

WHEN A COMMUNITY RUNS LOW ON CHARGE: JUMPSTARTING BROWNFIELDS PROPERTIES TO ADD ENERGY AND LIFT



North Charleston (SC) Case Study

Prepared for:

Southeast Brownfields
Conference, Orlando, FL,
October 29, 2019

Speakers:

Omar Muhammad, Lowcountry
Alliance for Model Communities;
Mark Berenbrok, SC Dept. of
Health & Environmental Control;
Brian Holtzclaw, U.S. EPA

OUTLINE

Brian (U.S. EPA)

- Overview
- Leveraging Federal Financial Resources, Convening, Provisioning of Tools, and Outreach

Mark (SC DHEC)

- Leveraging State Consultation to view BF Sites, provide BF map tool and other State resources

Omar (LAMC non-profit)

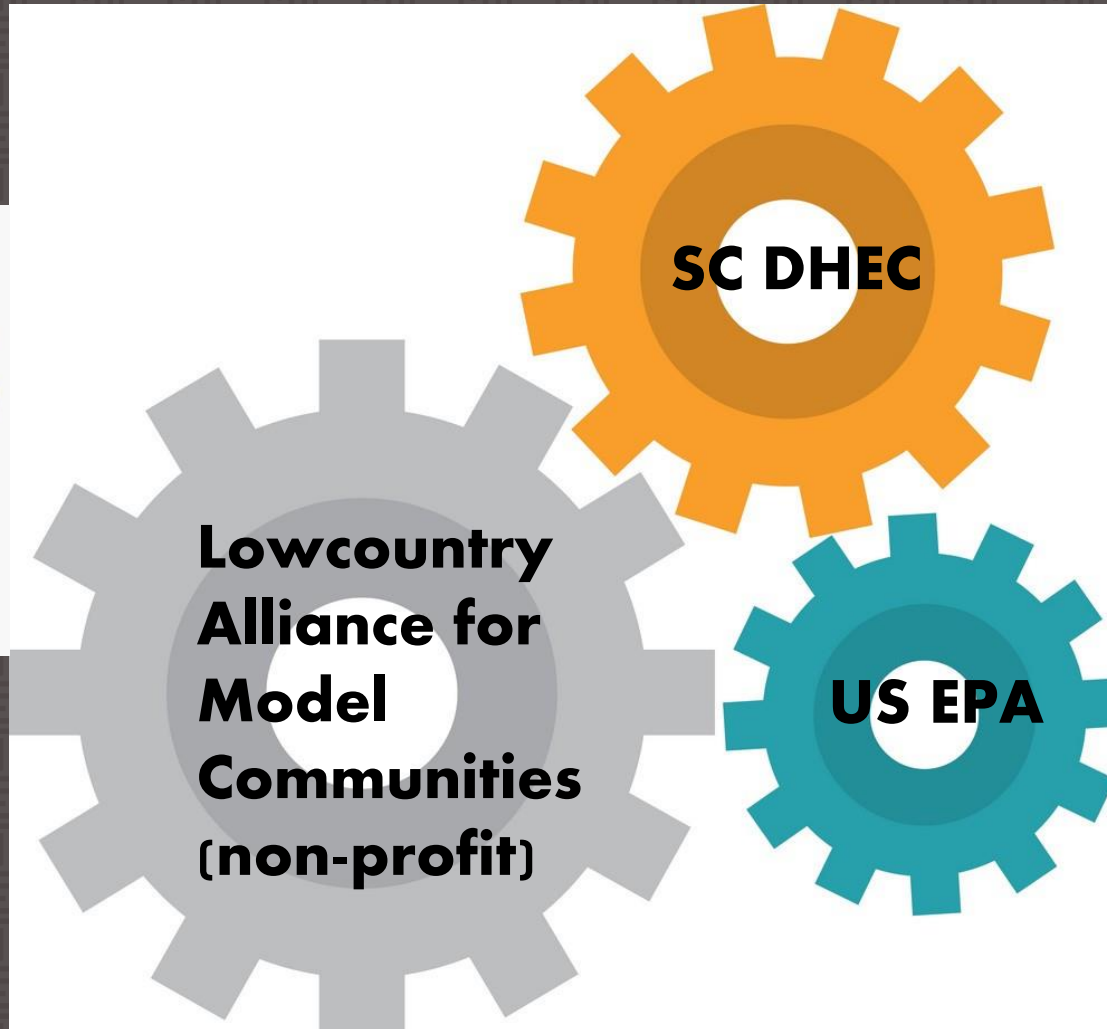
- History of LAMC formation, Union Heights community, and the Pressley Property history & future re-use
- Leveraging of Networks and EPA HQ OEJ (EPA's BF to Healthfields emphasis)
- Community's Role to Leverage EPA financial resources and consulting/convening
- Beginnings of BF inventory and use of EPA's 'Community-Driven Field Survey Tool' (shared in 2019)
- Next steps on further negotiations, next steps for "Mary Davis Memorial Park" and more BF work



North Charleston (SC)



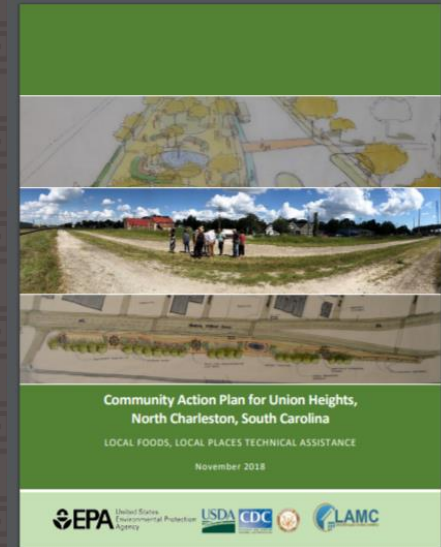
PARTNERSHIPS WORK !



LEVERAGING FEDERAL FINANCIAL RESOURCES

1. Local Foods Local Places Technical Assistance Grant

(Sponsored by EPA/USDA/CDC and Delta Regional Authority; 1/6 areas awarded)



2. Technical Brownfields Assessment (TBA) Application

- www.epa.gov/brownfields/targeted-brownfields-assessments-tba
- Inquiry began for the Pressley Property & future re-use (targeted for the “Mary Davis Memorial Park”)

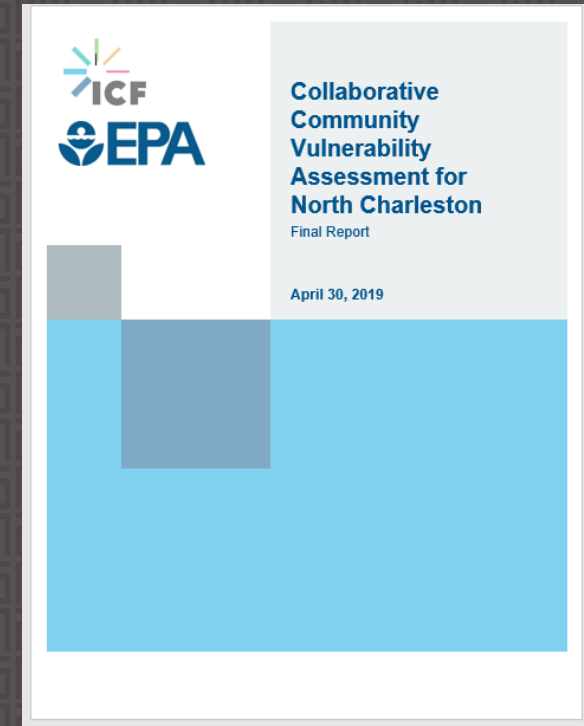


Figure 4 - Aerial of the site of the proposed Mary Davis Memorial Park. Red outline is an approximate of the parcel boundary.



Leveraging Federal Convening

- EPA Region 4 and ORD sponsored a Vulnerability Assessment Workshop (Fall 2018 and April 2019)



LEVERAGING FEDERAL PROVISIONING OF TOOLS

- EPA shared new pilot Community-Based Survey Tool, for Identification, Selection, Prioritization for Local Brownfields

- Involved “Field Approach” (Excerpt):

Walking and Driving Tour of Targeted Areas Step

- Be like a detective, gathering evidence & facts on BFs
- Be equipped with a map (street or aerial), to mark up all the roads you’ve inspected or surveyed
- For all potential BFs properties, ensure you do the following:
 - Observe on public right-of-way, but do not trespass.
 - Refer to [Field Survey tool](#). Stop to observe, fill out form and photograph BF’s: *Empty Lots; Abandoned Schools; Former gas stations; Factories; Warehouses; Parking lots; Former dry cleaners; Lots where heavy machinery was stored or repaired; Junkyards; Former railroad switching yards; Former bus facilities; Landfills, etc.*

Do-It-Yourself (DIY): Community-Driven Brownfields Inventory – Field Survey Tool

Community-Driven Brownfields Inventory -- Field Survey Tool

Recorder: _____

Brownfields Target Area: _____

Date: _____

*Note: Suggest recorder fill out, to the best of their ability in the field. * Denoted Columns = Later supplement with additional info (e.g., parcel info from tax accessor office, or other sources, etc.). Questions, pls contact Brian Holtzclaw @ 404-821-0697.*

Temporary ID # For Potential BF Site or Property of Concern (e.g., A-1)	Location/ Address/ Intersection	Current/Former Business Name (if known)	Photo Taken/ GPS Location	Parcel Size (# acres; initial estimate/ later actual)	Land Use: Active or Inactive	Description of Physical and Natural Features (kinds & # of buildings, concrete pads, fencing or no secured access, environmental conditions, topography such as woods, no vegetation, etc.)	Proximity to Residential Area (distance, etc.)	Proximity to Local Assets (water bodies, parks, RR, trucking route, other)	Other Info (e.g., local contact with historic knowledge)	* City Parcel #/ Zoning/Public or Privately Owned/ Owner Name	* Site History (conduct research, interview, City Directory, etc.)	* Contamination Status (actual or perceived)	* Part of Pre-Existing Redevelopment Plan (if yes, future land use ID'ed)?

LEVERAGED FEDERAL PROVISIONING OF TOOLS (CONT.)

- Visually identify and photograph potential brownfields properties, or properties of concern. This will later help in your prioritization exercise:
 - During tour, fill out the tool's columns, such as notating the **location, estimated parcel size, observations on physical and natural features, proximity to residents proximity to community assets (e.g., water bodies, parks), and more.**
 - After the tour, begin to fill in other information, such as: **city parcel ID #, ownership, size, site history, part of redevelopment plan (i.e., be sure to research tax assessor office, city directories, etc.)**
- Don't forget to photograph BF sites and later download for presentations, to improve the local spotlight on BFs.

FEDERAL OUTREACH ON PATH FORWARD

- Applying for EPA BF Resources
 - Become familiar with EPA grant guidance; for eligibility, consider pros & cons of partnering with public sector partners, versus asking for resources as a non-profit applicant
 - Area-Wide Planning (AWP) Grant
 - Brownfields Assessment (BA) Grant
 - Brownfields Cleanup (BC) Grant
 - Targeted Brownfields Assessment (TBA) Service (i.e., an alternative to a grant, often to benefit one high-priority site; helps with a Phase I/II or Cleanup/Redevelopment Plan).
- Get started early on your Grant Proposal !

~ 60%, or 50 points of Narrative Score (your baseline BF Inventory, research is very KEY!)



State Assistance to Local Communities for Brownfield Sites

- The Pressley Property is located on Meeting Street in North Charleston. In 2008, the site was being used for auto repairs, petroleum storage in aboveground storage tanks, and as a junkyard.
- In an effort to create greenspace in the community, the Calvary AME Church acquired the Pressley Property in 2009.

The Property

- Assessment reports were submitted in 2009 after Calvary AME Church acquired the property.
- Assessment found elevated levels of metals in fill material and native soils. Petroleum contamination was found in the area of the aboveground storage tank system. DHEC requested additional assessment.
- In 2010 the buildings were razed and debris removed from the site. Documentation of these activities was poor.

Targeted Brownfield Assessment

- After additional assessment the petroleum release was closed in 2013.
- A local community group, the Lowcountry Alliance of Model Communities (LAMC) requested a Targeted Brownfield Assessment from EPA Region 4 in 2017 for the site.
- EPA Region 4 requested DHEC assistance in consolidating information and determining what additional assessment was needed.

Developing An Inventory

- LAMC had created a rudimentary inventory of brownfield sites to be used to prioritize resources and for outreach.
- State programs are uniquely positioned to assist in inventory development. State lists are a treasure trove of potential sites and environmental information.

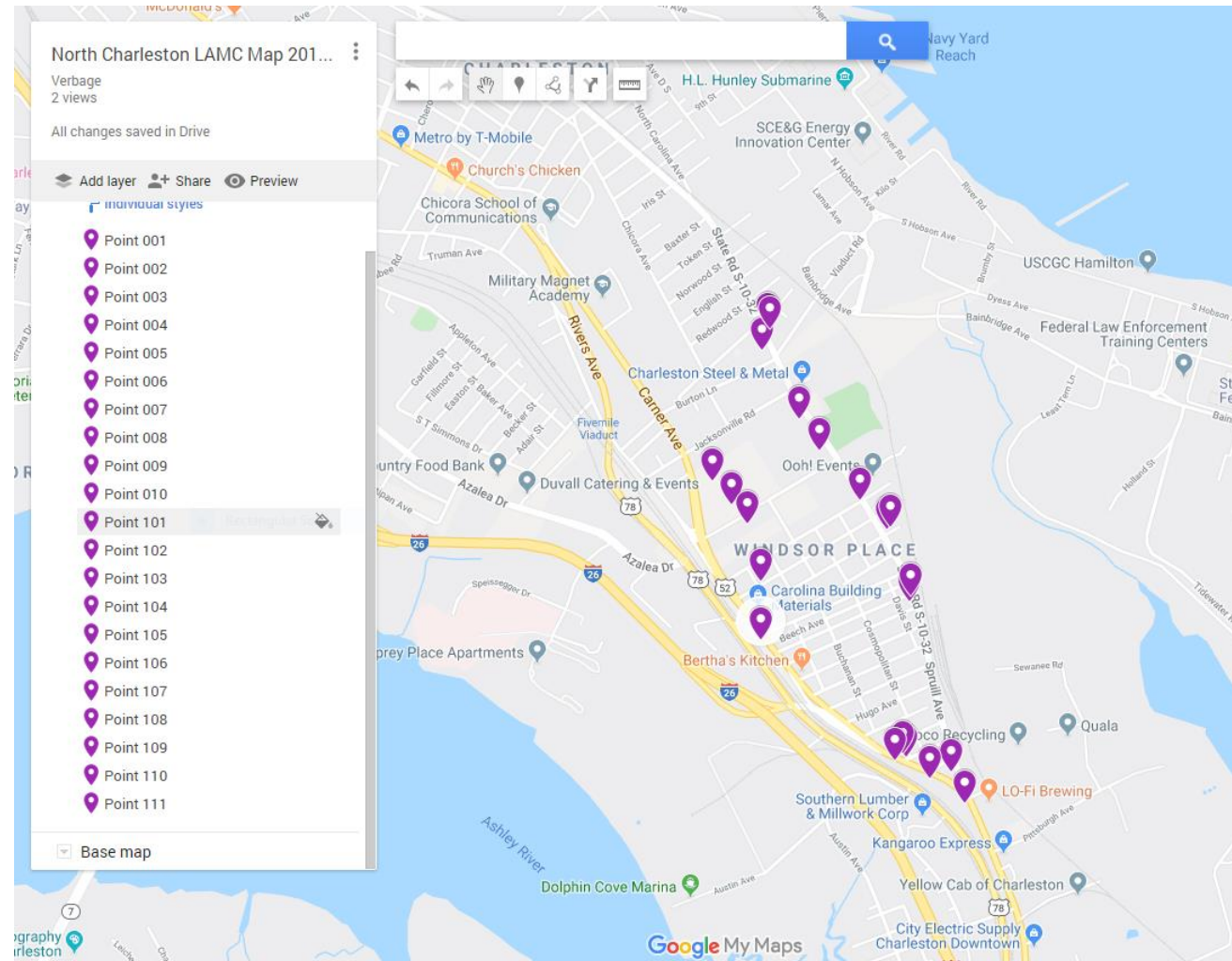
Education

- Stakeholders and local officials need to become familiar with historic and existing sites to make informed decisions regarding assessment activities and integrating them into redevelopment activities.
- A Google Map was created to identify sites included on state lists and Sanborn Fire Insurance maps.



South Carolina Department of Health and Environmental Control

Healthy People. Healthy Communities.





- Each site has a unique identification number.
- The map can be updated as new sites are identified.
- The map is used with a spreadsheet maintained by DHEC.

LAMC Revitalization Plan: Brownfield Development Strategy

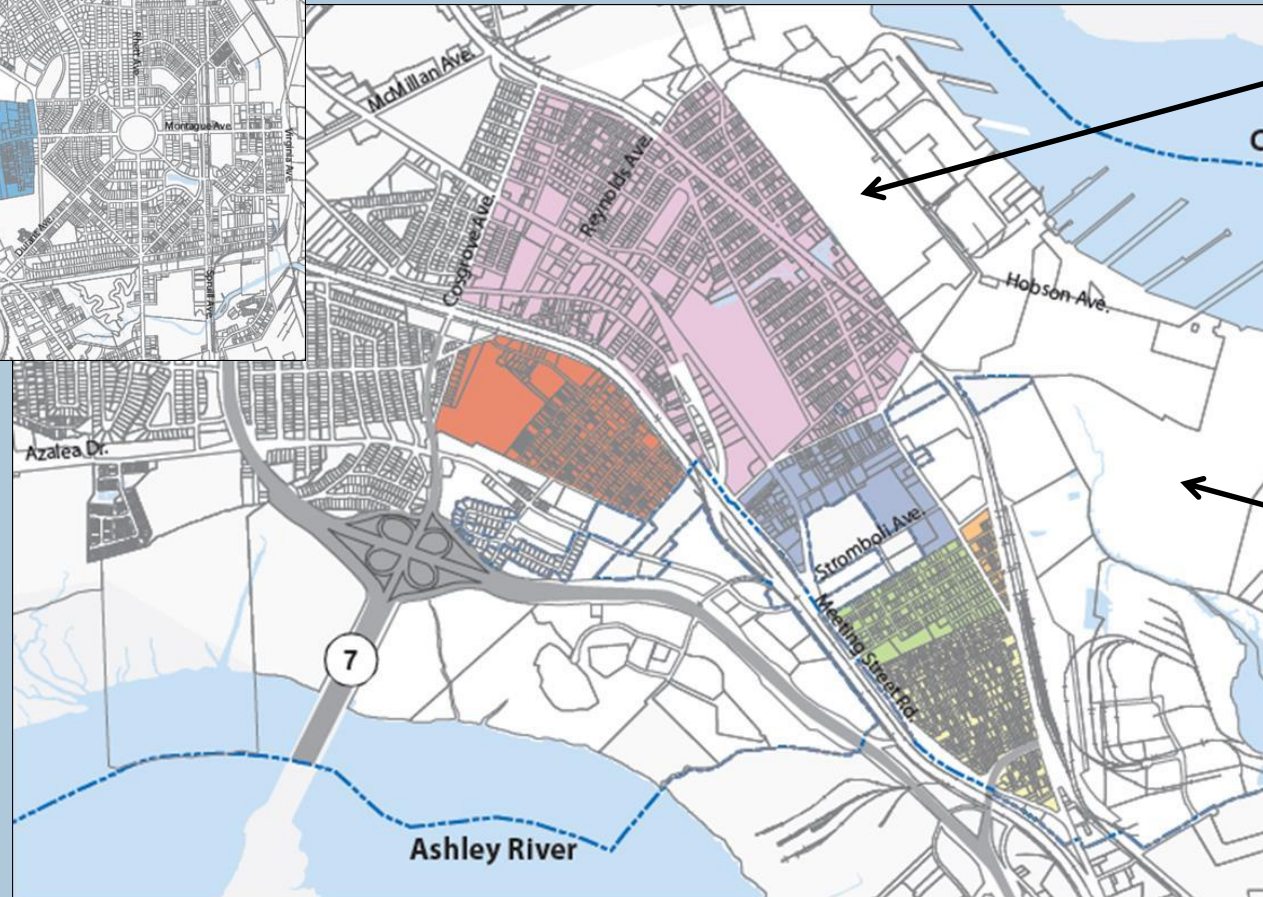
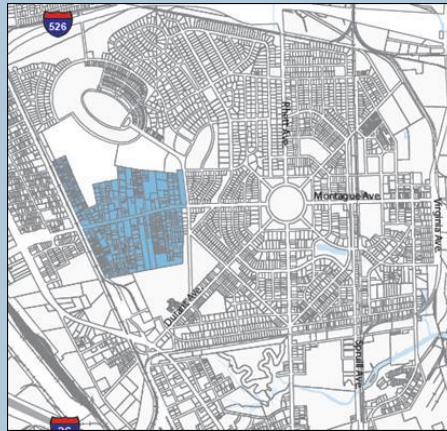


Omar Muhammad, LAMC's Executive Director

Southeast Brownfield Conference
Brownfields to Healthfields Project
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Revitalization Plan Background



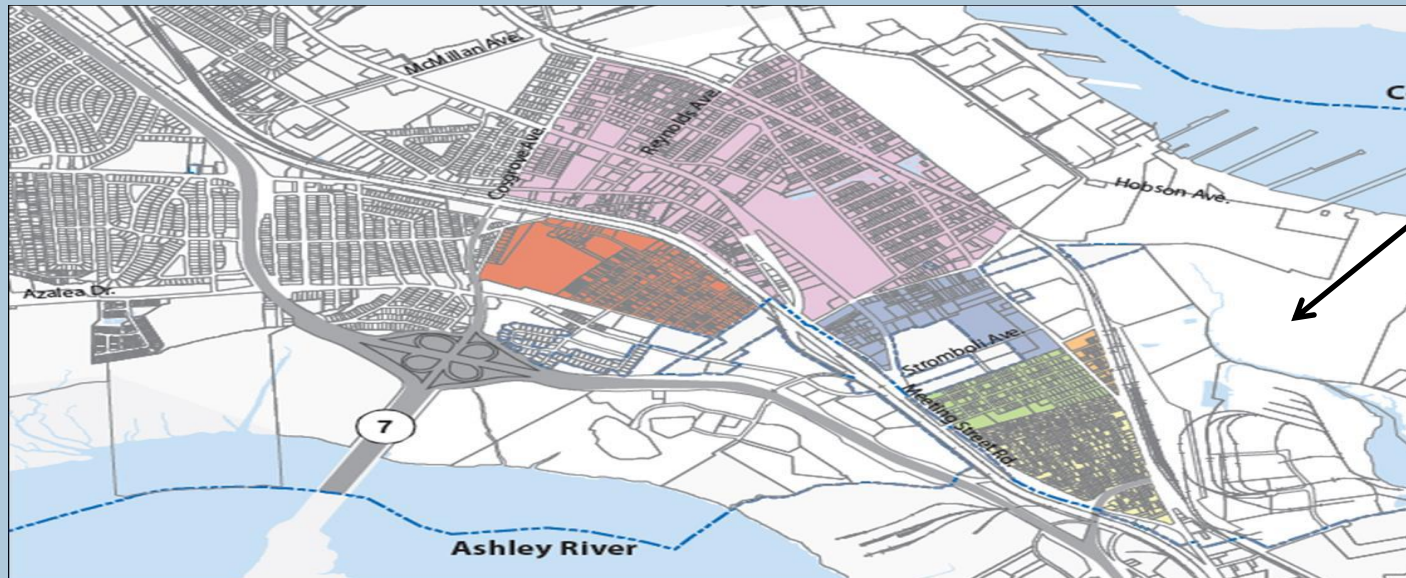
**Intermodal
Container
Transfer
Facility**

**South
Carolina
Port
Terminal**

Community Partnership Development

In 2005, LAMC community leaders coalesced around common social concerns

This same year the South Carolina State Ports Authority applied for a permit to expand its operations onto the Old Navy Base



**South
Carolina
Port
Terminal**

Building External Partnerships

Assess Strategy Goals within a Clear Redevelopment Plan

Our long-term strategy is to build collaborative relationships with public and private agencies to assist in the implementation of our revitalization strategies.

This is an ongoing and continuous effort

This approach allows the ability to leverage expertise and resources – KEY to success

These types of multi-layered projects and the success is the result of shared vision for the project.

Ensure potential partners are dedicated to the vision of a redevelopment project.

Stakeholder Assessment is crucial at the stage

Challenges to Community Redevelopment

Poor land use decisions

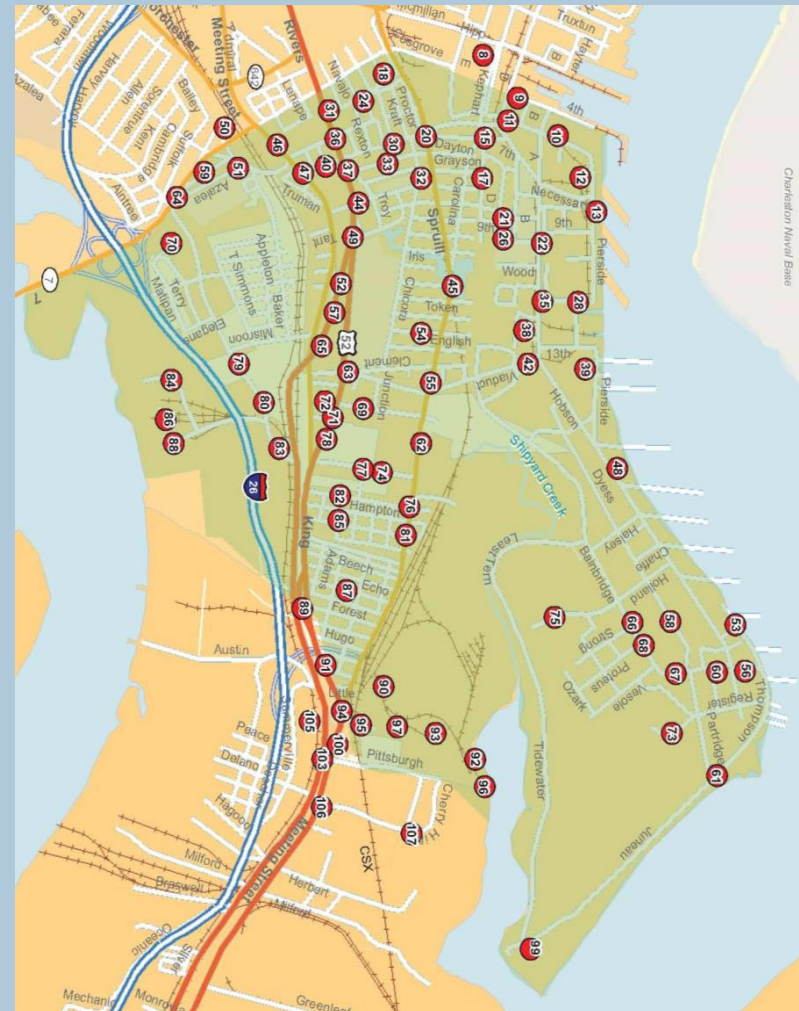
Environmental impacts related to legacy pollution and present industrial operations

Lack of economic opportunities

Poor community infrastructure

Declining population, low wages, low job opportunities and low education attainment

Poor housing stock – majority of the residents are renters



Redevelopment Opportunities

Cleaning up and reinvesting in Brownfield properties are beneficial because of the following:

- Increases local tax bases

- Facilitates job growth

- Utilizes existing infrastructure

- Takes unwanted development pressures off of distressed communities

- Improves and protects the environment

EPA's Local Food Local Places



Mary Lee Davis Park

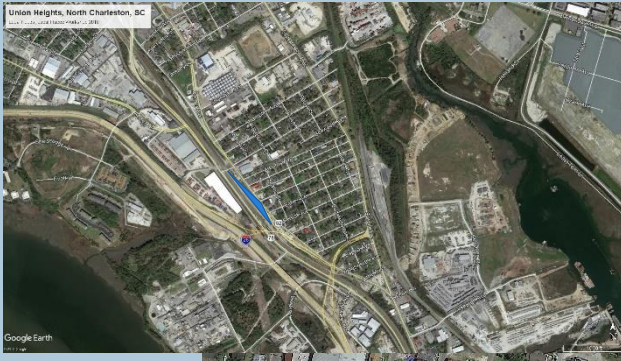


Figure 1. Overall view of Union Heights neighborhood showing park site (in red)



Figure 2. Air photo showing site boundary (in red)

Purchased with “Greenbelt” funds from the Charleston County Government

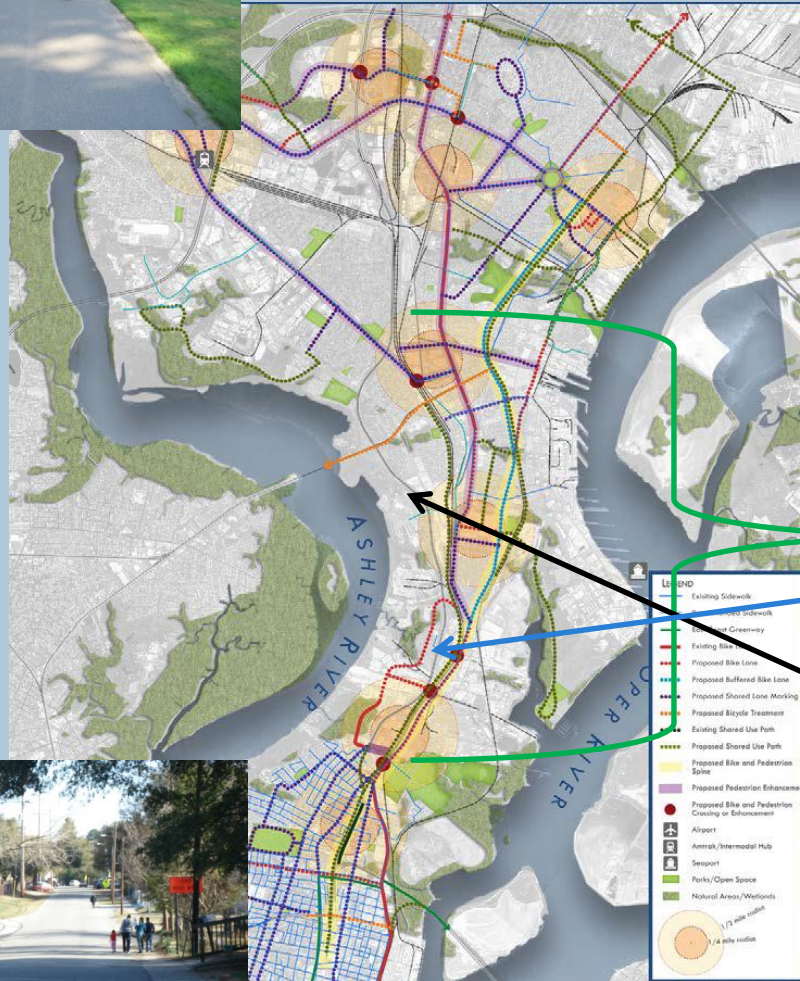
Community is pushing to have this property benefit the community to meet the public funding requirement



Figure 8. Existing aerial view of Park site [credit: Google Earth]



Using Regional Interest to Leverage Resources



Regional Bike and Pedestrian Plan



Increased interest in providing opportunities for residents to have bike able and walk able communities

LAMC Communities

Presley Property

Planned Park after LAMC and the community stopped several attempts to rezone to heavy industrial uses over the last five years

Concerns and “Red Flags”

Restrictive Covenants that prevent specific uses due to type of pollution (Capped Landfill, Capped Superfund Site) -- In the case of a remediated site

Limitations of remediation cleanup (Cost prohibitive, Can't clean to a desired zoning use, etc)

Understand type of clean-up needed

Phase I Assessment

Review of Records, A Site Inspection, and Interviews with Owners, Occupants, Neighbors and Local Government Officials.

Phase II Assessment

Sampling and Laboratory Analysis

Phase III Assessment

Remediation Efforts

Grant funds for assessing and cleaning up contamination may be available through a state or federal Brownfield grants program

Contact

Lowcountry Alliance for Model Communities
2125 Dorchester Road
North Charleston, SC 29405

lamcinfo18@gmail.com