



# Anatomy of a Community-based, Participatory Brownfields Redevelopment Project – A Healthfields Perspective

Prepared for: The Florida Brownfields Association  
2022 Annual Conference

Date: October 26<sup>th</sup> , 2022

Presenter: Miles G. Ballogg  
Brownfields Practice Leader  
Cardno, now Stantec





# Agenda

- > What are Healthfields and B2H?
- > Brownfields to Healthfields (B2H) Redevelopment Strategies
- > Why Healthfields Redevelopment?
- > Successful Healthfields Projects
- > UACDC as a National Healthfields Model
- > Path Forward to Successful Healthfields Projects that support Environmental Justice!



# What are Healthfields?

- > “**Brownfields to Healthfields B2H**” refers to the transformation of brownfields sites into viable projects that improve access to health and healthcare of the community through brownfields redevelopment, principals, tools, and resources.
- > **Healthfields Redevelopment** has the potential to improve local access to care and reduce health disparities through redevelopment.



***Healthfields*** is the broader strategy of improving access to health and healthcare through Brownfields redevelopment

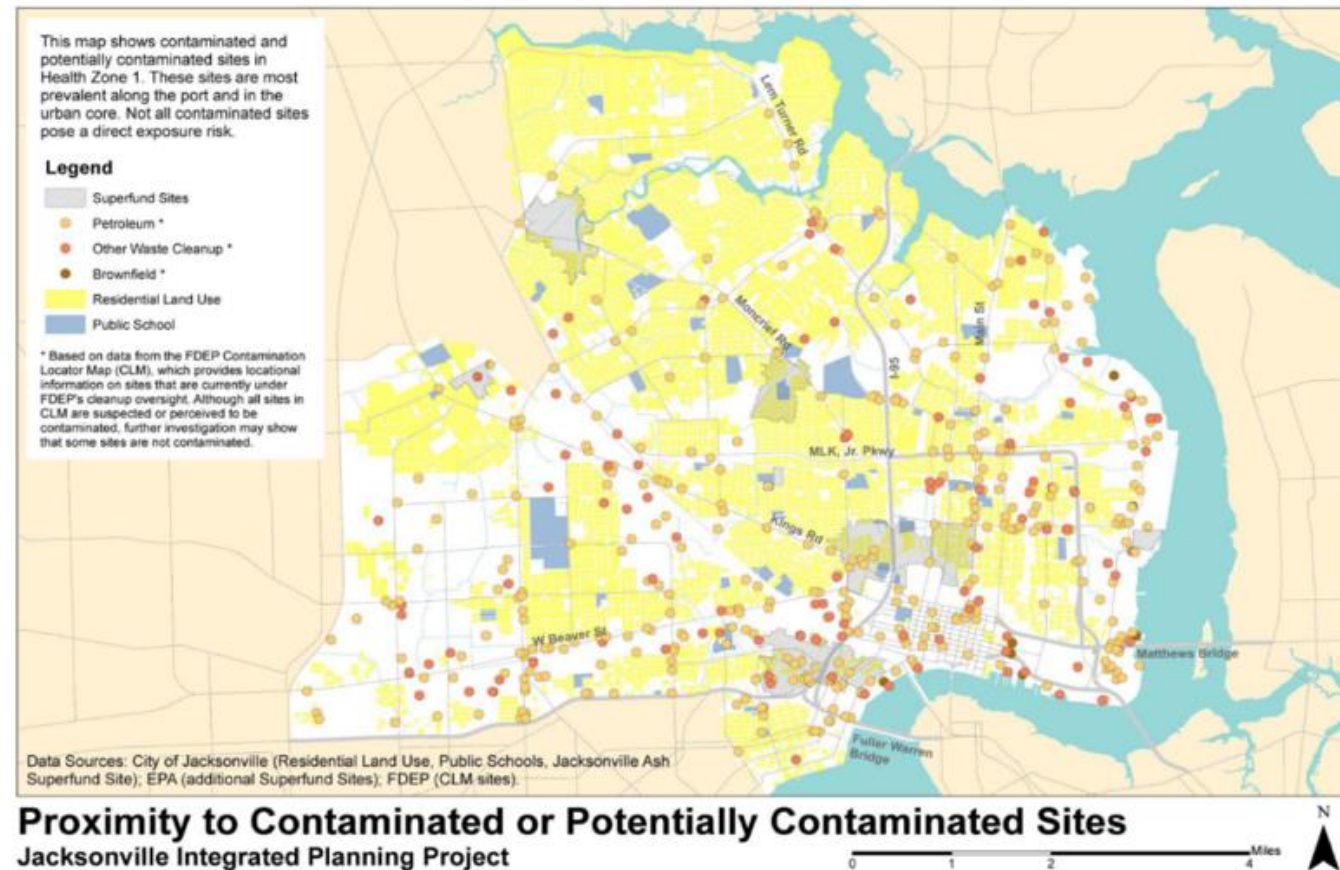


# Why Healthfields Redevelopment?

## Address Health Disparities and Provide Health & Healthcare in Underserved Communities

- > Multiple Brownfields and Contamination Sources (Superfund, Petroleum, Waste Cleanup...)
- > Disproportionate Numbers of Health Disparities
- > Health Zone 1 has the highest rates of:
  - Infant mortality
  - Heart disease mortality
  - Asthma-related emergency room visits
  - Uncontrolled diabetes emergency room visits
  - Need for fresh food and health care is paramount
  - Covid 19 has highlighted the need to address health disparities - preexisting conditions

## Health Zone 1, City of Jacksonville



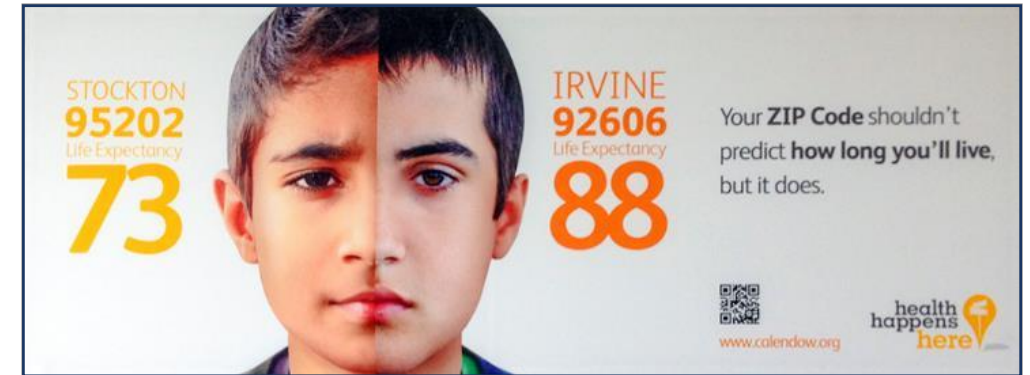
**\*\* Information provided by SKEO Solutions**



# Why Healthfields Redevelopment?

## Many Brownfields Communities Suffer Disproportionate Numbers of Health Disparities

- > Disparities in access to care are common, especially among African Americans, Hispanics, and low-income communities
- > Many environmentally overburdened communities of color experience the lack of basic services – health care, dental, pharmacy, grocery, etc.
- > High number of food deserts in brownfields communities
- > Provides an opportunity to quantify and remove contamination and replace with end uses that can reduce health disparities
- > Economic opportunities resulting from health-related redevelopment



Improving Access to Health and Health Care Can Assist in Addressing/Reducing Health Disparities

# Why Healthfields Redevelopment?

## Job Creation

- > Employment in healthcare occupations is projected to grow 16 percent from 2020 to 2030.
- > Healthcare is projected to add more jobs than any of other occupational group.
  - > This projected growth is mainly due to an aging population, leading to greater demand for healthcare services.
  - > The median annual wage for healthcare practitioners and technical occupations (such as registered nurses, physicians and surgeons, and dental hygienists) was \$75,040 in May 2021, which was higher than the median annual wage for all occupations in the economy of \$45,760.



# Successful Healthfields Projects Address Environmental Justice Concerns

## > Environmental Justice

- Environmental Justice is the fair treatment and meaningful involvement of all people regardless of race, color, culture, national origin, income, and educational levels with respect to the development, implementation, and enforcement of protective environmental laws, regulations, and policies.
- ***Brownfields and Healthfields Redevelopment are tools to reverse negative environmental impacts and provide positive steps to provide access to health and healthcare; and to remove contamination in environmentally overburdened communities.***
- Remove contamination and provide health-related end uses to improve access and reduce health disparities.
- Utilize Brownfields/Healthfields grants, incentives, and strategies as a powerful equitable development tool to improve access to health and healthcare.
- Leverage EJ 40 funding to address community concerns.
- Reverse years and years of disproportionate negative environmental impacts!





# Successful Healthfields Projects Include Meaningful Community Involvement

## > Engagement Commitment

- Successful community engagement is a cornerstone of Brownfields/Healthfields redevelopment.
- Recognition of the unique diversity of Brownfields stakeholders promotes effective engagement and involvement including non-English speaking communities.
- Total public participation is vitally important. Our goal is to ensure every voice is heard, and every opinion is considered in the decision-making process.

## > Equitable Development Commitment

- Community driven projects
- Direct community benefit
- No displacement!
- No gentrification!



***If you are not at the table,  
you are on the menu!***



# Brownfields & Environmental Justice Cornerstone

## > Realizing the Community's Vision Through Brownfields Redevelopment

- Brownfield projects provide a visible difference to communities.
- Successful community-led brownfields redevelopment projects lead to direct community benefits and continued EPA Brownfields funding.
- Opportunity to leverage funds and resources and support for community priorities and vision. “Vegetable Soup Concept”
- Meaningful economic development and community development projects result in job creation, affordable housing, open space/green space, access to health and healthcare and more.



## *Habitat for Humanity Homes Plan*

# Brownfields & Healthfields Redevelopment Benefits Summary

- > Addressing environmental justice & equitable development concerns
  - > Assessing and removing contamination from environmentally overburdened communities
  - > Delivering on community priorities and vision
  - > Strategies to improve the overall health of the community
  - > Economic development job creation – health care
  - > Increased access to health care in medically underserved & disadvantaged communities
- > A broad range of community/ economic development projects including:
    - Access to fresh food to combat health disparities
    - Safe affordable housing opportunities replacing unhealthy and unsafe housing
    - Green space creation (bringing recreational and outside enjoyment) to address health disparities – obesity/diabetes
    - Increasing and leveraging local Tax Base – (TIF)
    - “From Blight to Right”





# Healthfields Successes Supporting Environmental Justice and Public Health





# Willa Carson Health Resource Center – Clearwater, FL (North Greenwood Community)

## Petroleum Brownfields Transformation to Public Health Success – Free Clinic

### > Challenges

- Lack of trusted health care
- Abandoned gas station site in heart of the community
- Underground storage tanks
- Hydraulic lifts
- Contaminated soil
- Crime hot spot
- Funding

### > Tools

- Ms. Willa Carson's vision
- Community/city and legislative partnership
- Florida legislature appropriations for clean up and construction
- Tobacco settlement funds for operation
- CDBG funds for acquisition

### > Results

- Community-based free clinic
- Walkable health care
- National Healthfields model
- Medical home
- Reduction of health disparities



### **Community Partners**

- > *Willa Carson Health Resource Center*
- > **City of Clearwater Housing and Economic Development**
- Senator Jack Latvala – Florida Legislature**



**Ms. Willa Carson – Pioneer of the Healthfields Movement**



**Willa Carson Health Resource Center – Clearwater, Florida**



# Pasco County Florida Lacoochee Community & Health Care Center

## Wholistic Healthfields Project & Federally Qualified Health Center

### > Challenges

- No access to health care
- Former borrow pit/sinkhole geology
- Former dump area
- Metals and petroleum contamination
- Environmental justice – highest concentration of Hispanic and African American population

### > Tools

- Community partnership
- Withlacoochee Regional Electric Cooperative
- Nearly \$2M in state appropriations and private funding
- HRSA change in scope

- Pasco County Brownfields Assessment Grant
  - Phase I & II ESAs, geotechnical reports
- Health Impact Assessment – demonstrating need

### > Results

- 12,800 sq. ft. building
- Premier Healthcare FQHC
- Nutrition and job training programs
- Gymnasium
- Boys & Girls Club
- Officer-friendly program in the center/violence prevention
- Public Housing Authority involvement



### Community Partners

- > **Melanie Kendrick** – Pasco County
- > **Cheryl A. Pollock** – Premier Community HealthCare Group, Inc.
- > **Sandra Whitehead** – NACCHO



**The Lacoochee Community & Health Care Center in Pasco County, Florida, is an example of Brownfields to public health success.**

# East Side Environmental Council/Duval Health Department

## Access to Fresh Food – Health Zone 1, Jacksonville, FL – Community Gardens

### > Challenges

- Disproportionately high incidences of health issues
- Numerous Brownfield sites adjacent to residential areas including a Superfund site
- Lack of fresh food
- Health care access impacted by transportation/location of health care facilities
- Large, urban area – limited resources & support

### > Tools

- Designation as EPA EJ Showcase Community – increases visibility – focuses resources
- Grants, public/private partnerships
- ATSDR \$150,000 community health projects related to contamination at brownfield/land reuse sites

### > Results

- Potential fresh foods in desert area, school-based gardens at 7 schools
- Increased access to affordable health care through St. Vincent's mobile health outreach
- Decrease in health disparities – increase in wellness
- Community market





# University Area CDC Harvest Hope Park – Hillsborough County, FL

## A National Healthfields Model

### > Challenges

- Underserved community
- Obsolete unhealthy housing stock
- Multiple brownfields sites
- Lack of access to fresh food
- Lack of economic opportunities
- Need for recreational opportunities

### > Tools

- \$200,000 EPA Brownfields Planning Grant
- Health Impact Assessment
- \$300,000 EPA Community Wide Assessment Grant
- UACDC – Amazing work – door to door outreach
- Strong community partnerships

### > Results

- Community garden and fresh food kitchen
- Recreation
- Proposed – healthy and attainable housing
- Increased access to health care economic activities attainable housing and 125 new jobs
- Catalyst for infill redevelopment
- Tampa Family Center located at Mort Elementary
- Improved health supporting infrastructure – water, sewer, etc.
- Making community vision a reality

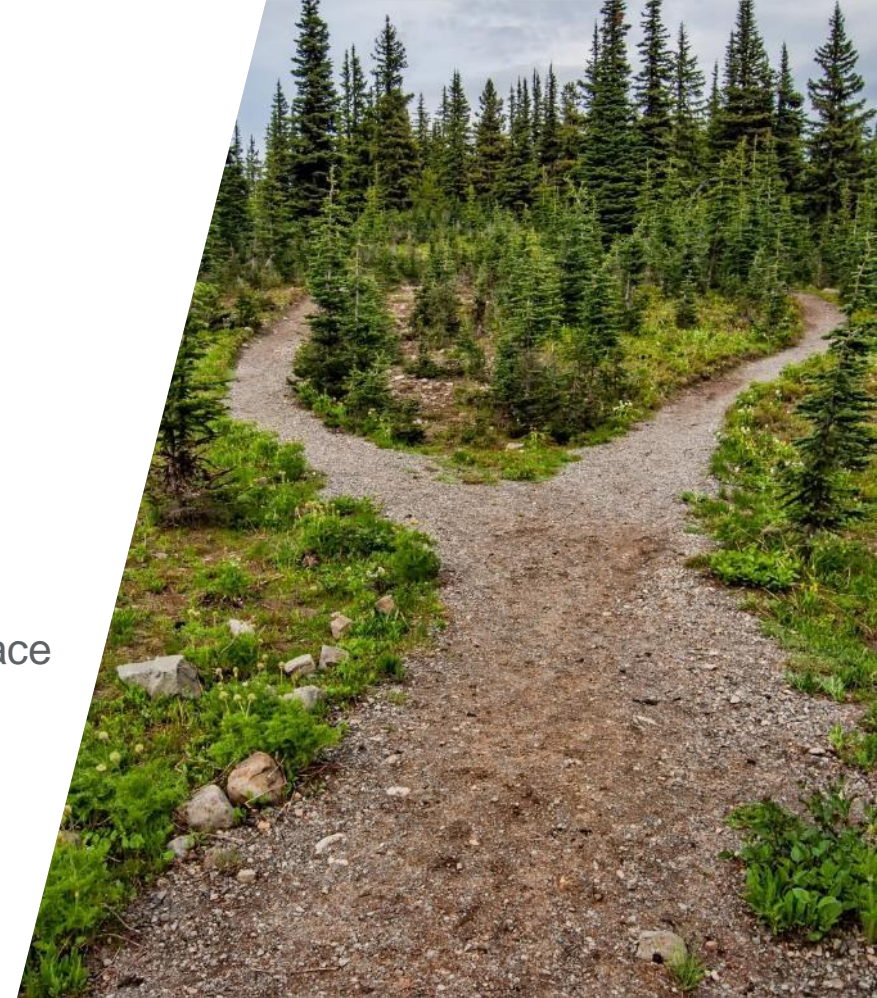


### Key Partners

- > University of South Florida
- > Florida Brownfields Association
- > University Area CDC
- > Mort Elementary School
- > EPC of Hillsborough County
- > Florida Department of Health - Hillsborough County
- > Hillsborough County Economic Development
- > Hillsborough County City-County Planning Commission
- > Vistra
- > BGW Associates

# Path Forward to Successful Brownfields Projects that Support Environmental Justice

- > Get community input upfront – supports equitable redevelopment
- > Consider Community Wide or Coalition Assessment grants as a starting point
- > Design grant activities with a health lens
  - What are the community priorities from a health perspective
  - How can we remove contamination with redevelopment as a catalyst?
  - How can we improve access to health and healthcare?
  - How can we reduce health disparities?
- > Determine need for Cleanup, Multipurpose or Cleanup Revolving Loan grants
- > Identify projects – brownfields sites that will result in viable end uses
  - Economic/community development, affordable housing, open space, green space & healthcare
  - Other community driven projects that address equitable development and environmental justice concerns
  - Leverage multiple resources/brownfields/EJ40/infrastructure
- > Engage, Engage, Engage







## Thank you

---

*Contact:*

**Miles Ballogg**

Senior Principal

Brownfields & Economic Development Practice Leader

Cardno, now Stantec

727-423-1587

[miles.ballogg@stantec.com](mailto:miles.ballogg@stantec.com)



# Together we will do great things