An Historic Commitment to Brownfields

Connecticut has made an unprecedented commitment to investing in brownfield redevelopment

- Since FY2012, the State has invested $190m in 100+ projects to remediate and redevelop contaminated sites across the State
- In FY2015, $41.5m was contracted with cities, towns, non-profits and developers
- For every dollar invested by the State, $5.55 has been or will be invested by non-State partners
  - FY2015 projects: $6.29 for every $1 invested by the state
- 2240 acres of brownfields
New Comprehensive Planning Approach

Individual Brownfield Sites – previously handled case by case and funded via separate brownfield funding rounds

BAR Project Area - Comprehensive Brownfield Planning

Connecticut Department of Energy and Environmental Protection
Brownfield Area-wide Revitalization (BAR) Planning Grant

• Outcome of 2015 legislative session (Public Act No. 15-193)

• Comprehensive planning, moving from traditional site-by-site to area-wide approach

• Modeled after EPA’s Area-Wide Planning Program

• Pilot round: $1.4 MM funding awarded January 2016, 5 towns

• Maximum grant: $200,000
  • Minimum local match: 10% cash

• Eligible entities - Municipalities, Economic Development Agencies, and COGs

• REQUIRED: Formation of an advisory/steering committee prior to application
BAR Planning Grant – Goals & Outcomes

- Comprehensive understanding of the existing conditions and issues
- Community participation for a successful implementation strategy
- Effective implementation strategies (based on market studies and feasibility analyses)
- Prioritization of brownfield sites for cleanup and reuse
- Priorities for public and private investment
- Public and private partnerships established to leverage investments

**REQUIRED:** Final report with specific implementation strategies to remediate and redevelop BAR Project Area
BAR Project Area

1. Previously designated area (with multiple brownfields)
   • Examples: Neighborhood; District (TOD/Downtown); Corridor (NRZ corridor), Waterfront Zone

OR

2. Newly defined area centered around multiple brownfield sites
   • connected by blight, location, infrastructure, economic, social and/or environmental conditions

• Can span multiple jurisdictions
• No maximum area specified
• Manageable size for practical implementation strategies
Eligible Uses of BAR Grant

- Community visioning
- Existing conditions analysis
- Limited ESAs (achieve BAR Plan goals & not greater than 25%)
- GIS mapping
- Market studies
- Infrastructure analyses
- Site inventory
- Conceptual design, site reuse plans, and implementation strategies

- Financial analysis – project funding sources
- Acquisition due diligence
- Marketing to developers
- Local zoning revisions
- Legal analysis of environmental liabilities
- EPA/DEEP’s Prepared Workbook
- Other actions to spur investment
- Project Management (not greater than 5%)
• Lessons Learned from EPA’s Area-Wide Planning Program
Theme 1: Successful Community Involvement

Desarrollo Integral del Sur (DISUR), a BF AWP grantee in Puerto Rico, centered their BF AWP project area on an old petrochemical corridor in southwestern Puerto Rico. Community members participated in design charrettes to re-imagine improvements and new land uses for this area.
Multiple jurisdictions got together to develop a cleanup and reuse strategy for key brownfield sites along the 40-mile Ohio River corridor in PA.
Theme 3: Identify What is Feasible

- Consider community aspirations alongside reality regarding availability of resources.
- Use market studies, infrastructure assessments, and environmental condition assessments to arrive at practical and balanced solutions.
- Take interim less-expensive steps (that provide immediate local benefits and prevent contaminant exposure) until funds are assembled to achieve higher and more expensive goals.
Theme 4: Prioritize Sites and Projects

In Roanoke, VA, the city first conducted a market analysis to check developer’s interest in redeveloping properties thus, helping them decide which brownfield sites to clean up first.

In Tulsa, OK, they made up a community game and used Monopoly-type cards to get participants to choose priorities around site selection criteria such as property ownership, visibility, development potential, and community benefits.
Theme 5: Strategies for Plan Implementation

• Implementation - implementation - implementation!
• Importance of an implementation task force (advisory/steering committee could play the role)
• Does not have to be a linear process (i.e. Planning then implementation). If opportunities come along, implementation can be undertaken simultaneously
• Effective implementation plan –
  • List of specific tasks
  • Smaller manageable items
  • Short term vs. long term
  • Identification of resources
Theme 6: Maximize Resources

In Ranson, WV, the city was able to leverage their EPA grant alongside U.S. DOT TIGER II/U.S. HUD Community Challenge Grant to incorporate a variety of green infrastructure.

- Engage agencies with recent or planned investments in the Project Area
- Build relationships with appropriate federal, state, regional and local agencies and share the importance of the project
- Use the process to build community consensus points
- Showcase partnerships that have a history of successfully leveraging resources
Theme 7: Strong Project Management

- Keep project on track
- Hold regular project advisory and project partner meetings
- Maximize community participation
  - Recruit involvement (paid or volunteer) from the affected community
  - Include volunteer contractors who can offer valuable advice
- Use templates for repeated project management tasks
  - Meeting minutes
  - Meeting attendance sheets
  - Volunteer forms
- Document the entire planning process (videos, photos, interviews etc.)
Contact Information

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