

Berkeley Charleston Dorchester Council of Governments
Charleston Area Transportation Study Metropolitan Planning Organization
Brownfields Area-Wide Planning Initiative
REQUEST FOR QUALIFICATIONS

December 21, 2017

I. INTRODUCTION

The Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) is an association of local governments that assists in planning for common needs of three counties and municipalities therein for sound regional development in the LowCountry of South Carolina. BCDCOG is soliciting qualifications from interested consultants, hereafter referred to as the “CONSULTANT”, experienced in implementation of Brownfields Grants awarded by the US Environmental Protection Agency (EPA). The EPA created the Brownfields Area-Wide Planning (BF AWP) program to assist communities in responding to local brownfield challenges, particularly where sites limit the economic, environmental and social prosperity of their surroundings. BCDCOG has been selected as a 2017 BF AWP grant recipient to assist the Cities of Charleston and North Charleston and Charleston County in responding to challenges in redevelopment of strategic brownfield sites identified in the region’s “Neck Area”.

The process used in preparation of a Neck Area-Wide Brownfield Plan must allow for extensive collaborative public involvement. Local stakeholders, including private development interests and community representatives, will have an integral voice in determining potential reuse and design of these strategic brownfield sites for redevelopment. Key partners working with the BCDCOG in this project include the Cities of Charleston and North Charleston, Charleston County, the Sustainability Institute and Metanoia. The project goal is to identify and advance critical planning and strategic actions to address remediation and revitalization needs of brownfield sites in the project area, as well as to support business development to promote revitalization in an area burdened by a legacy of environmental impacts.

The selected firm or team must be experienced in brownfield site evaluations, market analyses, and community engagement, with sufficient qualifications to perform the required tasks in conjunction with an advisory committee and BCDCOG staff in a timely manner. The selected Consultant will be expected to coordinate, direct and oversee all brownfield planning activities described below. This work must meet federal requirements for work funded by an EPA Brownfields grant in compliance with 2 CFR Part 200.317 -200.326.

II. PROJECT BACKGROUND AND LOCATION

As of the 2010 U.S. Census, the Berkeley-Charleston-Dorchester TriCounty Region had a population of approximately 665,000 people, with an urbanized metropolitan area population of nearly 590,000. The central core of the region constituting the Neck Area currently has a population of slightly less than 6,000 which is increasing as young professionals and startup companies are drawn to locate in the project area because of its relative affordability within the region. In Spring 2014, the BCDCOG, jurisdictions, and community stakeholders adopted the *Partnership for Prosperity: A Master Plan for the Neck Area of Charleston and North Charleston*. The Brownfield Area Wide Plan will complement and implement this Master Plan and further planning initiatives that are already underway in the project area.

The project area is a unique 4.3 square mile corridor that straddles municipal boundaries of the Cities of Charleston and North Charleston, and includes unincorporated parcels within Charleston County. The Project Area represents the primary social, economic, and transportation corridor that connects the two cities. From

colonization through the mid-19th century, land in the project area (and the Charleston “peninsula” formed by the confluence of the Ashley and Cooper Rivers) was primarily occupied by plantations which were subdivided into smaller farms as the population moved out from the City. After the Civil War, phosphate fertilizer plants began to operate with extensive strip mining, particularly along the west side of the corridor. This activity was followed by formation of several residential communities now known as the LAMC neighborhoods. During the 20th century, the area was designated by business and community leaders for development of industry, military and other business sites, particularly the Charleston Naval Shipyard along the Cooper River and one of the world’s largest asbestos mills. Many of the existing neighborhoods grew up around these commercial and industrial sites to house workers employed at the Naval Shipyard and associated industries. Decommissioning of the Shipyard in the mid-1990s significantly changed the region, leaving remnants of a once vibrant area. While new economic drivers have begun to locate and inject new life into the project area, there are many vacant lots, empty or underutilized commercial centers, and former industrial sites left with environmental concerns. These concerns revolve around uncertainty about the levels and extent of contaminants and/or extensive remediation costs that have hindered their redevelopment. A shortage in affordable housing options within the region is also driving developers to look to the project area for available tracts to develop new communities, triggering a fear of gentrification within the established neighborhoods.

EPA grant funding awarded to the BCDCOG under its BF AWP is intended to enhance the community’s ability to benefit from EPA’s core brownfields assistance programs by helping perform research and develop a plan for brownfields assessment, cleanup and reuse. Development of a Brownfields Area Wide Plan for the Neck Area will complement the Neck Area Master Plan by proactively identifying strategic actions necessary to resolve infrastructure issues and address remediation and redevelopment needs of key Brownfields sites, as well as encourage and support existing and new businesses that will promulgate a positive economic image for the area.

III. PROJECT DESCRIPTION

The selected CONSULTANT will be tasked to prepare an action plan and implementation strategy to advance critical planning and strategic actions necessary to resolve infrastructure issues and address remediation and redevelopment needs of key Brownfields sites, as well as encourage and support existing and new businesses that will promulgate a positive economic image for the area. Five brownfield sites are considered catalysts or high priority sites in the project area. The Plan will include specific site reuses for these brownfields with a robust implementation strategy to help in facilitating site assessments, cleanups and redevelopment.

Principal focus of the project team will be on facilitation of community involvement in planning future use of these sites including, but not limited to, public meetings to educate current residents and property owners on what brownfields are and the planning process for potential reuse of the catalyst sites.

The CONSULTANT will be assisted by the BCDCOG in leading a collaborative effort to execute the planning process. A Brownfields Planning and Advisory Committee (BPAC), representing a cross section of stakeholders, will provide feedback and support in coordination of public participation activities. Public outreach activities over the project period should be robust and strategic in reaching disadvantaged residents.

IV. REQUEST FOR QUALIFICATIONS

The BCDCOG is hereby issuing this Request for Qualifications (RFQ) to firms with significant brownfield redevelopment planning experience that have the capability and interest in undertaking and performing the scope of work described herein. Each lead firm is officially a CONSULTANT. Each CONSULTANT must submit a package

containing one (1) digital, (1) original and six (6) copies of its proposal to BCDCOG no later than **Wednesday, January 31, 2018 by 3:00 P.M.** to:

Robin Mitchum, Deputy Director of
BCD Council of Governments
1362 McMillan Avenue, Suite 100
North Charleston, SC 29405

Proposals may be submitted in person, by messenger, or by regular mail. All proposals will be logged in and date and time stamped. Any proposal package that is received after the date and time specified will be logged in and date and time stamped as "late" will be returned unopened to the CONSULTANT.

Proposals must not be more than the equivalent of 30 single-sided 8 ½ by 11-inch pages in length (not counting the front and back covers of the proposal, cover letter of interest, section dividers that contain no information or SF 330 forms). The font size should be no smaller than 12 pt. Proposals shall include the following information:

1. A work plan describing the CONSULTANT's proposed approach and methodology to the project.
2. A suggested project schedule that includes tasks, milestones, technical memorandums, and final deliverables, to indicate how the CONSULTANT proposes to meet the targeted timeline for this project.
3. Name(s) of the prime and sub-CONSULTANTS that will comprise the team, identifying the Executive Officer of each company, consortia, joint ventures or team proposals, although encouraged, must acknowledge that contractual responsibility will rest solely with the prime Consultant or legal entity which shall not be a subsidiary or affiliate with limited resources.
4. Identity of the proposed Project Manager for the team who will be the sole point of contact for BCDCOG for day to day operations.
5. List of the key personnel who will participate in performing the scope of work. A resume for each listed team member, including sub-CONSULTANT key personnel who will be completing a portion of the scope of work must also be provided.
6. An organizational chart depicting relationships between the team members and agencies and responsibilities of each.
7. List of three (3) relevant projects performed within the past 5 years indicative of past performances and abilities of the proposed team, including a key client contact person for each project with current daytime phone number.
8. Standard Federal Form 330 for the prime CONSULTANT and all sub-CONSULTANTS.
9. Signature of an authorized officer of the prime CONSULTANT firm.

V. KEY PROJECT ELEMENTS

The CONSULTANT shall prepare an action plan and implementation strategy to address barriers posed by key brownfield sites to redevelopment for the project area to increase employment centers, affordable housing, and address business needs and other basic services for workers and residents in the project area. Work to be performed by the CONSULTANT include furnishing of all labor, equipment, materials, expertise, tools, supplies, bonds, insurance, licenses and permits, and performance of all tasks necessary to accomplish work items. Development of the Plan will involve, at a minimum,

- Consolidation of existing site information with respect to existing infrastructure, environmental conditions, socioeconomic consideration of the surrounding area, existing zoning and other pertinent ordinances and existing redevelopment goals for the project area;
- Completion of a market study to evaluate potential reuse demands/uses of brownfield sites that achieve economic development goals for the project area, including but not limited to living wage generation, affordability housing, property value and associated tax revenues;
- Prioritization and sequencing of site redevelopment activities for the Catalyst sites (5) including site assessment, remediation and preparation for reuse based on timing of available funding and other criteria required to successfully revitalize the project area as a whole;
- Development of criteria to maximize integration of green and healthy designs and to promote sustainable development compatible with future site uses in the surrounding area, to lessen impacts to the surface waters of the Cooper and Ashley Rivers and to achieve soil, groundwater, air, surface water and sediment standards as part of the redevelopment:
- Special attention to addressing needs of an active environmental justice community of disconnected neighborhoods;
- Identification of funding and other necessary resources for implementation, including but not limited to, the costs for environmental assessment and remediation of impacted site and of upgraded infrastructure, if necessary; and
- Creation of an action plan and implementation strategies reflective of public input that will increase employment centers, business needs and other basic services for workers and residents in the area.

VI. CONSULTANT SELECTION PROCESS

All proposals received shall be evaluated by a CONSULTANT Selection Committee, assisted by other technical personnel as deemed appropriate for the purpose of selecting the CONSULTANT with whom a contract will be executed. The BCDCOG reserves the right to reject any and all proposals in whole or in part if in the judgment of the CONSULTANT Selection Committee, the best interest of all parties will be served.

CONSULTANT proposals will be evaluated using a two-step selection process. The first step will involve evaluation of the CONSULTANT's technical proposal by the CONSULTANT Selection Committee using the selection criteria below. The second (optional) step may involve oral interviews of/presentations by the CONSULTANTS submitting the highest scoring technical proposals. The selection of the CONSULTANT will be determined by the highest total score.

The criteria and weight of consideration in making the selection are:

STEP ONE: Proposal Submission

Method of approach: 20 Points

The technical soundness of the CONSULTANT's stated approach to the project, the comprehensiveness of the proposed approach, and the methodology/techniques to be used. Proposal should outline the type of deliverables anticipated over the course of the project.

Understanding the Purpose: 15 Points

Demonstrated understanding of the project purpose and goals as presented in the RFQ by the CONSULTANT. Evaluation will be based on information presented in the CONSULTANT's proposal, and the approach and allocation of time on specific tasks. CONSULTANTS should feel free to suggest other requirements and

problems that may have been overlooked.

Public Engagement: 20 Points

The CONSULTANT's proposed approach and experience with planning and facilitating public meetings, charrettes and other innovative ways to engage the public. Proposals should outline a broad approach to public involvement for this particular project.

Capability and qualifications: 15 Points

The qualifications, experience and technical expertise of team members to be assigned to the project as specified in the proposal including Sub-CONSULTANTS, and with particular reference to experience and technical quality on similar projects. The CONSULTANT's professional and project staff that work on the project must be the same staff that is identified in the proposal.

Cooperative work experience: 10 Points

The CONSULTANT's/CONSULTANT TEAM's experience working as a cooperative team with other CONSULTANTS and public agencies. Qualifications of professionals assigned will be measured by experience on past projects within a cooperative team environment. The CONSULTANT will provide specific examples of cooperative work experiences with contact references for the selection committee.

Originality or innovativeness: 10 Points

The degree to which an innovative approach to the project is proposed beyond the suggested elements, either in data gathering and analysis, public participation, etc. that will be accomplished within the time limits.

Project Schedule: 5 Points

The CONSULTANT's suggested project schedule and demonstrated ability to follow a schedule that will successfully complete the project within the required time frame.

Disadvantaged Business Enterprise (DBE) designation or subcontractor participation: 5 Points

The extent to which the prospective CONSULTANT/CONSULTING TEAM has incorporated use of a DBE in their proposal.

STEP TWO: Oral Presentations (BCDCOG reserves the right not to include this activity)

CONSULTANTS with the three highest scored technical proposals may be requested to make an oral presentation of their proposal. This presentation, if held, will provide an opportunity for the CONSULTANT to answer questions of the Selection Committee and demonstrate presentation capacity.

QUESTIONS AND CLARIFICATIONS:

CONSULTANTS may ask questions to clarify the contents of this RFQ and expectations of the BCDCOG related to this project. All questions or request for clarifications shall be submitted by fax or email or in writing no later than January 15, 2018. All questions submitted and their corresponding answers will be promptly placed on the BCDCOG website at www.bcdkog.com after the deadline for questions. No telephone inquiries shall be accepted.

If, in the judgment of the BCDCOG, changes in the content of the RFQ are required, an addendum will be issued by the BCDCOG. Any addendum that may be issued will be transmitted by fax and e-mail to a list of firms maintained by the BCDCOG and in the South Carolina Business Opportunities (SCBO).

Due to potential conflict of interest, no CONSULTANT or person representing a CONSULTANT may arrange or meet with individual members of the BCDCOG or the review committee to discuss any items or matters related to this

RFQ during the period of time between the date of the release of this RFQ and the date the BCDCOG makes the decision selecting the successful CONSULTANT.

PROPOSED TIMEFRAME FOR SELECTION PROCESS

The proposed timeframe for this selection process is as follows:

Request for Qualifications Due:	January 31, 2018
Interviews (if held):	TBD
Award of Contract:	TBD
Completion of Contract:	15 Months from Notice to Proceed

NOTICE OF AWARD

Selection of the successful CONSULTANT will be made solely by the BCDCOG. The CONSULTANT Selection/Steering Committee shall rank each proposal against the stated criteria. BCDCOG reserves the right to contact a firm to obtain written clarification of information submitted and to contact references to obtain information regarding performance reliability and integrity.

Based on evaluations of the submitted proposals, the BCDCOG will select the top ranked firm and negotiations will begin immediately to finalize the scope of work, personnel, hours, hourly rates, use of sub-CONSULTANTS, and other direct costs that will be required to complete the agreement between BCDCOG and the selected firm. If an agreement cannot be reached with the top ranked firm, BCDCOG will identify the next most responsive and qualified firm and the negotiation phase will be repeated. This process will be continued until an agreement is reached with a qualified firm that can provide the required services. BCDCOG reserves the right to reject any and all proposals received, and in all cases BCDCOG will be the sole judge as to whether a CONSULTANT’s proposal has or has not satisfactorily met the requirements of this RFQ.

Notice of “Intent to Award Contract” will be posted on the BCDCOG website. In addition, a notice will be mailed to CONSULTANTS, informing them of the success, or lack thereof, of their proposal to receive an award.

VII. ADDITIONAL INFORMATION

FUNDING

Funding for this project is provided through a Federal grant from the Environmental Protection Agency (EPA) with the required match provided by BCDCOG. Costs incurred prior to notice-to-proceed will be the responsibility of the CONSULTANT and will not be reimbursed. All travel expenses prior to notice to proceed shall be at the CONSULTANT’s expense. This project will be negotiated as a lump sum contract.

DISADVANTAGED BUSINESS ENTERPRISE

It is the policy of the BCDCOG to ensure nondiscrimination in the award and administration of federally assisted contracts and to use Disadvantaged Business Enterprises (DBEs) in all types of contracting and procurement activities according to State and Federal laws. To that end, the BCDCOG has established a DBE program in accordance with regulations of the United States Department of Transportation found in 49 CFR Part 26. Each CONSULTANT is encouraged to use certified DBEs to meet the tasks and milestones of this request.

PROPRIETARY/CONFIDENTIAL INFORMATION

Trade secrets or proprietary information submitted by a CONSULTANT in connection with a procurement

transaction shall not be subject to public disclosure under the Freedom of Information Act; however, the CONSULTANT must invoke the protections of this section prior to or upon submission of the data or other materials, and must identify the data or other materials to be protected and state reasons why protection is necessary. Disposition of such material after award is made should be requested by the CONSULTANT. No information, materials or other documents relating to this procurement will be presented or made otherwise available to any other person, agency, or organization until after award.

All CONSULTANTS must visibly mark as "Confidential" each part of their proposal that they consider to contain proprietary information. All unmarked pages will be subject to release in accordance with the guidelines set forth under Chapter 4 of Title 30 (The Freedom of Information Act) South Carolina Code of Laws and Section 11-35-410 of the South Carolina Consolidated Procurement Code. Privileged and confidential information is defined as "information in specific detail not customarily released to the general public, the release of which might cause harm to the competitive position of the part supplying the information." The examples of such information provided in the statute includes: customer lists, design recommendations and identification of prospective problem areas under an RFP/RFQ, design concepts to include methods and procedures, and biographical data on key employees of the CONSULTANT.

Evaluative documents pre-decisional in nature such as inter or intra-agency memoranda containing technical evaluations and recommendations are exempted so long as the contract award does not expressly adopt or incorporate the inter- or intra-agency memoranda reflecting the pre-decisional deliberations. Marking the entire proposal confidential/proprietary is not in conformance with the South Carolina Freedom of Information Act.

VIII. PROJECT SCHEDULE

The CONSULTANT must agree to begin work upon issuance of a notice to proceed by BCDCOG and to complete this work within fifteen (15) months of the date of such notice. The work shall be guided by a detailed flow diagram of tasks, milestones and schedules, prepared by the CONSULTANT and furnished to the BCDCOG within one week of receipt of notice to proceed, and approved by BCDCOG. The project shall be considered complete only after action has been taken by the BCDCOG Board of Directors. Periodic payments for the work shall be made in accordance with a schedule proposed by the CONSULTANT and approved by BCDCOG.

IX. PUBLIC MEETINGS

Public meetings shall be conducted by the CONSULTANT in coordination with BCDCOG staff during the course of this project. The CONSULTANT shall be responsible for the logistics of these meetings and consistency with the agency's public participation protocols, Title VI and Limited English Proficiency plan. The number of meetings to be held shall be negotiated between the CONSULTANT and BCDCOG project manager as part of the scope of work. For further detail regarding public involvement, see the Key Project Elements section of this RFQ.

X. BRIEFINGS AND PRESENTATIONS

Regularly scheduled briefings shall be held by the CONSULTANT for the BCDCOG. These briefings shall be held at least once every month at an agreed upon location during the course of the project. The purpose of the briefings will be to appraise the BCDCOG project manager of the activities of the CONSULTANT, to schedule future activities and to ensure that the PROJECT is on schedule. The CONSULTANT shall prepare and submit an agenda one day prior to the meeting and prepare and submit minutes of these meetings no later than two (2) business

days thereafter. Technical project presentations shall be made to the BCDCOG as requested by the BCDCOG's project manager and/or Executive Director until adoption, and possibly following the completion, of the plan.

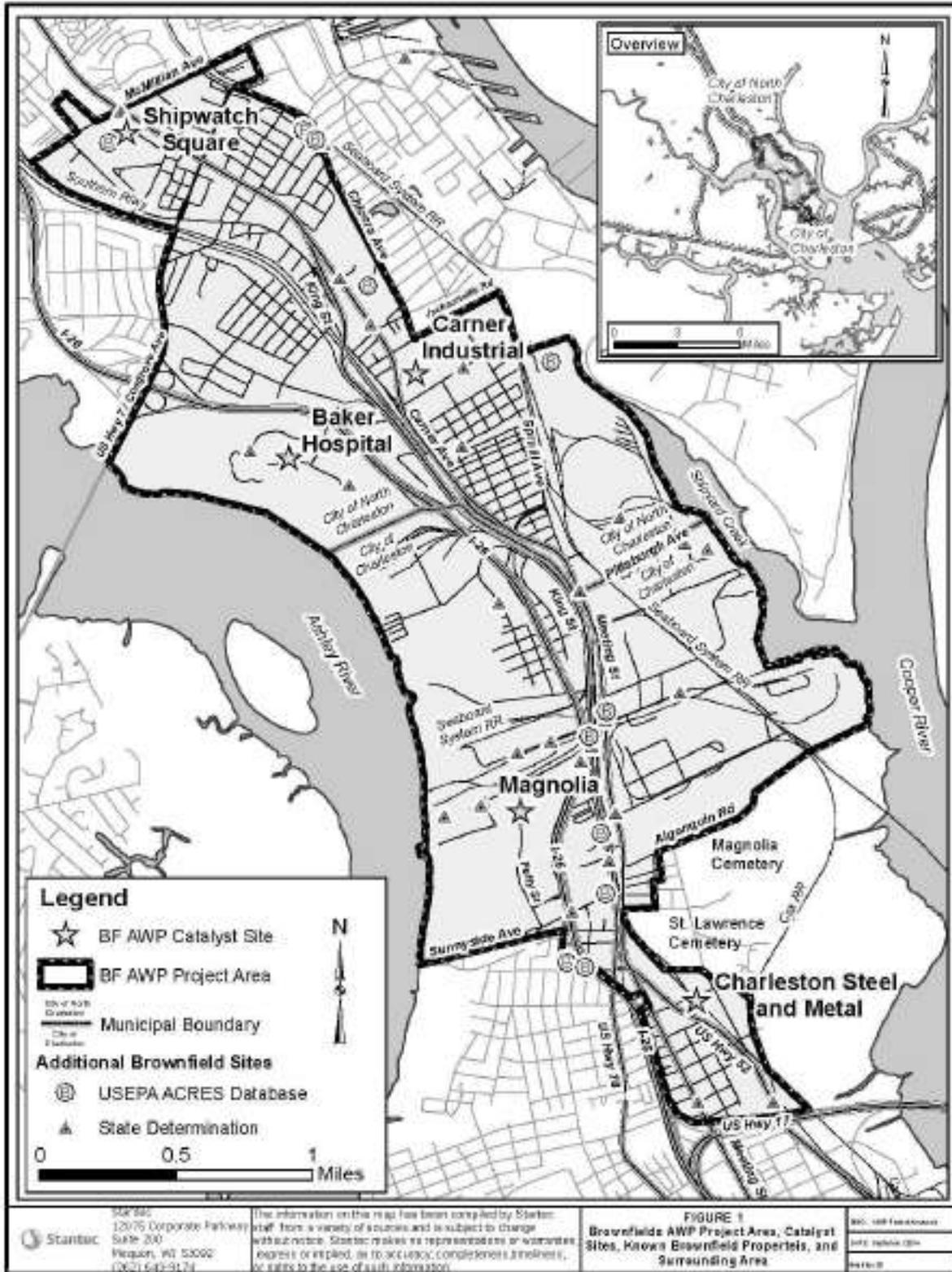
XI. COMPUTING REQUIREMENTS

The BCDCOG will not be responsible for providing any proprietary software packages to the CONSULTANT. Should the CONSULTANT desire to use any BCDCOG programs, permission must be received in accordance with this agreement. Computations or graphics based on computer programs other than the BCDCOG's, must conform to all BCDCOG format requirements.

XII. FINAL DELIVERABLES

The number of paper copies shall be determined between the CONSULTANT and the BCDCOG Project Manager during negotiation of the Scope of Services. Upon completion of the project or at milestones identified in the Project Schedule, all relevant work documents shall be presented to BCDCOG in an editable electronic format, e.g., InDesign files and GIS files. For presentations to the Committees and Board of the BCDCOG, the CONSULTANT shall prepare a PowerPoint or similar format presentation.

FIGURE 1 – Project Area Map



Brownfields Area-Wide Planning Program

Introduction

The Environmental Protection Agency (EPA) created the Brownfields Area-Wide Planning (BF AWP) Program to assist communities in responding to local brownfields challenges, particularly where multiple brownfield¹ sites are in close proximity, connected by infrastructure, and overall limit the economic, environmental and social prosperity of their surroundings. Through the BF AWP Program, EPA provides assistance to advance community brownfield revitalization efforts. The BF AWP program is part of the Partnership for Sustainable Communities collaboration among EPA and the Departments of Transportation (DOT) and Housing and Urban Development (HUD). (www.sustainablecommunities.gov)

Brownfields Area-Wide Planning Program Goals

EPA developed the BF AWP Program to enhance EPA's core brownfields assistance programs² by helping communities perform the research needed to develop an area-wide plan for brownfields assessment, cleanup, and reuse. The resulting area-wide plans provide direction for future brownfields cleanup, reuse and related improvements that are:

- Protective of public health and the environment;
- Economically viable; and
- Reflective of the community's vision for the area.

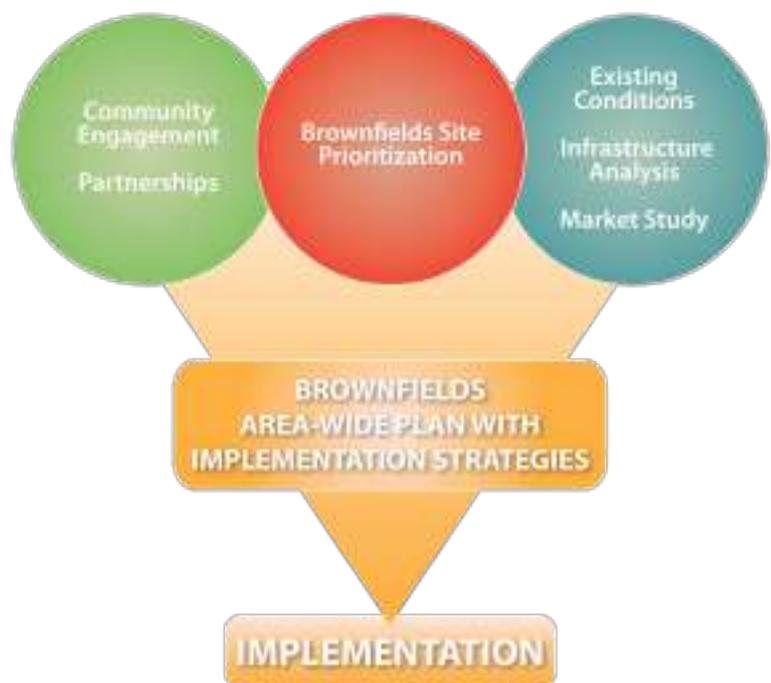
Core Elements of Brownfields Area-Wide Planning

Core elements of the BF AWP Program include:

- Collecting information and identifying community priorities related to brownfields cleanup and near- and long-term revitalization;
- Evaluating existing environmental conditions, local market potential, and needed infrastructure improvements;
- Developing strategies for brownfields site cleanup and reuse; and
- Identifying resources or leveraging opportunities to help implement the plans, including specific strategies for public and private sector investments and improvements necessary to help with cleanup and area revitalization.

EPA's Brownfields Area-Wide Planning Program

Initiated in 2010, the BF AWP Program provides grant funding and technical assistance to brownfields communities selected via a national grant competition. These communities are using EPA resources to research area-wide planning approaches that will help them achieve brownfields cleanup and reuse in the future. The BF AWP grant recipients represent a cross section of community leaders on brownfield issues, include public and non-profit organizations, and are distributed across the country. Find more information at www.epa.gov/brownfields/areawide_grants.htm. EPA expects to award additional BF AWP grants as funding is available.



1 A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. See www.epa.gov/brownfields/basic_info.htm

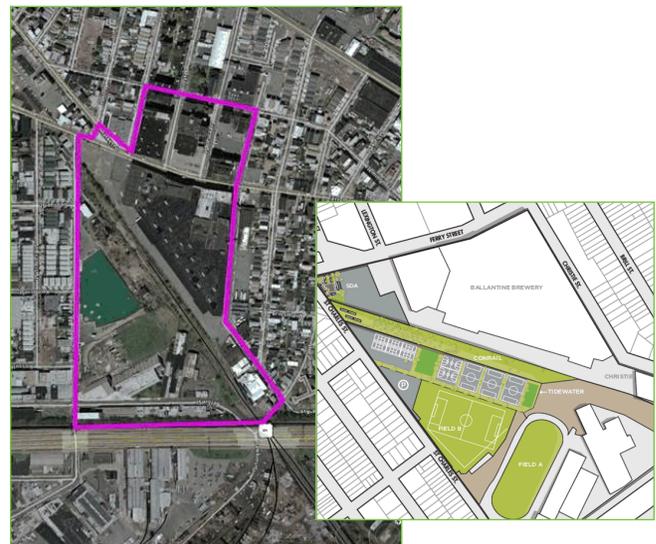
2 Please visit www.epa.gov/brownfields/grant_info/index.htm

Types of Brownfields Area-Wide Planning Research Activities

- **Project Area Definition** – BF AWP areas are typically established within a local commercial corridor, neighborhood, city block, downtown district, or other geographically-defined area that has a single large or multiple brownfield sites.
- **Community Engagement** – Meaningful and continuous community engagement is fundamental to BF AWP. Stakeholders include residents, businesses, government, community-based organizations, nonprofits, and any potential future partners. Engagement can be facilitated through advisory committees, public meetings, design charrettes, round table sessions, and other means to gather community priorities for area cleanup and reuse.
- **Partnerships** – BF AWP should reflect diverse perspectives on community priorities and shared responsibility for implementation across multiple entities. Partnerships typically include government agencies, institutional or community-based organizations, local or regional funding providers and the private sector. Long-term collaboration amongst partners helps ensure the interests voiced in the community engagement process are applied throughout the life of the project and facilitates implementation of the area-wide plan.
- **Brownfields Site Prioritization** – Prioritization allows for strategic use of limited resources. It can be customized to meet the unique needs and goals of the community identified through the community engagement process. Criteria may include proximity to sensitive populations, property size, human or environmental health threats, likelihood of reuse, availability of other resources, or potential to catalyze additional improvements within the project area.
- **Existing Conditions** – Establishing the local physical, social, economic, and environmental context on which to base the plan allows stakeholders to: identify priorities, partnerships, and general needs for the area; inform a detailed opportunities and constraints analysis;



The vision for cleanup and redevelopment of brownfields is driven by local community priorities, market demand, and area-wide investments in New Bern, North Carolina



Ironbound Community Corporation, New Jersey brownfields planning area and site reuse concepts



Meaningful community engagement like this meeting in Huntington Park, California, allows the plan to reflect community priorities

and begins the process of identifying resources for implementation. For example, proposed projects requiring private market investment and development may benefit from economic research or market studies to identify what the local real estate market can support. Similarly, identifying the extent to which a project will require public subsidies is critical to determine project feasibility. Brownfields cleanup and reuse strategies need to be directly tied to the infrastructure that supports the sites, including roads, water, sewer, power, and telecommunications, if revitalization plans are to be realized. Examining the adequacy of infrastructure is important when developing strategies for leveraging the use of existing infrastructure— or identifying if upgrades are needed given the planned reuse.

- **Brownfields Reuse Planning for Catalyst Sites** – Through the process of identifying the community’s priorities and existing conditions of the project area, the BF AWP process helps uncover specific opportunities where communities can assess, clean up and reuse high-priority, or catalyst, brownfield sites. These sites may have the strongest potential for reuse due to community interest, environmental, health or economic concerns, and/or ability to spur additional revitalization within the project area. The brownfields area-wide plan should summarize the cleanup and reuse implementation strategies for these catalyst sites using information obtained through research into community engagement, prioritization, existing conditions, partnerships, and potential resources.
- **Implementation Strategy** – Identifying and evaluating potential technical or financial resources at the local, regional, state, tribal, and federal levels are critical steps for the realization of BF AWP goals. EPA encourages strong coordination with other federal, state, tribal, regional and local agencies to share relevant information and help leverage technical assistance and resource opportunities. Implementation strategies must also consider partnerships, market-based feasibility of redevelopment plans, and short- and long-term actions to achieve full-scale implementation.



Brownfields like this in Ranson, West Virginia, are part of the city’s BF AWP project area and targeted for cleanup and revitalization



Mobile community engagement in San Francisco tours the planning area for close inspection



Public and private partners in Kansas City, Missouri, look at a key brownfields site and work together to develop a strategy to implement the BF AWP vision

Developing Action-Oriented Brownfields Area-Wide Planning with Short- and Long-Term Implementation Considerations

The BF AWP process is meant to help communities organize the short-and long-term actions that they need to take to achieve the cleanup and reuse goals for the project area. Often times, economic limitations (such as financial resources and market conditions) and local policy challenges can prevent a brownfields area-wide plan from being implemented immediately. However, the process should help a community recognize that taking initial or interim steps can keep momentum behind the project. For example, a community can work to integrate the plan across local government departments, into partnership priorities or into regional planning efforts. Additionally, pursuing interim cleanup and reuse at brownfields sites can also help demonstrate to the community that their priorities are being addressed, even before the full brownfields remedy and reuse are achieved.

Conclusion

EPA's BF AWP program outlines an approach which enables communities to research and evaluate brownfields cleanup and reuse opportunities in light of priorities and existing plans; local market, infrastructure, and other conditions; and resource availability. This information enables communities to make more informed decisions about where to direct scarce resources and helps advance the implementation of locally-driven initiatives, such as housing, parks, environmental improvement, economic development, and ensuring environmental justice.

The BF AWP process is especially helpful to communities that have already been working within a specific area to develop partnerships, engage the community on priorities and build agreement around a shared revitalization vision.

As available, EPA provides assistance to brownfields communities for BF AWP in order to help identify specific cleanup and reuse opportunities for key brownfield sites that can serve as catalysts for revitalization of the surrounding area.

Relationship of Brownfields Area-Wide Planning to Existing Community Planning Efforts

BF AWP does not replicate or replace traditional planning efforts such as city-wide comprehensive, regional land use, or neighborhood planning. Rather, the research and strategies developed through BF AWP can be used to inform these more traditional planning process so they are complementary and account for the unique nature of brownfield cleanup, reuse, and the social, environmental, and economic implications that differentiate them from unencumbered property. For example, some community planning efforts assume relative uniformity across properties within a particular area – that all properties are equally reusable, relatively unconstrained, and any development limitations are influenced only by local policy (such as zoning). These planning efforts do not always account for the impact that real or potential contamination associated with brownfields has on these assumptions.



Ohio River Corridor Brownfields Area-Wide Planning study area in Monaca, Pennsylvania