



City of Bremerton
December 5, 2018

Site Reuse and Revitalization Program



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

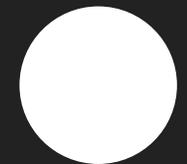
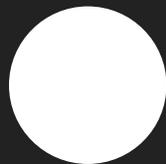


Agenda

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



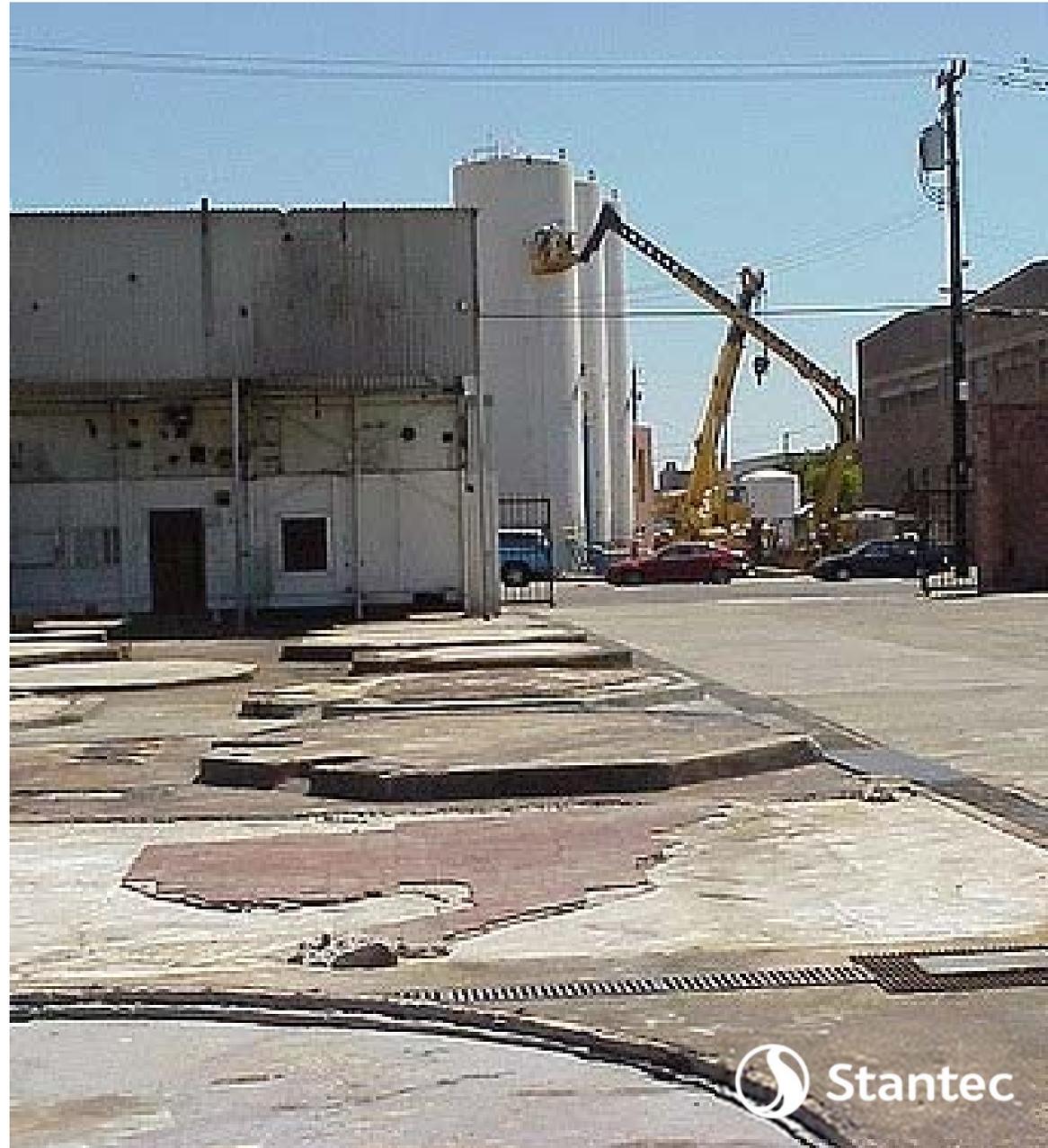
How are brownfields created?

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

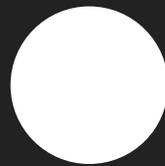
- Multiple contaminated sites
- 2009 EPA Brownfields Cleanup Grant funded remediation
- Former derelict sites revitalized with new businesses that created local jobs



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*

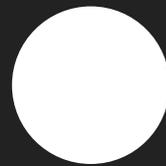
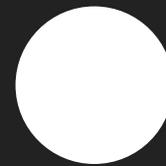
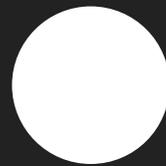
Comprehensive Site Inventory for Callow Avenue Focus Area

- 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*

Callow Avenue Corridor Inventory Results



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

Classification	Total Sites	Description
Confirmed or Potential Catalyst Site	30	Properties that are vacant, underutilized or undergoing transition and/or properties with potential environmental concerns.
Not a Catalyst Site	147	Well utilized properties with no significant environmental concerns identified.
Total Parcels	177	

Step 7: Assign Preliminary Rankings

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

Rank	Total Sites	Description
High Priority	16	Confirmed catalyst sites that appear to have high redevelopment/reuse potential.
Medium Priority	14	Confirmed or potential catalyst sites that appear to have moderate redevelopment/reuse potential.
Not a Priority	147	Well utilized sites that appear to have low to no redevelopment/reuse potential.
Total Parcels	177	

Step 8: Site Nomination Period

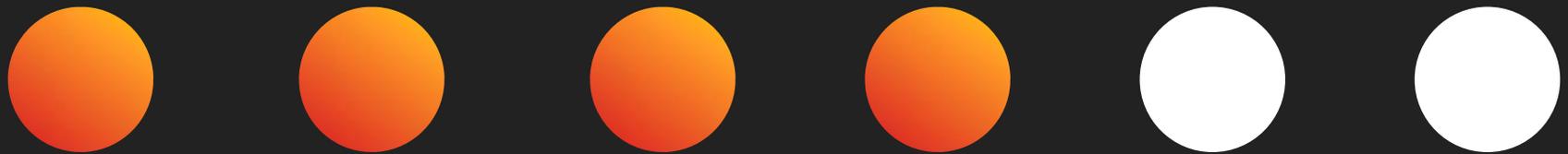
- Site nomination period open through Dec. 31, 2018.
- Owners of potential catalyst sites invited to nominate their property for grant funds.
- Project Advisory Committee will review site nominations in January.

→ *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

Site Reuse & Revitalization Program
City of Bremerton



Site Nomination Form

U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant funding is available through Summer 2020 to parties interested in completing Phase I and II Environmental Site Assessments (ESAs), site investigations, hazardous building materials surveys, Cleanup Action Plans, and a variety of site-specific reuse planning activities. Property owners, businesses, developers and community stakeholders are encouraged to take advantage of this funding opportunity to further economic development initiatives, protect public health, and restore the environment. Please visit www.bremertonwa.gov/1059/Brownfields-Redevelopment to learn more.

INSTRUCTIONS:

Submit completed forms to Alyce Fierro via email (alyce.fierro@ci.bremerton.wa.us) or mail:

Attn: Alyce Fierro
City of Bremerton - Community Development Department
345 6th Street, Suite 100
Bremerton, WA 98337

Para solicitar información en español contáctese alyce.fierro@ci.bremerton.wa.us.

SECTION A – APPLICANT INFORMATION

Applicant Name (first and last): _____

Email Address: _____ Phone: _____

Signature: _____ Date: _____

Are you interested in learning more about the Site Reuse & Revitalization Program? Yes No

SECTION B – SITE NOMINATION INFORMATION

If you know of a site (or sites) that you think would benefit from ESAs? If so, please provide an address or location description: _____

Do you own the site(s)? Yes No If yes, please complete Section C.

SECTION C – REQUEST FOR GRANT FUNDING

Property Owner Name(s): _____

Mailing Address: _____

Email Address: _____ Phone: _____

What year did you purchase the property? _____

What is property currently used for? _____

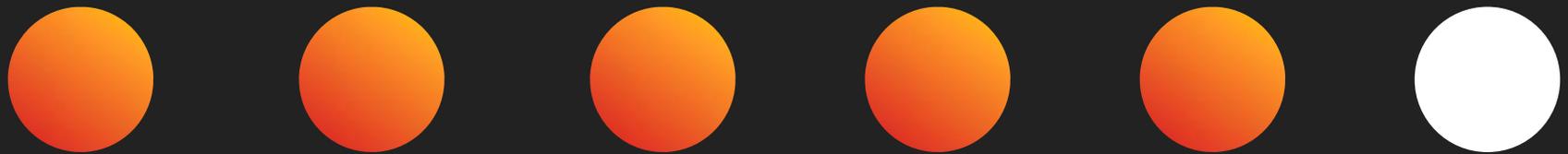
Process for Securing Grant Funds

- 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

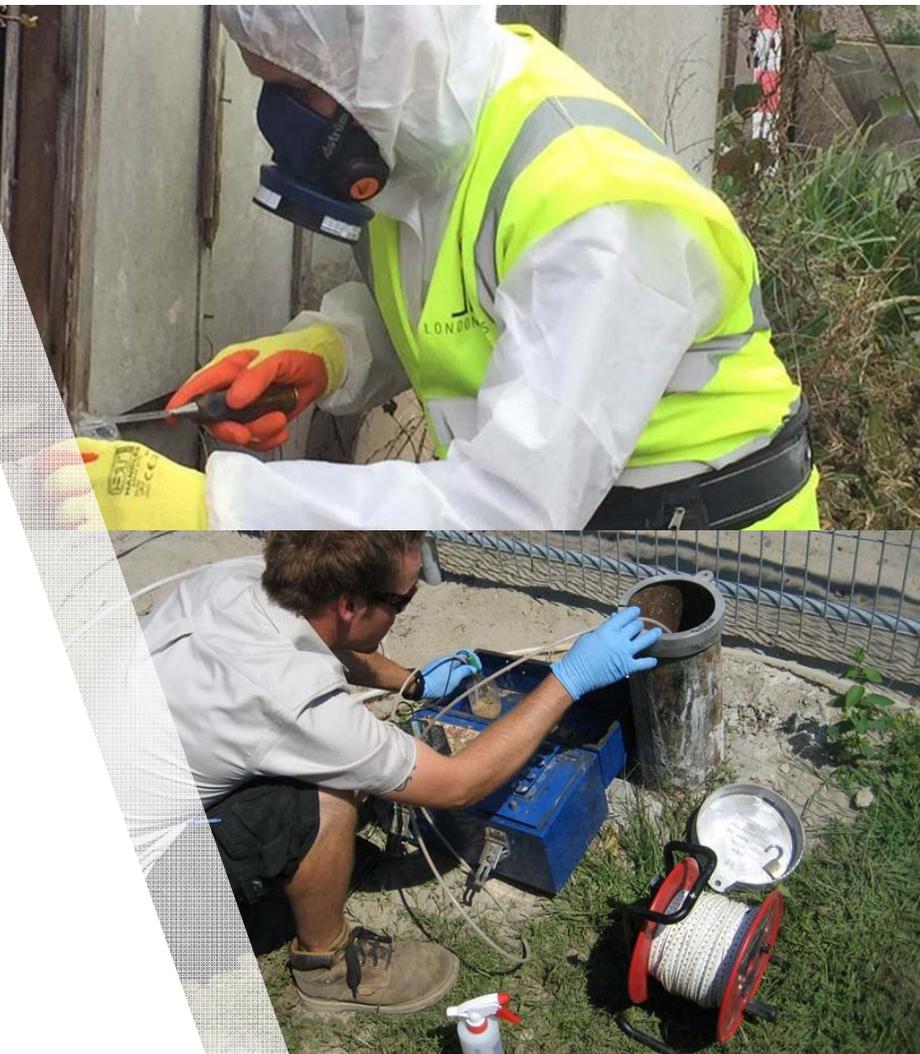
- Identifies potential environmental concerns that may impede redevelopment
- No environmental samples collected
- Establish conditions baseline liability protection
- Support property sale/acquisition activities
- Value: ~\$5,000 | Timeframe: ~1-2 months

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

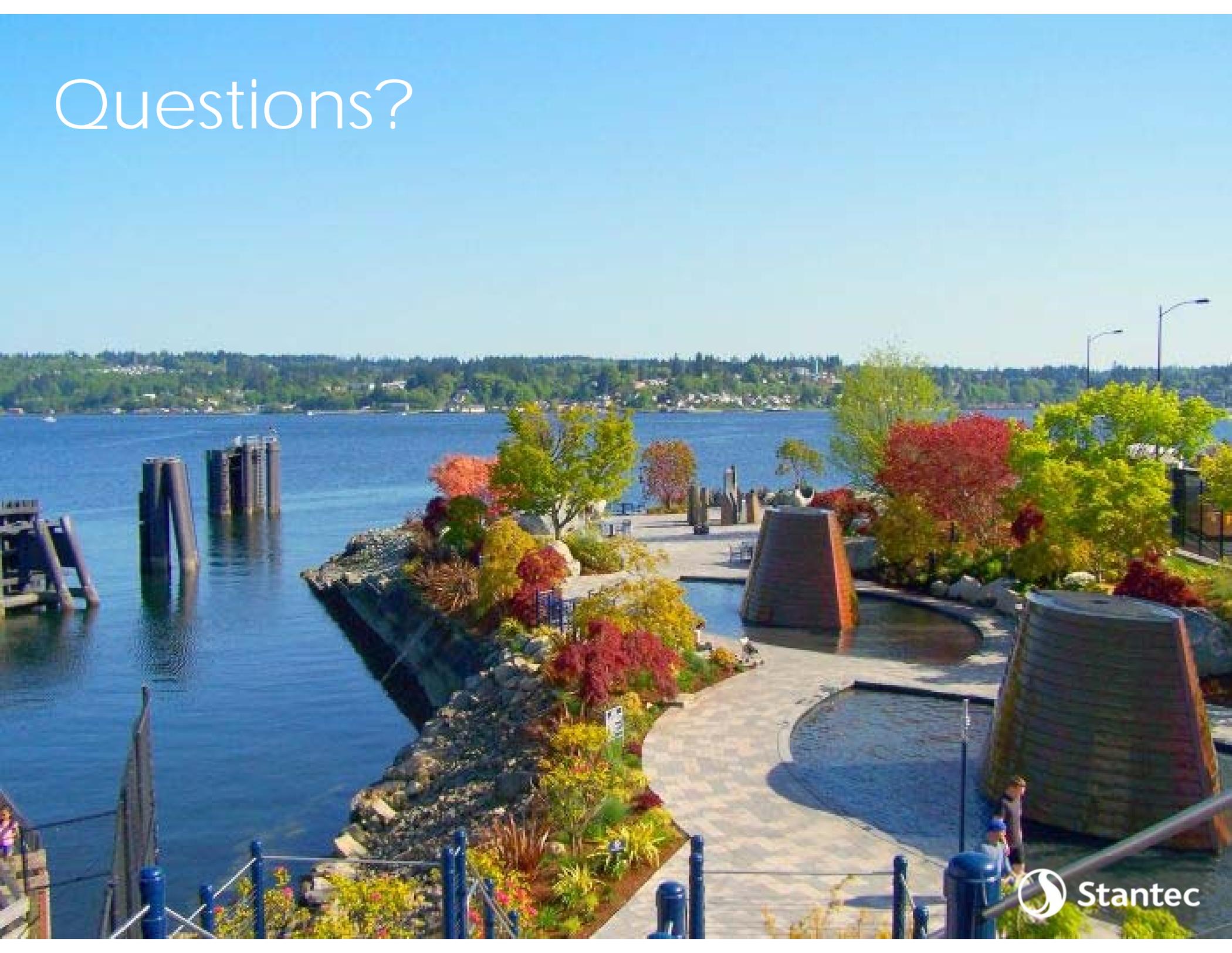


Eligible Area-Wide Planning (AWP) Activities Funded by the Grant

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



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!

