



# Brownfields to Healthfields:

*for the*  
Federal Interagency Working Group  
on Environmental Justice  
*Florida Healthfields Successes*



**March 26, 2015**

*Presented By:*  
Miles Ballogg - *Cardno*



# What is a Brownfield?

**EPA** - A brownfield site is defined as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence ***or potential presence*** of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.

**Brownfields Redevelopment** - Can result in a wide range redevelopment opportunities that result in viable economic and community development, residential and open-space/green-space uses and other mixed-use projects that provide direct community benefit through community driven redevelopment.



*Remove the Junkyard from the Backyard*

# Healthfields

**“Healthfields”** 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. Health centers can also create jobs and bring other benefits.

Ms. Willa Carson the Pioneer of the Healthfields Movement



*Willa Carson Health Resource Center – Clearwater, Florida*



# Successful Brownfields/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.**



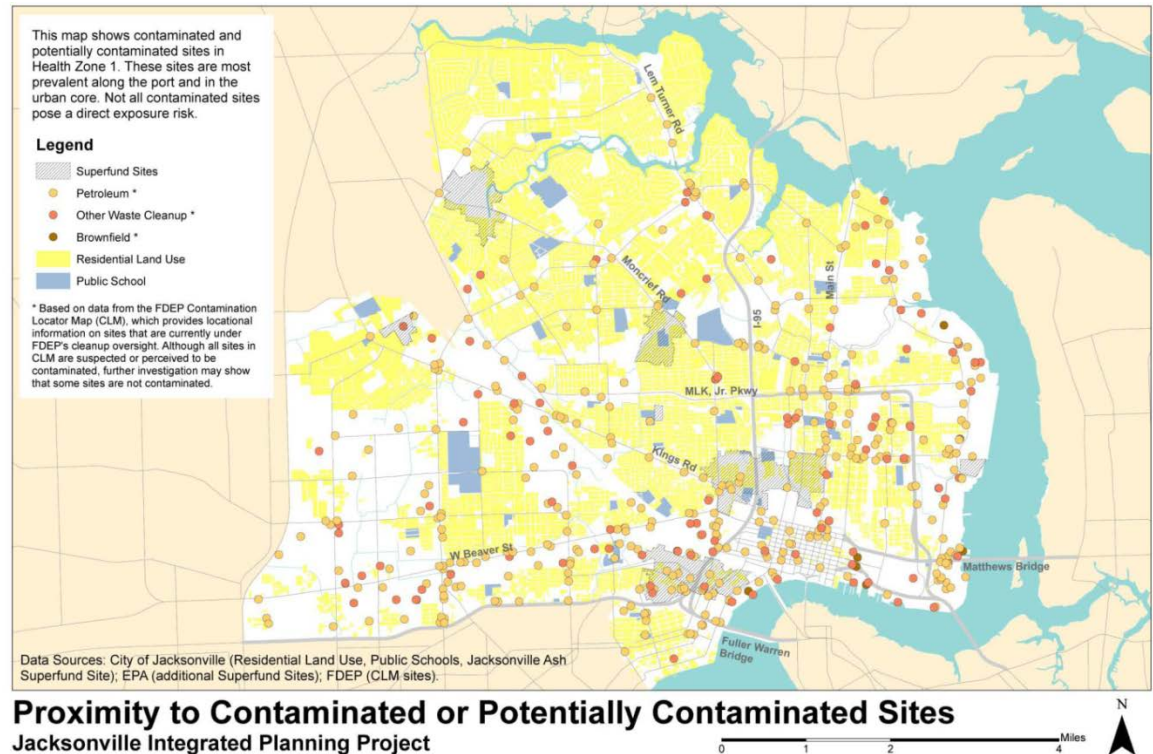
# Why Healthfields?

Address Health Disparities and Provide Health & Healthcare in Underserved Communities – Health Zone 1, 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
- > *Need for Fresh Food and Health Care is Paramount*



## Why Healthfields?

Disparities in Access are also Common, Especially Among African Americans, Hispanics, and Low-Income

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

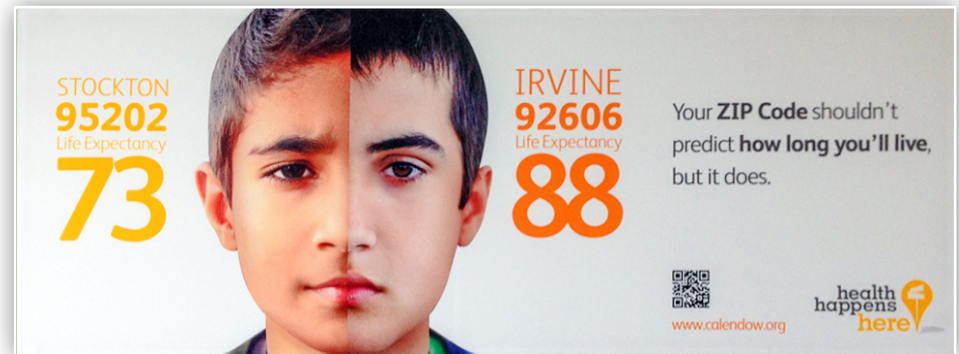
Blacks had worse access to care than whites for 32% of access measures

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

**High Number of Food Deserts**



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

## *Why Healthfields?*

# Healthfields Redevelopment Provides a Wide Range of Redevelopment Opportunities / Benefits

### Health Care

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

### Open-Space/Green-Space

### Access to Healthy Food Choices

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

### Address Food Desert Issues

- > Healthy Food Choices



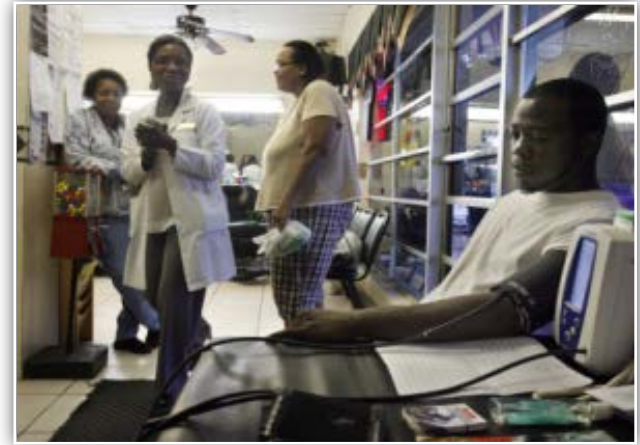
## Why Healthfields?

# Economic Market Opportunities Resulting from a Strong Healthcare Market & Aging Demographics

10 of the 20 fastest growing occupations are healthcare related.

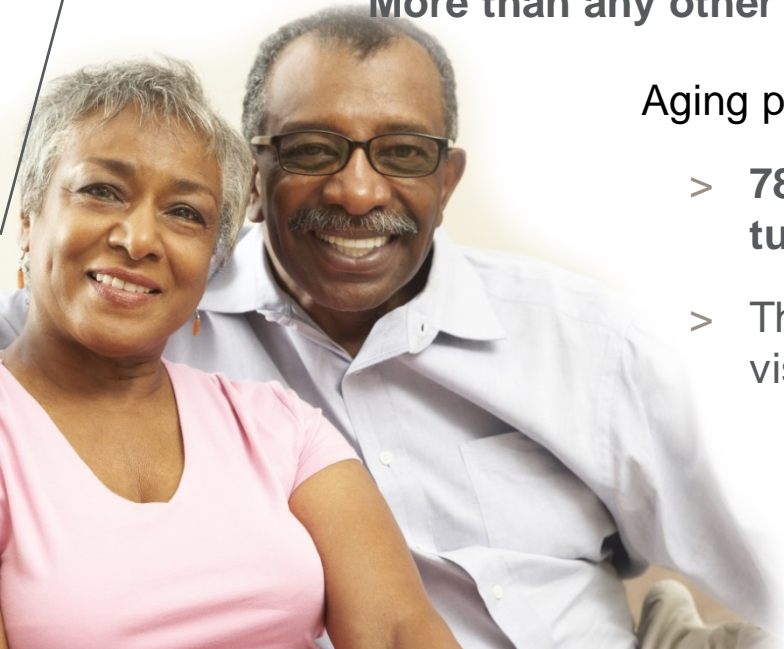
Increased demand for medical services is likely to create more health care-related jobs than is currently anticipated, ULI

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



Aging population increases medical demand

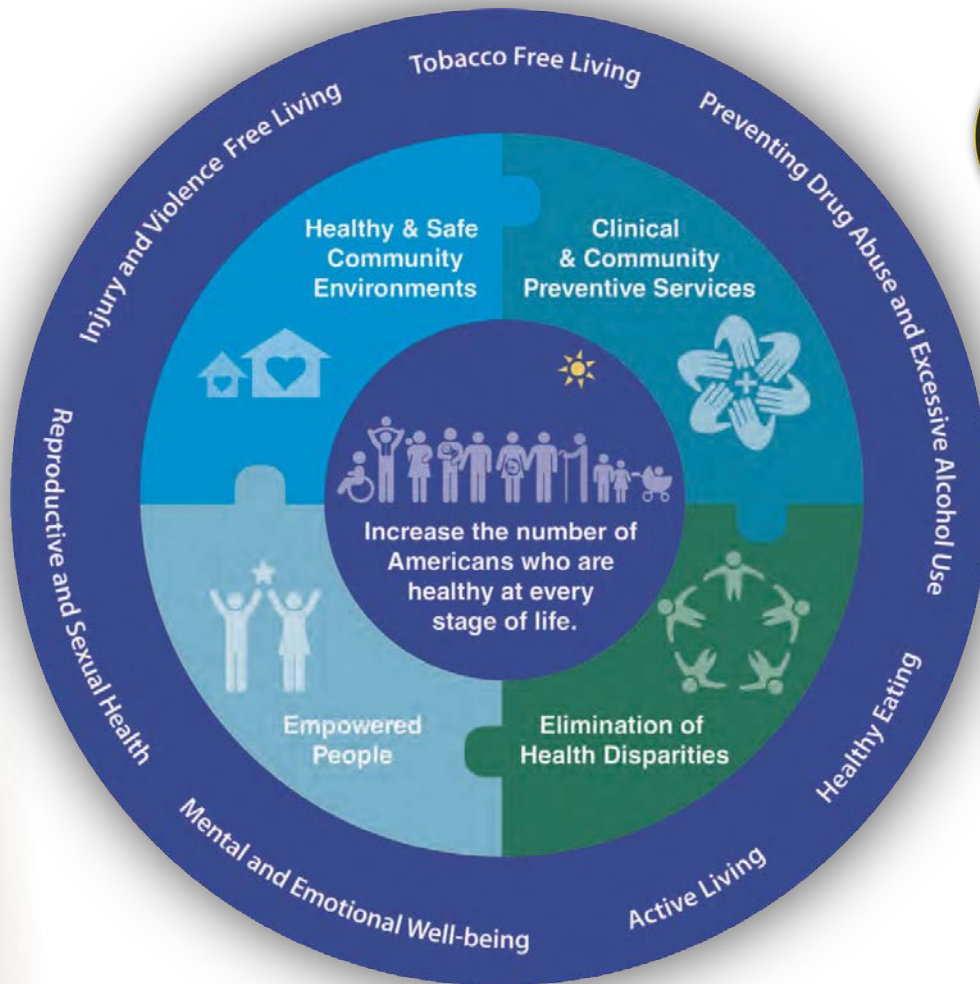
- > **78 million post WWII baby boomers are now turning 65, the youngest will be 65 in 2029**
- > Those over 65 have three times as many office visits per year





# Why Healthfields?

## Brownfields Opportunities to Implement the National Prevention Strategy



United States Surgeon General  
Vivek H. Murthy, MD, MBA

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



# Healthfields Partners

# Healthfields Resources and Partners

## EPA Office of Brownfields and Land Revitalization/Environmental Justice

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**

US EPA – Office of Brownfields and Land Revitalization  
carroll.ann@epa.gov

**Suzi Ruhl**

US EPA – Office of Environmental Justice  
ruhl.suzi@epa.gov

# Healthfields Resources and Partners

## EPA Office of Underground Storage Tanks (OUST)

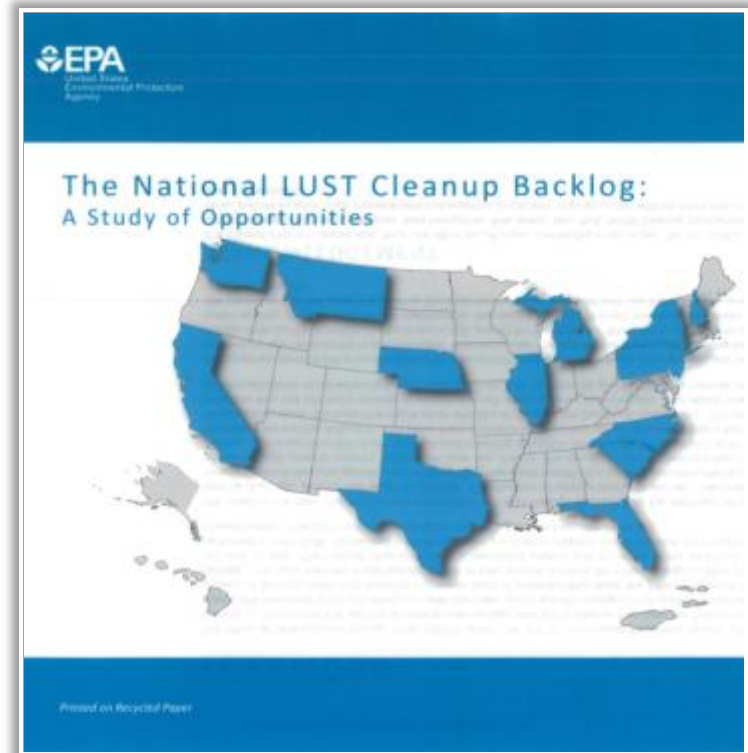
Original Highway to Healthcare Corridor Concept

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



**Steven D. McNeely**

*EPA OUST*

*mcneely.steven@epa.gov*

**Channing Bennett**

*Region 4 UST Petroleum*

*Revitalization Coordinator*

*bennett.channing@epa.gov*



# Healthfields Resources and Partners

## EPA Region 4 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



**Camilla Warren**

*Region 4 Brownfields Section*  
warren.camilla@epa.gov

# Healthfields Resources and Partners

## ATSDR – Agency for Toxic Substances and Disease Registry

### ATSDR Brownfield/Land Reuse Health Initiative

- > ATSDR's mission is to serve the public through responsive public health actions to promote healthy and safe environments and prevent harmful exposures to environmental contaminants.

\$150,000 - ATSDR Community Health Projects Related to Contamination at Brownfield/Land Reuse Sites (CDC-RFA-TS15-1502) - early April 2015

### Other resources:

- > ATSDR Action Model
- > ATSDR Brownfield/Land Revitalization Site Tool
- > Videos
  - The Dream is Possible: Brownfields to Healthfields
- > Publications and Success Stories
  - <http://www.atsdr.cdc.gov/sites/brownfields/index.html>

### BROWN - ATSDR Brownfields & Reuse Opportunity Working Network

- > Community Health Partnerships



**Laurel Berman**  
*ATSDR National Brownfield Coordinator*  
ATSDR.LandReuse@cdc.gov  
LABerman@cdc.gov

**Leann Bing**  
*ATSDR Region 4*  
ATSDR.LandReuse@cdc.gov  
KBing@cdc.gov

**Gary Perlman**  
*ATSDR Region 1*  
ATSDR.LandReuse@cdc.gov  
GAP6@cdc.gov



# Resources

## Brownfields

- > EPA Assessment , Clean-Up Grants & Revolving Loan Funds & Planning Grants
- > Targeted Site Assessments (EPA / States)
- > EPA Petroleum and State Tank Programs

## HHS

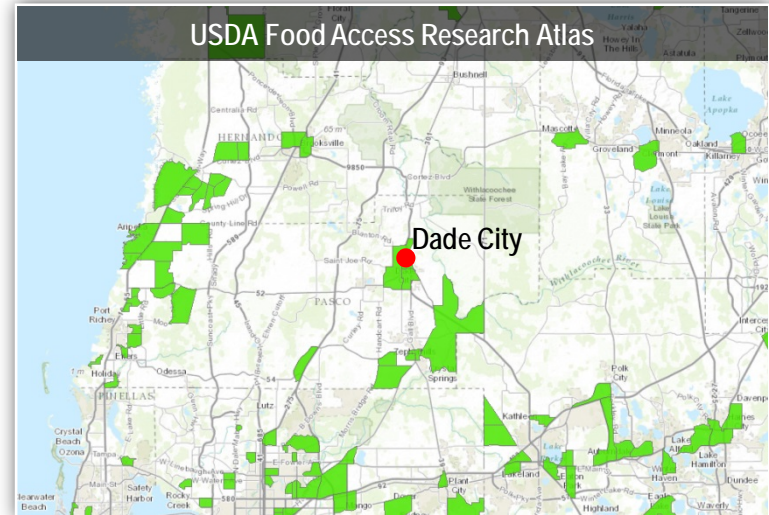
- > HRSA – 2010 Patient Protection and Affordable Care Act (PPACA)
- > HHS Community Transformation Grants – reduce chronic diseases – diabetes and heart disease
- > HHS - Healthy Food Financing Initiative – (HFFI)
  - [http://www.acf.hhs.gov/programs/ocs/ocs\\_food.html](http://www.acf.hhs.gov/programs/ocs/ocs_food.html)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

## USDA

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

## **Your Agency Here**

- > Communities need additional resources and Technical Assistance to Access Health Related Resources



**Lisa Mariani**

Health Resources and Services Administration - Atlanta Regional Office

[lmariani@hrsa.gov](mailto:lmariani@hrsa.gov)

# Successful Florida Healthfields Projects



# Tampa Family Health Centers – East Tampa Location

## *Brownfields to Public Health Success*

### Challenges

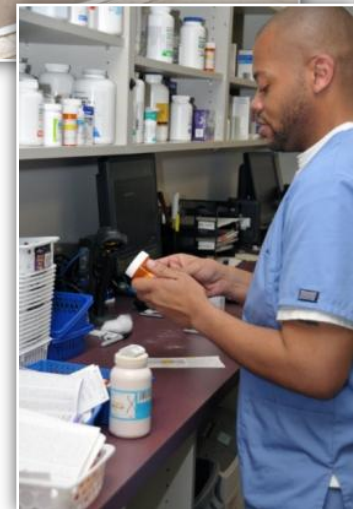
- > Lack of Health Care in Medically-Underserved Community
- > Lack of Land and Funding to Provide Healthcare within the East Tampa Community

### Tools

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

### Results

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



### *Community Partners*

*East Tampa Revitalization Partnership*

*Ed Johnson – City of Tampa*

*Charles R. Bottoms – Tampa Family Health Center*

# Central Florida Healthcare Mulberry, FL

*Brownfields to Public Health Success*



## 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

- > USDA Community Visioning
- > CFRPC – Brownfields Assessment Grant
- > Donation of City Land
- > HHS - HRSA Planning Grant
- > EPA - Brownfields Assessment Grant – Outreach, Reuse Planning & Phase I & II ESA
- > HHS- HRSA School-Based Grant
- > HHS- HRSA New Access Point Results

## Results

- > Community Based Healthcare in Rural Underserved Community



**Health Center Grand Opening  
4/8/15**

## *Community Partners*

*Ann Claussen – Central Florida Health Care*

*Jennifer Codo-Salisbury – Central Florida Regional Planning Council*

*Rick Johnson – City of Mulberry*



# Lacoochee Community Center/Health Care Center Lacoochee, FL

*Brownfields to Public Health Success*

## Challenges

- > No Access to Healthcare
- > 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 \$2 million in State Appropriations and Private Funding
- > Pasco County Brownfields Assessment Grant
  - Phase I & II ESAs, Geotechnical Reports
- > HRSA Change in Scope
- > 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



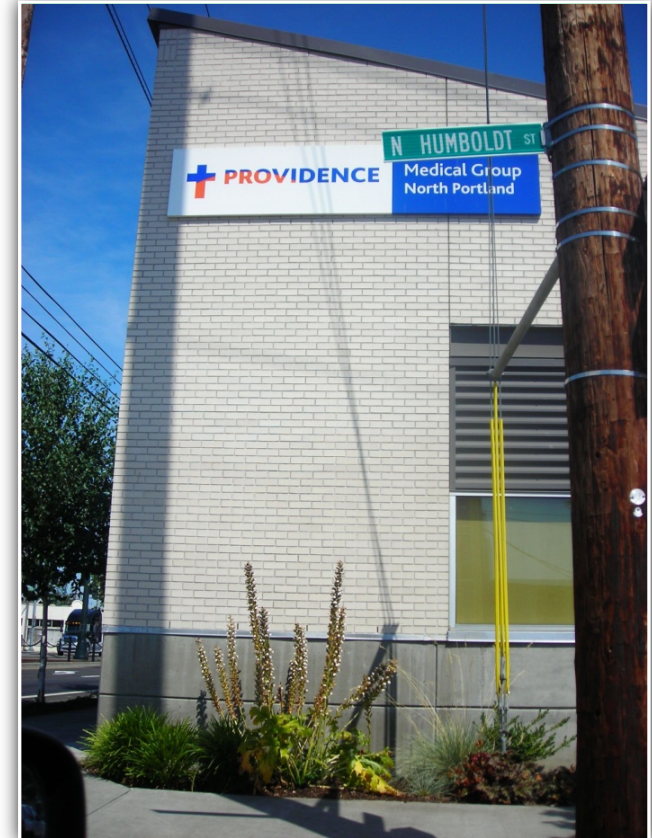
**Health Center Grand Opening**  
Yesterday 3/25/15

# Providence Health – Portland, Oregon

## National Brownfields to Healthfields Success



*This Abandoned Gas Station was the focus of the Design Charrette at the Brownfields 2003 national conference*



# Successful Healthfields Projects

## *Access to Fresh Food*

## Why Healthfields?

### Provide Fresh Foods to Combat Health Disparities



**Low-income neighborhoods frequently lack full-service grocery stores and farmers' markets** where residents can buy a variety of fruits, vegetables, whole grains, and low-fat dairy products (*Beaulac et al., 2009; Larson et al., 2009*).

Obesity is a risk factor for a variety of chronic conditions, including diabetes, hypertension, high cholesterol, stroke, heart disease, certain cancers and arthritis. (*"JAMA"*), January 20, 2010, Vol 303, No.3 at p. 235

**..the more impoverished a neighborhood, the fewer the number of independent or chain supermarkets and the less access to fresh fruits, vegetables, low-fat milk, high-fiber foods, and other healthy meal and snack options.** (*The intersection of neighborhood racial segregation, poverty, and urbanity and its impact on food store availability in the United States - Bower, Thorpe Jr., Rohde, Gaskin, 2014*)

*"Many Brownfields Communities are low income and minority communities with lack of access to fresh food and healthcare and have properties that can be used to improve access to fresh foods ."*

# 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



WHO?

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



WHAT?

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



WHY?

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



# Harbor Oaks Shopping Center Clearwater, FL

*Improved Access to Fresh Food Healthfields Example - 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

## Tools

- > State Brownfields Appropriation
- > State Brownfields Loan Guarantee
- > Developer Investment

## Results

- > 44,287 sq. ft. Shopping Center
- > 125 New Jobs
- > Catalyst for Infill Redevelopment
- > \$12,000,000 Capital Investment
- > Catalytic Town Home and Commercial Developments



**Community Partners**  
*South Clearwater Citizens for Progressive Action*  
**Diane Hufford** – City of Clearwater  
**Jim White** – White Development Company



# Bradenton Save-a-Lot (Sarasota MPO) Access to Fresh Foods

## Challenges

- > Food desert area
- > Adjacent railroad and multiple gas stations
- > Funding challenges – City/CRA contributions – creative financing

## Tools

- > Tamiami Trail EPA Petroleum Brownfields Corridor
- > EPA Brownfields Assessment Grant
  - Phase I & II due diligence
  - Removed environmental stigma
- > CRA to invest \$45,000 annually for 10 years in incentives
- > Land Cost – CRA sale at \$750,000 / Returning \$745,000 to developer
- > \$1.36M in Federal New Markets Tax Credit Program

## Results

- > 16,000 Sq. Ft. Save-a-Lot (Urban Format)
- > \$4 M capital investment
- > Approximately 8 other retail spaces (96,000 sq. ft.)
- > \$38,000 in ad valorem tax annually
- > Healthy foods for underserved community
- > 25 long-term jobs/60 temporary construction jobs
  - At least 30% local construction workers



## Community Partners

Tim Polk – City of Bradenton

Mike Maholtz – Sarasota Manatee Metropolitan  
Planning Organization (MPO)



# Improving Food Access Brownfields to Farmers Markets

National Brownfields to Healthfields Successes



*Shelton, Connecticut*



*Santa Fe, New Mexico*

# Robinson Preserve Expansion Manatee County, FL

*Brownfields Transformation (Open Space / Green Space / Recreation)*

## Challenges

- > Need for Preserve Addition and Improvement of Public Amenities, Open / Green Space
- > Prevent Degradation of Area from Residential and Community Development
- > Provide a Much Needed Environmental Education Center
- > Restoration/Preservation of 150 Acres of Land/Habitat

## Tools

- > Community Support
- > Sarasota/Manatee MPO Brownfields Coalition Assessment Grant
  - Phase I ESA/Phase II ESA (Private Funding)
- > Private and Federal Funding of approximately \$11,650,000

## Results

- > State-of-the-Art Environmental Education Center
- > Ecological Amenities: Nesting Boxes, Platforms, Artificial Reefs, Bat Houses
- > Additional Parking and Restrooms
- > Three Nature-Themed, Age-Specific Playgrounds
- > Canoe and Kayak Launch Site
- > Paddle Trail Expansion
- > Observation Mound
- > 1.6 Mile Walking/Jogging Trail
- > Elevated Tree Canopy Trail



## Community Partners

**Charles A Hunsicker** – Manatee County

**Mike Maholtz** – Sarasota Manatee Metropolitan  
Planning Organization (MPO)

# Robert L. Cole Community Lake / Park Tampa, FL

*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



## Community Partners

*East Tampa Revitalization Partnership*

**Ed Johnson** – City of Tampa

**Trent Green** – University of South Florida

# Abandoned Healthcare – Brownfield to Healthier Reuse

Cleveland, Ohio

National Brownfields to Healthfields Success



*View of St. Alexis Hospital circa 1957. (from Michael Schwartz Library, Cleveland State University)*

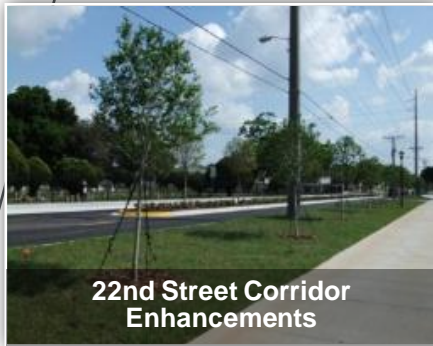


*Cyclists exercising in the Cleveland Velodrome. (from Fast Track Cycling, Inc.)*

# Remaining Challenges

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

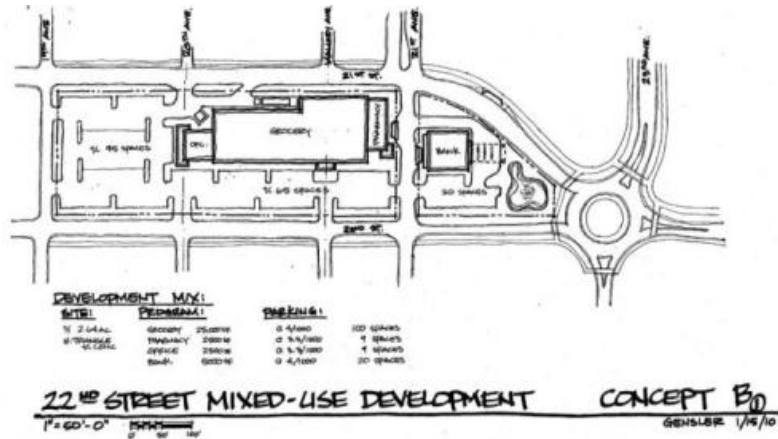
*Brownfields Project to Address Lack of Healthy Food and Food Desert Issues*



**22nd Street Corridor Enhancements**



**Healthy Foods to Address Food Desert Issues**



East Tampa  
N. 22nd St  
Land Assemblage  
City of Tampa  
Land Assemblage Parcels  
Acres: 2.028  
Sq Ft: 88,356.675  
Assemblage Opportunities  
Acres: 1.016  
Sq Ft: 44,252.633  
City of Tampa ROW for HART Project

**Community Partners**  
 East Tampa Revitalization Partnership  
 Ed Johnson – City of Tampa  
 Future Grocery Retailer Needed

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

# Remaining Challenges

## Northeast Florida Health Care – Health Zone 1 Jacksonville, FL

*Community Searching for Healthcare Solutions in Severely Underserved Community*

### 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

### Community Partners

**Wynetta Wright/Ken Pinnix** – *East Side Environmental Council*

**Heather Ireland** – *City of Jacksonville*

**Grazyna Pawlowicz** – *Duval County Health Department*

**Dawn Emerick** – *Groundwork Jacksonville*



# The Stars Align – What's Next for Healthfields Redevelopment

## Broaden and Formalize the Partnership

- > Continue to Connect other Programs and Partners to the Healthfields Concept
  - IWG Can Play a Lead Role
  - EPA, HRSA, HUD, ATSDR , Local Governments, FQHCs, Private Sector , Other Stakeholders , You...
- > Provide Technical Assistance for Communities to Access Resources from Federal , State and Local Sources – Not enough to say we have a grant for that?
- > Develop Case Studies and Resource Guide
- > Provide Technical Assistance & Pilot Projects
- > Continue results oriented Healthfields Successes
- > Encourage the development community – Health Care Providers, Fresh Food providers to Invest in Underserved Markets – We need more developers to be active in underserved markets

Federal Interagency Working Group  
on  
Environmental Justice

*Develop a National Action Agenda to Promote - Healthfields “Improving Access and Health Care Through Brownfields Redevelopment”*



# Conclusion

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

*“Healthfields - Reducing Health Disparities through Redevelopment”*



Questions?

*Thank You !*

**Contact Information:**

**Miles Ballogg**

*Brownfields & Economic Development Director*

(727) 423.1587

Miles.Ballogg@cardno.com

