

The Anatomy of Brownfields Redevelopment



The perfect blend for business.



Why redevelop?

- ✓ *City is almost fully developed*
- ✓ *Increases the tax base*
- ✓ *Removes blight*
- ✓ *Increases employment*
- ✓ *Offers a cleaner environment*
- ✓ *Improves the community's image*



The perfect blend for business.



How do brownfields fit in?

If understood, brownfields are financial opportunities.

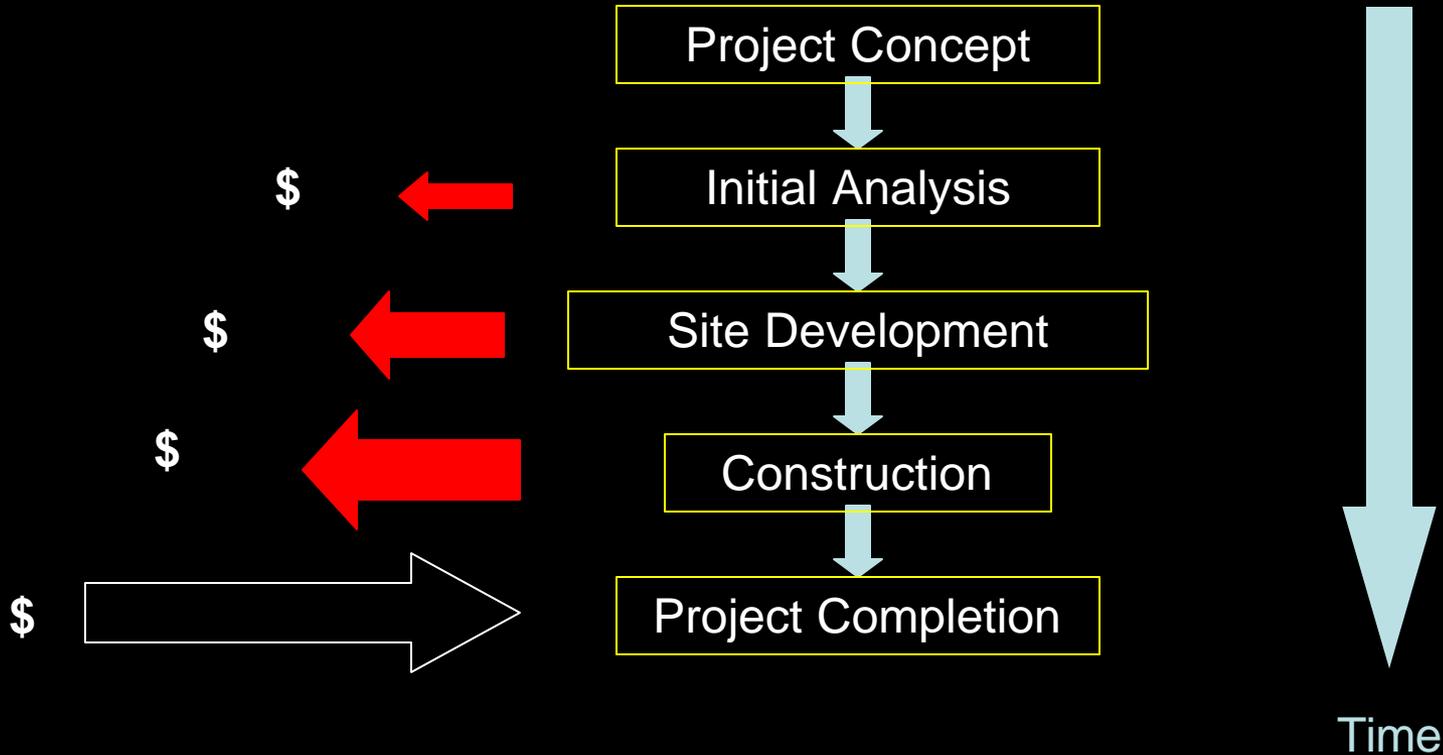
- ✓ Cheaper development costs
- ✓ Reuse of infrastructure
- ✓ Community participation
- ✓ Low interest loans



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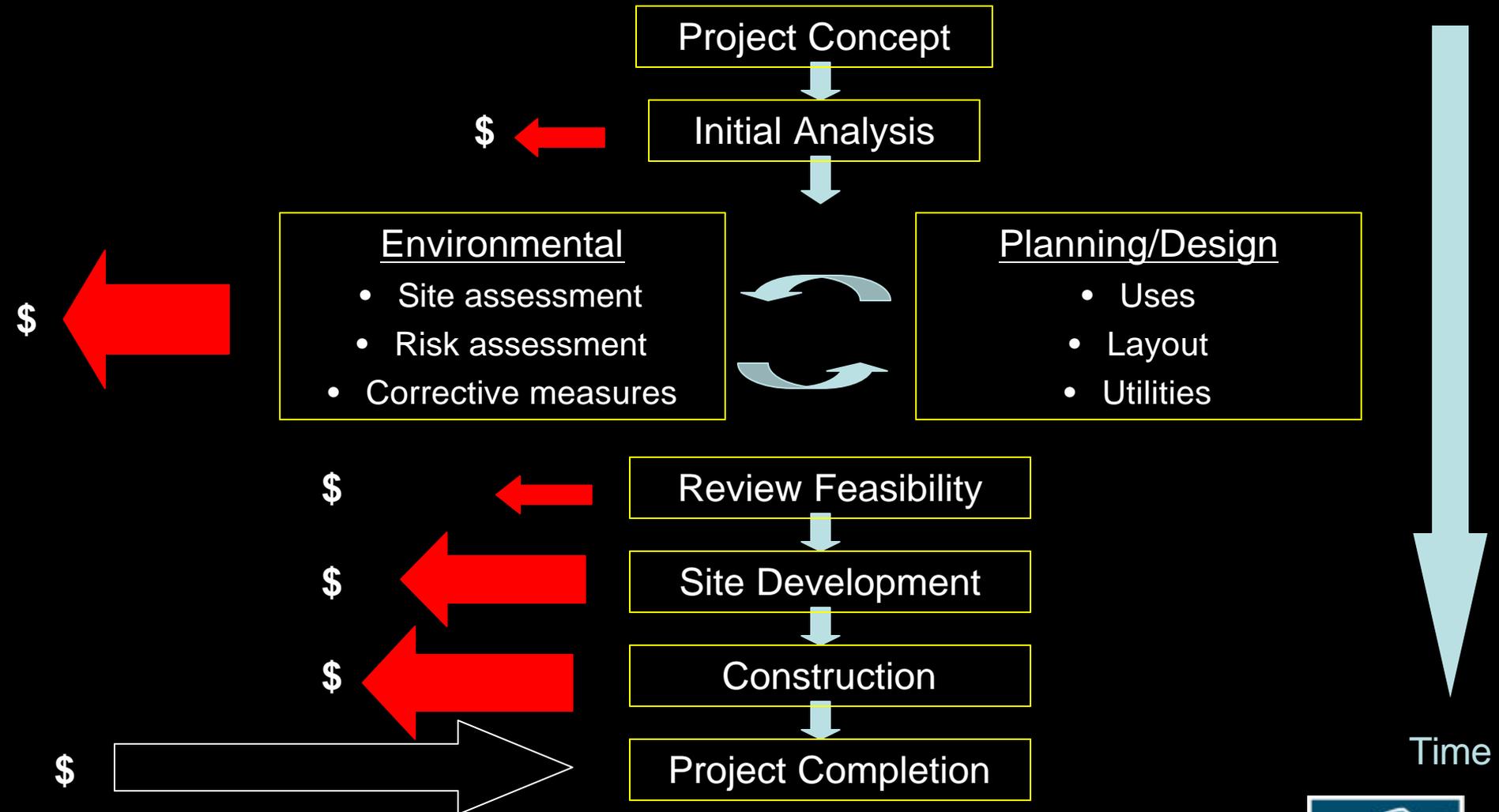
Typical Development Process



The perfect blend for business.



Challenges for Development



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EPA Brownfield Grants

City started a Brownfield Program with a two-fold focus on economic and recreational resources

- ✓ Focused on two corridors
- ✓ Pursued assessment monies first
- ✓ Created partnerships with community groups prior to submitting a grant proposal



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EPA Brownfield Grants



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EPA Brownfield Grants

Public Participation

- ✓ Used existing civic and neighborhood organizations
- ✓ Help public meetings
- ✓ Created brownfields page for the website
- ✓ Offered comment periods
- ✓ Included citizens on the Brownfield Task Force



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EPA Brownfield Grants

Grant Focus

- ✓ Economic Development
- ✓ Assisting lower income neighborhoods
- ✓ Protection of the environment
- ✓ Environmental justice
- ✓ Greenspace creation and adaptive reuse



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EPA Brownfield Grants

What Roanoke has been awarded so far:

\$200,000 Assessment Grant (Petroleum)

\$200,000 Assessment Grant (Hazardous Waste)

\$173,263 Job Training Grant

\$1,200,000 Revolving Loan Fund



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EPA Brownfield Grants

Grant Timeline (Assessment Grants)

- ✓ Applied (Nov. 2005)
- ✓ Awarded (Spring 2006)
- ✓ Negotiated Agreement with EPA (Nov. 2006)
- ✓ Public Meetings (Jan. 2007)
- ✓ Procure Consultants (Spring 2007)
- ✓ Property Owner Meetings (April 2007)
- ✓ First Access Agreement (July 2007)



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EPA Brownfield Grants

Job Training Grant Information

- ✓ Creates Training Program for low income residents to become environmental technicians
- ✓ Partnership with TAP and Virginia Western Community College
- ✓ Project focuses on the target communities of South Jefferson and Mountain View/Norwich



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EPA Brownfield Grants

Revolving Loan Fund

- ✓ Awarded in May 2007
- ✓ Negotiations for the cooperative agreement will take several months
- ✓ Grant will allow the City of Roanoke to offer no-interest loans for the redevelopment of brownfield sites
- ✓ Money will be used for bridge loans to take a project through construction to final financing



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EPA Brownfield Grants

Next steps

- ✓ Apply for additional grants for assessment and clean-up of sites in 2007 or 2008.
- ✓ Continue the public outreach program
- ✓ Identify other areas of the City to target
- ✓ Look at other incentives to support the program



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