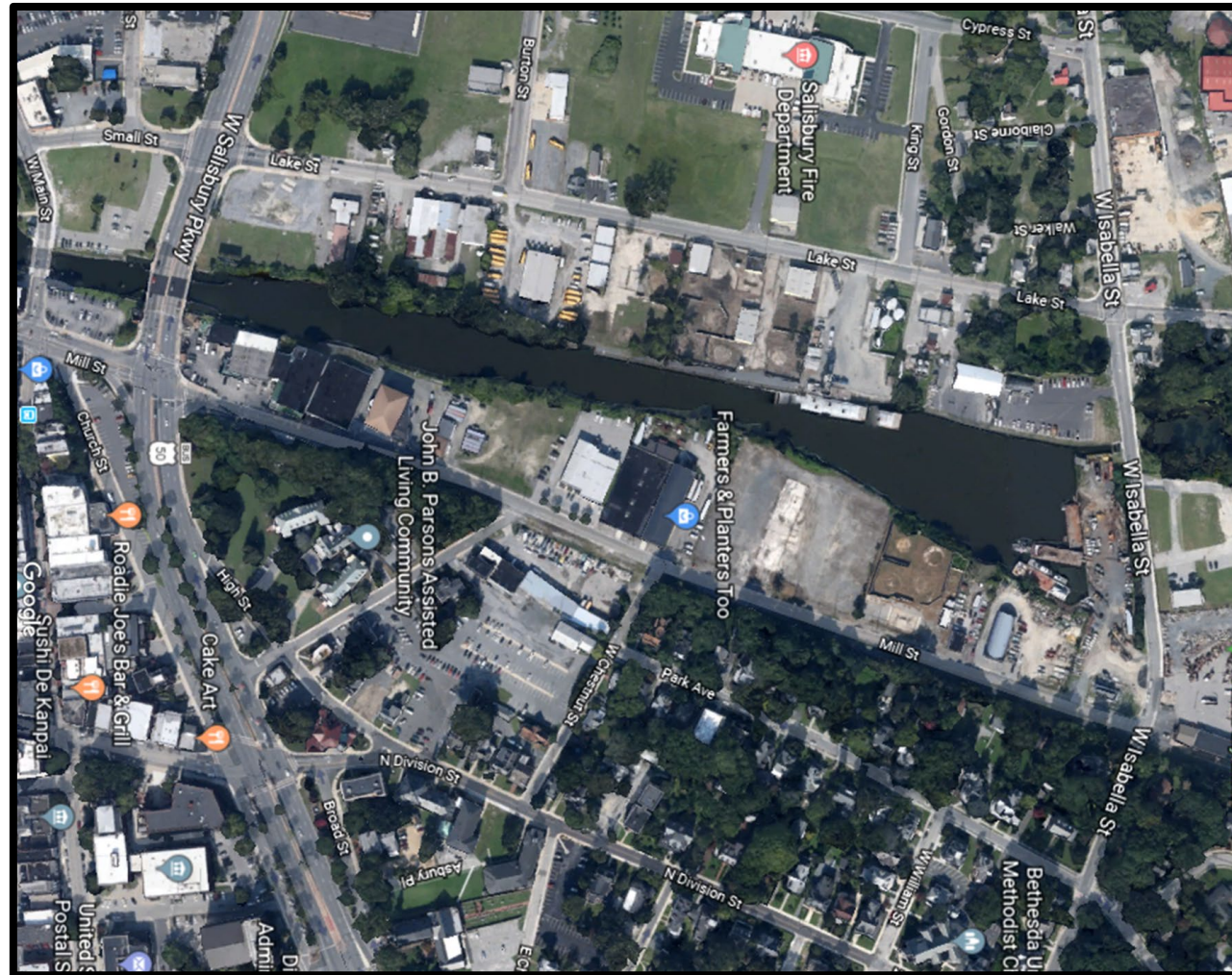


NORTH PRONG PARK—A BROWNFIELD HISTORY & THE SEQUEL

North Prong Park, Lake Street, Salisbury
a brownfield story from early 2000s to today

CITY OF SALISBURY

NORTH PRONG / WICOMICO RIVER



Maryland Department of Planning Assistance

North Prong Planning History

- 2002: Urban Salisbury – Downtown Vision
- 2006: River Project II – The Greater Salisbury Committee
- 2006: Urban River Task Force
- 2007: Capital for a Day Event
- 2008: DNR \$40,000 Coastal Communities Grant
- 2008: Final Draft of North Prong
- 2009: Land Donation – Future Brownfields Site
- 2019: University of Maryland Design Studio
- 2020: Request for Brownfields Assistance

NORTH PRONG: MOVING FORWARD

North Prong Study

- Shoreline stabilization
- **Environmental cleanup (Brownfields)**
- Water quality improvements
- Roadway and streetscape enhancements
- Hierarchy of open spaces and pedestrian connections (river walk extension)
- Environmental and heritage interpretation
- Strategic phasing of parking resources
- Design guidelines for rehabilitation of historic structures and new construction

Design Studio

- Role of the River
- Interesting Features
- Recreation on the Wicomico
- Reinventing the Wheel: Public Placemaking
- Abstraction
- Design Wish List Survey
- Current Community Satisfaction with North Prong Site

NORTH PRONG PARK

The Future of 317-325 Lake Street



BRIEF HISTORY OF INDUSTRY AND CONTAMINATION



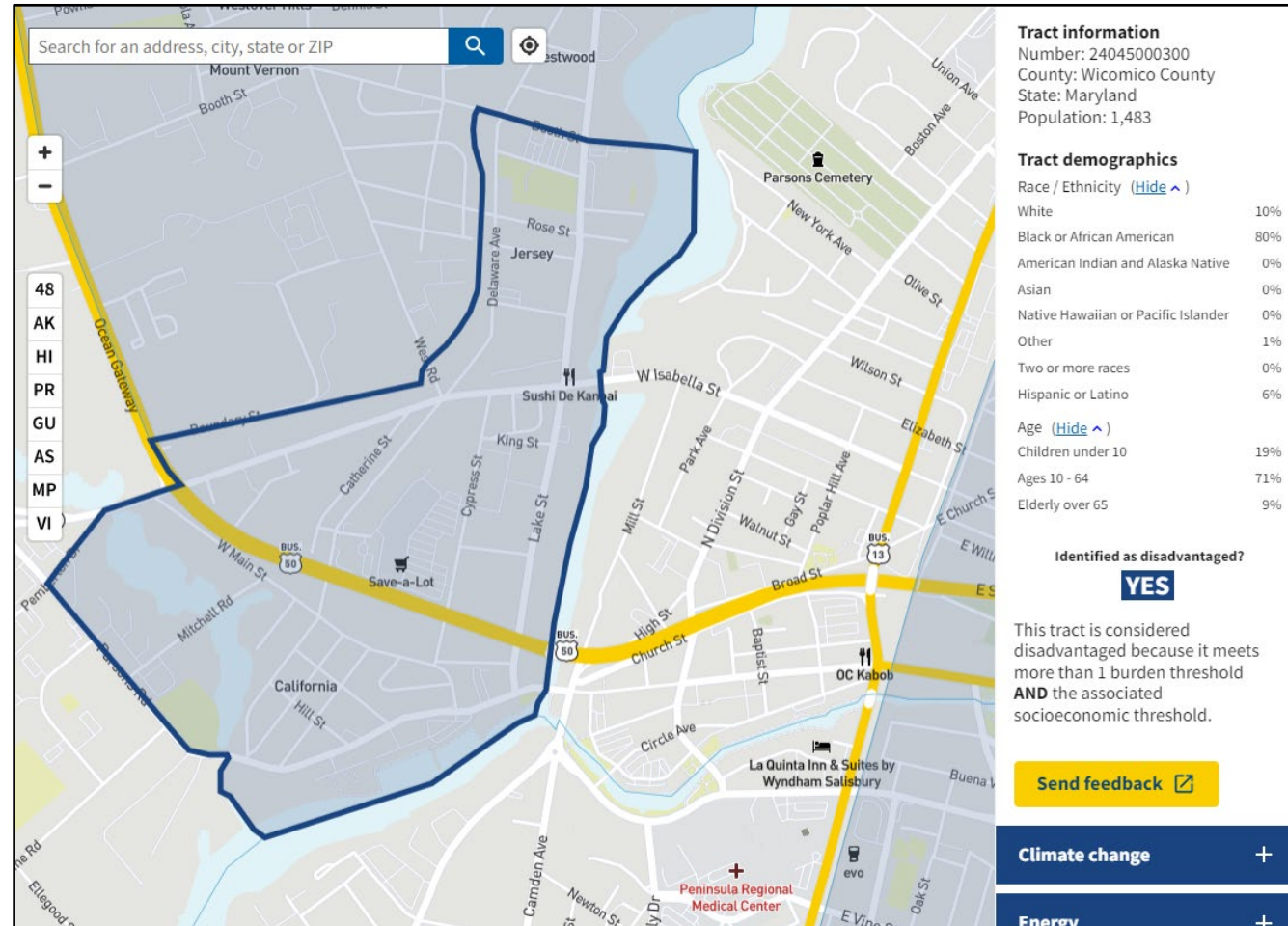
PRIOR TO DEMOLITION



DEMOLITION OF ABOVE GROUND IMPROVEMENTS

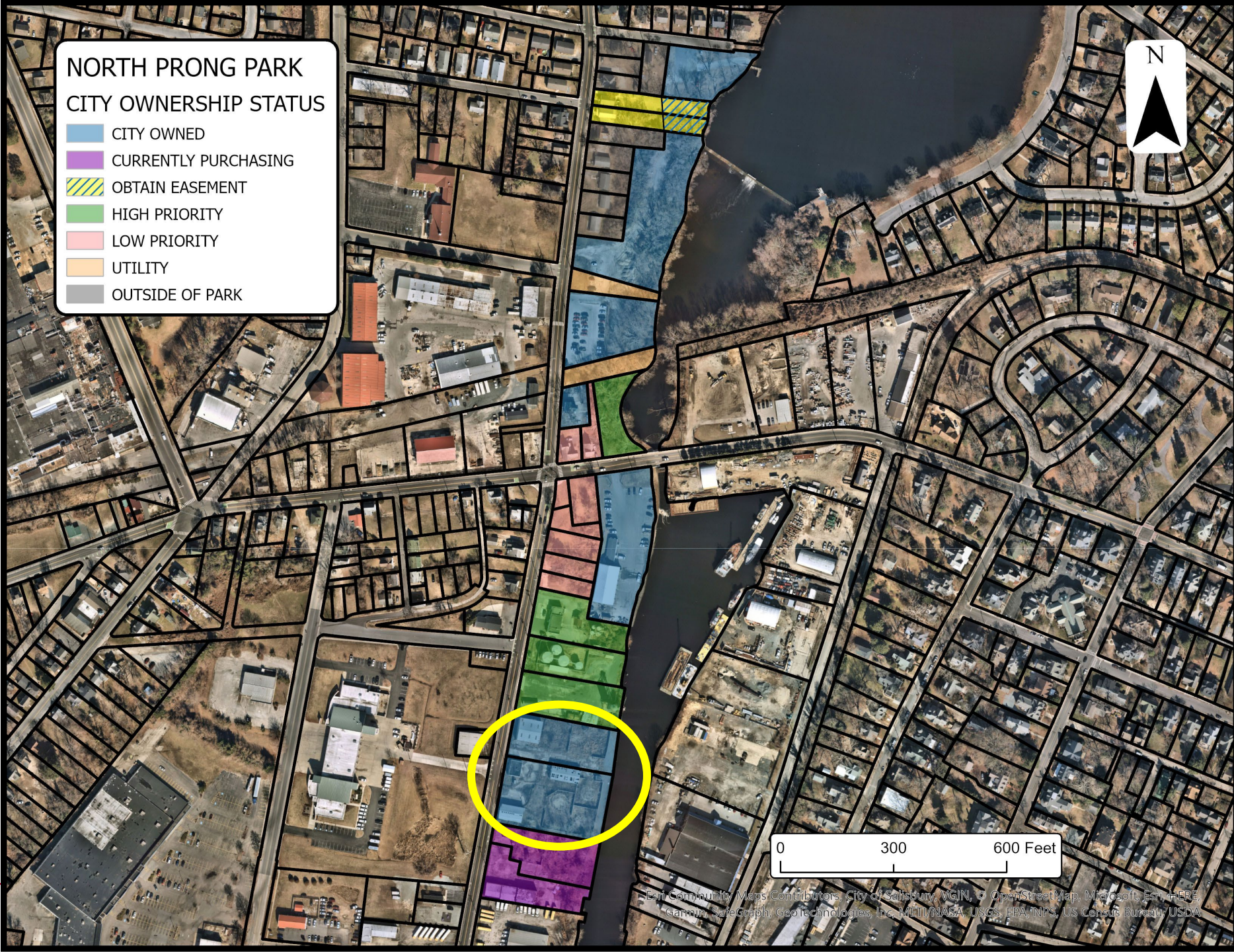


CENSUS TRACT DEMOGRAPHICS



**NORTH PRONG PARK
CITY OWNERSHIP STATUS**

- CITY OWNED
- CURRENTLY PURCHASING
- OBTAIN EASEMENT
- HIGH PRIORITY
- LOW PRIORITY
- UTILITY
- OUTSIDE OF PARK



Map Community Maps Contributors: City of Salisbury, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau/USDA

SALISBURY NORTH PRONG PARK COMMUNITY WORKSHOP 2019 UMD STUDENT DESIGN PROJECT



TARGETED BROWNFIELDS ASSESSMENTS (TBA's)

- EPA can perform direct brownfields site assessments in communities
- Expedites a site to apply for a cleanup grant



TBA CRITERIA

- Request should come from community, state, or a non-profit
- Community support
- Redevelopment potential and a plan
- Private property allowed, but must grant access to EPA
- Demonstrated commitments to cleanup and reuse site



TBA ACTIVITIES

- Phase 1 Environmental Assessments
- Phase 2 sampling
 - Soil and Groundwater sampling
 - Lead paint and Asbestos assessments
- Phase 3 – cleanup planning
- Analysis of Brownfields Cleanup Alternatives (Cost Estimate)





TBA FUNDING

- A TBA Averages - \$25K to \$100k depending on size of site and need of sampling
- Region 3 requests annually - \$200k to \$500k depending on need
- **ASSESSMENT ACTIVITIES PERFORMED BY EPA, NOT APPLICANT**

TBA BENEFITS

- We solicit projects primarily through the states and offer SERVICES to failed grant applicants
- Better OPTION FOR ENTITIES WITH A SINGLE SITE TO BE ADDRESSED VS. A GRANT
- Sites are encouraged to enter State VCPs
- Sites can be made ready to APPLY for cleanup grants

<https://www.epa.gov/brownfields/r3>



Brownfields Success Story

Forging a New Future in Steel Country

Beech Bottom, West Virginia

Beginning just after the turn of the 20th century and continuing throughout the heyday of American steel manufacturing, the RG Steel Plant churned out all manner of steel products in Beech Bottom, West Virginia. But after roughly 100 years of production, the historic plant ceased operations.

In November 2012, the Business Development Corporation of the Northern Panhandle (BDC) obtained the property with plans to build a new industrial park. But environmental concerns—including asbestos in the existing buildings and potential soil and groundwater contamination—were standing in the way of development.

The Cleanup

In 2014, the U.S. Environmental Protection Agency (EPA) awarded BDC a Targeted Brownfield Assessment grant. A Phase I Environmental Site Assessment evaluated the property and neighboring areas for contaminants. Phase II assessments consisted of constructing and sampling monitoring wells, soil borings, surface soil samples, sediment samples, surface water samples and one raw well water (process water) sample at the facility. These assessments were needed before cleanup activities could begin.

The Benefits

EPA funding was essential in remediating the site and, in turn, revitalizing the area and putting residents back to work. The 600-acre Beech Bottom Industrial Park attracted a number of tenants, some of whom were able to move in and begin working while remediation activities took place elsewhere on the site. BDC generated additional interest from companies representing the metals, transportation, energy and petrochemical industries that were looking to expand to the area following the cleanup. In total, more than \$20 million in investments and approximately 700 jobs were created by remediating and redeveloping the site.



The Beech Bottom Industrial Park has generated more than \$20 million in investments and approximately 700 jobs since redevelopment began in 2014.

EPA Grant Recipient:
Business Development Corporation of the Northern Panhandle

EPA Grant Type:
Targeted Brownfields Assessment

Former Use: Steel Manufacturing

Current Use: Industrial Park

“By creating strong partnerships and making strategic investments, we have been able to diversify our economy, increase investments and reduce the unemployment rate.”

*Pat Ford,
Executive Director, Business
Development Corporation
of the Northern Panhandle*

For more information:
Visit the EPA Brownfields website at www.epa.gov/brownfields or contact Joe Nowak at 215-814-3303 or Nowak.Joseph@epa.gov.

EPA 560-F-17-216
October 2017

Amounts are subject to change

FY24 BROWNFIELDS MULTIPURPOSE, ASSESSMENT, AND CLEANUP GRANT OFFERINGS

Grant Type	Maximum Project Period	Maximum Amount Per Grant	Estimated # of Awards	Total Per Grant Type	
				Bipartisan Infrastructure Law Funds	Regular Appropriated Funds
Multipurpose	5 years	\$1,000,000	20		\$20,000,000
Assessment (State/Tribal Level)	5 years	\$2,000,000	25	\$50,000,000	
Assessment Coalitions	4 years	\$1,500,000	26		\$40,000,000
Assessment (CW) - New	4 years	\$500,000	30		\$15,000,000
Assessment (CW) - Existing	4 years	\$500,000	30		\$15,000,000
Cleanup	4 years	\$500,000	40	\$20,000,000	
Cleanup	4 years	\$2,000,000	17	\$35,000,000	
Cleanup	4 years	\$5,000,000	8	\$40,000,000	

196

\$145,000,000

\$90,000,000

\$235,000,000

NO COST SHARE



HOW TO PREPARE FOR BROWNFIELD REDEVELOPMENT

START PREPARING NOW

Prepare Brownfield Site Inventory

Assessment Grant

- Determine target area

Cleanup Grant

- If/when to transfer ownership

Staff Capacity

- Are you ready for EPA Brownfield Grant?

Would TBA be better option?

Consider End Goal

- EPA Assessment Grant Eligible
Planning Activities can help

HOW WVU TAB CAN HELP

[HTTPS://BROWNFIELDS.WVU.EDU/](https://brownfields.wvu.edu/)

- **Guidance for brownfield site resources**
 - **(Grants: assessment, cleanup; redevelopment resources)**
- **1:1 assistance/meetings**
- **Assistance with grant applications, grant administration**
- **Educational Outreach**
 - **In-person or virtual**
- **Community visioning; site design**



All assistance is always FREE

MDP'S BROWNFIELD ASSISTANCE PROGRAM

Types of Assistance

- Site research
 - Environmental due diligence
 - Cleanup
 - MDE's LRP map
 - Data mining
- Funding/Financing options
 - Grant opportunities
 - BRIP tax credit
- Educational opportunities
 - Collaborative webinars
 - Statewide Brownfield Conference
- Liaison with key contacts
 - Determine organizations to connect with
 - Arrange introductions
 - Facilitate group meetings to brainstorm and advise re next steps
 - Follow up with team to move projects forward

RESOURCES MATRIX

EPA	WVU TAB	MDP
Targeted Brownfield Assessments	Brownfield site inventories	Comprehensive Planning
Assessment Grants	Community engagement	Planning technical assistance
Cleanup Grants	Brownfield education/training	Zoning technical assistance
Multipurpose Grants	Resource identification	Placemaking strategies (new!)
National Brownfields Conference	Grant review and feedback	Liaison with key contacts
Regional TAB program funding	Prioritizing properties	Brownfield conference & webinars
Regional technical assistance funds	Site design	Grant research & management

Yellow highlight indicates resource tapped for the North Prong Park project.

WE WANT TO HELP!

- Tracey Greene Taylor
Director of Lower Eastern Shore Regional Office
Maryland Department of Planning
Phone: (410) 726-8939
Email: Tracey.Taylor1@maryland.gov
- Rick Baldwin
Director of Department of Infrastructure & Development
City of Salisbury
Phone: (410) 548-3170
Email: RBaldwin@salisbury.md
- Joseph Nowak
Brownfields & Revitalization Branch
USEPA Region 3 (3LD50)
Phone: (215) 814-3303
Email: nowak.joseph@epa.gov
- Katie See
Brownfields Redevelopment Specialist
WV Brownfields Assistance Center at WVU / TAB
Phone: (304) 293-6984
Email: katie.see@mail.wvu.edu
- Sylvia Mosser
Resource Conservation Planner
Maryland Department of Planning
Phone: (410) 767-4487
Email: sylvia.mosser@maryland.gov