



Brownfields Expert Panel

Energy & Environment Committee

February 2, 2023

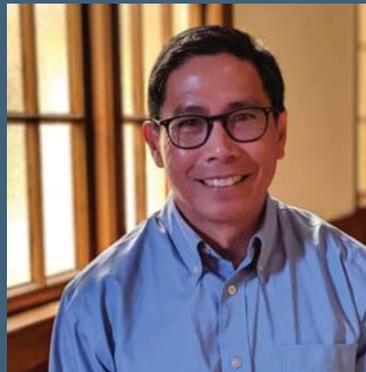
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Brownfield Expert Panelists



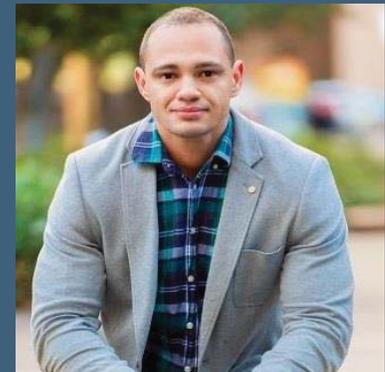
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SCAG's Other to Residential Toolkit



OFFICE OF BROWNFIELDS

Department of Toxic Substances Control · Cleanup In Vulnerable Communities Initiative

Office of Brownfields

Brownfields Funding & Resources SCAG Energy & Environment Committee

February 2, 2023



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What is DTSC's Office of Brownfields?

- Unit under the Cypress Cleanup Branch of the Site Mitigation and Restoration Program
- Coordinate voluntary agreements statewide
- Performance tracking for voluntary agreements
- Development of tools and resources
- Manage the Equitable Community Revitalization Grant
- Brownfield continuous improvement

How Do You Work With A California Regulatory Agency?

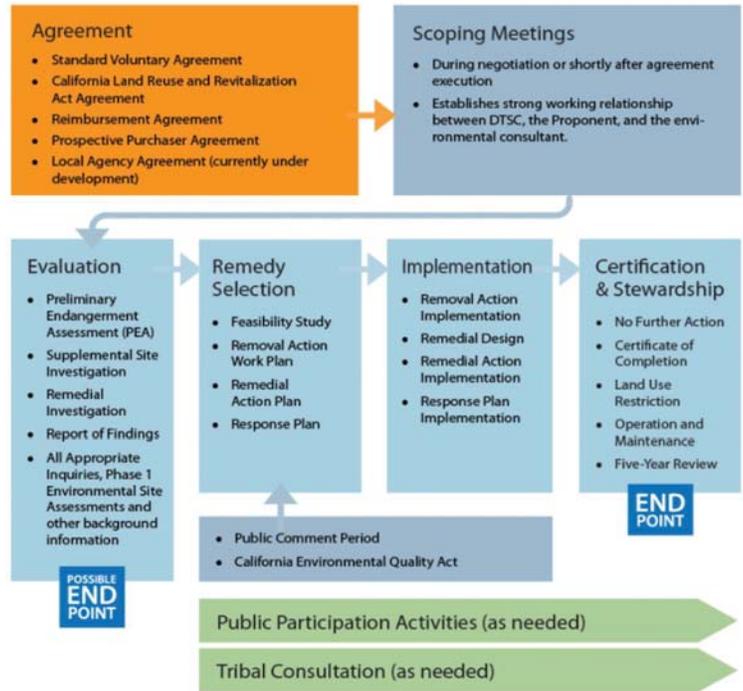
Options:

- [Local Oversight Agency](#)
- [Regional Water Quality Control Board](#)
- [Department of Toxic Substances Control](#)
- Agencies will work together to determine the best agency
- Fee-for-service agreements or orders
- End goal is “No Further Action”

What Is The Investigation And Cleanup Process?

For more information, refer to our [Quick Reference Guides](#)

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Department of Toxic Substances Control - Cleanup in Vulnerable Communities Initiative



Possible End Points:

1. Based on site evaluation, projects may conclude without need for any further action;
2. Based on site evaluation, projects may conclude with the need for a Land Use Covenant, in which case a public notice process will be implemented through a Preliminary Endangerment Assessment, Report of Findings, or equivalent documents; and,
3. Cleanups may either be conducted to unrestricted land use levels, or may require long term stewardship.

What Are The Regulators Looking For?



What Does “No Further Action” Mean?

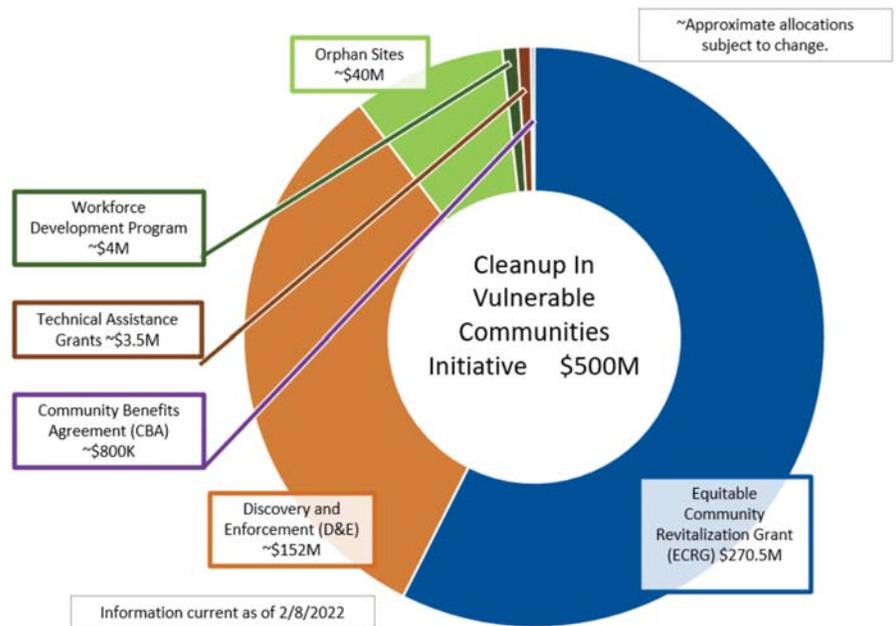
- No more investigation or cleanup needed
- No more investigation or cleanup needed:
 - if site is only used for commercial or industrial purposes
 - if an engineering control, like a vapor barrier, is maintained
 - if special conditions are met
- Conditions come with long-term requirements
 - Land Use Covenants
 - Operation and Maintenance plans and agreements
 - Financial set-asides
- Compare cost of unconditional NFA with the cost of the long-term stewardship



Equitable Community Revitalization Grant

Cleanup In Vulnerable Communities Initiative

- In 2021, Gov. Gavin Newsom signed the [Cleanup In Vulnerable Communities Initiative \(CVCI\)](#)
- Allocated \$500 million to expedite the cleanup and beneficial reuse of idled properties that may be contaminated
- Prioritized properties in historically vulnerable and disadvantaged communities



Cleanup In Vulnerable Communities Initiative

Program	Funding Allocation	Lead	Purpose	Schedule	Priority Areas	Special Considerations	Anticipated Equitable Outcomes
Equitable Community Revitalization Grant (ECRG)	\$270.5 M	Mayram Tarnit-Albani	Provide grants for environmental assessment, investigation to tribes, nonprofits and public entities who own or control land, in underserved communities, that is slated for reuse and revitalization.	Applications will be accepted late January through early April 2022, and decisions on funding made in late spring. Future application schedules will be announced in summer 2022.	Californian communities with CES scores of 75% or higher.	Tribes, rural counties, communities that have recently experienced natural disasters, and other communities that have plans to support a vulnerable and disadvantaged population.	Revitalization of communities through safe recycling of contaminated land, while encouraging and incentivizing equitable development.
Discovery and Enforcement (D&E)	~\$152 M	Rafat Albani	To investigate and cleanup environmental releases associated with dry-cleaning operations, with a focus on distressed communities with high pollution burdens and adverse socio-economic conditions.	Environmental evaluations began in summer of 2022.	Californian communities with CES 3.0 scores of 75% or higher and proximity to residential areas, schools, hospitals, child-care facilities or senior centers.	Proximity to sensitive receptors.	Revitalization of communities by investigating and cleaning up sites located in distressed communities that have historically carried high pollution burdens.
Orphan Sites	~\$40M	Various Teams across the state	To investigate sites that pose eminent and substantial endangerment with releases of cancer-causing chemicals and have no financially viable parties to fund the investigation and cleanup.	21 projects have varying schedules.	Sites that have cancer-causing chemicals that may impact drinking water supplies, indoor air, and/or soil. Some sites may pose a threat to community where they are located.	Small business owners/families who do not have financial resources to address environmental issues on their property.	Prevent or minimize exposure from cancer-causing chemicals primarily in communities that have historically carried high pollution burdens.
Workforce Development program	~\$4.0 M	Andres Martinez	To provide job opportunities to communities where CVCI work will be conducted. With support from regional training partners, the program will facilitate certification, education, and trainings to provide a pathway to CVCI-related employment.	DISC will host community input and outreach meetings in late 2022.	Californian communities with CES scores of 75% or higher.	Environmental Justice communities and Tribal communities.	Provide communities with an opportunities for sustainable employment in the environmental industry by providing local talent with the skills to safely conduct the work proposed in the initiative.
Technical Assistance Grants	~\$3.5 M	Alexander Icaji-Morelan	Provide grants for a subject-matter expert to build community capacity and knowledge on technical activities performed under DTSC's oversight.	Program in development stages. Tentative schedule for pre-qualification applications expected in Fall 2022. Full roll-out currently anticipated in mid 2023.	Sites with CES scores of 75% or higher, where DTSC is providing regulatory oversight of environmental activities.	Sites with CES scores of 75% or higher, where DTSC is providing regulatory oversight of environmental activities.	Encourages community awareness, education, and engagement on environmental challenges, and facilitates an asset-based community capacity building approach.
Community Benefits Agreement (CBA)	~\$800,000	Mera Golo	Establish a program to integrate Community Benefit Agreements with DTSC's oversight of sites in communities with high environmental burdens and proximity to sensitive receptors, by directing benefits to the affected community that go beyond traditional concepts.	Pilot test of the Community Benefit Agreements is anticipated in 2023.	California communities with CES scores of 75% or higher for the pilot program	Tribes, rural counties, communities that have recently experienced natural disasters, and other communities that have plans to support a vulnerable and disadvantaged population	By focusing pilot program efforts on the most impacted communities, DTSC will ensure that the Community Benefit Agreements approach will prioritize and anticipate the needs of areas with the greatest cumulative environmental burdens.

What is the Equitable Community Revitalization Grant ?

- \$270 million in reimbursement grants
- Currently in second of three rounds
- Incentivize cleanup and investment in disadvantaged areas
- Public entities, nonprofits and Tribes can conduct:
 - Community-wide assessments
 - Environmental investigations
 - Environmental cleanups
- Apply online via a competitive process



How do we define disadvantaged areas?

- Highest priority to [CalEnviroScreen 4.0](#) score of 75% and higher
- Consider applications below the CES score of 75%:
 - only if primary goal is to support a vulnerable population or community
- CES score of 50% or below highly disfavored

Figure 1 - Statewide Areas with CalEnviroScreen 4.0 Score Over 75%



What are the ECRG basics?

- Eligible public entities, Tribes and nonprofits may apply for:
 - Community-wide assessments: \$350,000
 - Site-specific investigations: \$80,000-\$3 million
 - Site-specific cleanups: \$80,000-\$7 million
- Reason to believe that site is, or may be, contaminated
- Must have reuse plans that incorporate equitable development principles
- Funding term is 2 years
- Payments via reimbursement
- Regulatory oversight required for Site-specific investigations and Site-specific cleanups
- CERCLA liability defense

AWARDEE DATA- JUNE 2022

AWARDEES

53

25 Cleanup
21 Investigation
8 Community Wide Assessment

AMOUNT AWARDED

\$75.4 M

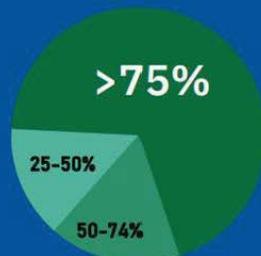
\$57.6M for Cleanup
\$15.7M for Investigation
\$2M for Community Wide Assessment

TOTAL SITES

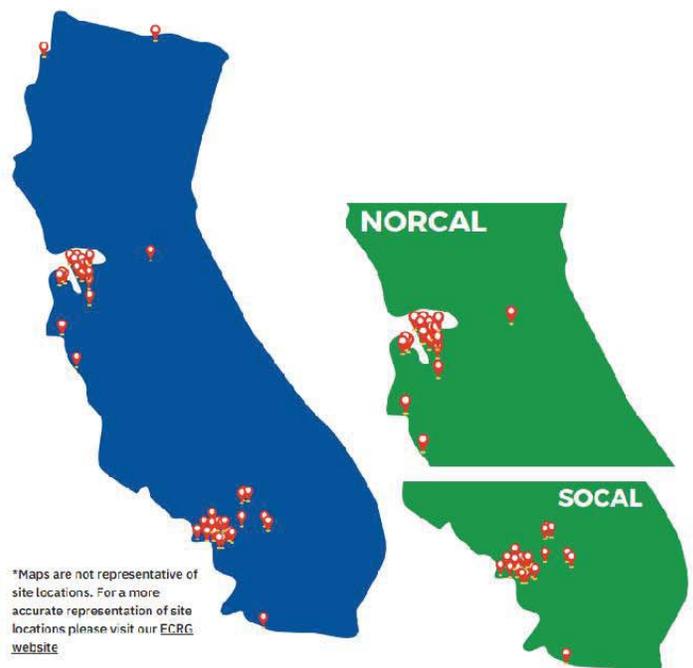
84

Sites are greater than the total number of applications because Community Wide Assessments contain more than one site.

SITE CES PERCENTILE



69% of applications have a CES percentile over 75%



*Maps are not representative of site locations. For a more accurate representation of site locations please visit our [ECRG website](#)

What are we looking for in ECRG Round 2 Applications?

- Use the [ECRG Eligibility Self-Check Tool](#)
- Preference to high CalEnviroScreen score areas
- High-impact projects that provide community benefits
- Projects where ECRG funds are critical to move forward
- Equitable development commitments and metrics
- More Tribes
- Better geographic representation
 - Central Valley
 - Inland Empire
 - Coachella Valley
 - Far North

What is the ECRG Round 2 schedule?

- Public comment period in spring
- Applications will open in the summer
- Check our website for updates

ECRG Quick Reference Guide

For More Information

Visit our New Applicant Resources website:
<https://dtsc.ca.gov/ecrg-new-applicant-resources/>



Equitable Community Revitalization Grant

We EnCouRaGe environmental investigation and cleanup. We EnCouRaGe you to apply.

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Department of Toxic Substances Control - Cleanup In Vulnerable Communities Initiative

How can you prepare for an ECRG application?

- Identify a site with contamination and reuse plans in a high CES score area
- Use the resources on the [ECRG website](#)
- Use the ECRG Eligibility Self-Check Tool
 - Collect the information needed for the application
 - Gather documents needed
- Participate in ECRGenius [webinars](#)
- Work with our Brownfield Technical Assistance Provider (B-TAP), the Center for Creative Land Recycling

Equitable Community Revitalization Grant

We EnCouRaGe environmental investigation and cleanup. We EnCouRaGe you to apply.

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How can you get ECRG assistance?

- Work with the Center for Creative Land Recycling (CCLR or “See Clear”)
- Set up an appointment for:
 - Early stage ECRG project envisioning
 - Site eligibility verification
 - Discussion on ECRG application focus areas
 - Getting answers to specific questions on the ECRG
 - Building a better ECRG application
 - Application pre-submittal review

Working with CCLR dramatically increases ECRG success
95% of applicants who worked CCLR got ECRG funding

Equitable Community Revitalization Grant

We EnCouRaGe environmental investigation
and cleanup. We EnCouRaGe you to apply.

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CENTER FOR CREATIVE
LAND RECYCLING

RECLAIM. CONNECT. TRANSFORM.

Brownfields Reuse, Economic Development and Environmental Health

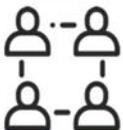


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Center for Creative Land Recycling (CCLR or “see clear”)



- Mission: Promote the sustainable, equitable and responsible reuse of underutilized and environmentally impacted properties.
- How: Educate, advocate, assist and convene stakeholders to revitalize communities through land recycling.



- One-on-one technical assistance
- Webinars
- Workshops and conferences
- Newsletters and online resources
- Recognizing Brownfield Opportunities
- Identifying Resources
- Pursuing Funding
- Understanding TAB & CCLR’s assistance



2

Brownfield is NOT a dirty word!

Formal Definition

“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”

Practical Definition

Land Recycling, Reuse or Redevelopment of abandoned/vacant/underused properties that can utilize brownfields incentives to return into productive uses



Sources: Bloomberg.com; DTSC; Richard Haag Assoc; Timestelegram.

3

Why You Should be Interested?

Because you have projects and sites that are probably eligible!

- Support community projects and plans
- Identify and prioritize opportunity sites
- Community outreach & visioning
- Conceptual/preliminary site design
- Phase I/II ESAs
- Cleanup
- Financial modeling
- Infrastructure analyses
- Market & Feasibility studies, etc.



And you don't need to own most sites



Sources: Rural Desert Southwest Brownfields Coalition, EPA presentation.

4

Outcomes

Economic/Tax	Economic Investment	Environmental	Quality of Life
<ul style="list-style-type: none"> • Construction jobs • New industry • Direct/indirect employment • Increased tax base • Property values 	<ul style="list-style-type: none"> • Tax credits • Investors • Grants/loans • Leverages private investment 	<ul style="list-style-type: none"> • Preserves open Space • Removes environmental and safety hazards • 32-57% reduction in vehicle miles traveled 	<ul style="list-style-type: none"> • Public amenities • Decreased crime • Creates housing and services • Improves public health 

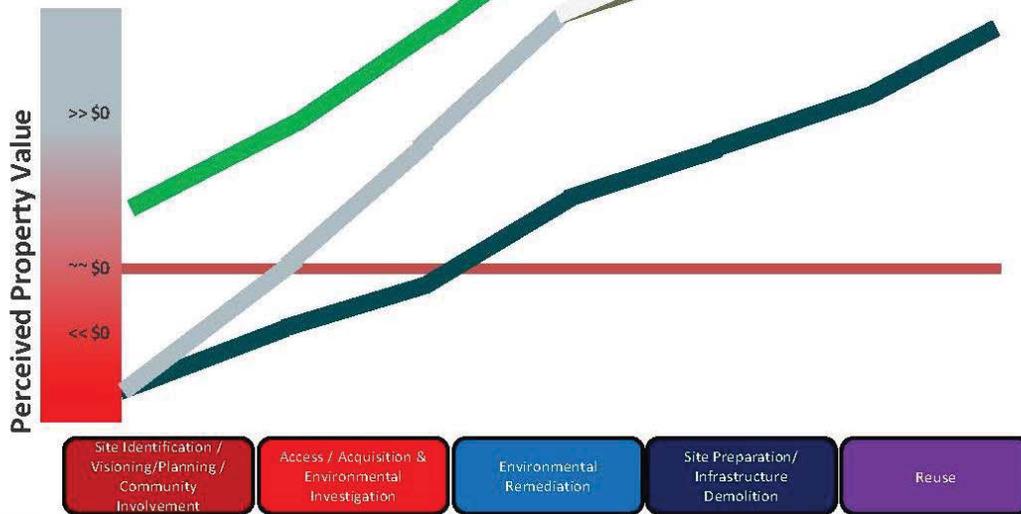


Review: Reuse Barriers | Uncertainty of Cost & Time

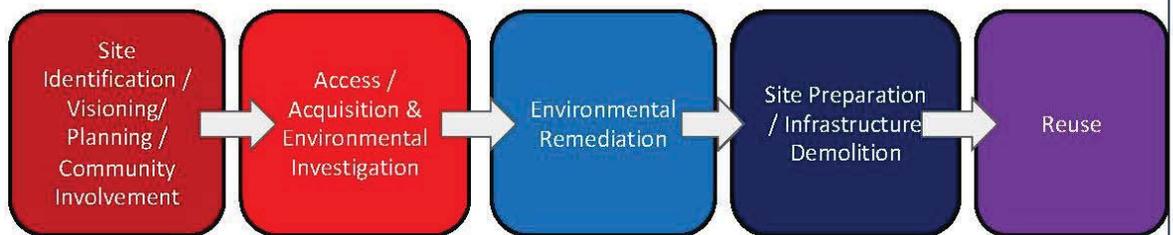
Issue	Implication
Lack of or consistency with regional, local and city plans	Community uncertainty; no basis of cleanup plan
End use impact on land price	Seller and buyer may not agree on price
End use impact on environment and infrastructure	Stakeholders concern on impacts on quality of life; land use change
Unknown conditions	Requires funds that local partners don't have
Cleanup costs and liability surpass market value, non starter	Requires significant public investment or market change
Intersectionality of 3E's	Perfect the enemy of the good



Brownfield Value over Time and (Un)Certainty



The “Brownfields Reuse” Funding Process



Be strategic: Think about when you need funds, and what you need to get funds

EPA Brownfields					
State Environmental					
Tax Increment					
HUD					
DOT/DOE/EDA					
Tax credits					



Reuse Approaches

- Public – Service
 - Affordable and supportive housing, transit, infrastructure, etc.
- Private / Market
 - Mixed use, mixed income, market real estate development with environmental complications
 - Needs sound real estate fundamentals.
- Both approaches need
 - Scale
 - Zoning, access, infrastructure
 - Amenities, etc.
 - Gap funding/financing and subsidies



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Stakeholders Partners in Brownfields Reuse

- Other City Departments
- Government agencies: federal, state, and local
- Regional economic development and planning
- Neighborhood associations and other community groups
- Environmental justice organizations
- Real estate development professionals
- Banks/lenders
- Chamber of Commerce/business owners
- Non-profits
- Environmental and planning consultants
- Colleges and universities
- Also go beyond the usual suspects:
 - faith based
 - arts and culture
 - public health
 - advocacy
- SCANPH
- Others



11

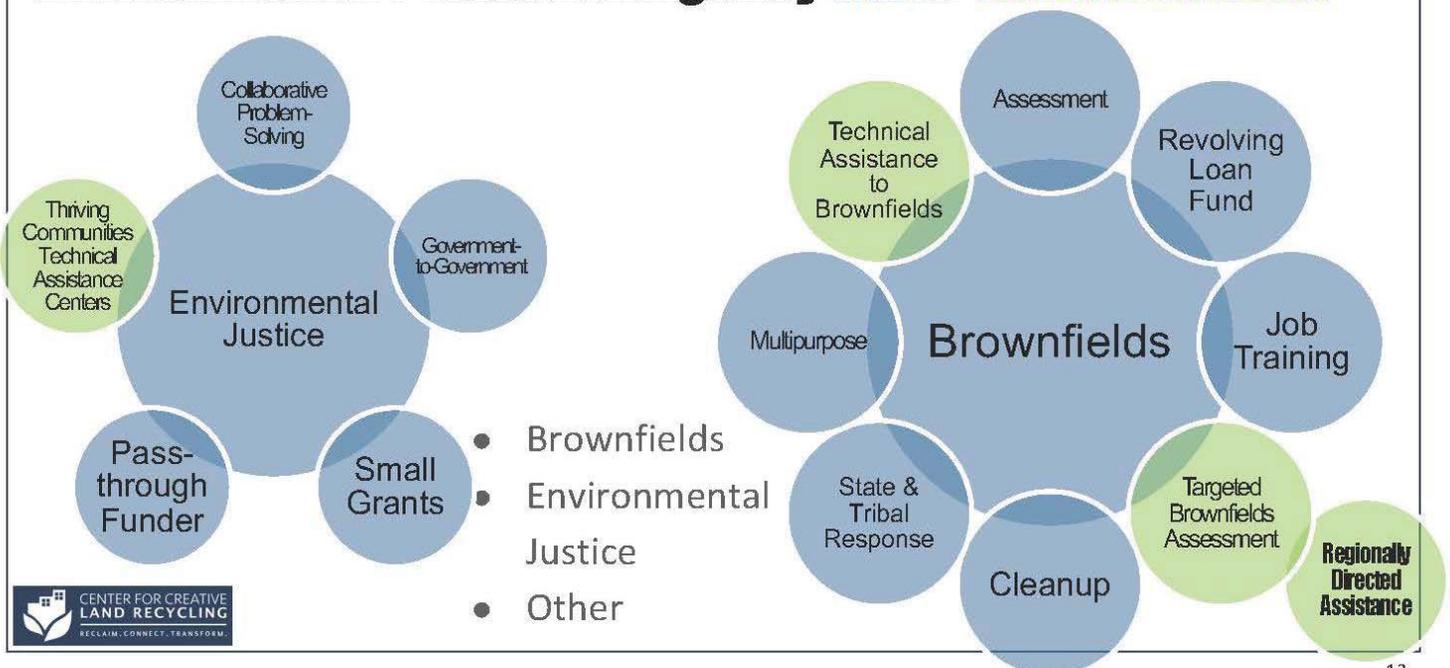
Federal, State, and Local Brownfield Financing Approaches

- Federal funding sources
- Federal tax incentives
- State financial sources and initiatives
- Local financing strategies
- Low-cost/no-cost tools



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Environmental Protection Agency Grant or Technical Assistance



13

EPA MARC Grants & Eligibility



Multi-purpose



Assessment



Revolving Loan Fund (RLF)



Cleanup



Fall 2023

- States and Tribes
- Local units of government
- Regional governmental entities
- Nonprofits - 501(c)(3)*
- Their partners



MARC – Multipurpose, Assessment, RLF, Cleanup

EPA & The Bipartisan Infrastructure Law

With unprecedented funding to support our national infrastructure, EPA will improve people's health and safety, create good-paying jobs, and increase climate resilience throughout the country.

- [Read the statement by Administrator Regan.](#)
- [Review the fact sheet.](#)

	\$000 Max	Environmental Site Assessments	Planning, inventory, etc.**	Cleanup*	Participant Support	Loans & subgrants
Multipurpose	800	✓	✓	✓	✓	
Assessment	500	✓	✓		✓	
Coalition Assessment	1000	✓	✓		✓	
Revolving Loan Fund	1000			✓		✓
Cleanup	2000			✓		



Subject to change

* Includes cleanup and reuse planning
 ** Includes infra studies, marketing, community outreach and participation, visioning - etc. - ask us!



EPA Case Study: LA River - Layering Resources

- Targeted Brownfields Assessment
- Assessment Grant
- Cleanup Grant
- State grants and incentives



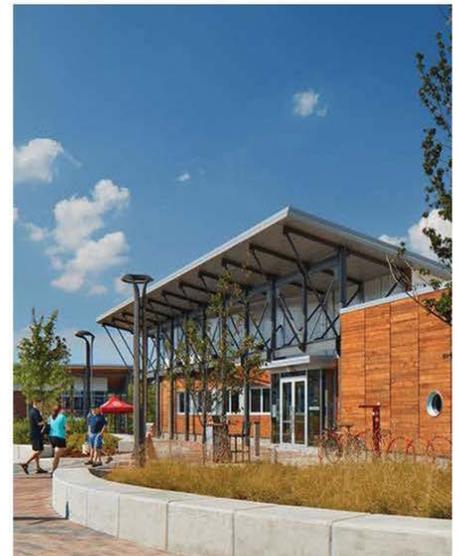
Photos: EPA



Economic Development Administration

- Public Works
- Economic Adjustment Assistance
- Planning
- Technical Assistance
- Assistance to Power Plant Closure Communities

New Belgium Brewery, Asheville NC
River Landing, Clearfield PA
(Photos: New Belgium, Clearfield CO EDC)



Housing & Urban Development

- CDBG
- Section 108
- Contemporary programs (e.g., HOPE IV, Sustainable Communities, Promise Zones, etc.)



Gardnerville Visitors Center, NV
(Photos: City of Gardnerville)



Dept of Transportation – Federal Highway Administration

- ARPA
- BUILD / TIGER
- Earmarks

Department of Energy

- Technical assistance
- Loan Guarantees
- Grants to states



San Bernardino Transit Center
(Photo: HDR)

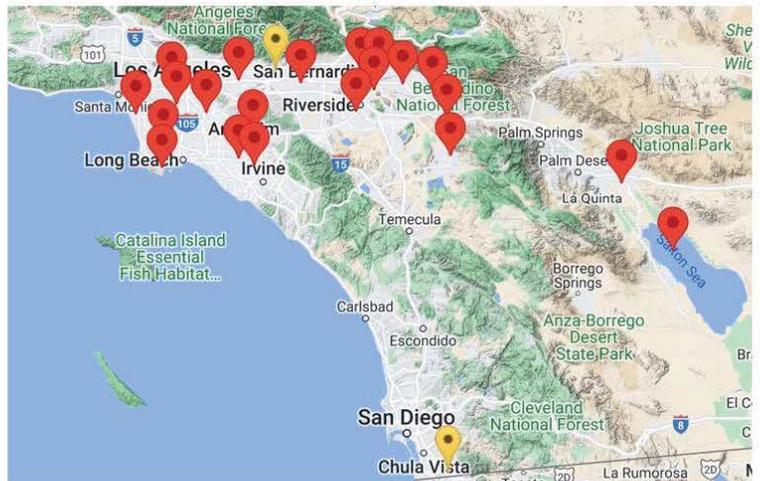


Crescent Dunes, Tonopah, NV
(Photo: EPA)



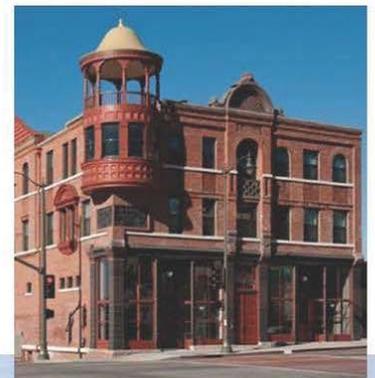
Tax Increment

- TIF allows investments in infrastructure and other improvements up-front to support development. Local governments pay for those investments from increased tax revenues generated by new projects.
- Eligible expenses may include roads, water/sewer, remediation, traffic control, parks, affordable housing, etc.
- CA TIF Tools: EIFD, CRIA, NIFTI.



Tax credits: Low Income Housing

- Indirect federal subsidy to finance affordable rental housing.
- Incentive for private developers and investors.
- 4% tax credit - acquisition of existing buildings for rehab and new construction financed by tax-exempt bonds.
- 9% tax credit - usually for new construction and substantial rehabilitation without federal subsidies

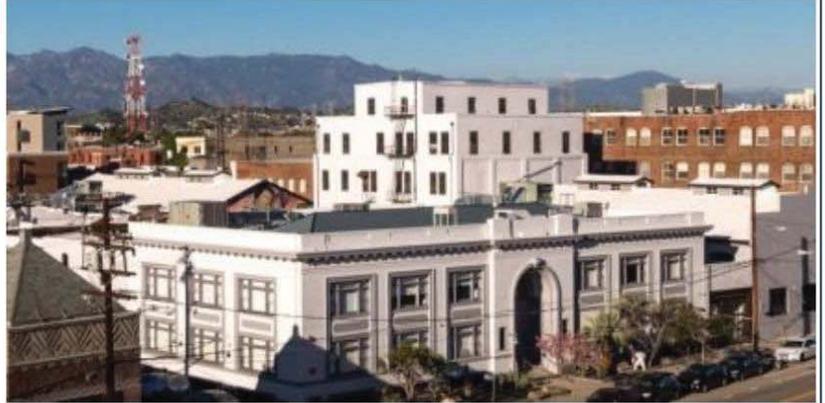


Boyle Hotel, LA;
Ambassador, Emeryville CA
(Photos: Kava Massih
Architects, Los Angeles
Conservancy



Tax credits: Historic Tax Credits

- Federal - indirect federal subsidy to finance the rehab of historic buildings with a 20% tax credit for qualified expenditures.
- State credits – allocated or certificated
- ~38 states have programs



Hauser & Wirth, DTLA
(Photo: Los Angeles Conservancy)



Tax credits: New Markets Tax Credits

- Provides investors with a Federal tax credit.
- Investments made through the NMTC Program are used to finance businesses in neglected, underserved low-income communities.

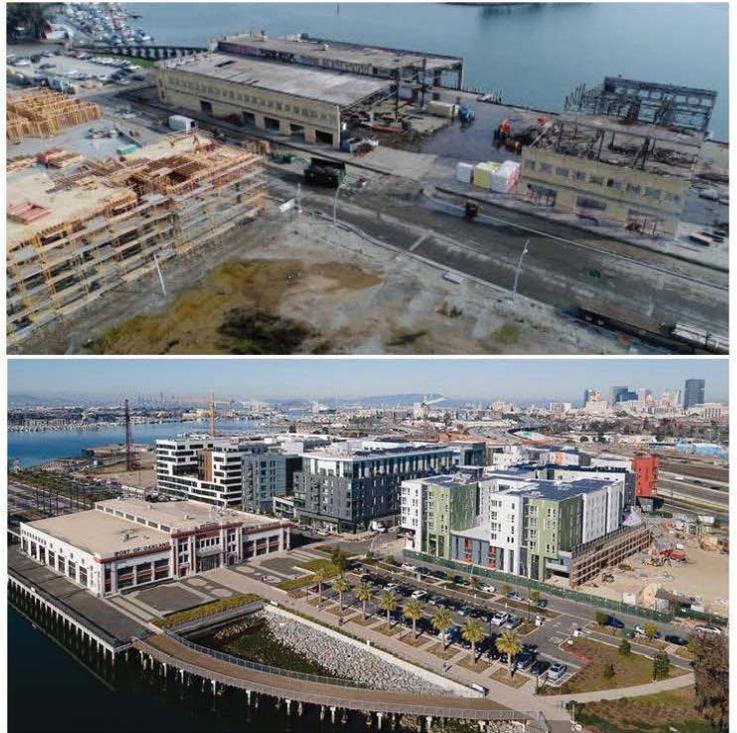


Rumrill Sports Park, San Pablo, CA
(Photo: City of San Pablo)



Opportunity Zones

- Mechanism tax incentives for investment in designated census tracts. Investments made by individuals through special funds in these zones would be allowed to defer or eliminate federal taxes on capital gains.

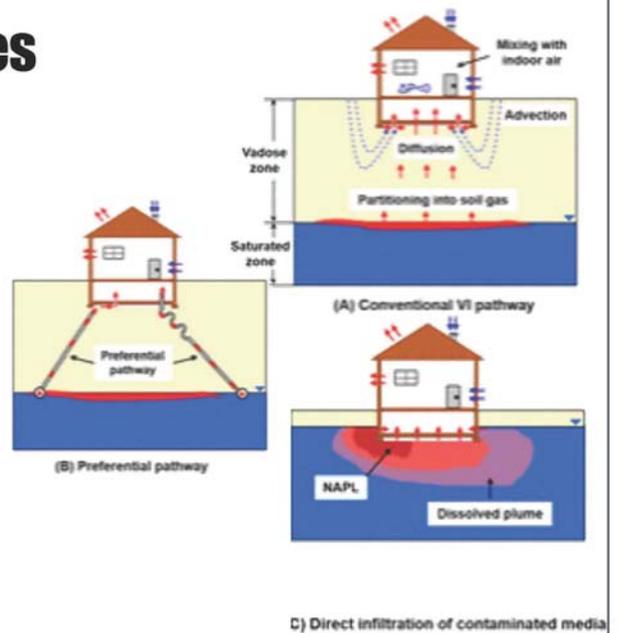


Brooklyn Basin,
Oakland.
(Photos: East Bay
Times, SF YIMBY)



Working with Regulatory Agencies

- State:
 - Regional Board
 - Department of Toxic Substances Control
 - Voluntary remediation programs and grants
- Local – CUPAs and Environmental/Health Departments
- Land Use Restrictions
- Cleanup Standards
- Vapor Intrusion



Summary

- Stress Environmental Justice
- Recognize Climate Change
- Prioritize
- Partner
- Be ready – timing is everything
- Start early
- Persevere
- Participate



Southern California NIOSH Education and Research Center **Brownfields 101**
Nuts & Bolts of Brownfield Redevelopment
Online - February 27 – March 3, 2023
8am–3:30pm Pacific Time / 11am–6:30pm Eastern Time



Real Estate Investment Tools for

Contaminated and Distressed Properties

Friday, March 10, 2023 - Los Angeles, CA



DETROIT, MICHIGAN | AUGUST 7–11, 2023

California
Land
Recycling
Conference
Carson, CA
Sept 25-28



CCLR ASSISTANCE

- Leads to resources – webinars, recordings, etc.
- Free & Limitless review
- Improves your chances
- Helps you think BIG and BEYOND

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Center for Creative Land Recycling



@LandRecycling



Center for Creative Land Recycling



The Other-to-Residential Toolkit

Exploring the potential for adding new housing through land use conversions of underutilized non-residential sites across the SCAG region.

February 2, 2023 | Energy & Environment Committee
SCAG Planning Division

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THE OTHER-TO-RESIDENTIAL (OTR) TOOLKIT

What is the OTR Toolkit?

Who is it for?

Why is it needed?

WHAT IS THE OTHER-TO-RESIDENTIAL TOOLKIT?

The Other-to-Residential Toolkit provides an actionable guide to envisioning the reuse and conversion of underutilized sites in the SCAG region that fall within the retail commercial, brownfield, gas stations, and underutilized golf course typologies. The Toolkit contains direction for how to identify opportunities and barriers for residential conversion, offers best practices and implementable actions, and provides the steps required to begin and complete the conversion process.

WHY IS IT NEEDED?

The mounting housing shortage in the SCAG region has created a need for finding innovative ways to increase the housing supply. SCAG prioritizes infill and redevelopment of underutilized land based on the priorities and strategies outlined in Connect SoCal, the 6-county region's 2020 adopted Regional Transportation Plan and Sustainable Communities Strategy. However, the built-out nature of Southern California communities are often a barrier for adding more housing in the region, creating challenges for many cities looking to achieve their Regional Housing Needs Assessment (RHNA) targets. The Toolkit offers options and strategies to rethink existing underutilized nonresidential sites as potential opportunities to add more housing in existing urban areas within the SCAG region.

WHO IS IT FOR?

The Toolkit has been designed to support policymakers and agency staff in the SCAG region to think creatively about ways to facilitate or initiate additional housing development within their jurisdictions. It offers a step-by-step process to identify barriers and find solutions as well as a Toolbox of measures that agencies can leverage to facilitate or initiate site conversion processes.

WHEN SHOULD I USE IT?

Use the Toolkit as a resource to think through the conversion process for a specific site typology or specific sites in your community that you may have in mind. For example, if you are already exploring converting strip retail centers to housing this resource provides additional guidance and tools. Alternatively, you can use the Toolkit as inspiration to identify a specific land use/underutilized site typology in your jurisdiction to further explore the potential for adding housing.



191 CITIES

6 COUNTIES

18.2 MILLION PEOPLE

TOOLKIT STRUCTURE

A

STEP-BY-STEP GUIDE

PAGE 6

Use the Step-by-Step Guide first to identify potential opportunity sites of a specific site typology, the existing issues and barriers to their conversion, potential tools for agency action to facilitate housing development and potential project/site conversion scenario examples.

B

OTHER-TO-RESIDENTIAL TOOLBOX

PAGE 66

The Other-to-Residential Toolbox is a detailed resource with additional information on each specific tool. Refer to the Toolbox for an explanation of each tool along with examples of how to apply them.

C

CASE STUDIES

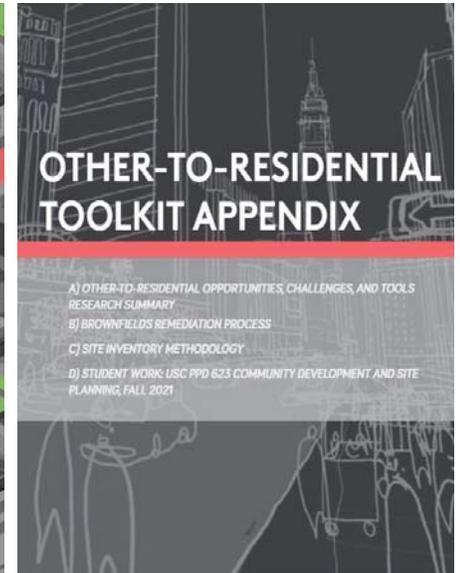
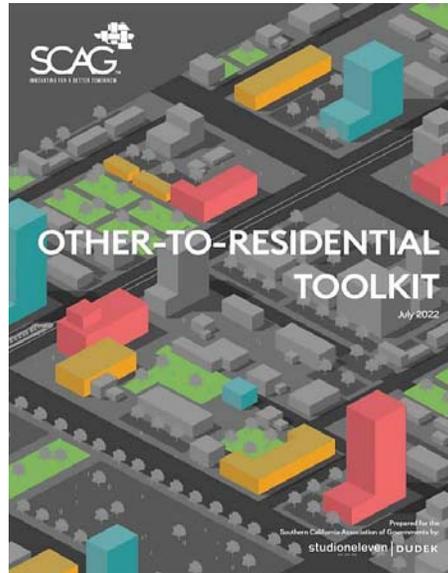
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Case Studies illustrate real-world examples of residential conversion of the four site typologies discussed in the Toolkit. Developer Interviews for the case study research informed the formulation of the Step-by-Step Guide and Toolbox, and serve as inspiration for implementable initiatives to create more sustainable housing.

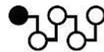
THE TOOLKIT: COMPONENTS

OTR TOOLKIT

1. Step-by-Step Guide
2. Toolbox
3. Site Design Lookbook
4. Case studies
5. OTR APPENDIX
 - i. Research Memo
 - ii. Brownfields Remediation Memo
 - iii. Site Inventory Methodology

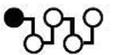


SUMMARY OF OPPORTUNITIES BROWNFIELDS



- 1 Having a large number of existing brownfield sites may create a significant opportunity for redevelopment and new housing in your jurisdiction
- 2 Brownfields are often infill sites in urban core areas and redeveloping them provides the opportunity to further the objectives of compact cities and smart growth
- 3 Passage of the Brownfields Utilization, Investment, and Local Development Act (BUILD ACT) (2018) & Liability Relief provisions reduces liability risks in brownfields redevelopment
- 4 There are several existing Federal and State funding opportunities and tax incentives for brownfields assessments and cleanup
- 5 Redeveloping brownfields can further the revitalization of historically disadvantaged areas
- 6 Brownfields may be cheaper than other sites to purchase because they are likely to require remediation

SUMMARY OF OPPORTUNITIES GAS STATIONS



- 1 A region-wide future trend of gas stations closing down or phasing out could provide opportunities to reposition these sites for housing
- 2 Redevelopment of gas station sites offers opportunities to build more housing in urban core areas, often in prime locations or near existing amenities
- 3 Gas stations are often situated adjacent to other auto uses providing opportunities for consolidation of parcels
- 4 Several grant funding resources are available to agencies for brownfields cleanup on petroleum contaminated gas station sites
- 5 Converting abandoned sites to mixed-use developments can provide some additional revenue streams for the city

CHALLENGES

- Remediation can be expensive and time consuming
- Complex regulatory process
- Unfavorable locations (brownfields)
- Small and challenging site dimensions (gas stations)
- Land use, zoning and lack of housing supportive infrastructure
- Lack of local data and stigma

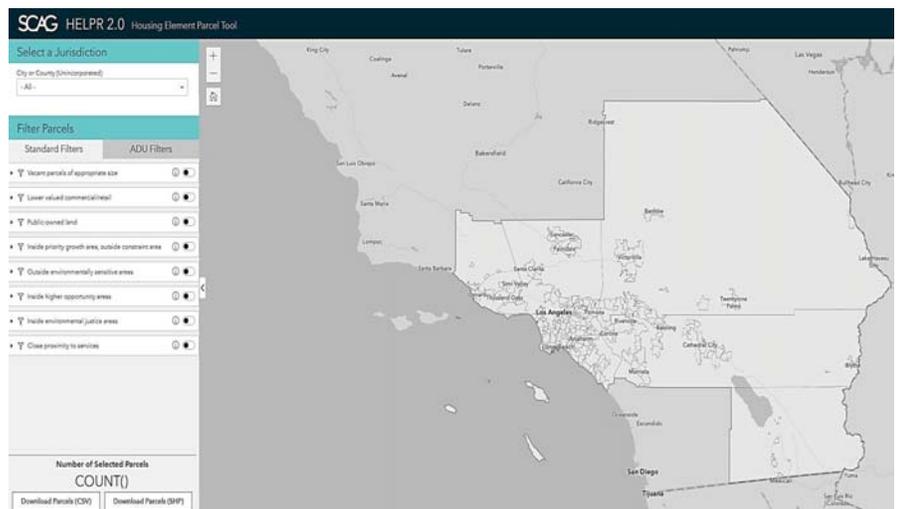
53

IDENTIFICATION OF POTENTIAL SITES

SCAG's [HELPR Tool](#) can assist agencies select parcels best suited for conversion to residential in their jurisdictions

Use queries to:

1. Sort the parcels by the specific land use typologies
2. Parcels can be filtered based on ideal physical site considerations conducive to residential development
3. Agencies can also prioritize parcels for conversion to residential based on access and opportunity criteria



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BROWNFIELDS



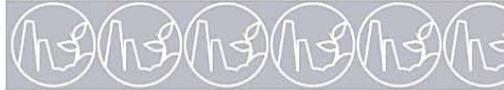
COUNTIES

Imperial



294 acres

Los Angeles



1,951

Orange



162

Riverside



263

San Bernardino

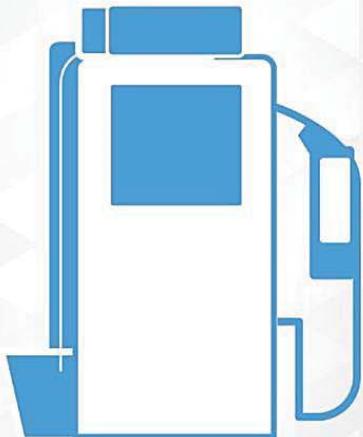


2,455

Ventura

20

GAS STATIONS



COUNTIES

Imperial

235 acres

Los Angeles



4,373

Orange



6,241

Riverside



674

San Bernardino



722

Ventura

53

THE TOOLKIT: STEPS



THE TOOLKIT: STEP 1 ANALYZE THE POTENTIAL



Key Questions

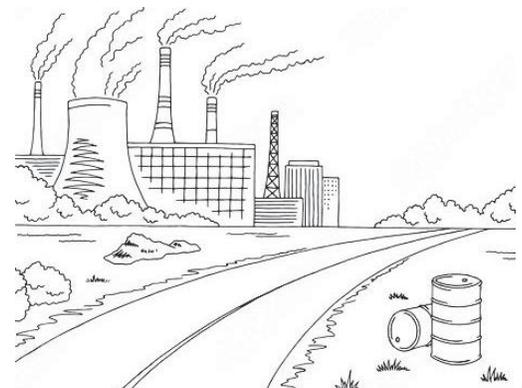
- The history of land use within your community to identify sites that may indicate a strong potential for contamination due to previous uses such as light industrial, manufacturing or auto-oriented uses.
- Research and gathering of records and data on potential brownfield sites and working with property owners willing to partner with the City, to trace and document levels of contamination.
- Investigation of vacant sites that may be overlooked for redevelopment potential due to existing contamination.

Who should participate

- Planning
- Community Development
- Economic Development
- Public Works

Key Outcomes

- Jurisdiction-wide inventory of potential brownfield sites
- Map or list of specific opportunity area(s)/ district(s) with brownfield properties



THE TOOLKIT: STEP 2 EVALUATE BARRIERS



Brownfield Remediation

Can the agency provide support on remediation and streamlined approvals for redevelopment on brownfield sites?

For example....

- Can the agency create a Brownfields Program to provide details on the remediation process, apply for grant funding and partner with property owners for site assessment and clean up?
- Can the agency create a dedicated Case Management Team to streamline the approvals process for sites requiring remediation?
- Can the agency partner with a third party to provide technical assistance for grant writing and application preparation for community-based organizations or local developers who may be invested in redeveloping brownfields?
- Can the agency create an area-wide planning effort to coordinate efforts on site assessment and cleanup?

Regulatory Barriers

For the brownfield sites identified, does the underlying zoning designation create barriers to redevelop the sites for residential use?

For example...

- Does the underlying zoning for the brownfield opportunity sites prohibit by-right residential/mixed-use development?
- Are there existing ordinances that expedite the entitlement process for the change of use on a brownfield site, to accommodate residential use?
- For urban infill sites that are brownfields, if multifamily residential is permitted, does it support compact development densities (min. 30 du/ac) and height (3 to 4 stories)?
- Can the agency conduct a combined planning effort update zoning regulations for eligible brownfield sites to permit residential development?

THE TOOLKIT: STEP 3 IDENTIFY TOOLS



IDENTIFY TOOLS

TABLE OF TOOLS



CATEGORY	TOOL(S)	TOOL TYPE	AGENCY ROLE	TOOLBOX PAGE #
Remove Regulatory Barriers	General Plan Amendment Along with Zoning Amendment or Ordinance Use this tool when the underlying zoning designation for individual site(s) or the provisions of a zoning designation need to be updated to permit multifamily residential uses at urban densities.	U	Facilitator	72
	Specific Plan, Area Plan or Corridor Plan Use this tool when existing regulatory requirements for commercial sites within a certain opportunity area or district need to be amended to allow for multifamily residential or mixed-use development at urban densities.	U	Facilitator	74
Incentivize Residential Infill and Mixed-Use	Parking Incentive/Amendment Use this tool when site(s) can be made more attractive for redevelopment to residential by reducing the minimum parking requirement.	U	Facilitator	77
	Flexible Development Standards or Development Incentives Use this tool when site(s) can be made more attractive for redevelopment to residential by providing density or height bonuses or reductions in setbacks etc.	U	Facilitator	80
	Streamlined or Expedited Review Process Use this tool when site(s) can be made more attractive for redevelopment to residential by minimizing timelines for entitlement and any discretionary review processes.	U	Facilitator	82
Minimize Physical Challenges	Lot Consolidation Incentives Use this tool when combining several smaller commercial sites in an area or corridor could create viable and attractive redevelopment opportunities.	(GS), (CR)	Facilitator	85
Promote Good Urban Design	Infill Site Design Guidelines Use this tool to provide direction and guidance on best practices and appropriate design measures for redevelopment on tight urban infill sites.	(GS),(CR)	Facilitator	88
	Urban Design Standards Use this tool to provide direction and guidance on integrating redevelopment on infill sites into the existing community fabric or existing site context.	(GS), (CR)	Facilitator	89
Reduce Redevelopment Risk	Program EIRs Use this tool when area-wide program EIRs for change of use or intensity can speed up the entitlement process and timelines, and reduce risk for individual redevelopment projects.	U	Facilitator	92
	Streamlined In-Lieu fees / Development Impact Fees for Impact Mitigation Use this tool to make redevelopment of sites attractive by reducing uncertainty on development timelines through a streamlined in-lieu fee process.	U	Facilitator	94
	District-wide Traffic Impact Studies Use this tool when streamlined impact fees for traffic impacts from new development can create more efficient entitlement processes for sites conversion, such as for commercial sites next to State freeway infrastructure.	U	Facilitator	96
	Pollution Insurance Use this tool to protect brownfield redevelopment projects from unforeseen costs and delays due to undetected contamination that could stall redevelopment efforts.	(GS), (BR), (CR)	Facilitator	97

CATEGORY 7 GENERATE DEVELOPMENT INTEREST

- 1 OPPORTUNITY SITE INVENTORY/DATABASE ● ● ● ●
- 2 MARKETING OUTREACH PROGRAMS ● ● ● ●
- 3 MUNICIPAL BROWNFIELDS INVENTORY ● ●



AGENCY ROLE



Initiator / Partner

SCALE/SCOPE

Technical approach
New program

USE THIS TOOL TO

Document and share redevelopment opportunities in the agency with a developer audience to generate interest for sites conversion.

OPPORTUNITY SITE INVENTORY/DATABASE

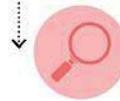
GS BR CR

Under state law, cities are required to incorporate an inventory of land that is suitable for residential development into their Housing Elements (Suitable Sites Inventory). These are meant to help a city match its RHNA numbers to its actual capacity for development. Most agencies filter their inventories using metrics like the current uses on the site, existence of historical or cultural resources, or age of existing structures. As a part of this requirement, or as a stand-alone initiative, cities may create specialized inventories that catalog potential residential conversions. By building and publicizing a site inventory database, cities can help developers identify good sites for investment. These databases can provide information about previous uses on the site, zoning, and possible incentives for development, highlighting the potential of certain sites. The list may be tailored to parcels that the city has prioritized for redevelopment, either because of location, adjacent uses, or access to transit. GIS may be a helpful tool in assessing land data and creating user-friendly access to site information.

STEP - BY - STEP PROCESS



Consider prioritizing infill development or conversion to residential projects in the City's Housing Element Suitable Sites Inventory.



Identify priority sites that are well-suited for residential conversion and work with property owners and developers to create a regularly updated, publicly available database that can spur greater redevelopment.

CATEGORY 9 BROWNFIELDS REMEDiation

- 1 BROWNFIELDS "CASE MANAGEMENT" TEAM ● ● ● ●
- 2 TECHNICAL ASSISTANCE FOR CBOs ● ● ●



AGENCY ROLE



Initiator / Partner

SCALE/SCOPE

Institutional change
New program

USE THIS TOOL TO

Create a streamlined agency review process and assist and expedite brownfields redevelopment initiatives.

BROWNFIELDS "CASE MANAGEMENT" TEAM

GS BR CR GC

A "Case Management" Team for Brownfields or a City Brownfields and Site Reuse Program can facilitate the cleanup and redevelopment of brownfield sites. From its own budget or funding support from the EPA, a city may dedicate staff and resources to focus on identifying, assessing, and cleaning up brownfield sites. These sites may be part of a specific revitalization plan that includes a particular area with several target sites. By determining which parcels are best suited for residential redevelopment, the team or program staff can funnel appropriate resources to those sites. This may include preliminary Phase 1 and 2 Environmental Site Assessments (ESAs), which discover the historic uses, likely types of contaminants, and magnitude of contamination on the site. Some agencies may choose to undertake the entirety of the site cleanup themselves so that a prospective developer can focus on the typical construction process instead of the remediation process.

STEP - BY - STEP PROCESS



Determine a need or goal for city intervention on brownfield sites.



Define the scope of a team or department that will work on these projects e.g. how many sites should be considered, what kinds of assessment and remediation activities should be undertaken, etc?

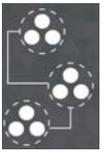


Assess the funding capability to support these activities and apply for grant funding.



Establish and promote the program.

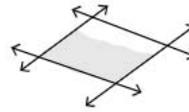
THE TOOLKIT: STEP 4 CREATE A CONVERSION ROADMAP



Tool Clustering

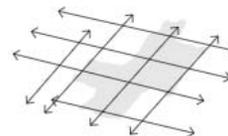
Tool clusters can address various types of challenges and identify a variety of policy, program and process improvements or adjustments depending upon the type and scale of development and underlying site typology.

Example Roadmaps:



Large Individual Site
Site Typology - Retail
Strip Center

REGULATORY BARRIERS	DESIGN GUIDELINES	REDUCED RISK	COMMUNITY ENGAGEMENT
Zone Change	Urban Design Standards	Streamlined Mitigation In-Lieu Fees	Community Engagement Plan
General Plan Update			Community Benefits



Opportunity Area
Site Typology -
Brownfields

REGULATORY BARRIERS	DESIGN GUIDELINES	REDUCED RISK	COMMUNITY ENGAGEMENT
Area Redevelopment Plan	Urban Design Standards	Pollution Insurance	Community Engagement Plan
General Plan Update		Brownfields Task Force	Technical Assistance to CBOs

CASE STUDY SITE: DOMAIN WEST HOLLYWOOD



CONVERSION TOOLS

REMOVING REGULATORY BARRIERS	Completed General Plan Amendment Along with Zoning Amendment	
+	Flexible Development Standards or Development Incentives for Density, Height, and Setbacks	Parking Incentive / Amendment
+	Proactive Stakeholder and Community Engagement	

Development Program

- 1.3 acre site
- 166 Residential Units
- (33 affordable housing)
- 9,300 SF of retail space

STOREFRONTS Ground level retail activation that takes advantage of corner



THANK YOU!

For more information, please visit: