To the right of the photo, the text reads "Pelfrey hurls Mets to win over Yanks" and "SEE SPORTS" in a red box. Below this, the main headline is "Cuomo jumps into gov race with repair kit for broken NY" in large, bold, black letters, with a photo of Andrew Cuomo smiling and wearing a denim jacket with a name tag that says "Andy". At the bottom, the headline "MR. FIX-IT" is written in very large, bold, black letters. A small caption at the bottom reads: "He's ready to ratchet up reform in Albany. Andrew Cuomo officially throw his tool bag into the governor's race yesterday, vowing to plug New York's budget gap. PAGES 4-5".

# Forced to Think Differently

Energy Crisis

Large suburban Population

Foreclosure Crisis

Shrinking urban Population

Rust Belt Industry

Industrial Legacy

Pending regulation  
Climate Change,  
Clean Water Act

Auto Sector Bankruptcy

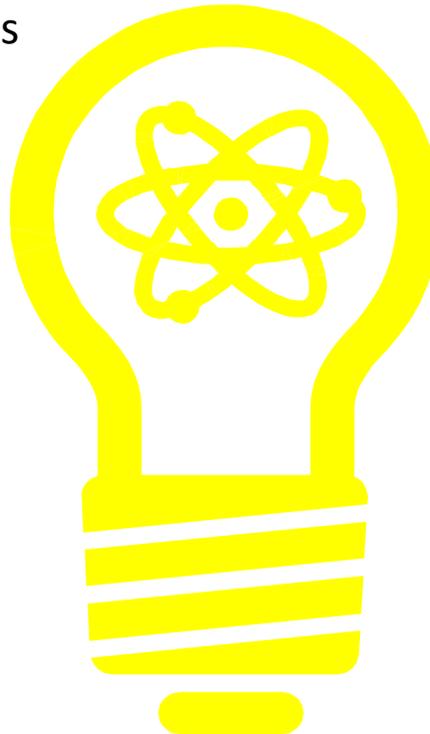
Great Lakes Protection

Sprawl

Health Care

Economic  
Recession

Globalization



# NOW WHAT?

We are trying to develop new concepts and work with you all on your new ideas

We are always looking for suggestions

# How to Initiate LAND REVITALIZATION projects?

Back to basics with ... Some new strategies Region 5 is working with our partners on:

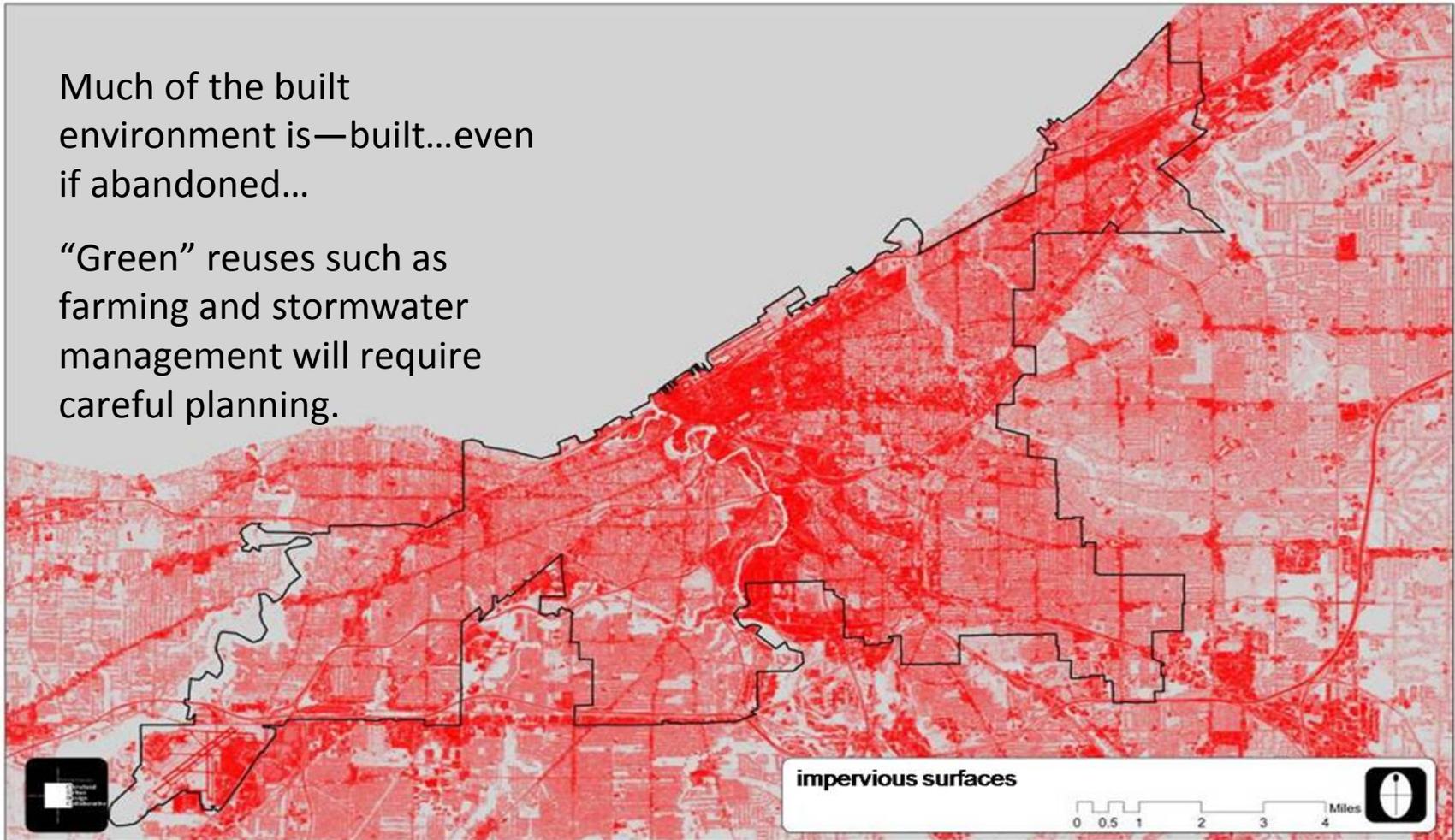
1. Focus on **CORE EPA Programs**, make them work better in this new context - e.g., *Clean Water Act*
2. **Community Planning**: 1
  - Get beyond one site at a time
  - Can the current situation be leveraged?
3. Focus on major **infrastructure** projects: water, sewer, transportation
4. **Urban Agriculture**
5. **Renewable Energy** projects
6. Other ideas?

# Thinking Differently

## Strategic Planning and Urban Land Reuse

Much of the built environment is—built...even if abandoned...

“Green” reuses such as farming and stormwater management will require careful planning.



Impervious Surfaces

Source: Re-Imagining Cleveland (2009)

# Thinking Differently

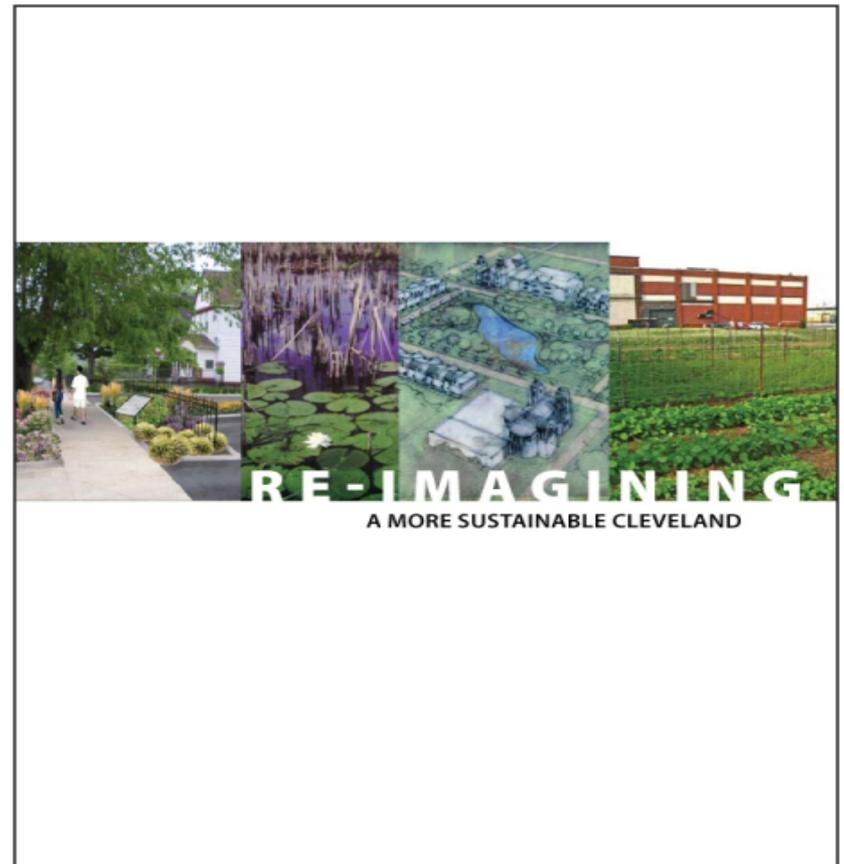
## *RE-IMAGINING*

*A MORE SUSTAINABLE CLEVELAND*

**Opportunity or Crisis?**

Starting in 2008, NPI, Kent State University, Cuyahoga County, and the City of Cleveland have identified non traditional ways to reuse abandoned properties

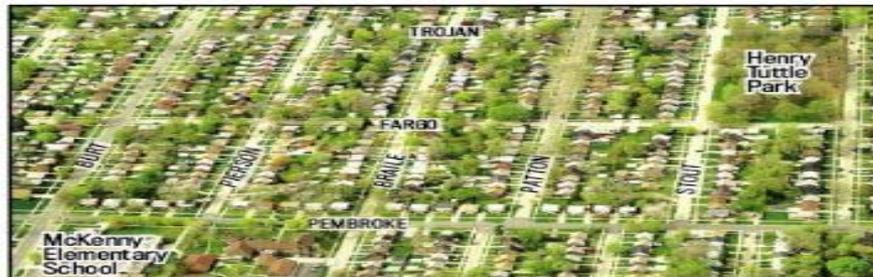
- Surdna Foundation is investing \$2.5 million
- HUD, City . . also investing major \$s
- Region 5 has invested TBA and other resources to help



“For the next year and a half, Detroiters will be asked to put on their urban-planning hats and become part of a process that could help Mayor Dave Bing reshape Detroit -- and shape his legacy as mayor.”

### Prosperity gap

Empty lots and empty homes scar much of Detroit, where more than a third of the land is vacant. But the range of extremes could prove difficult for planners trying to downsize the city. Nearly every parcel in northwest Detroit's Lahser-Berg neighborhood (right) has an owner-occupied home. Closer to the city center, the Briggs neighborhood (below) is mostly vacant.

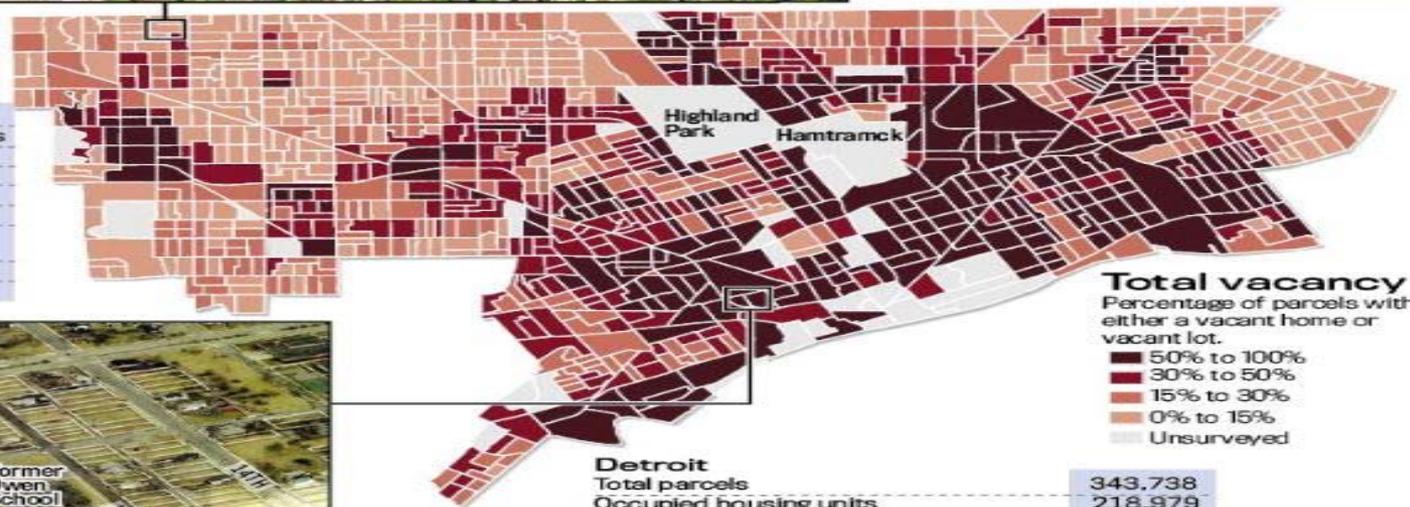


#### Lahser-Berg neighborhood

Total parcels	457
Average home age	60 years
Occupied housing units	442
Housing vacancy	2.6%
Total vacancy	3.3%
Vacant parcels	3
Parcels owned by city, state, county	9
Median household income	\$41,167
Homes in good condition	444

### Briggs neighborhood

Total parcels	470
Average home age	100+ years
Occupied housing units	62
Housing vacancy	30.3%
Total vacancy	86.8%
Vacant parcels	381
Parcels owned by city, state, county	271
Median household income	\$21,518
Homes in good condition	50



#### Total vacancy

Percentage of parcels with either a vacant home or vacant lot.

- 50% to 100%
- 30% to 50%
- 15% to 30%
- 0% to 15%
- Unsurveyed

#### Detroit

Total parcels	343,738
Occupied housing units	218,979
Housing vacancy	13.3%
Total vacancy	36.3%
Vacant parcels	91,386
Parcels owned by city, state, county	49,754
Median household income	\$29,526
Homes in good condition	216,059



# Thinking Differently

## *Partnership for Sustainable Communities*

- Find a better way to coordinate and utilize the federal resources from HUD, EPA, and DOT...
- Planning beyond one site at a time - coordinate federal actions on housing, transportation and environmental protection

Partnership for Sustainable Communities

Region 5 Grants List

(Mar - Oct 2010)

City	Project Title	Grant Agency	Grant Type	\$\$	Description	R5 Fed Partner	Region 5 Contacts				
							HUD	FWA	FTA	EPA	USDA
ILLINOIS	Barrington	RI 14 and ERM Railway crossing design	TIGER 2 Planning Grant	\$2.5M	Planning, designing and engineering of a grade separation at the U.S. Route 14 and Eastern Joliet & Elgin (EJ&E) Railway crossing.	FTA/THWA	Brian Gillen	Robin Holmstrich	David Warner	Chris Choi	
	Chicago (CDOT)	Chicago Central Area Transitway: E-W Corridor ERT	Urban Circulator	\$25M	The E-W Corridor ERT will consist of Designated bus priority lanes on two miles of downtown surface streets to be used by seven CTA bus routes.	FWA/FTA	Brian Gillen	Chris Byrnes	Raggie Arkoll	Chris Choi	
	Chicago (CTA)	LaSalle ERT Corridor	Bus and Bus Livability	\$11M	This bus rapid transit project runs along 103rd Street and Story Island to Jefferson and Washington Streets, providing a high-quality transit link to the central business district, a corridor that lacks easy rail access.	FTA	Brian Gillen	Chris Byrnes	Raggie Arkoll	Chris Choi	
	Chicago Metropolitan Area for Planning	GO TO 2040 Implementation and Local Technical Assistance program	Sustainable Communities Regional Planning Grant	\$4.25M	Create a new program to install the region's existing GO TO 2040 plan and advance the GO TO 2040 Local Technical Assistance (LTA) program.	FWA/USD/FTA/EPA	Brian Gillen	John Donovan	Raggie Arkoll	Jim Van der Meer	
	Moline	Moline Multimodal Station	TIGER 2 Capital Grants	\$10M	Convert the historic O'Rourke building on the downtown Moline riverfront into the Moline Multimodal Station (MMSD).	FTA/EPA	Brian Gillen	Jim Allen	Logan Darr	Chris Choi	
	Peoria	Warehouse District Complete Streets Project	TIGER 2 Capital Grants	\$10M	Design and construction of a Complete Street network in Peoria's Downtown Warehouse District.	FWA/USD/FTA	Brian Gillen	Wald Liska	Lola Kowalska	Jon Groutas	Barry Ramsey
	Rockford Metropolitan Agency for Planning	Regional plan for sustainable development	Sustainable Communities Regional Planning Grant	\$600K	Development and future implementation of a regional plan for sustainable development. The sustainability process will investigate regional governance models and an integrated planning approach.	USD/EPA	Brian Gillen	John Donovan	David Warner	Jim Van der Meer	Barry Ramsey
	South Suburban Mayors and Managers (SSMMA)	Chicago Southland Sustainable Redevelopment Fund	Smart Growth Implementation Assistance	\$65K	Create an investment fund that will position IRII development sites and innovative manufacturing projects for leveraged investments in the Chicagoland south suburbs.	HUD/FTA/EPA/TRA	Brian Gillen	John Donovan	David Warner	Jon Groutas	
	South Suburban Mayors and Managers (SSMMA)	Chicago Southland Sustainable Redevelopment Fund	Sustainable Communities Challenge Grant	\$2.2M	Capitalize a land bank that will allow SSMMA to hold and maintain properties, assemble them for redevelopment, and convey the properties to new owners while ensuring their long-term use consistent with community goals, particularly housing affordability.	HUD/FTA/EPA/TRA	Brian Gillen	John Donovan	David Warner	Jon Groutas	
	Tri-County Regional Planning Commission (Peoria)	Sustainability plan and coordinated implementation	Sustainable Communities Regional Planning Grant	\$1.2M	Draft a sustainability plan that integrates planning disciplines of land use, economic development, environment, and transportation.	FWA/USD/FTA	Brian Gillen	Stacy Tracy	Lola Kowalska	Jon Groutas	Barry Ramsey
INDIANA	Evansville Metropolitan Planning Organization	Regional Plan for Sustainable Development	Sustainable Communities Regional Planning Grant	\$1.4M	Develop a Regional Plan for Sustainable Development (RPSD) for the greater Evansville region.	USD	John Hall	Michelle Allee	Joyce Taylor	Stephanie Calk	Rochelle Owen
	Goeban	9th Street Industrial Corridor	Brownfields Area Wide Plan	\$175K	Develop an area-wide brownfields plan in the 9th Street Industrial Corridor to advance redevelopment and brownfield reuse efforts, identify cleanup goals and evaluate infrastructure conditions.	EPA	John Hall/Michelle Kincaid	Joyce Stewart	Joyce Taylor	Jon Groutas	
	Indianapolis	Smart Growth Redevelopment District	Sustainable Communities Brownfields Pilot	\$140K	In Indianapolis's Smart Growth Redevelopment District, the community plans to redevelop brownfields for green infrastructure, urban agriculture, affordable housing, and transit oriented development.	HUD/THWA/FTA/EPA	John Hall	Larry Hall	Raggie Arkoll	Stephanie Calk	
	Indianapolis	Sustainable zoning ordinance development	Sustainable Communities Challenge Grant	\$1.2M	Comprehensively update zoning ordinances and related development regulations to more sustainably improve quality of life.	HUD/THWA/FTA/EPA	John Hall	Larry Hall	Raggie Arkoll	Stephanie Calk	
	Michigan City/Northern Indiana Commuter Transportation District	Alternative alignments for South Shore freight and passenger services	TIGER 2 Planning Grant	\$600K	Evaluate alternative alignments for South Shore freight and passenger services and recommend a preferred alignment to replace two miles of single track embedded in the middle of 20th and 11th Streets in Michigan City.	FTA	John Hall	Joyce Stewart	Raggie Arkoll	Chris Choi	
	Waterloo	Waterloo Station Improvements	TIGER 2 Capital Grants	\$1.5M	Construct a full length platform with canopy, lighting, innovative signage, ADA-accessible ramps and walkways, and additional parking at the recently renovated historic Waterloo station building.	FTA	John Hall	Joyce Stewart	Raggie Arkoll	Chris Choi	Rochelle Owen
	MICHIGAN	Ann Arbor	Ann Arbor Bridges	TIGER 2 Capital Grants	\$13.9M	Replace two bridges on an important east-west arterial road, connecting residential and commercial areas in the west with the University of Michigan, the city's largest high school, and St. Joseph Hospital in the east.	FWA	Tony Martin	Ryan Rimo & East Zachary	Stewart McGowan	Stephanie Calk
Flint		Sustainable master plan and zoning ordinance	Sustainable Communities Challenge Grant	\$1.5M	Create area plans that include affordable housing, economic competitiveness, land recycling, and neighborhood revitalization. Flint will use these plans to create a Master Plan and zoning ordinances that are consistent with livability principles.	USD/EPA	Tony Martin		Angela Salgado	Stephanie Calk/Maria Diller	
Grand Traverse County		Master Plan, Corridor Plans, and Trust Fund	Sustainable Communities Challenge Grant	\$390K	Create a Housing Inventory and Assessment, a County Master Plan, Five City Neighborhood Corridor Revitalization Plans, and a County Land Bank Authority Affordable Housing Trust Fund.	USD	Tony Martin		Angela Salgado	Brooke Furlong	Shelly Huber
Oakland County		Sustainable master plan and planning connections	TIGER 2 Planning Grant	\$300K	This plan will support improved livability in the community by enhancing connectivity between the downtown, the multimodal Pontiac Transportation Center, regional trail system, and surrounding neighborhoods.	HUD/FTA/THWA	Tony Martin	Sam Van Buren	Stewart McGowan	Jim Van der Meer	
Saginaw		Right Size, Right Use - A New Direction for Saginaw's Urban Land	Smart Growth Implementation Assistance	\$65K	Develop a plan for the reuse and redevelopment of vacant property as well as managing the investment in infrastructure.	EPA	Tony Martin		Angela Salgado	Jon Groutas	

# Thinking Differently

## Area Wide Planning Grants

OSWER's newly created grants ([Brownfields Area Wide Planning Pilot Program](#)) will help facilitate development of plans for brownfields-impacted areas at a neighborhood level.

*The area wide brownfields redevelopment plan for Cleveland's Opportunity Corridor will lead to a revitalized commercial corridor, access to jobs, more job opportunities, improvements in public health, access to greenspace, enhanced environmental quality and repositioning of the City's Kinsman and Lower Buckeye neighborhoods as viable locations for both public and private investments -- allowing Cleveland's Opportunity Corridor District to reach its full potential. During the investigative phase, properties may be identified for additional TSCA and RCRA corrective action opportunities.*

# Thinking Differently

## Urban Agriculture



**A large inventory of vacant properties and a recent focus on neighborhood food deserts have led to a number of Midwestern communities using brownfields for growing plants and food.**

What will other current shrunken cities look like in the future??

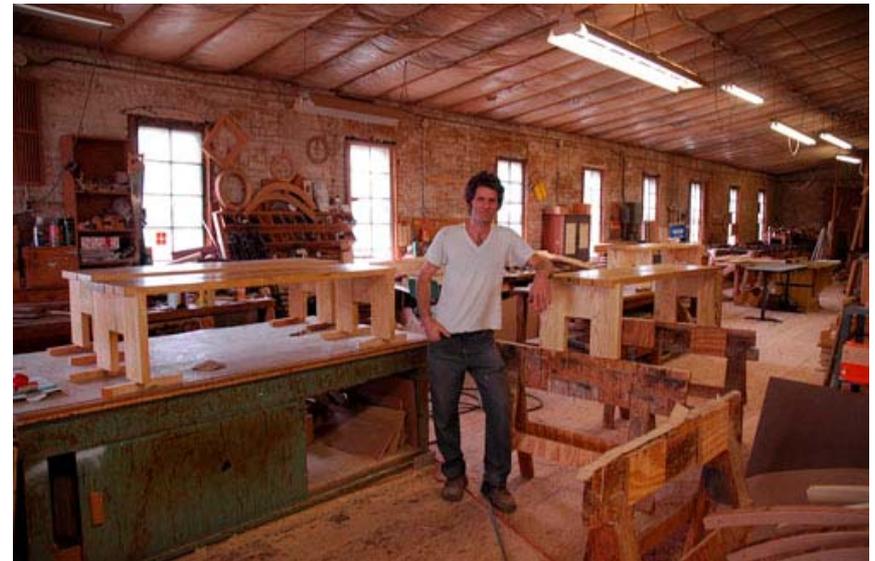
Probably greener and “greener”



Jersey City

Baltimore Gardening

Detroit Urban Forestry



Detroit Urban Forestry Products

# Thinking Differently

## Urban Agriculture

### *Policy Barriers and Incentives to Reusing Brownfields for Community Gardens and Urban Agriculture*

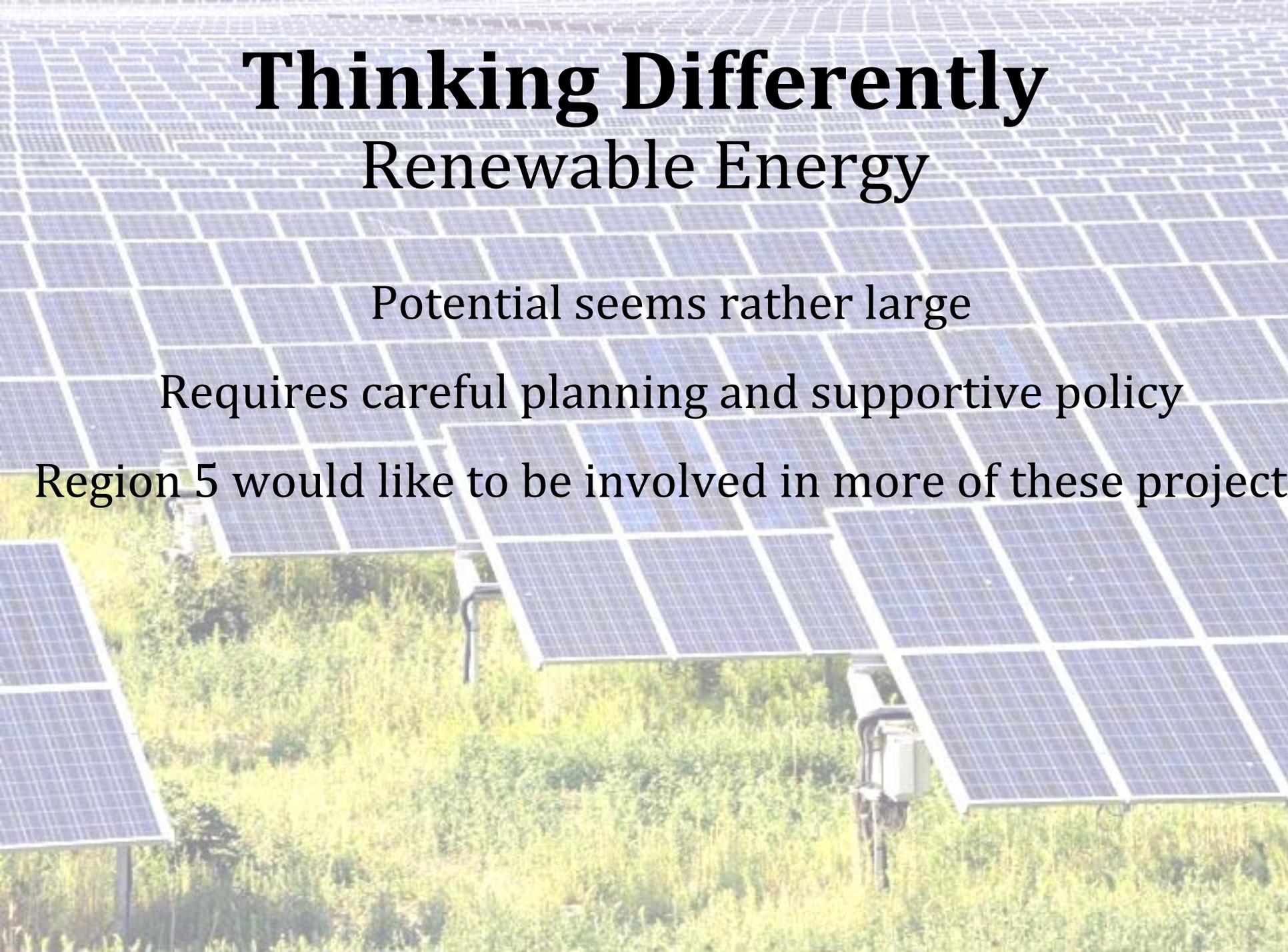
This webinar will explore policy issues surrounding the growing of plants and food on urban infill lots, including:

- How do existing state Voluntary Clean-up Programs address urban agriculture issues?
- How does urban agriculture fit in to existing programs for land use determination?
- What are the property control and ownership considerations for urban agriculture projects?
- How should economic development drivers influence decisions for using urban agriculture as a revitalization strategy?
- How are innovative cities working within or changing their policy structure to make urban agriculture work for them?

Scheduled presenters include: Marcia Caton Campbell, Center for Resilient Cities; Amy Yersavich and Vanessa Steigerwald, Ohio EPA; Kathy Dickhut, City of Chicago; and Jenn Bildersee, City of Portland, OR.



Waters Elementary School  
Chicago, IL



# Thinking Differently Renewable Energy

Potential seems rather large

Requires careful planning and supportive policy

Region 5 would like to be involved in more of these projects

# What's an Offset?

Offset projects are an alternative scheme in which non regulated sources (not part of the cap) voluntarily reduce their GHG emissions and then sell them to the regulated community who need them to meet their cap.

## **IDEAS? Anything that reduces CO<sub>2</sub>e**

- Brownfields to brightfields
- Mass transportation projects along brownfields corridors
- Urban forestry projects on vacant land
- Green buildings and Heat island reduction projects
- Urban farming
- Water related projects
- Landfill redesign



# Thinking Differently

## Land Revitalization and Clean Water Project

- Can a very large Clean Water Act enforcement case (CSO mitigation) be leveraged to revitalize land?
- Estimated 772 Cities with CSS. Affected communities are located in 32 states, primarily concentrated in the Northeast & Midwest. 181 are located in population centers greater than or equal to 50,000 people.



PHOTO: NED AHRENS, KING COUNTY, WA

# Overview of the Concept

- At the sewer shed scale use green-infrastructure practices at vacant sites.
- It **could** be a cost-effective component of the overall CSO control plan, and could provide other community benefits.

## Direct Benefits:

- More adaptable system
- Lower capital cost when compared to grey infrastructure
- Lower operational costs
- Easier and cheaper to maintain than grey infrastructure

*\*NEORSD has just begun the planning process to put this approach into practice as a part of complying with their current USEPA/DOJ/Ohio settlement*



# Metropolitan Sewer District of Greater Cincinnati (MSD)



# Energy Impact & CO2e Reduction

Less storm water that goes into storage tunnels means less energy expended pumping water out of said tunnels

less storm water that is mingled with sanitary sewage that has to go to treatment facilities means less energy expended treating said storm water



# Thinking Differently

## OTHER IDEAS Currently being worked on:

Several **other planning initiatives** being considered that would address urban concerns in a much more comprehensive manner - Urban Water Initiative, Cities in Transition

**Beneficial Reuse of Dredge Materials** - Working with ACE, GLNPO, Water Programs, and locals on finding mechanisms to dredge the harbors and navigable river channels while beneficially reusing the materials. Brings Economic Development and Environmental issues

Partnering with the USEPA Office of **Research & Design** (ORD) to conduct research that has immediate applicability to these new approaches, initiatives, and projects focused on revitalizing urban communities.

**Land Banks** - Recognizing these new organizations and working to provide them with basic tools to address brownfields cleanup and reuse (grants, liability, capacity . . .)

# For Additional Information:

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For detailed information on the USEPA Brownfields Program and GRANTS information please visit:

[www.epa.gov/brownfields](http://www.epa.gov/brownfields)