"Healthfields"
Improving Access to Healthcare through Brownfields Redevelopment

for the

2013 Annual Georgia Environmental Conference

August 22, 2013

City of Tampa Florida

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Highway to Health(care)

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Utilize the growing number of abandoned storage tank & automotive sector sites (car lots, junkyards, auto manufacturing, etc.) to promote brownfields redevelopment projects promoting health and healthcare in underserved communities

We need to develop multiple approaches to improve health and healthcare through brownfields redevelopment

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

Disparities in Access are also Common, Especially Among African Americans, Hispanics, and Poor People

Adults age 65 and over rarely had worse access to care than adults aged 18-44

Blacks had worse access to care than whites for 32% of access measures

Hispanics had worse access to care than non-Hispanic whites for 63% of measures

Poor people had worse access to care than high-income people for 89% of measures

Prevention is also a key strategy that leads to additional business opportunities

Improving Access to Health and Healthcare can assist in Addressing/Reducing Health Disparities

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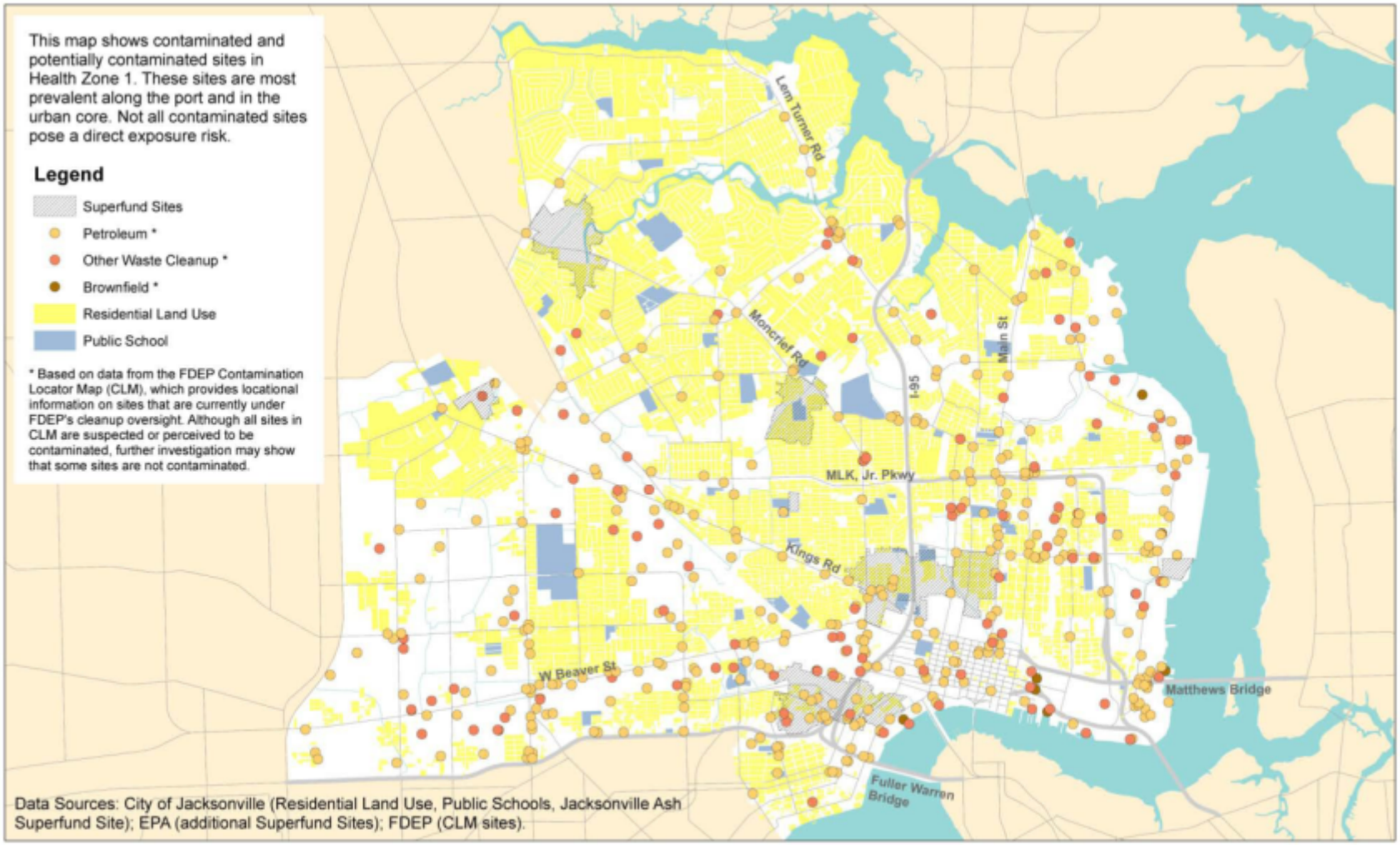
Source: National Healthcare Quality Report, 2011

Address Health Disparities and Provide Healthcare in Underserved Communities – Health Zone I City of Jacksonville



Proximity to Contaminated or Potentially Contaminated Sites

Jacksonville Integrated Planning Project

0 1 2 4 Miles

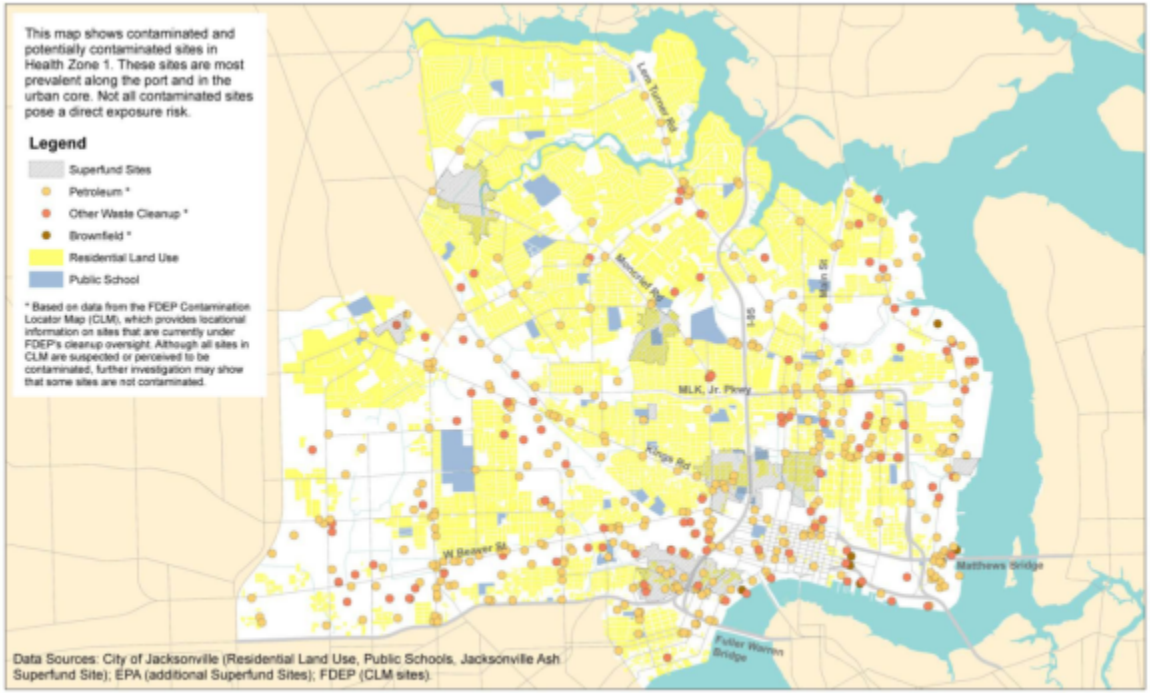
N

Address Health Disparities and Provide Healthcare in Underserved Communities – Health Zone I City of Jacksonville

Many Brownfields Communities Suffer Disproportionate Numbers of Health Disparities

Health Zone 1 has the highest rates of:

- Infant mortality
- Heart disease mortality
- Asthma-related emergency room visits
- Emergency room visits related to uncontrolled diabetes



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** *Information provided by SKEO Solutions*

Economic Market Opportunities Resulting from a Strong Healthcare Market

10 of the 20 fastest growing occupations are healthcare related.

Increased demand for medical services is likely to create more health care-related jobs than is currently anticipated, ULI

> Employment projected to grow by 14.3% over the decade (20.5 million new jobs) - More than any other industry

Medical office building demand is forecast to expand 19% by 2019, ULI

Thirty-two million more Americans will be covered by health insurance by 2019, an increase of 11%, ULI

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Market Drivers – Aging Demographics

Aging population increases medical demand

- 78 million post WWII baby boomers are now turning 65, the youngest will be 65 in 2029
- Those over 65 have three times as many office visits per year
- Government estimates Medicare and Medicaid expense leap
  - 6.4% of the Gross Domestic Product (GDP) in 2012
  - 10.7% of the GDP in 2029
- We are all getting older and in need of additional health care services
- We are living Longer

Source: *http://www.uli.org/~/media/Documents/ResearchAndPublications/PolicyAndPracticePriorityAreas/CLUE/Shilling-Healthcare-Outlook.ashx)*

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Wide Range of Redevelopment Opportunities / Benefits

Health Care

- > Community-Based Health Clinics
- > Federally Qualified Health Centers
- > Hospitals
- > Vision Care
- > Dental Care
- > Urgent Care

Access to Healthy Food Choices

- > Grocery
- > Community Gardens (on Safe Sites / Safe Practices)

Address Food Desert Issues

- > Healthy Food Choices

Wide Range of Redevelopment Opportunities / Benefits *(cont'd)*

Public safety opportunities

- Police, fire, etc.

Other health related industries

- Pharmaceutical
- Bio-medical
- Medical Manufacturing

Open Space / Green Space

- Improvements to recreation that address health (i.e. Childhood obesity)

Prevention will be key to improve National Health

Former Junk Yard to Fire Station
Clearwater, Florida

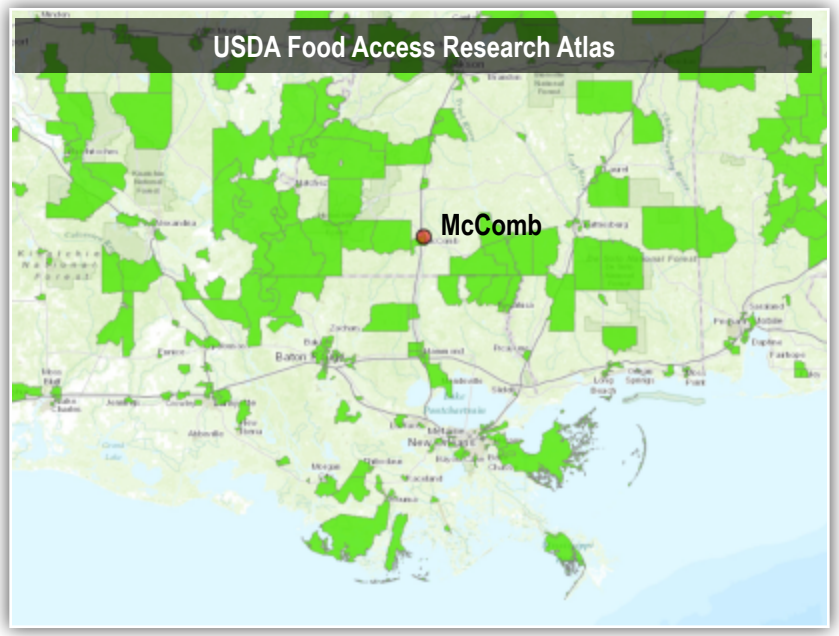
Prevention will be key to
the Improvement of National Health

Former Wastewater Plant to Waterfront Park
Village of North Palm Beach, Florida

Resources

Brownfields

- EPA Assessment , Clean-Up Grants & Revolving Loan Funds & Planning Grants
- Targeted Site Assessments (EPA / States)
- EPA Petroleum and State Tank Programs
- Urban Agriculture Reports www.epa.gov/brownfields/urbanag



HHS

- HRSA – 2010 Patient Protection and Affordable Care Act (PPACA)
- HHS Community Transformation Grants – reduce chronic diseases – diabetes and heart disease
- HHS - Healthy Food Financing Initiative – (HFFI)
  - http://www.acf.hhs.gov/programs/ocs/ocs_food.html
  - USDA Newest partner $150 M in HFFI Funds

USDA

- Food Access Research Atlas – http://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx

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National Healthfields Partnership

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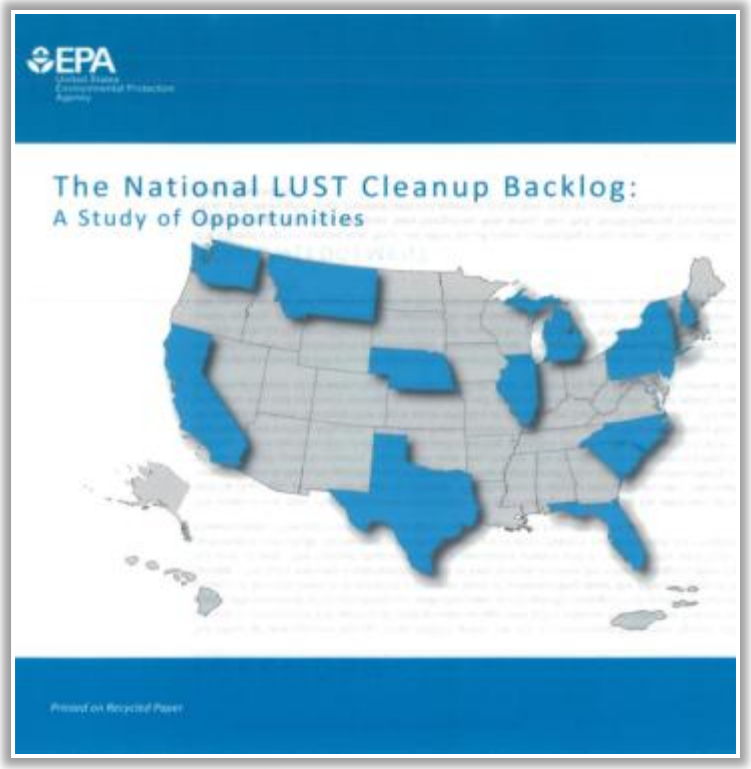
Healthfields Resources and Partners
EPA Office of Underground Storage Tanks (OUST)

Using Florida Examples to Encourage Community's across the County to transform Petroleum Brownfields into Health Related End Uses

Developing Outreach Materials on the "Highway to Healthcare Initiative" as an Redevelopment Model for Petroleum Contaminated Sites

Integration of Petroleum Brownfields (PBF) into the Planning Arena

Health Related Approaches and Best Practices to Foster PBF Revitalization



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Healthfields Resources and Partners
EPA Office of Brownfields and Land Revitalization

EPA Partnership with multiple EPA Programs promoting Creating Healthier communities by improving Access to Health Care including:

- > Office of Environmental Justice
- > Superfund Remediation and Technology Innovation
- > Office of Underground Storage Tanks…

Partnering with EPA Office of Sustainable Communities to promote healthier communities and access to health care

Focus on The Sustainable Community Partnership

- > EPA, DOT, HUD

Former Use: Bank/Retail Business, social hall, gasoline station, auto body repair business

Current Use: Health Care Facility

- > Largest Employer in Community
- > First Building of this size to be Constructed in Mattapan Square in 50+ years
- > Striving for LEED Gold Certification

Ann Carroll, MPH
US EPA – Office of Brownfields and Land Revitalization
Carroll.Ann@epa.gov

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Brownfields Revitalization – Urban Agriculture and Food Connection

Assessment
Vacant Lots, Property and Structures

Cleanup
Deconstruction, Removal, and Waste Management

Redevelopment and Reuse
Agriculture, Garden, Community Kitchen, Community Cannery, Farmers Market, Food Retail, Composting Facility

Community Collaborations For Sustainable Re-development and Healthier Communities

Foundations, Local Health Department, Planning Department, Public Works, Community-Based Organization, Food Security Organization

Community Food Security Assessment, Food System Mapping, Market Analysis, Land Inventory

Public Health, Nutrition, Community Empowerment, Social Cohesion, Economic Development, Environmental Justice, Green Economy

EPA United States Environmental Protection Agency

Reinventing Community Connections with Agriculture and Food

ATSDR is Your Community Health Partner

Free tools and training – ATSDR Site Tool, ATSDR Action Model, webinar, publications, and videos

Examples of successful community health projects

Specialists that can help you locate and understand existing community health data and measure changes in health of your community

Community Health grants – Spring 2014 – ($75K – 200K)

Website: http://www.atsdr.cdc.gov/sites/brownfields/index.html
Email: atsdr.landreuse@cdc.gov

Leann Bing
Agency for Toxic Substances and Disease Registry (ATSDR)
Bing.Leann@epa.gov

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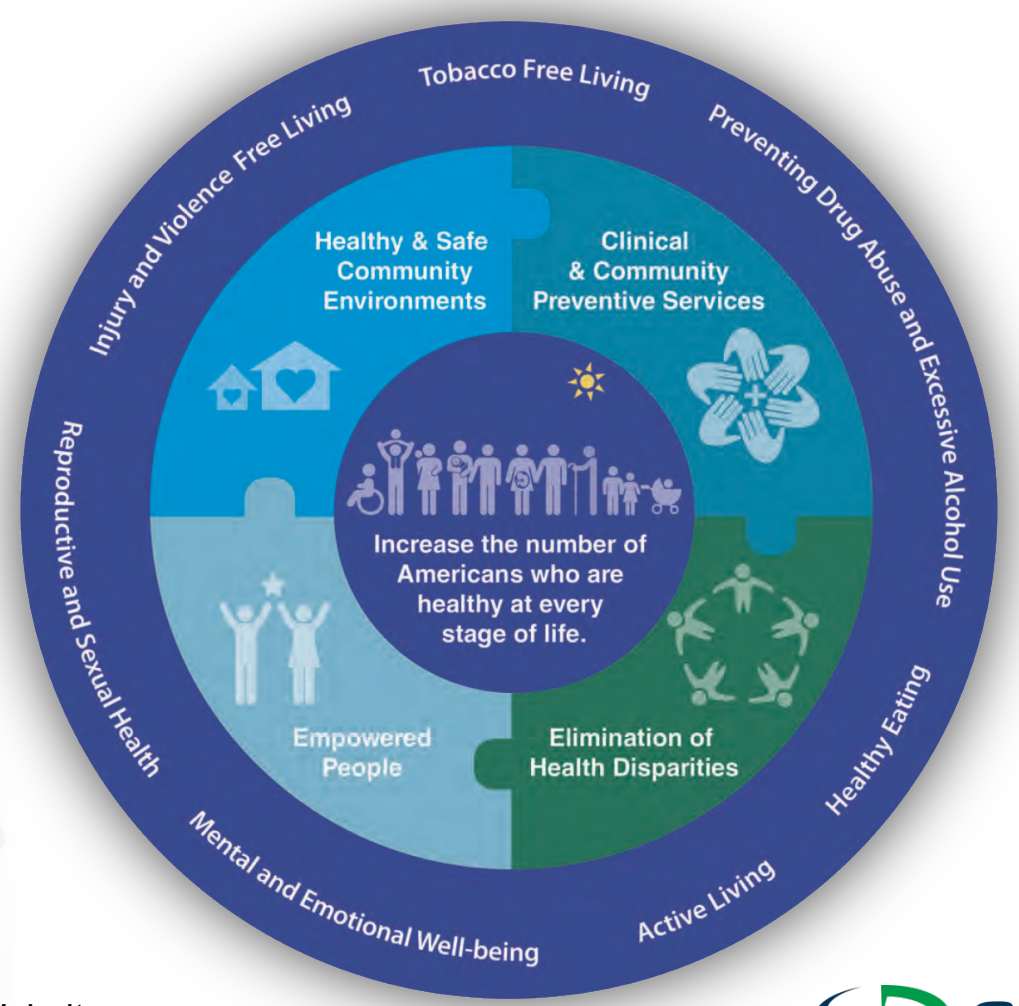
Integrating the National Prevention Strategy

United States Surgeon General
Regina Benjamin



Website:
http://www.healthcare.gov/prevention/nphpphc

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Healthfields Resources and Partners
EPA Region IV Brownfields Update

Working to Improve Public Health Support Delivery by sharing Available Technical Assistance and Tools with Communities

Showcasing of public health models for Brownfields Grantee communities where (brownfields to greenspace ,health clinics, community gardens...)

Engagement and collaboration with communities on health care access and creating healthy communities

Targeted Brownfields Assessment emphasis on indoor air contaminants for faith-based and environmental justice communities and others

Increased emphasis on public health related programming presented at Brownfields 2013

> http://www.brownfieldsconference.org/en/call_for_ideas

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Region IV Brownfields Project Officer
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Florida Healthfields Projects

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Willa Carson Health Resource Center
Clearwater, FL

Brownfields Transformation (Abandoned Gas Station to Health Clinic)

Challenges

- Abandoned Contaminated Gas Station
- Abandoned Gas Station with Out-of-State Property Owner
- Environmental Issues
  - 4 USTs
  - Hydraulic Lift
  - 450 Tons of Contaminated Soil

Results

- Instilled Environmental Justice
- Established Trust and Credibility with Local Community
- National Brownfields to Public Health Model
- Serves over 3,500 Uninsured per Year
- Location for HealthCare Provider for Underserved / Uninsured Community

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Johnnie Ruth-Clarke Health Center at Historic Mercy Hospital St. Petersburg, FL

Brownfields Transformation (Petroleum Impacted Site to Federally Qualified Health Center)

Challenges

- Petroleum Contamination Off-Site – Former Blue Star Cab Company
- Petroleum Contamination On-Site – Boiler Room
- Abandoned Historic African American Hospital Environmental Issues

Results

- Provide Residents with Immediate Access to Quality HealthCare
- Provide Economic Anchor for Redevelopment of the Area
- National Phoenix Award Winner

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Central Florida Healthcare
Mulberry, FL

Community Searching for Healthcare Solutions on Brownfields Sites

Challenges

- Medically Underserved Community in Polk County, Florida to healthcare on Brownfields sites
- Numerous Abandoned Petroleum sites and Mined Lands within the City
- Funding for Assessment Remediation and Redevelopment
- Nearest Hospitals or clinics 9.8 miles and 12.01 miles

Tools

- HRSA Planning Grant
- Brownfields Assessment Grant
- HRSA School-Based Grant
- HRSA New Access Point (Pending)

Results

- Community Based Healthcare in Rural Underserved Community

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Plant City Family Care - Suncoast Community Health Centers Plant City , FL

Brownfields Transformation (Abandoned Gas Station to Health Clinic Expansion)

Challenges

- > Underutilized Gas Station/Convenience Store Site
- > One 10,000 gallon and three 3,000 gallon USTs
  - – Removal and Disposal of the Dispensers/Associated Piping
- > 70 cubic yards (~98 tons) of Contaminated Soil
- > Funding for Expansion of Existing Federally Qualified Health Centers

Tools

- > EPA TBA Grant for above Tank Removal and Assessment
- > Florida Agency for Health Care Administration (AHCA) Grants
  - – $1.5 M for 3000 SF addition and the renovation of the existing clinic
  - – $.9 M for the addition of new medical services and expanded staff hours

Results

- > Removal of Blighted Site within the Community
- > Expansion of Existing Federally Qualified Health Center Facility and Services
  - – New Dental Treatment Room, Digital X-Ray, Pharmacy
- > Expanded Services and Hours = Improved Access

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Harbor Oaks Shopping Center
Clearwater, FL

Brownfields Transformation (Economic Development) - From Car Lot to Publix Shopping Center

Challenges

- Former Automobile Dealership for 45 Years
- Blighted Buildings
- Market Uncertainty – Third Time is the Charm
- Underground Storage Tanks
- 17 Hydraulic Lifts
- Environmental Stigma
- Need for a Community Grocery Store

Results

- 44,287 SF – Harbor Oaks Publix Shopping Center
- 125 New Jobs – Brownfields Area and EZ
- Catalyst for Infill Redevelopment
- $12,000,000 Capital Investment
- Catalytic Town Home and Commercial Developments

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Anchorage Park
Village of North Palm Beach, FL

Brownfields Transformation (Wastewater Plant to Open Space / Recreation)

Challenges

- Former Wastewater Plant
- 3 Inactive Petroleum Tank Sites
- Dredge Disposal Waste
- Sludge Drying Beds
- Sludge and Water in Tanks – Petroleum and Metals (confined space)
- Asbestos Abatement – Buildings, Piping and Ceilings
- Brownfields Clean-Up Revolving Loan Fund

Results

- Expanded Open-space / Green-space
- Waterfront Park with Enhanced Marina
- Improved Playgrounds
- Dog Park
- Stage and Pavilion
- Expanded Parking for Marina and Park
- Model Brownfields Reuse

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Northwest Fire Station #51
Clearwater, FL

Brownfields Transformation (Junk Yard to Public Safety)

FORMER JUNKYARD

CONTAMINATED SITE

DEMOLITION & REMEDIATION

REDEVELOPMENT

Florida Panhandle
Former Northside High School – Havana, FL
Community Searching for Healthcare Solutions on Rural Brownfields Sites

Challenges

- Medically Underserved Community in Gadsden County
- Funding for Assessment, Remediation and Redevelopment
- Former ROTC Shooting Range Onsite
- Abandoned Property in Need of Major Renovation Due to Vandalism and Roof Leaks

Tools

- Gadsden County Brownfields Assessment Grant
- Phase I and II ESA Performed
- Strong Local Leadership and Not For Profit Organization

Potential Results

- Community Based Healthcare and Community Center

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Northeast Florida Health Care – Health Zone 1
Jacksonville, FL
Community Searching for Healthcare Solutions on Rural Brownfields Sites

Challenges

- Disproportionately high incidences of health issues
- Numerous Brownfield sites adjacent to residential areas including a Superfund site
- Healthcare 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
- Mobile healthcare services

Potential Results

- Potential Fresh Foods in Food Desert Area
- Increased Access to Affordable Healthcare
- Decrease in health disparities – increase in wellness
- New Economic Development/Commerce

Conclusion

Healthfields redevelopment projects can result in potential opportunities to improve health and health care, install environmental justice and promote economic development in underserved communities.

"Healthfields - Reducing Health Disparities through Redevelopment"

City of Tampa, FL Brownfields Program

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Tampa EPA Brownfields History – EPA Brownfields Funding

1992: $200,000 EPA Brownfields Pilot Project, Port of Tampa Focus

2004: $200,000 Petroleum Assessment Grant, East Tampa Focus

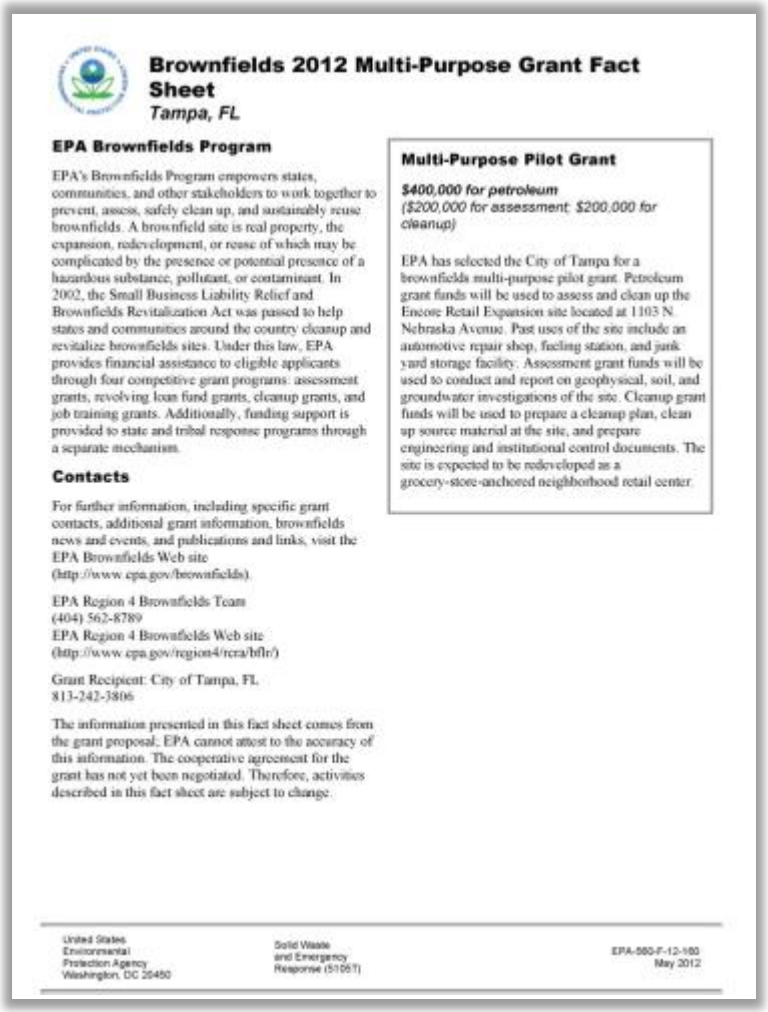
2006: $400,000 Petroleum / Haz-Substance Grant, East Tampa Focus

2009: $400,000 Community-Wide (ARRA) Brownfields Assessment Grant

2012: $400,000 Multi-Purpose Site – Specific Grant

2013: $400,000 Community-Wide Brownfields Assessment Grant

Tampa's Total: $2 Million in EPA Funding



Brownfields 2012 Multi-Purpose Grant Fact Sheet
Tampa, FL

EPA Brownfields Program

EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is 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. In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed to help states and communities around the country cleanup and revitalize brownfields sites. Under this law, EPA provides financial assistance to eligible applicants through four competitive grant programs: assessment grants, revolving loan fund grants, cleanup grants, and job training grants. Additionally, funding support is provided to state and tribal response programs through a separate mechanism.

Contacts

For further information, including specific grant contacts, additional grant information, brownfields news and events, and publications and links, visit the EPA Brownfields Web site (http://www.epa.gov/brownfields).

EPA Region 4 Brownfields Team
(404) 562-8789
EPA Region 4 Brownfields Web site
(http://www.epa.gov/region4/rcra/bflr/)

Grant Recipient: City of Tampa, FL
813-242-3806

The information presented in this fact sheet comes from the grant proposal; EPA cannot attest to the accuracy of this information. The cooperative agreement for the grant has not yet been negotiated. Therefore, activities described in this fact sheet are subject to change.

Multi-Purpose Pilot Grant

$400,000 for petroleum
($200,000 for assessment; $200,000 for cleanup)

EPA has selected the City of Tampa for a brownfields multi-purpose pilot grant. Petroleum grant funds will be used to assess and clean up the Encore Retail Expansion site located at 1103 N. Nebraska Avenue. Past uses of the site include an automotive repair shop, fueling station, and junk yard storage facility. Assessment grant funds will be used to conduct and report on geophysical, soil, and groundwater investigations of the site. Cleanup grant funds will be used to prepare a cleanup plan, clean up source material at the site, and prepare engineering and institutional control documents. The site is expected to be redeveloped as a grocery-store-anchored neighborhood retail center.

United States Environmental Protection Agency Washington, DC 20460

Solid Waste and Emergency Response (5105T)

EPA-560-F-12-160
May 2012

Current Tampa Community-Wide EPA Brownfields Assessment Grant

$400,000 in Assessment Funding

> Encourages Redevelopment and Transformation of Brownfields Sites into Viable Redevelopment Projects

Petroleum & Hazardous Substances

> Metals, Solvents, Asbestos & Lead

Tampa Community-Wide Grant Focus

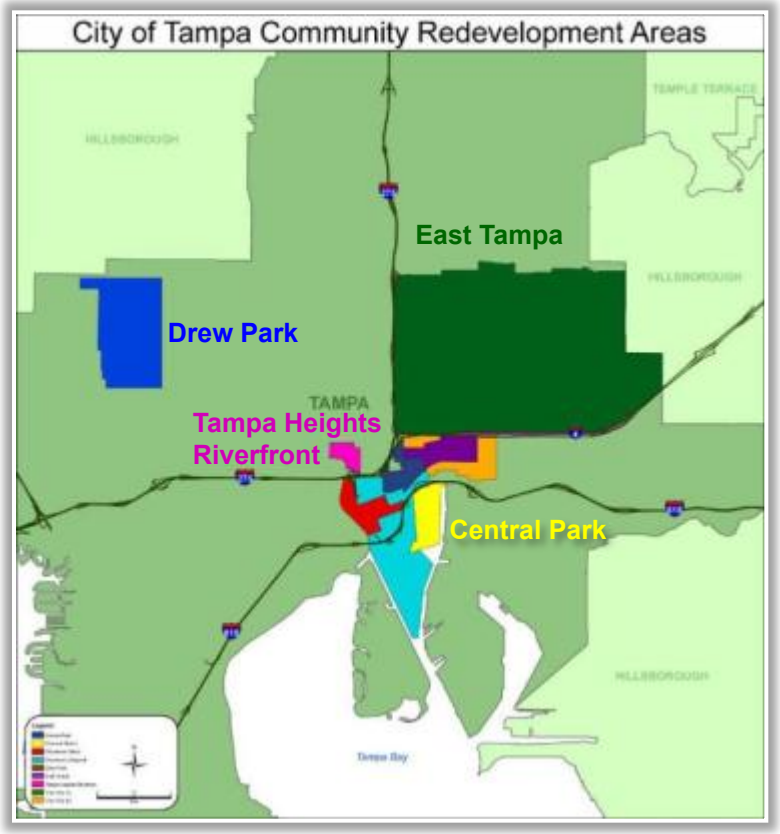
> Drew Park Community Redevelopment Area (CRA)

> East Tampa Community Redevelopment Area (CRA)

> Tampa Heights Community Redevelopment Area (CRA)

> Central Park Community Redevelopment Area (CRA)

> ***Can be used on a City-wide Basis***



Tampa BF Assessment Grant Focus Areas

East Tampa - Crime Reduction & Environmental Crimes Enforcement (Health & Safety)

2003 East Tampa CRA Created with Top Priority being Reduction of Crime

- 8 years of double-digit reductions in crime
- Since 2003 Crime has been Reduced 62.8%

2007 District III Police Station Opened in East Tampa

$9.2 million project on a former landfill

2007 - Environmental Crimes Unit formed ($250,000 funded by Tax Increment)

Mission to proactively pursue illegal dumping and other environmental crimes

Tampa Brownfields Health Successes

Tampa Family Health Centers – East Tampa Location

Brownfields to Public Health Success

Challenges

- Lack of Health Care in Medically-Underserved Community
- Lack of Land and Funding to Provide Healthcare within the East Tampa Community

Tools

- $1.3 Million in ARRA Funding Identified by Congresswoman Cathy Castor
- EPA Brownfields Assessment Funding for Asbestos Surveys of Underutilized Structures
- Location Near Public Transportation (22nd Street and Hillsborough Avenue Corridors)

Results

- Community-based healthcare providing
  - Family Practice
  - Dental
  - Pediatrics
  - Social Work
  - Pharmacy

Tampa Family Health Centers – Dale Mabry Location

Brownfields to Public Health Success

Challenges

- Adaptive reuse of former auto dealership for healthcare facility in a medically-underserved community
- Lack of land and funding to expand much-needed heath care within an urban core of Tampa

Tools

- ARRA funding identified by Congresswoman Kathy Castor
- Creative reuse of former Saturn Dealership site
- Identification of Brownfields Corridor as perfect location for expanded healthcare services

Results

- Community-based health care providing
  - Family Practice
  - Dental
  - Pediatrics
  - Social Work
  - Pharmacy
  - Psychiatry
  - Social Services

East Tampa Brownfields to Grocery Store (22nd Street Retail Center)

Brownfields Project to Address Lack of Healthy Food and Food Desert Issues

Challenges

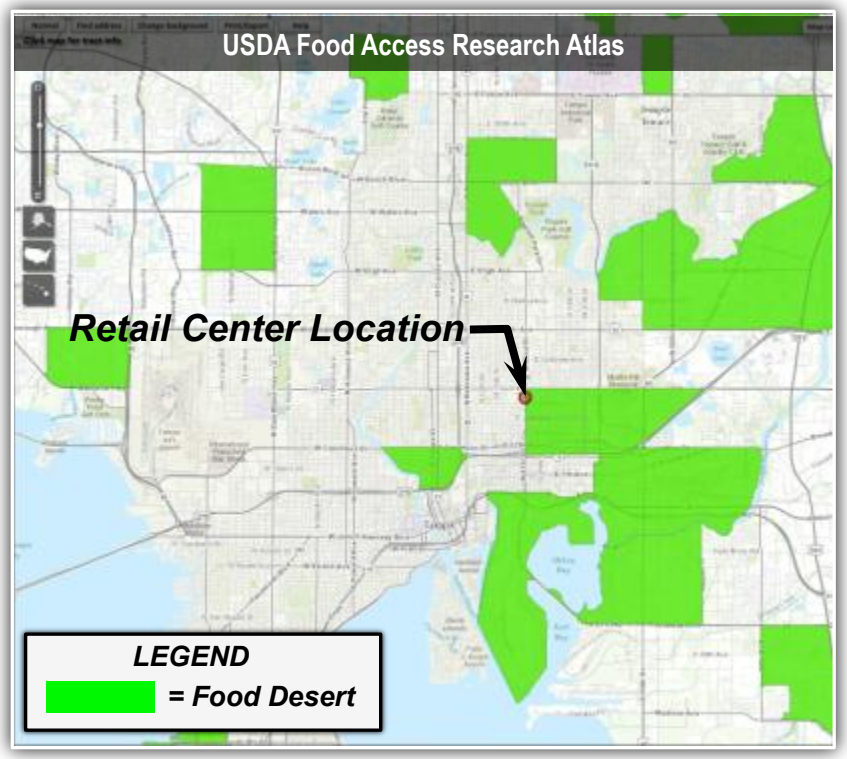
- Multiple Underutilized Brownfields Sites Requiring Assessment
- 15 Parcels Required
- 10 Phase I ESAs Completed
- 3 Phase II ESAs Completed
- Multiple Funding and Financing Resources
- Assembling Development Team for Non-Traditional Development Project

Tools

- 22nd Street Corridor Enhancements
  - Sidewalks, Landscaping, Irrigation, Decorative
  - Crosswalks, Lighting, Upgraded Traffic Signals and Ten Foot-wide Trail.
- EPA Brownfields Assessment Funding
- $1.5 million from East Tampa CRA TIF
- $2.1 million in Financing & other Grant Funding

Results

- 15-20,000 SF Save-A-Lot Supermarket
- Other Uses (Pharmacy, Financial & Office)
- Potential for Creation of 200 Jobs
- Catalytic Redevelopment

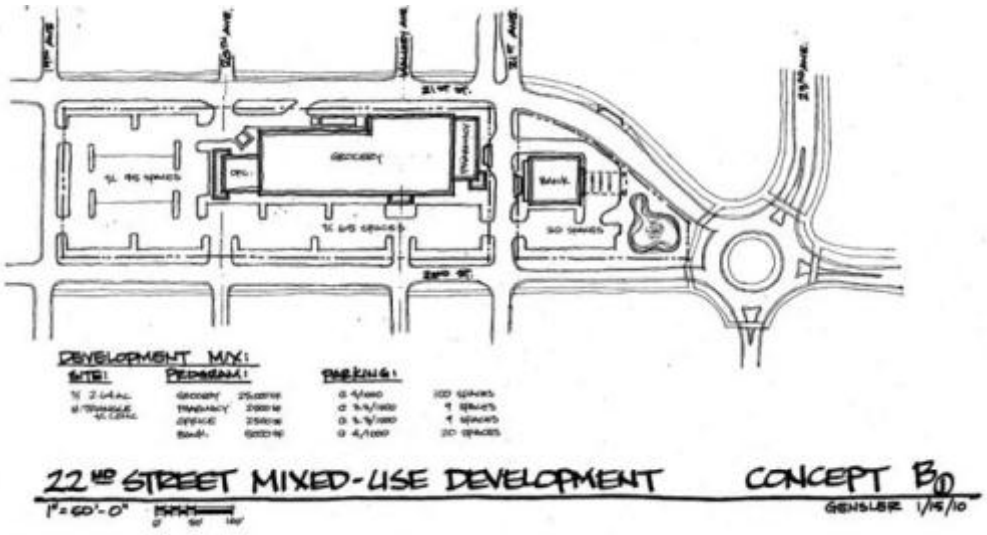


East Tampa Brownfields to Grocery Store (22nd Street Retail Center)

Brownfields Project to Address Lack of Healthy Food and Food Desert Issues

22nd Street Corridor Enhancements

Healthy Foods to Address Food Desert Issues



Phase I and II Environmental Site Assessments provided though Tampa's EPA ARRA Assessment Grant

Pro-Fit Development – East Tampa CRA

Sustainable Brownfields Transformation (Mixed-Use / Commercial)

Challenges

- Site Located next to Active Gas Station
- Potential for Migrating Off-site Impacts (Petroleum and Solvents)

Tools

- EPA Phase I and Phase II ESAs
- Removed Environmental Stigma From Property

Results

- Site Resulted in 7,000 sq. ft. Professional Center
- Urban Infill in Seminole Heights Neighborhood
- Potential for 30 New Jobs
- Pending Florida Green Building Eco-Friendly Design
- Local Cardiologist
- Room Available for Mixed-Use (i.e. Law Firm, Civil Engineering, Medical Offices)

Robert L. Cole Community Lake / Park

Brownfields to Open Space Green Space

Challenges

- Former Landfill Site
- Need for Community Open/Green Space

Tools

- Community Support
  - Project Named after Community Legend, Robert L. Cole
- $1.1 Tax Increment Funding (East Tampa Community Redevelopment Agency)
- Designs provided by University of South Florida School of Architecture

Results

- Multi-Use Community Park / Lake
- Opportunity for Open-Space / Green-Space in Underserved Community
- Recreational Opportunities – Boardwalk, Walking Trail, Exercise Stations
- Observation Tower, Pier
- University of South Florida and Local Elementary Schools Partner on Water Quality Research Project
- Public Art / Culture – Historic African Americans Quotes Engraved in Walking Trail

Open Space / Green Space Address Health Issues through Opportunities for Physical Activity

Tampa Affordable Housing Projects

Challenges

- Lack of quality affordable housing options
- Large numbers of vacant city-owned lots in redevelopment areas
- Number of sites former gas station sites or illegal dumpsites

Tools

- Use of EPA $400,000 Assessment Grant to provide funding for Phase I and Phase II assessments
- Leveraged EPA funding with HUD Home Program and State of Florida Housing Improvement Program funding

Potential Results

- Use of EPA $400,000 Assessment Grant to provide funding for Phase I and Phase II assessments
- Leveraged EPA funding with HUD Home Program and State of Florida Housing Improvement Program funding

OVER 35 LOTS CLEARED FOR INFILL HOUSING

Encore – Central Park Village Project

Brownfields Transformation
(Community Development / Public Safety)

Challenges

- BOA & Tampa Housing Authority Partnership on former "Central Park Village Housing Project"
- Asbestos Abatement Required

Tools

- FDEP Brownfields Designation
- Brownfields Building Materials Tax Refund
- ($28Million NSP Grant), State (OTTED, LIHTC, etc) & Local Grant Funding
- EPA $400,000 Multi-Purpose Site Specific Brownfields Grant

Results

- 28 Acre Mixed-Use, TOD Development in Downtown Tampa
  - 1,200 Multifamily Residential Units (700 affordable)
  - 60K SF of Neighborhood Commercial
  - 50K SF of Office, 30K SF Grocery, 200 Hotel Units
  - Public Gathering Space, Middle School
  - Historic Church revitalized as an African-American Museum
- "Encore" – A resurgence, celebrating the area's rich, African American musical history
  - Ray Charles wrote His First Song Here in 1946 "I Found My Baby There"
  - Ella Fitzgerald wrote "A Tisket A Tasket" Across The Street
  - The "Twist" Dance was Created Here
- "Ella" – 1st Vertical Building, 160 Affordable Senior Units, 12 Grant Funding Sources, Facility Opened for Occupancy in June 2012

Nebraska Avenue Healthfields Site

Potential Healthy Food/Healthcare-Related Redevelopment

Challenges

- Vacant City-Owned parcel formerly a vehicle maintenance and gas depot.
- Lack of healthy food choices and other types of retail services for the surrounding community.
- Lack of funding for commercial projects in underserved neighborhoods.

Tools

- Use of EPA $400,000 Brownfields Multi-Purpose Grant for assessment and cleanup.
- Obtain Brownfields Site Designation.
- Pursue grant opportunities from HHS/Office of Community Services.

Potential Results

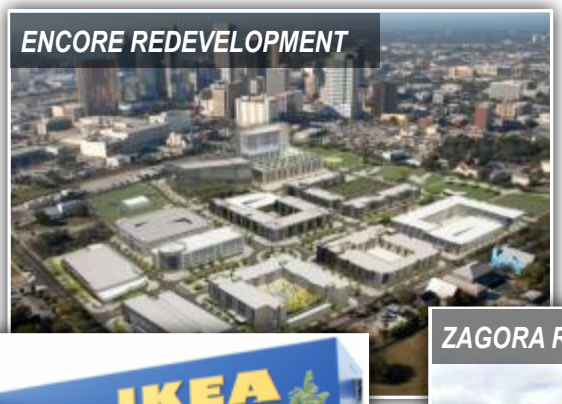
- Develop a 16,000 square foot neighborhood grocery store or other related retail.
- Potential to create 30 new jobs.
- Mixed-Use development possible.

THE ELLA – ENCORE REDEVELOPMENT PROJECT

POTENTIAL SITE LAYOUT

Tampa Holistic Brownfields Success

Redevelopment Focus - Representative Projects


ENCORE REDEVELOPMENT

OVER 35 LOTS CLEARED FOR INFILL HOUSING

IKEA

ZAGORA RETAIL CENTER

SEAPORT TOWN CENTER

FAST LANE CLOTHING

THE LODGE AT LAKECREST APARTMENTS

PRO-FIT

TAMPA FAMILY HEALTH CENTERS

AVION PARK

Thank You!

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Current Multi-Purpose Grant Award
(1 of 10 Nationally)
Grant written by Cardno TBE