City of Bremerton
December 5, 2018

Site Reuse and Revitalization Program

Stantec
Introductions

City of Bremerton
• Greg Wheeler, Mayor
• Andrea Spencer, Director of Community Development
• Alyce Fierro, Project Coordinator
• Janet Lunceford, Compliance Officer

Stantec Consulting Services Inc.
• Chris Gdak, Brownfield Grant Program Lead
• Andrea Pedersen, Brownfield Grant Specialist
• Katrina Nygaard, Planner
Agenda

1. Project Overview / Brownfields 101
2. Key Project Activities
3. Callow Avenue Inventory Results
4. Site Nomination Process
5. Site-Specific Activities Funded by the Grant
6. Proposed Area-Wide Planning Activities for Callow Avenue
Project Overview / Brownfields 101
Site Reuse & Revitalization Program

Background

- $300,000 *EPA Brownfield Assessment Grant* awarded in 2017
- Funds can be used for eligible *privately- and publicly-owned sites* with known or potential impacts from *petroleum or hazardous substances*
- Funds can be used for environmental site assessment and cleanup/reuse planning activities that support property sale or redevelopment activities

Project Goals & Desired Outcomes

- Focus on sites with greatest redevelopment potential
- Encourage site reuse projects (infill development)
- Transform underutilized properties into community assets
- Restore the environment and protect human health
What is a brownfield?

**EPA definition:**

“Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

→ Definition is very broad
What do “brownfields” look like?

- Former Auto Repair Shop
- Former Retail Store
- Vacant Lot

- Former Gas Station
- Former Industrial Site
- Former Dry Cleaners

Definition is **VERY** broad
Brownfield vs. Greenfield

**Brownfield:**
- Previously developed site
- Redevelopment may be complicated by past use

**Greenfield:**
- Never developed (open space or agricultural land)
- Fewer development constraints
How are brownfields created?

**Contributing Factors:**
- Economic transition
- Infrastructure failures
- Incorrect monitoring
- Illegal dumping
- Natural disasters

**Common Contaminants:**
- **Petroleum** (gas stations/auto-related businesses)
- **Solvents** (dry cleaners)
- **Metals** (industrial operations)
- **PCBs** (transformers)
- **Asbestos & Lead Paint** (older buildings)
How do brownfields impact our community?

**Economic Impacts**
- Lost tax revenues
- Decreased property values
- Diminished job opportunities
- Deters private investment
- Hinders redevelopment projects

**Social Impacts**
- Blighted buildings & community eyesores
- Public safety concerns
- Public health risks

**Environmental Impacts**
- Urban sprawl / greenfield development (choosing to develop elsewhere)
- Water quality (surface & drinking water sources)
- Uncontrolled contamination (migration to surrounding properties)
- Greenhouse gas emissions (increased vehicle miles traveled)
- Wildlife habitat & populations
Previous Brownfield Redevelopment Projects

**Evergreen Park**
- Former petroleum storage/terminal site
- Redeveloped as a premier community park

**Charleston Beach Road**
- Multiple contaminated sites
- 2009 EPA Brownfields Cleanup Grant funded remediation
- Former derelict sites revitalized with new businesses that created local jobs

**Downtown**
- Multiple sites with environmental issues were assessed & cleaned up
- Public & private redevelopment projects
- Strategic redevelopment of catalyst sites led to spinoff revitalization projects on surrounding sites
Key Project Activities
Activities Funded by the Grant

Eligible Uses of Grant Funding:

- Site Inventory & Prioritization – **Callow Avenue Corridor**
- Environmental Site Assessments – **approximately 8 sites**
- Site Cleanup/Reuse Planning – **approximately 2 sites**
- Area-Wide Planning – **Callow Avenue Corridor**
- Community Outreach
- Project Management & Compliance Reporting to EPA

Ineligible Uses of Grant Funding:

- Cleanup activities (e.g. remediation, demolition, etc.)
- Sites under state or federal enforcement action
- Reimbursement for previous assessment or cleanup planning (funding is not retroactive)
Activities Completed To Date

Community Outreach
- Public Open House in January 2018
- Established project advisory committee comprised of community representatives
  - Outcome: Callow Avenue identified as top priority for grant funds

Comprehensive Site Inventory for Callow Avenue Focus Area
- Identified potential catalyst sites
- Invited owners of potential catalyst sites to nominate their property for grant-funded activities
- Opened Site Nomination Period through the end of the year
  - Outcome: Identified 30 potential catalyst sites and sent site nomination invitations to property owners
  - Next Step: Select up to 8 sites for grant-funded activities

Area-Wide Planning (AWP) Activities
- Market Analysis and Redevelopment Concepts/Feasibility Study
  - Next Step: Gather input from community members on visions for the future of Callow Avenue
Inventory Overview

Objective

Create a comprehensive list of potential catalyst sites in the Callow Avenue Corridor focus area.

Goals

• Baseline existing conditions
• Identify potential redevelopment opportunities
• Rank & prioritize catalyst sites for grant funding
• Fund assessment, cleanup & reuse planning activities on up to 8 sites
Steps 1-4: Build a Comprehensive Database

• Step 1: Develop database of property characteristics
  – 177 individual parcels

• Step 2: Add environmental, historical & other relevant data
  – EPA & WA Department of Ecology Database
  – Sanborn Fire Insurance Maps & City Directories
  – Real Estate Listings
  – Tax Delinquency Status (2+ years)

• Step 3: Identify property characteristics
  – Vacant, underutilized or undergoing transition
  – Potential environmental concerns

• Step 4: Identify land use patterns
  – Review land use & site use patterns
Steps 5-6: Perform Windshield Surveys & Characterize Sites

• Step 5: Perform Windshield Surveys
  – Verify information gathered via Steps 1-4
  – Document existing conditions (occupancy, for sale signage, etc.)
  – Photograph sites

• Step 6: Site Characterization
  – Evaluate desktop study and windshield survey results
  – Identify confirmed and potential environmental concerns
  – Classify sites as confirmed, potential or not a catalyst site

<table>
<thead>
<tr>
<th>Classification</th>
<th>Total Sites</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Confirmed or Potential Catalyst Site</td>
<td>30</td>
<td>Properties that are vacant, underutilized or undergoing transition and/or properties with potential environmental concerns.</td>
</tr>
<tr>
<td>Not a Catalyst Site</td>
<td>147</td>
<td>Well utilized properties with no significant environmental concerns identified.</td>
</tr>
<tr>
<td>Total Parcels</td>
<td>177</td>
<td></td>
</tr>
</tbody>
</table>
Step 7: Assign Preliminary Rankings

- Assign opportunity rankings to all sites identified as confirmed or potential catalyst sites.

<table>
<thead>
<tr>
<th>Rank</th>
<th>Total Sites</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Priority</td>
<td>16</td>
<td>Confirmed catalyst sites that appear to have high redevelopment/reuse potential.</td>
</tr>
<tr>
<td>Medium Priority</td>
<td>14</td>
<td>Confirmed or potential catalyst sites that appear to have moderate redevelopment/reuse potential.</td>
</tr>
<tr>
<td>Not a Priority</td>
<td>147</td>
<td>Well utilized sites that appear to have low to no redevelopment/reuse potential.</td>
</tr>
<tr>
<td><strong>Total Parcels</strong></td>
<td><strong>177</strong></td>
<td></td>
</tr>
</tbody>
</table>
Step 8: Site Nomination Period

• Site nomination period open through Dec. 31, 2018.
• Owners of potential catalyst sites invited to nominate their property for grant funds.
• Project Advisory Committee will review site nominations in January.

Grant funds are available for up to 8 sites.

What if more sites are nominated than grant funds are available for?

Sites with greatest redevelopment and potential will be prioritized for funding.
Site Nomination Process
Site Nomination Form

- Historic & current property uses
- Known contamination
- Previous environmental assessments
- Past or current regulatory enforcement actions
- Need for environmental assessment & grant funding
- Anticipated schedule for sale or redevelopment
- Community benefits
Process for Securing Grant Funds

1. **Site Nomination Form** is completed by property owner or representative.

   → Site is prioritized for grant funding.

2. **Eligibility Determination Form** is prepared on the owner’s behalf and submitted to EPA/Ecology for approval.

   → EPA/Ecology approve use of grant funds.

3. Property owner signs **Access Agreement** authorizing assessment activities on the property.

4. Stantec performs requested **Environmental Site Assessment & Cleanup Planning Activities**.
Site-Specific Activities Funded by the Grant
Environmental Site Assessments (ESA)

**Phase I ESA**
- Identifies potential environmental concerns that may impede redevelopment
- No environmental samples collected
- Establish conditions baseline liability protection
- Support property sale/acquisition activities
- Value: ~$5,000  |  Timeframe: ~1-2 months

**Phase II ESA**
- Environmental sampling & testing
- Used to identify environmental impacts & develop cleanup alternatives
- Value: $29,000+  |  Timeframe: ~2-3 months

**Regulated Building Materials Survey**
- Determine if regulated substances are present in building materials (e.g. asbestos, lead paint, mercury, mold, PCBs, etc.)
- Necessary for renovating/demolishing older structures
- Value: $7,500+  |  Timeframe: ~1-2 months
Site-Specific Cleanup/Reuse Planning

Analysis of Brownfield Cleanup Alternatives (ABCA)

- Balance cleanup alternatives with reuse plans & redevelopment strategy (technical & economic feasibility analyses)
- Evaluate & select preferred alternative
- Value: ~$9,000  |  Timeframe: ~1-2 Months

Cleanup Action Plan (CAP)

- Detailed plan & cost estimate to implement preferred cleanup method
- State approves as part of closure process
- Value: ~$9,000  |  Timeframe: ~1-2 Months

Pursue Cleanup Funding

- Not included in Assessment Grant scope
- Funding available from EPA, Dept. of Commerce, & Dept. of Ecology
Proposed Area-Wide Planning Activities for Callow Avenue
Success Story – Spokane Riverfront Park

Spokane Riverfront Park Ice Ribbon

Former Railyard & Location of World’s Fair Expo ’74

- 100-acre Park declared a brownfield
- Ice ribbon opened Dec. 2017
- Using EPA Brownfield Grants to support continued planning, cleanup & revitalization
- Additional amenities will include carousel, promenade, new walkways & pedestrian bridges, & more!
Success Story – Kent Highlands Landfill

Kent Highlands Redevelopment

Former Landfill

• Mixed-use residential & commercial district
• 261-unit affordable housing development
• Used EPA Grants for assessments of priority redevelopment sites & area-wide planning
Eligible Area-Wide Planning (AWP) Activities Funded by the Grant

- Existing conditions assessment (utilities, roads)
- Market analysis
- Identify opportunities & constraints
- Community visioning
- Redevelopment plan & feasibility study
- Implementation strategy

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Questions?
Group Discussion
What types of development would you like to see along Callow Avenue?

1. Review the photos on your handout.

2. Choose your favorite development style(s) and write a few notes about why you chose these options.

3. Share your choices with your neighbor and discuss why you selected these options.
Where should we focus redevelopment along Callow Avenue?

1. Review the map on your handout.

2. Circle the sites you think have the greatest redevelopment/community benefit potential and write a few notes about why you chose these sites.

3. Share your choices with your neighbor and discuss why you selected these sites.
Thank you!