



## Best Practices Report | brownfields and land recycling

### Capitol Region Council of Governments

Hartford, CT

2010 Regional Planning

<http://www.sustainableknowledgecorridor.org/site/>

#### **EPA Awards \$1,350,000 in June 2014 to Clean Up Brownfields in Capitol Region -- Funds Help Protect Health and the Environment, and Revitalize Communities**

**6/3/2014**

The U.S. EPA awarded \$1,350,000 in Brownfield grants to the Capitol Region Council of Governments to help protect people's health by assessing and cleaning up contaminated properties in the metro Hartford region. This money funded the Metro Hartford Brownfields Program, which will make available to member communities \$400,000 for environmental site assessments, and \$950,000 for loans and grants to assist in site remediation efforts. The application was supported by several community partners: the Metro Hartford Alliance, Hartford 2000, the Enfield Community Development Corporation, Goodwin College, and the North Star Center for Human Development.

Funds awarded to the Capitol Region Council of Governments will provide communities with funding necessary to assess, clean up and redevelop contaminated properties, boost local economies and leverage jobs while protecting public health and the environment. A focus of program activity will be station area sites in the CTfastrak and NHHS Rail corridors, and other smart growth locations such as town and village centers. "These funds will support transit oriented development in the region's major transit and rail corridors, and also support revitalization of our town and village centers. It's a win-win for the region—through preparing blighted properties for redevelopment, thus paving the way for new economic growth in already developed areas, we are able to relieve some of the development pressure on greenfields that the region and towns wish to preserve," said Lyle Wray, Executive Director, Capitol Region Council of Governments.

This funding builds on the \$1.2 million in brownfields assistance previously invested in the region through the Metro Hartford Brownfields Program. The EPA grants will supplement a \$200,000 award made to CRCOG in April 2014 under State Department of Economic and Community Development Municipal Brownfield Assessment and Inventory Program.

#### **Tags**

brownfields/land recycling, implementation funding

### Montachusett Regional Planning Commission

Fitchburg, MA

2011 Community Challenge

<http://www.mrpc.org/>

#### **EPA awards \$400K for Wachusett Corridor work thanks to SCI grant foundation**

**9/18/2015**

In September 2015, the Environmental Protection Agency announced that the Montachusett Regional Planning Commission has been recommended for a \$400,000 award under the EPA's Brownfields grant competition. The grant will help Montachusett Regional Planning Commission with a community-wide assessment grant that will assist efforts in the Wachusett Corridor area to assess, clean up and redevelop abandoned or contaminated properties.

"EPA is proud to further assist the Montachusett Regional Planning Commission and the citizens it serves with this Brownfield funding," said Curt Spalding, regional administrator of EPA New England's office. "Cleaning and revitalizing contaminated sites helps create jobs, and can be the catalyst to create new businesses or neighborhood centers, all while making our environment cleaner and the community healthier. This is just one way EPA works to make a difference in communities all across Massachusetts and New England."

"This \$400,000 award from the EPA is a major step forward for our families and communities in the Wachusett Corridor," said Congressman Jim McGovern (D-Worcester). "The cleanup and redevelopment of these sites in Fitchburg, Leominster and other areas will help to create jobs, revitalize the region's economy, and protect the health and environment of these communities."

MRPC Executive Director Glenn Eaton indicated that prioritization of the Wachusett Corridor was a recommendation of the Wachusett Smart Growth Corridor Plan, funded by the federal Department of Housing and Urban Development (Community Challenge Planning Grant) that was completed by MRPC in October 2014. MRPC Planning and Development Director John Hume stated that the Wachusett Corridor Smart Growth Plan was developed to identify opportunities strategies to benefit from the Wachusett Commuter Rail Extension Project (Wachusett Station) utilizing Smart Growth principles and to enhance the quality of life for residents of the corridor and the Montachusett region as a whole.

[http://www.leominsterchamp.com/news/2015-09-18/Neighborhoods/EPA\\_recommends\\_400K\\_for\\_Wachusett\\_Corridor\\_work.html](http://www.leominsterchamp.com/news/2015-09-18/Neighborhoods/EPA_recommends_400K_for_Wachusett_Corridor_work.html)

#### **Tags**

brownfields/land recycling, implementation funding

## Tri-County Regional Planning Commission (MI)

Lansing, MI

<http://www.tri-co.org/MMPGS.htm>

2011 Regional Planning

### **Tri-County RPC, MI earned 4 more grants for housing, environment, food, and health because of the groundwork laid by the planning in the SCI grant.**

Advancing sustainability through leverage: Tri-County Regional Planning Commission (MI) and its partners succeeded in securing grant funding for programs that leverage its activities for the long-term benefit of the community. These include:

A successful grant for housing planning and charrette planning from the Michigan State Housing Development Authority;

A regional brownfields grant application to US EPA;

Food hub and rural water systems grant applications to USDA;

A 4-by-4 Healthy Achieve grant from Michigan Community Health; and

Robert Wood Johnson Pew Trust grant applications for health impact assessment tools.

A 4x4 grant award was awarded to the Tri County Regional Capital Area Health Alliance for activities that educate and promote the program concepts of improving health.

#### **Tags**

brownfields/land recycling, capacity building, finance mechanisms, health, implementation funding, water and wastewater

## Centralina Council of Governments

Charlotte, NC; SC

<http://www.connectourfuture.org/>

2011 Regional Planning

### **Centralina COG Develops Brownfields-Greyfields Toolkit (with focus on financial analysis of difficult sites)**

**3/3/2015**

The Centralina Council of Governments (in the Charlotte, NC/ SC region) contracted with Cardno-TBE and Redevelopment Economics to produce a "Brownfields-Greyfields Toolkit," as a key element of the region's Connect Our Future project, supported by the HUD Sustainable Communities Program.

The Toolkit focuses on ways to make better use of existing financial tools, such as tax credits, HUD CDBG and HUD 108, Clean Water State Revolving Funds, tax increment financing, Supplementary Environmental Projects, and insurance recovery. The report also highlights well-regarded brownfields incentive tools from other states.

View the Brownfields-Greyfields Toolkit here: [http://www.connectourfuture.org/wp-content/uploads/2015/01/CONNECT-ED-Brownfield-Greyfield-Redevelopment-Financing-Toolkit.pdf?utm\\_source=Feb+2015&utm\\_campaign=mar+15&utm\\_medium=email](http://www.connectourfuture.org/wp-content/uploads/2015/01/CONNECT-ED-Brownfield-Greyfield-Redevelopment-Financing-Toolkit.pdf?utm_source=Feb+2015&utm_campaign=mar+15&utm_medium=email)

A second report, "In-depth Site Reports," goes to the next level - examining the economics of site reuse for four long-term vacant or problem properties. Pro forma financial analysis was used to test alternative gap closing financial tools.

View the in-depth site reports here: [http://www.connectourfuture.org/wp-content/uploads/2015/01/CONNECT-ED-Brownfield-Greyfield-Redevelopment-Financing-Toolkit-In-Depth-Site-Reports.pdf?utm\\_source=Feb+2015&utm\\_campaign=mar+15&utm\\_medium=email](http://www.connectourfuture.org/wp-content/uploads/2015/01/CONNECT-ED-Brownfield-Greyfield-Redevelopment-Financing-Toolkit-In-Depth-Site-Reports.pdf?utm_source=Feb+2015&utm_campaign=mar+15&utm_medium=email)

#### **Tags**

brownfields/land recycling, economic development, finance mechanisms, implementation strategies

## City of Glens Falls, NY/Community & Economic Development

Glens Falls, NY

<http://www.agcny.org/>

2010 Community Challenge

### **Glens Falls, NY, Receives Brownfield Grant, Implements Community Challenge Plan**

**10/21/2013**

The City of Glens Falls was awarded a \$124,000 Brownfield Opportunity Area grant from the State of New York to complete a revitalization plan for a downtown area that includes 45 acres and 20 brownfields or vacant sites, to spur investment for mixed use projects, new housing and to create jobs. The grant will help implement several of the goals of its Downtown Vision and Development Strategy <http://www.glensfallsldc.com>, completed with a 2010 HUD Community Challenge grant. For more information on the grant program, see <http://www.governor.ny.gov/press/10172013-brownfields-grants>

#### **Tags**

brownfields/land recycling, finance mechanisms, implementation strategies, plan adoption

## City of Glens Falls, NY/Community & Economic Development

Glens Falls, NY

2010 Community Challenge

<http://www.agcny.org/>

## **Glens Falls, NY, secures funds to implement its vision for downtown**

**5/1/2014**

The repurposing of a large portion of its hospital's surface parking lot with a new multi-use parking structure has already attracted a new mixed-use development adjoining the structure worth \$24 million. In addition to this grant outcome, Glens Falls has leveraged more than \$4 million in public funds to implement its other HUD Challenge grant recommendations, including: \$112,000 (two grants) to support Pruyn's Island multi-use trail development; \$150,000 to support Warren Street and South Street's Brownfield's redevelopment; \$3 million to support the Downtown multi-purpose parking structure; and \$675,000 to support a key downtown anchor- Glens Falls Civic Center.

### **Tags**

brownfields/land recycling, implementation funding, mixed-use development, transportation choice

## **City of Ranson, West Virginia**

*Ranson, WV*

*2010 Community Challenge*

<http://ransonrenewed.com/>

## **Ranson, West Virginia demonstrates the power of federal and local partnership and alignment through the multiple various grants**

**4/1/2014**

The West Virginia city of Ranson's relationship with The Partnership predates The Partnership. EPA brownfields assessment grants awarded in 2001, 2004, and 2006 to Ranson and neighboring Charles Town paved the way for American Public University's construction of an academic center—the first LEED-certified commercial building in West Virginia—on a former brownfield. The university's investment will attract hundreds of jobs.

To build on this momentum, Ranson and Charles Town applied for and received an EPA Brownfields Area-Wide Planning Grant, a HUD Community Challenge Planning Grant, and a DOT TIGER II Planning Grant in 2010. Coordination of the three grants allowed the communities to develop a cohesive plan that uses vacant, previously contaminated land for economic development, links transportation to land use, protects the environment, and provides more affordable housing.

The city of Ranson received technical assistance through EPA's Building Blocks for Sustainable Communities Program to strengthen and articulate the plan. EPA worked with elected officials, stakeholders, and the public to identify areas for growth and analyze existing community tools. This assistance, provided in May 2011, resulted in a clear and specific action plan that helped Ranson implement the three grants ahead of schedule. In April 2012, Ranson's city council unanimously approved proposals to enact a new zoning code and comprehensive plan, moving the community one step closer to realizing its vision for growth. By braiding funding streams, the Partnership demonstrated that it could be a proactive, productive partner in a collective impact strategy.

"All the stars aligned – transportation, zoning, the environment, workforce housing," noted Ranson City Manager Andy Blake. "The Partnership allowed us to refine our plans into implementable steps to create a sustainable community for generations to come."

[http://www.frbsf.org/community-development/files/ci\\_vol26no1-The-Sustainable-Communities-Initiative.pdf](http://www.frbsf.org/community-development/files/ci_vol26no1-The-Sustainable-Communities-Initiative.pdf)

### **Tags**

brownfields/land recycling, case studies