

National Brownfields Area-Wide Planning Grant Selected Proposal Descriptions

U.S. EPA Region 1 - Eastern Maine Development Corporation, Bucksport, ME

The Eastern Maine Development Corporation will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the former Verso Paper Mill project area. The 117-acre area, located on the Penobscot River, abuts the Town of Bucksport's residential and commercial center. The paper mill closed in 2014 and is currently vacant, and the project area also contains vacant buildings that once housed a tannery and a steel mill. The area-wide grant will be used to supplement ongoing planning efforts in the project area. It will include a market study that will analyze the local and regional market for the former mill space; analyze the mix of downtown and regional trade areas; evaluate opportunities; develop a strategy for retention, expansion, and recruitment; identify existing infrastructure in the mill complex; and create a green infrastructure plan that will consider developing the riverfront area and connecting it to downtown. The project is expected to build on and advance sustainable and equitable development opportunities that will greatly benefit the community, including increasing affordable transportation options, promoting equitable and affordable housing, enhancing economic competitiveness, and supporting the sustainable use of existing infrastructure. Key partners who will work with the Eastern Maine Development Corporation on this project include the Bucksport Bay Area Chamber of Commerce, Bucksport NEXT, Main Street Bucksport, and Bucksport Heart and Soul.

U.S. EPA Region 1 – City of Providence, RI

The city will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the Woonasquatucket River Industrial Corridor, as well as support site design and redevelopment options for the former General Electric Baseworks site. This site, the project's catalyst, high-priority site, is a former manufacturing facility that currently is vacant and contaminated. It is located on the banks of the Woonasquatucket River and at the key intersection of two major roads, and is uniquely situated to yield high-impact reuse and redevelopment opportunities for the local community. The city will use the area-wide planning process to convene stakeholders who are currently engaged in the project area to develop a cohesive vision that ties together numerous ongoing initiatives and redevelopment efforts. In addition, the project will leverage resources for the assessment and cleanup of the catalyst site, which will move it toward redevelopment as a mixed-use site that is expected to enhance the community's connection and access to the river, stimulate economic development, and create jobs. Key partners who will work with the city on this project include the East Coast Greenway Alliance, General Electric, Trust for Public Land, and Woonasquatucket River Watershed Council.

U.S. EPA Region 2 - Isles, Inc., East Trenton, NJ

Isles, Inc., will work with the East Trenton community and other stakeholders to develop an area-wide plan and implementation strategy for the East Trenton neighborhood, an area characterized by significant abandonment of residential and commercial properties, negative social and economic indicators, concentrated poverty, and few jobs. It also is an area with a demonstrated track record of active resident and stakeholder planning and plan implementation. The Freightyards and Powerhouse site and 104 Taylor Street are the catalyst sites for this planning project. They comprise the largest contiguous parcel proposed for the Assunpink Greenway, and are centrally located within the project area. The area-wide plan will spur revitalization of the East Trenton neighborhood and provide a basis for new housing construction, residential and commercial rehabilitation, and healthy homes and environments. It also will create linkages to recreation, open space, and urban agriculture and healthier food options; better, less car-centric transportation options; and increased economic opportunity. Key partners who will work with Isles, Inc., on this project include the City of Trenton, New Jersey Community Capital, HomeFront, Habitat for Humanity of Trenton, A Better Way, and D&R Greenway Land Trust.

U.S. EPA Region 3 - Wilmington, DE

The city will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the 100-acre Brandywine Riverfront Northeast project area. This former hub of industrial activity is now an underserved community with abandoned properties and low property values. The area's catalyst sites, including the Diamond State Salvage property and Wilmington Maintenance Yard, have the greatest potential to spur economic development because of their location along the Brandywine River and proximity to downtown Wilmington. The area-wide planning project will provide an opportunity to make substantial progress in an impoverished community with extensive social equity, environmental, and brownfields challenges. It will enable residents to develop a new vision for the neighborhood, address environmental issues, provide economic development to this urban waterfront area, and build the capacity needed to continue to address the social challenges facing residents. Key partners who will work with the city on this project include Old Brandywine Village, Inc., the Delaware Department of Natural Resources and Environmental Control, National Oceanic and Atmospheric Administration, and four programs at the University of Delaware: the Center for Community Research and Service, Water Resources Agency, Small Business and Development Center, and Sea Grant College Program.

U.S. EPA Region 3 - Redevelopment Authority of the City of Harrisburg, PA

The Harrisburg Redevelopment Authority will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the South Allison Hill neighborhood's Industrial Park. The park was home to various industrial uses, including metal and steel production, shoe manufacturing, and wood manufacturing. It contains five identified catalyst sites: a former automotive site, former lumber processing plant, former commercial dry cleaners, former service station, and former large industrial site. It also contains 30 other land parcels that may be contaminated. The project is expected to stimulate economic development by developing strategies to revitalize these five sites, all of which are located on key commercial transportation corridors. The HRA plans to preserve and restore existing infrastructure at these sites and integrate it into any future reuse and redevelopment options. The area-wide plan also is expected to catalyze industry growth, provide opportunities to expand housing and recreational options in the project area, and create job opportunities for residents. Key partners who will work with the HRA on this project include Tri-County Community Action, the YWCA of Greater Harrisburg, City of Harrisburg, Capital Region Economic Development Corporation, and Pennsylvania Department of Environmental Protection.

U.S. EPA Region 3 - City of Norfolk, VA

The city will work with the community and other stakeholders to develop an area-wide plan and implementation strategy in the Harbor Park/East Downtown area, Tidewater Gardens/Saint Paul's neighborhood, and Fort Norfolk/Ghent neighborhood. Catalyst sites include the underutilized 50-acre Harbor Park properties, the 133-acre Saint Paul's area, and the 30-acre Fort Norfolk Revitalization Area. These are all former industrial sites that have housed metal foundries, machine shops, steel manufacturing facilities, and rail yards. They are in economically distressed neighborhoods with high poverty rates, and include over 1,800 deteriorating housing units. Grant funds will be used to create a land use revitalization plan, market reuse strategy, and leveraging strategy to move these neighborhoods forward. The city's goal is to spur green, resilient, mixed-use transit-oriented development. Redevelopment spurred by the area-wide plan is expected to stimulate the economy, and foster smart growth, infrastructure reuse, and the creation of greenspace. In addition, the revitalized planning corridor will help the city find approaches that can house low-income residents, create jobs, and provide a healthy and sustainable neighborhood. Key partners who will work with the city on this project include the Elizabeth River Project, Commonwealth of Virginia Office of the Governor, Virginia Department of Environmental Quality, Green Infrastructure Center, Old Dominion University Sustainable Development Institute, and Lafayette Wetlands Partnership.

U.S. EPA Region 4 – University of South Florida, Tampa, FL

EPA has selected the University of South Florida as a Brownfields Area-Wide Planning Grant recipient. The University of South Florida will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the University Area Community (UAC). Located on the north side of Tampa, the UAC is an underserved residential and commercial community containing several brownfields or potential brownfields. The catalyst site for this project is Harvest Hope Park, a seven-acre parcel with potential to be redeveloped into a community center. The project will build on existing planning activities that the community has already developed, including housing rehabilitation, new business creation, increased access to health services, and improved recreation opportunities. Project activities will include community engagement, local capacity building, and an economic market analysis. The area-wide plan will support the reuse of critical infrastructure in the project area and at the catalyst site, create greenspace, and promote sustainable and equitable development in the community. Key partners who will work with the University of South Florida on this project include the Florida Brownfields Association, Mort Elementary School, Environmental Protection Commission and City-County Planning Commission of Hillsborough County, University Area Community Development Corporation, and various schools within the University of South Florida.

U.S. EPA Region 4 - City of Middlesborough, KY

EPA has selected the City of Middlesborough as a Brownfields Area-Wide Planning Grant recipient. The city will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the Trace District, which is located in the middle of the city's two most significant assets, the Historic Downtown and the Cumberland Gap National Historical Park. The district is a community that is in need of investment to protect minority, low-income, and sensitive populations, and includes almost 70 potential brownfields. Redevelopment strategies will focus on the former Park View Motel and four other catalyst sites. The area-wide planning project will assist in bridging a gap in investment and connecting the city's most vibrant resources. Investment in planning efforts will lead to future redevelopment and have a catalyst effect not just within the district but in the entire community. The grant will help to create new employment, encourage property investment, and increase local annual property taxes. Key partners who will work with the city on this project include Discover Downtown Middlesboro, the Bell County Chamber of Commerce, Bell County Tourism, Appalachian Regional Healthcare, Action Realty, JRS Restaurant Corp., and Nagle Law Office.

U.S. EPA Region 4 - Berkeley-Charleston-Dorchester Council of Governments, Charleston and North Charleston, SC

The Berkeley-Charleston-Dorchester Council of Governments will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the Neck area of Charleston and North Charleston, an environmental justice community that has an extraordinarily high density of brownfields and other environmentally impaired properties. The area-wide plan is expected to advance critical planning and strategic actions necessary to resolve identified infrastructure issues, such as poor drainage, deteriorating streets, and traffic. It also will address remediation and revitalization needs of brownfield sites, and encourage and support existing and new businesses in developing and promoting a positive economic image for the community. Prioritization and sequencing of site redevelopment activities at five key catalyst sites will be performed. Site criteria also will be developed to maximize integration of green and healthy design, promote sustainable development compatible with future site use within the surrounding area, lessen the impact to surface waters of the Cooper and Ashley Rivers, and ensure living-wage job creation. Key partners who will work with the Berkeley-Charleston-Dorchester Council of Governments on this project include the Sustainability Institute, Metanoia, St. Peters African Methodist Episcopal Church, South Carolina Community Loan Fund, South Carolina State Ports Authority, Charleston County, and Cities of Charleston and North Charleston.

U.S. EPA Region 5 - Near East Area Renewal, Indianapolis, IN

Near East Area Renewal will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the 3,600-acre urban district federally designated as the Indy East Promise Zone. This area was home to several industrial and manufacturing facilities that are currently vacant or underused. These sites hinder economic development and pose serious health risks to the community. The former Thompson Electronics/former GE Sherman Park, the catalyst site for this project, is a 45-acre industrial site located in the heart of the project area. It has strong reuse potential, and its revitalization is expected to leverage redevelopment in the project area. Grant funds will be used to facilitate community involvement activities; compile existing community plans and coordinate planning and revitalization efforts; perform research and analysis of existing conditions in the project area; and review existing infrastructure to determine how it can be integrated into redevelopment plans. The project will increase employment opportunities, create healthy commercial corridors, improve community access, help recognize and address environmental justice concerns, and increase the capacity of residents to participate in and benefit from brownfields redevelopment. Key partners who will work with Near East Area Renewal on this project include John Boner Community Centers, Local Initiatives Support Corporation (LISC), Englewood Community Development Corporation, Indy Chamber, Indianapolis Metropolitan Police Department, Near East Side Community Organization, and Riley Area Development Corporation.

U.S. EPA Region 5 - Wayne County Brownfield Redevelopment Authority, River Rouge, MI

The Wayne County Brownfield Redevelopment Authority will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the redevelopment of the City of River Rouge's downtown area, the area of the DTE Energy Rouge River Power Plant, which fronts both the Rouge and Delaware Rivers and is slated for closure in 2020, and the neighborhood in between these two sites. River Rouge is an existing developed community historically steeped in economic prosperity, where residents could expect to find high-quality, high-skill careers in the manufacturing sector. However, River Rouge's economy has recently declined, and in response, the city is seeking to develop a planning initiative that will attract developers who will invest in high-quality housing located in walkable, transit-oriented, dense neighborhoods with vibrant commercial corridors. Redevelopment of the project area is expected to create jobs and job training opportunities for the local community, improve health and environmental conditions that contribute to environmental justice disparities, and incorporate the Power Plant and other high-priority sites into the proposed Gordie Howe International Bridge project, which will span across the Detroit River and connect the area to Canada. Key partners who will work with the Wayne County Brownfield Redevelopment Authority on this project include the Detroit-Wayne County Port Authority, Sierra Club–Southeast Michigan Group, University of Michigan, Southeast Michigan Community Alliance, Ultimate New Beginnings, City of River Rouge, Detroit City Council, Michigan Economic Development Corporation, Detroiters Working for Environmental Justice, and Downriver Community Conference.

U.S. EPA Region 5 - Lorain County, Lorain, OH

The county will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the Broadway and 28th Street Corridor in the City of Lorain. The project area has been impacted by the downturn in the domestic steel production industry and has experienced disinvestment, poverty, and abandonment. It is home to many sensitive populations, minorities, non-English speaking residents, children, and the elderly. The area contains vacant industrial, commercial, and residential structures, which create hazardous conditions for residents and the environment. The catalyst site is the 19.5-acre Pellet Terminal site, which was formerly an iron ore shipping dock. The area-wide plan will enable the county to transform the project area into a revitalized, mixed-use, and sustainable community featuring nature trails that connect to open access of Lake Erie. Addressing the lakefront catalyst site is expected to bring back commerce to downtown Lorain. Key partners who will work with the county on this project include the City of Lorain, Lorain Growth Corporation, Charleston Village, and Black River AOC (Area of Concern).

U.S. EPA Region 6 Port of New Orleans, New Orleans, LA

The Port of New Orleans will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the Industrial Canal Corridor, a 5.5-mile corridor of industrial, residential, and mixed-used properties in the City of New Orleans. Vacant property, deteriorating structures, and environmental conditions are contributing to further decline in the corridor, and there is great need for a comprehensive revitalization strategy to serve as the foundation for growth and economic opportunity. Catalyst sites in the corridor are Sections A and B of the Florida Avenue Turning Basin, and the Morrison Yard site. Effective strategic planning will facilitate the restoration of blighted industrial properties and is expected to spur further redevelopment in adjacent neighborhoods. This will reduce the community's risk of exposure to contaminants, as well as create greenspace and recreational opportunities, and expand access to healthcare providers. These improvements will enhance community mobility, help mitigate flood risks, and create greater employment and additional economic opportunities. Key partners who will work with the Port of New Orleans on this project include the City of New Orleans, Regional Planning Commission, Deep South Center for Environmental Justice, and Louisiana Department of Environmental Quality.

U.S. EPA Region 7 – City of Burlington, IA

EPA has selected the City of Burlington as a Brownfields Area-Wide Planning Grant recipient. The city will work with the community and stakeholders to develop an area-wide plan and implementation strategy for the Downtown Burlington Self Supported Municipal Improvement District (SSMID). The 144-acre area includes five historic districts. It is composed of older and historic commercial, warehousing, and manufacturing buildings, and forms a special taxing district. The city has identified two catalyst high-priority sites: the former Dresser-Rand Facility and the Typewriter Shop. The Typewriter Shop has been vacant for 20 years and with redevelopment, has the potential to demonstrate adaptive reuse of older structures to the community. The goal of this project is to convert the outdated downtown into a mixed-use, walkable historic neighborhood and booming economic center. The project will focus on planning for reinvestment in infrastructure and economic development, connecting redeveloped properties, and expanding transportation. Key partners who will work with the city on this project include Downtown Partners, Inc., the Great Burlington Partnership, and Southeast Iowa Regional Planning Commission.

U.S. EPA Region 7 - Resource Conservation and Development for Northeast Iowa, Inc., Postville, IA

Resource Conservation and Development for Northeast Iowa, Inc., will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the Postville Community Planning Project Area. This area, comprised of 107 acres in Postville, has been identified as key to the economic revitalization of the community. Postville has been an immigration entry point for U.S. immigrants for decades, and has struggled socially and economically for the past 15 years. The catalyst site is the AgriStar property/former Iowa Turkey Plant, located at the entrance to the community. This project will help restore social partnership and community vision, and bring together diverse private and public entities in the community to develop a comprehensive vision for community revitalization. The area-wide plan will encourage business improvement, expansion, and recruitment. Key partners who will work with Resource Conservation and Development for Northeast Iowa, Inc., on this project include the City of Postville, Iowa Department of Natural Resources, University of Iowa, Driftless Area Scenic Byway, Allamakee County Economic Development, and Iowa Living Roadway Trust Fund.

U.S. EPA Region 8 – City of Glenwood Springs, CO

EPA has selected the City of Glenwood Springs as a Brownfields Area-Wide Planning Grant recipient. The city will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for revitalizing brownfields in the Confluence Corridor into a new downtown area where the Colorado River flows east of the Glenwood Canyon to meet the Roaring Fork River. This strategy will capitalize on a rare opportunity to envision and redevelop a prime riverfront area within the heart of the city. The main catalyst site is a five-acre decommissioned wastewater treatment plant. Other catalyst sites include a five-acre riverside Colorado Department of Transportation maintenance site and the 27-acre former Pitkin Iron Corporation abandoned limestone quarry known as the Holly Quarry. All are located in a quarter-square-mile area surrounding the confluence and downtown. Reuse of the catalyst brownfields is envisioned to include a hotel and mining museum with associated retail, much needed affordable and mixed-rate housing, green infrastructure for stormwater management, and riverfront recreational access that will transform the underutilized confluence corridor into a vibrant gateway to the Roaring Fork Valley. Key partners who will work with the city on this project include the city's Downtown Development Authority and Chamber Resort Association, Community Builders and Colorado Brownfields Partnership, Colorado Mountain College, GlenX and Super School, and Glenwood Caverns Adventure Park.

U.S. EPA Region 8 – City of Orem, Utah

The city will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for studying the Geneva Road Area (GRA), which has been an important industrial corridor and employment center for the city and Utah County since the 1940s. The major goal of this area-wide project is to create a community-driven vision and master plan for the renewal of the GRA to improve the health, safety, environmental quality, employment opportunities, transportation options, and business development of the GRA. It will include the completion of market studies for the Rocky Mountain Power catalyst site, other apparent brownfield sites, and other parcels in the GRA. Key partners who will work with the city on this project include the Utah Department of Environmental Quality, Utah Valley University, Economic Development Corporation of Utah, Mountainland Association of Governments, and Utah County Board of Health.

U.S. EPA Region 9 – Trust for Public Land, Los Angeles, CA

The Trust for Public Land will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the Los Angeles River and Verdugo Wash Confluence Study Area in the City of Los Angeles. Many of the parcels in the area are zoned as heavy industrial, and the area has a relatively high burden of pollution, cleanup sites, hazardous waste, and groundwater threats. The catalyst site is the 2.5-acre American Reclamation property, a full service solid waste collection and recycling company that has been operating for over 50 years. The area-wide study will look at strategies to redevelop this section of land along the river, including efforts to reintroduce some the river's natural features and systems, while expanding on prior investments, planning, and community involvement. The redevelopment and revitalization of properties along the Los Angeles River offer the potential for the river to serve as both a regional destination and a resource for adjacent communities. Key partners who will work with the Trust for Public Land on this project include the City of Los Angeles, LA RiverWorks, County of Los Angeles Department of Public Works, Friends of the Los Angeles River, Mountains Recreation and Conservation Authority, and Mia Lehrer and Associates.

U.S. EPA Region 10 – City of Grants Pass, OR

The city will work with the community and other stakeholders to develop an area-wide plan and implementation strategy for the 61-acre former Spalding and Son, Inc., sawmill site. The project area was once home to a lumber and plywood manufacturing operation, but has been vacant or significantly underutilized since 1998. There are two high-priority catalyst sites in the project area: the former Siberia wood treatment facility and the former Southwest Forest Industries Plywood Plant 4. Both sites are suspected of containing hazardous substance contamination. The project will assess existing site conditions and historical uses, provide an assessment of the investment needed to start redevelopment, and provide an economic analysis of likely public and private investment costs and how these costs will impact reuse and redevelopment options. Developing an area-wide plan is expected to expedite revitalization efforts in the project area, remove uncertainty about environmental conditions at the catalyst sites, and enable the city to implement its Comprehensive Plan for redevelopment. Key partners who will work with the city on this project include the Southern Oregon Regional Economic Development, Inc., Business Oregon, Oregon Department of Environmental Quality, Josephine County Solid Waste Agency, and Oregon Health Authority.