

Technical Assistance for Brownfields EPA Region 1

Spring 2023 Municipal Assistance Program

*Nefeli Bompoti, Assistant Research Professor & Program Manager,
Civil and Environmental Engineering*

*Rupal Parekh, Assistant Professor & Community Engagement
Coordinator, School of Social Work*

University of Connecticut

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Webinar Outline

Introduction to UConn TAB

Overview of Services

Spring 2023 Municipal Assistance
Program

Q&A



UConn TAB

Our Team



Marisa Chrysochoou, Ph.D.
Program Director
Professor and Department Head, Civil and
Environmental Engineering
University of Connecticut
Marisa.chrysochoou@uconn.edu



Nefeli Bompoti, Ph.D.
Program Manager
Assistant Research Professor, Civil and
Environmental Engineering
University of Connecticut
Nefeli.bompoti@uconn.edu



Randi Mendes, Ph.D.
Community Liaison
Civil & Environmental Engineering
University of Connecticut
randi.mendes@uconn.edu



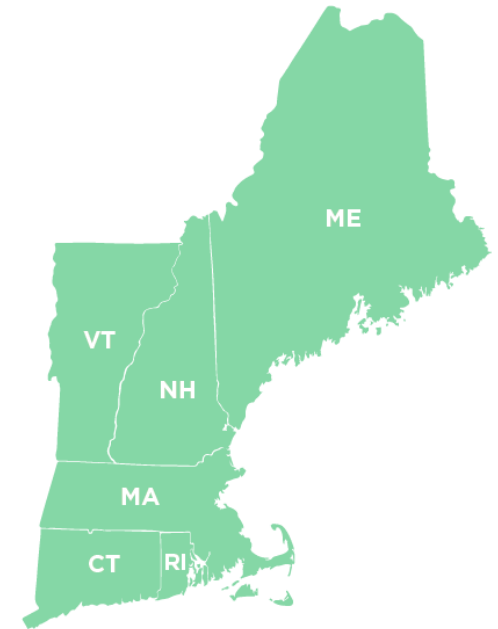
Rupal Parekh, Ph.D.
Community Engagement Coordinator
Assistant Professor
School of Social Work
University of Connecticut
Rupal.parekh@uconn.edu



Sara Wakai, Ph.D.
Public Health Expert
Assistant Professor
Center for Population Health
University of Connecticut
Sara.wakai@uconn.edu



David Dickson, Ph.D.
Continuing Education Coordinator
Interim Director, Center for Land Use
Education and Research
University of Connecticut
David.dickson@uconn.edu



**Technical Assistance for
Brownfields Program**

EPA Region 1

uconn-tab@uconn.edu
<http://tab.program.uconn.edu>



UConn

CIVIL AND ENVIRONMENTAL ENGINEERING

Technical Assistance for Brownfields Program

Search the

[Home](#) [Services](#) [General Resources](#) [State Resources](#)



TAB



<https://tab.program.uconn.edu/>

Our services at a glance



Equitable Representation

STATES & TRIBES

**Equal Distribution of Resources in all 6
New England States and Tribes**



Geographic Diversity
Rural & Urban Communities
Small and Larger Towns, Cities
Environmental Justice
Communities receive priority

COMMUNITIES

**REGIONAL
PLANNING
ORGANIZATIONS**



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UConn

Direct Technical Assistance

Technical Document Review

- Summary of Environmental Site Assessment Reports, Remedial Action Plans, Planning Documents

Brownfields Proposals Review

- EPA Brownfield Program proposals (assessment, cleanup, multipurpose, RLF, Job Training), and State Program proposals

Access to Resources

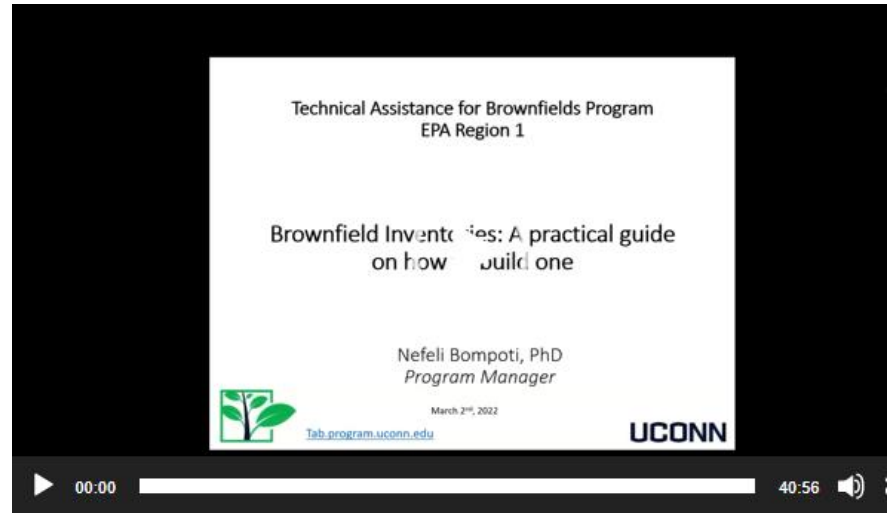
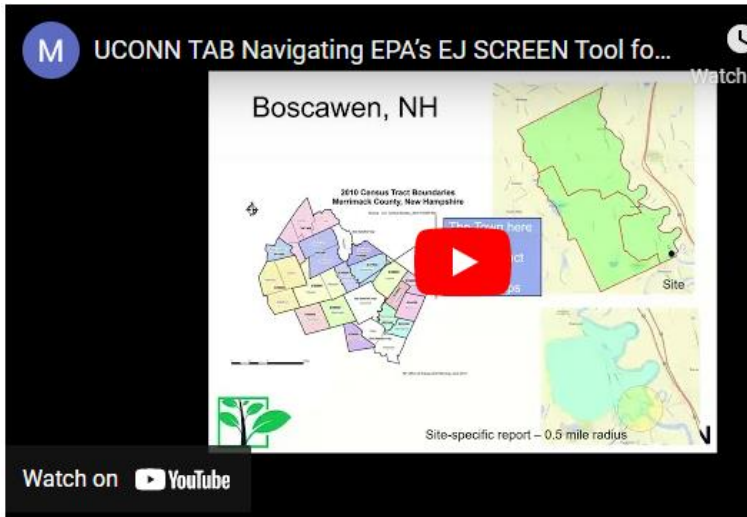
- Fact sheets, example proposals, and documents

Online Office Hours

- Answer Technical Questions



Workshops and Webinars



EJScreen Short Course

UConn TAB Region 1

COMING
SOON



UConn
UConn



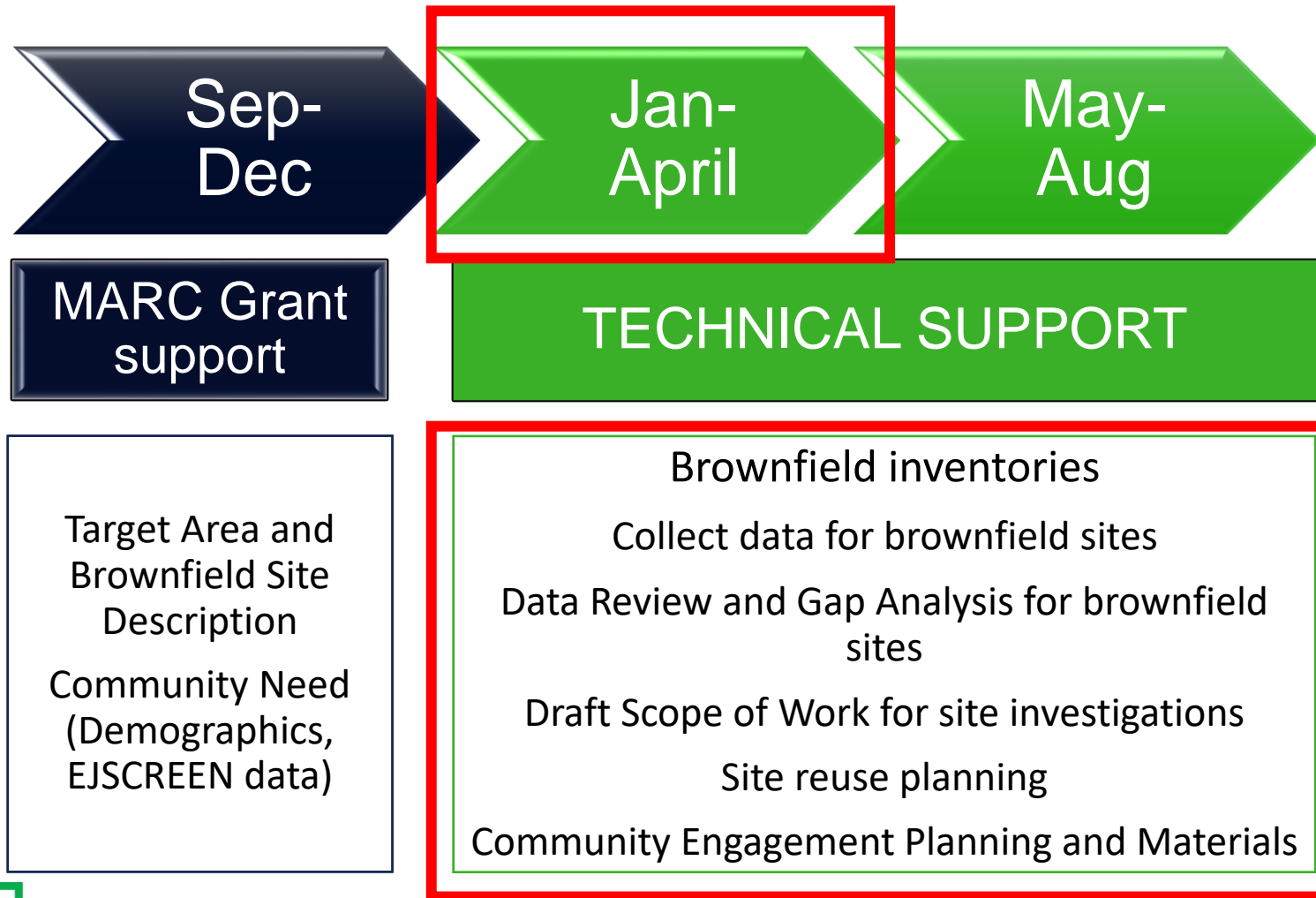
Municipal Assistance Program for New England Communities

What is the UConn TAB Municipal Assistance Program (MAP)?

Communities participate in the service-based learning *Brownfields Corps* course offered at the University of Connecticut and receive assistance free-of-charge on brownfields projects



Municipal Assistance Program



Technical support projects

Site-specific

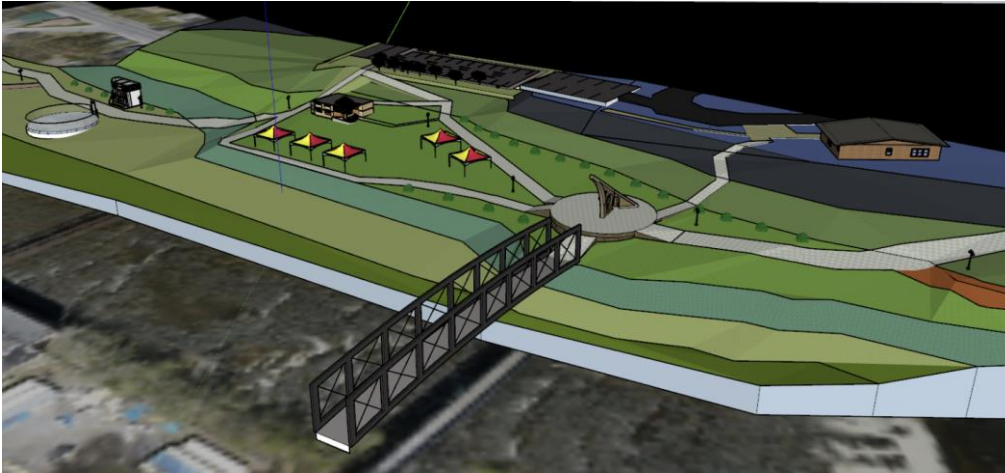
- Data collection (file review, historical information, physical and environmental setting, site visit)
- Review of past reports and data gap analysis
- Preparation of potential scope of work for site investigation
- Site reuse assessment

Community-wide

- Brownfield inventories and prioritization analysis
- Area wide revitalization planning
- Community engagement materials and plans



Site Reuse Assessment



Evaluate redevelopment options for priority sites &
Develop site reuse renderings

Community Demographics

Nearby Businesses

Zoning Regulations

Site Restrictions

Floodplains & Wetlands

Remediation Restrictions

Infrastructure Assessment

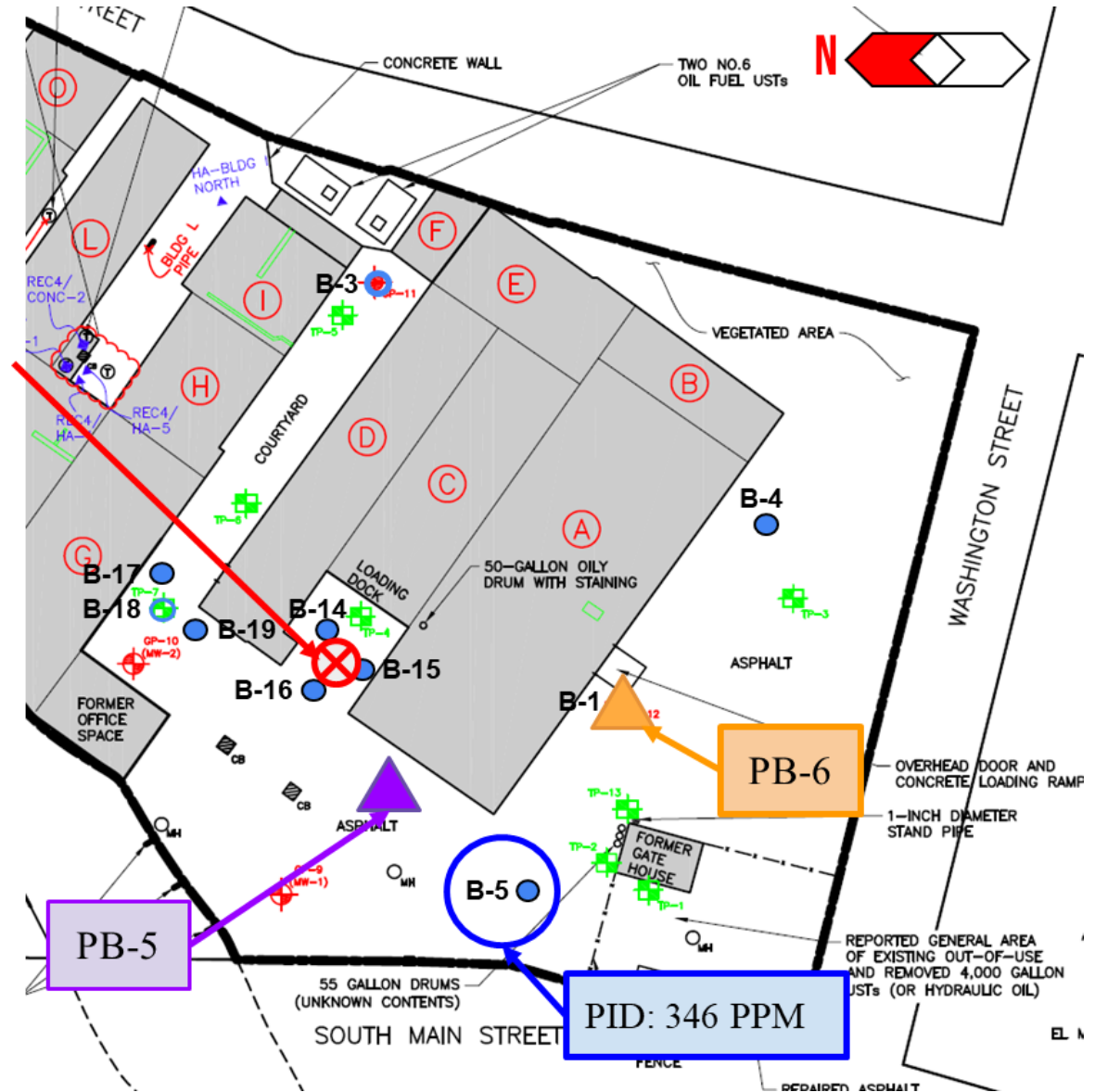


Project Highlight – Community Engagement Workshop, Claremont, NH



Data Gap Analysis & Summary of investigations

Review previous site investigation reports and preparation of summaries and data gap analysis for a particular brownfield site



Brownfield Inventories

Identify brownfields in a town/target area

4. RESULTS/FINDINGS

4.1 BROWNFIELD INVENTORY

Nine sites were identified in Bethany as being potential brownfields. They are listed below with some information on their past use, their zoning, and the acreage of the property.

For zoning, B-I refers to business-industrial and R-65 refers to residential.

1.



Figure 2. 163 Amity Road

Address: 163 Amity Rd

Description: Former Quoka residential property. Used as a dumping site for junk and hazardous waste. Some cleanup has been done but more remains. Site is tax delinquent.

Zoning: B-I

Acreage: 1.25

- Identify possible brownfields in community
- Create an inventory of all sites including details regarding status, ownership, tax delinquency, etc.
- Create a priority list for community



Key Principles of Community Engagement?

Mutual Decision-Making

- Emphasis on lived experiences
- Stakeholder involvement

Accessibility & Inclusivity

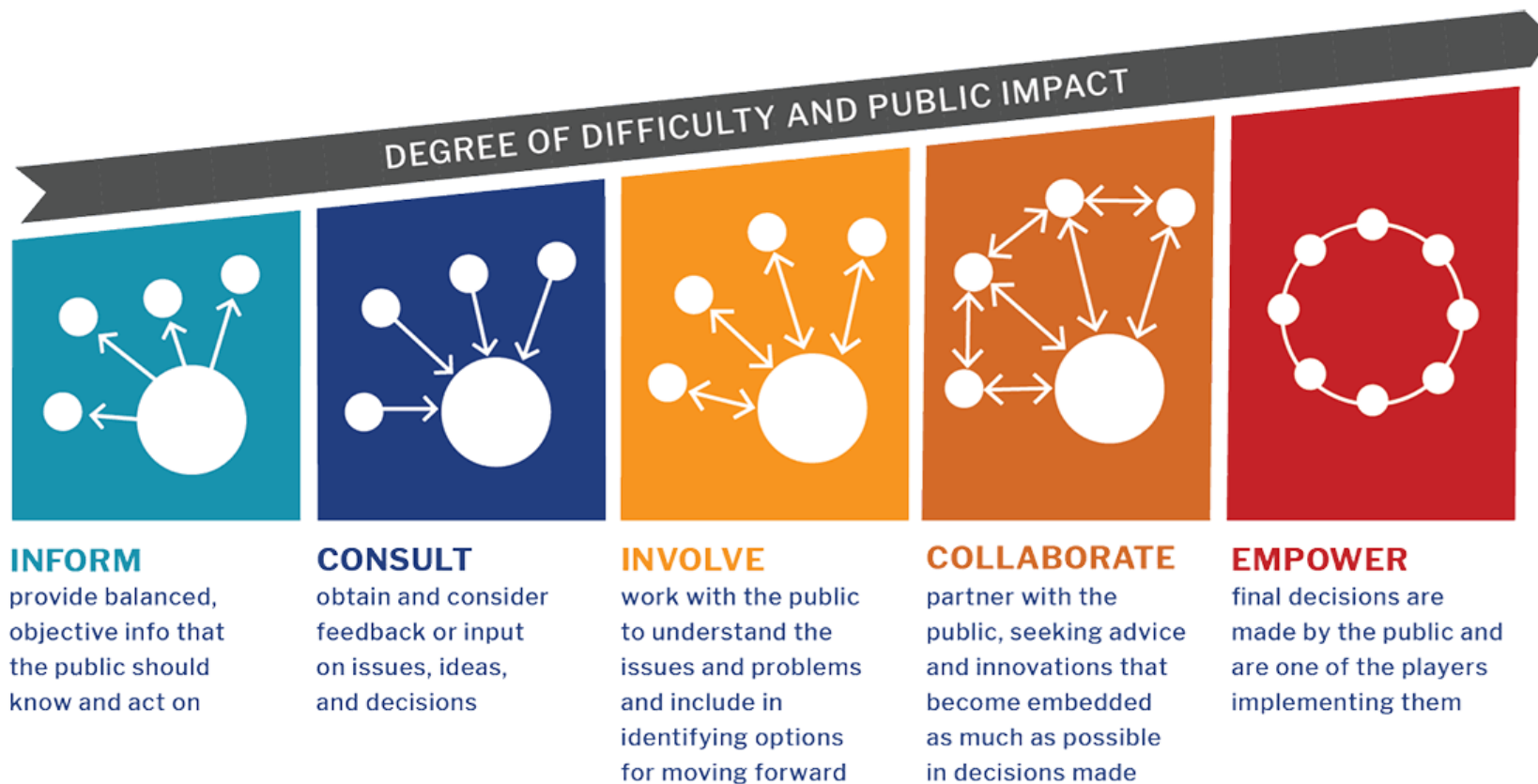
- Culturally competent, plain language
- Online participation

Information Sharing

- Trainings, workshops, education
- Transparency
- “Meet them where they’re at”



Community Engagement Continuum:



INFORM

provide balanced, objective info that the public should know and act on

CONSULT

obtain and consider feedback or input on issues, ideas, and decisions

INVOLVE

work with the public to understand the issues and problems and include in identifying options for moving forward

COLLABORATE

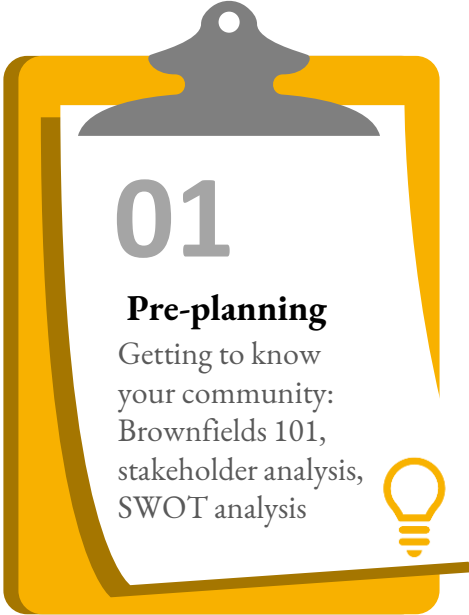
partner with the public, seeking advice and innovations that become embedded as much as possible in decisions made

EMPOWER

final decisions are made by the public and are one of the players implementing them



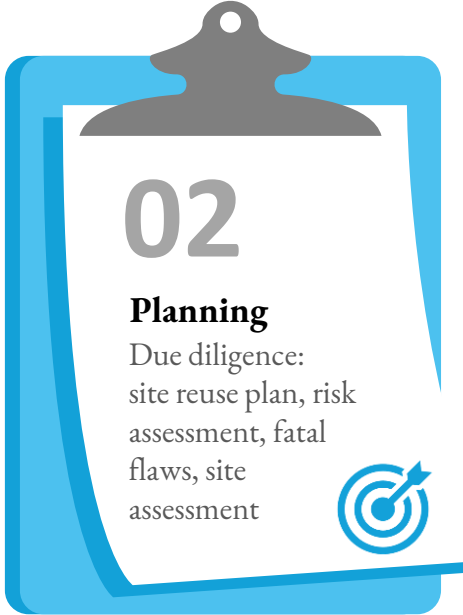

Community Engagement Within Each Phase of Redevelopment



01

Pre-planning


Getting to know your community: Brownfields 101, stakeholder analysis, SWOT analysis



02

Planning

Due diligence: site reuse plan, risk assessment, fatal flaws, site assessment



03

Redevelopment

EPA award, CBA Displacement statement, Construction and revitalization of the site



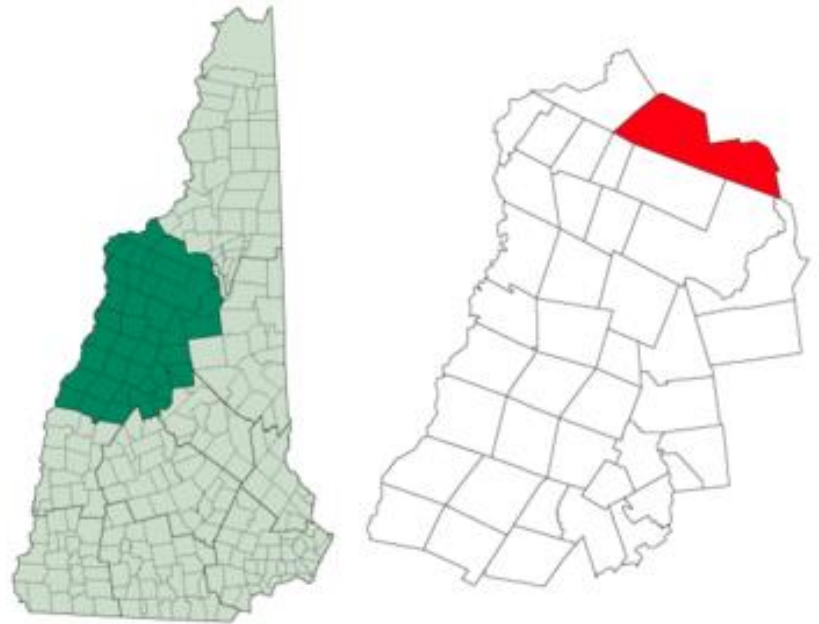
Case Study

Bethlehem, NH

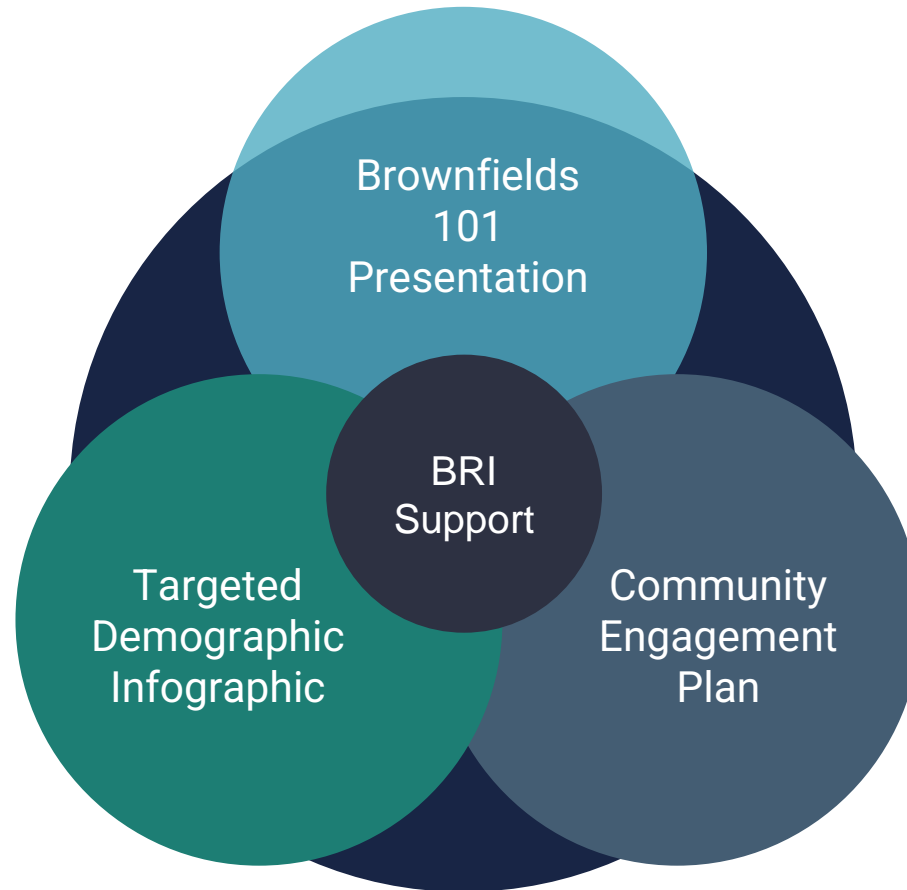


Community Information Highlights

- Population of ~2500 residents
- Geographically one of the largest towns in NH
- ~ 22% over the age of 64
- Median household income ~ \$55K
- 9.4% live below the poverty level



Deliverables of Community Engagement Project



Brownfields 101 PowerPoint

Familiarize community on the brownfield redevelopment process

Encourage citizens to think, reflect, ask questions, and get involved

Can be used for website or public presentations

Discusses

- Identifying brownfields
- Acknowledges brownfields in NH
- Impacts of brownfields
- Benefits of Redevelopment
- Redevelopment Process
- Identifying Stakeholders & How to get involved



<https://docs.google.com/presentation/d/1X6xfjyk9HQf7vHIQp6MvzPsk7pKRQWwMfXx6Rcf7VQ/edit?usp=sharing>



Infographic- Redevelopment of Sinclair Hotel

Determined a “target community” for the infographic

- Sensitive population (65 and older community)

Infographic aims to:

- Convey benefits of the redevelopment design - specific to the target community
- Engage community on their role in the community
- Target specific stakeholders needs
- Encourage and direct on how to get involved in the process
- Advertises for BRI

https://www.canva.com/design/DAE6bO4yV2U/c-sKZhKo71LP1ZLvBSK1bA/edit?utm_content=DAE6bO4yV2U&utm_campaign=designshare&utm_medium=link2&utm_source=sharebutton



BETHLEHEM
Reimagined

REDEVELOPMENT OF THE SINCLAIR HOTEL SITE

"The status quo is not sustainable or acceptable"

The redevelopment of former Sinclair Hotel site will increase livability for all ages while addressing the needs and interests of our community

STRENGTHEN & REVITALIZE

- Residential Opportunities**
 - Access to affordable housing
 - Sustainable property development
 - Increased residential properties
 - Expansion of the Hill View Apartment complex
- Economic Growth**
 - Encourage business
 - Mixed-use structure for commercial, residential, and industrial development
 - Raise home equity = capital gain
 - Increase tax revenue
- Outdoor Spaces**
 - Expanded side walks
 - Increased green space
 - More benches & bike racks
 - Adjust zoning to protect scenic & natural resources
 - Additional Parking
- Social Participation**
 - Promote tourism and visitors
 - Support small business growth on Main Street
 - Drive remediation success through community feedback and engagement

KNOW YOUR COMMUNITY

- 22%** of Bethlehem community members are over the age of 64
- 16%** housing units are multi-family structures
- 71%** of working Bethlehem residents commute to another NH community

TAKE ACTION

- LEARN**
 - Attend town meetings
 - Visit BRI's website
- PARTICIPATE**
 - Spread the word
 - Leave feedback in suggestion box
- CONTRIBUTE**
 - Donate
 - Volunteer
 - Make your voice heard

For progress updates, FAQs or to submit a question/comment, Please visit our website: bethlehemreimagined.org

BRI – Engagement Plan

- **Planning Phase:**
 - Intergenerational community visioning project using Photovoice
 - Real Estate Development Process Map
 - Asset mapping
 - Surveys
 - Brownfields 101
 - Tailored Infographics
- **Investigation Phase:**
 - Youth-driven community engagement project
 - Self-reflection exercise
- **Redevelopment Phase:**
 - Information booths
 - Future building workshops

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Bethlehem Reimagined -
Community Engagement Plan, 2022



Takeaways

1. Not a “cookie-cutter” process
2. Each community is unique, and the approach should be tailored as such
3. Understanding the community’s vision and the community stakeholders is key to helping create helpful community engagement strategies
4. Important to identify ways in which the community can feel a part of the decision-making process
 - Identify ways that make that process easier and build trust



Project Highlight, Community Engagement Materials, Bridgeport, CT

TAKE A TRIP THROUGH THE TIMELINE OF MT. TRASHMORE

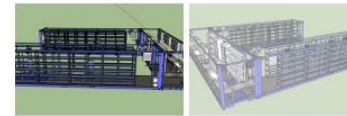
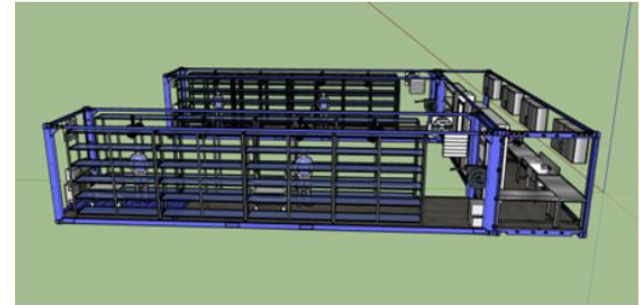
Mt. Trashmore coined by the literal mountain of trash on its site is located on 329 Central Ave. in East End of Bridgeport, CT. The site contained a 35-foot high pile of debris and waste from construction and illegal dumping. The pile of trash existed from the late 1980s to 1993. The history of Mt. Trashmore exemplifies the history of the environmental justice movement that began in the late 1970s. Many appeals for the removal of Mt. Trashmore were rejected by the administrations of Mayors Thomas Bucci and Mary Moran. The community-wide frustration led to local activists and politicians uniting to bring national attention to the issue and pressured city and state officials to act. In the summer of 1991, community organizations began planning a campaign to remove Trashmore. Slide through the timeline below to learn more about the timeline of the site and its transformation to Mt. Growmore.



Late 1980s

THE IMPACT OF MT. TRASHMORE

Mt. Trashmore was an environmental issue, a fire hazard, and a threat to community health. The smell was so strong that Bridgeport residents would sacrifice their air conditioning and keep windows closed during the heat of summer. Rev. Vernon Thompson, then pastor of the East End Baptist Tabernacle Church, would often end services with a prayer for Mt. Trashmore's removal. Together, folks would sing "We Shall Overcome" and march to the site.



Above are 3-D renderings of the proposed indoor farming facility to be built this fall.

FUTURE VISION OF MT. GROWMORE

What Will Mt. Growmore Become?

- Mt. Growmore represents the next phase of B2H, mental health and wellness, dealing with environmental stressors (this is a gamechanger for Brownfields and revitalization).
- Mt. Growmore will address the cycle of violence head-on through mental health services and trauma-informed care. Brownfield sites are the places that drug and violent activity often take place, so Mt. Growmore will help to limit this activity and provide services for those impacted
- It will become a wellness campus: refurbished shipping containers in the shape of a "U" (awnings with solar panels will connect the containers, creating a wellness space for individuals and groups



Looking Ahead

WHAT WILL MT. GROWMORE BECOME?

- HELP BUILD FOOD SOVEREIGNTY
- SUPPORT TO THE LOCAL COMMUNITY
- SUPPORT MENTAL HEALTH
- EDUCATE ON SUSTAINABILITY
- CREATE WORKFORCE DEVELOPMENT



Who can apply?



- Municipalities
- Regional Planning Organizations
- Redevelopment Agencies
- Non-profit Organizations 501(c)(3)
- State & Tribal Governments

Deadline to apply for UConn TAB MAP S23: Dec 14th

UConn TAB RFP (Spring2023)

Name of Primary Contact *(Required)*

First

Last

Title of Primary Contact *(Required)*

Email *(Required)*

Organization Name *(Required)*

What is the status of your entity? *(Required)*

- Municipality
- Regional Planning Organization
- Redevelopment Agency
- Non-profit Organization 501(c)(3)
- Tribal Government
- Other



<https://tab.program.uconn.edu/request-for-proposals-spring-2023/#>

UCONN



Applicant Commitment

- Assign a contact person
- Meet and communicate with UConn TAB team & students
- Provide resources for the project

Anticipated Schedule

Introductory meeting with the students (virtual, January)

Virtual Meetings (as necessary)

Site Visit (February/March)

Final Report & Presentation (virtual, April)

Contacts



Nefeli Bompoti, Ph.D.

Program Manager
Assistant Research Professor, Civil and
Environmental Engineering
University of Connecticut
Nefeli.bompoti@uconn.edu



Rupal Parekh, Ph.D.

Community Engagement Coordinator
Assistant Professor
School of Social Work
University of Connecticut
Rupal.parekh@uconn.edu



Randi Mendes, Ph.D.

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