

Emerging Issues in Brownfields: Trenton Brownfields Program as Example for Redevelopment Support

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Overview: Trenton, NJ

Formerly Industrial (1850s-1950s)

pottery

rubber

steel

Trenton Makes.....the World Takes

Declining industry/population (1950-2010)

Flight to Suburbs (1940s – present)

Became a symbol of Urban Blight
by the late 1980s



Trenton in the 1980s/1990s

Conditions:

Low Property Values

Declining Population and Tax Base

Industrial Job Loss

City-owned property portfolio >1,000 sites

Challenges:

Industrial Heritage - Legacy: contaminated sites

Regulatory Requirements (from 1970s/80s - ongoing)



How to support redevelopment and revitalization in the post-industrial, urban environment?

Among other things, help to mitigate or remove environmental uncertainties by:

Providing site information (environmental data)

Developing a “roadmap” to site closure
scope, schedule, budget (cost estimate)

Obtaining regulatory closure (shovel ready)

Early Brownfields Incentives

Early 1990s - City-Wide
Redevelopment Strategy

1994/1995 - Hazardous
Discharge Site
Remediation Fund (HDSRF)
USEPA Assessment and
Cleanup Grants.

Spill Act and CERCLA
liability protections
afforded under ISRA.

1995 – Original Brownfields
Assessment Pilot
Community

Four original sites (first
inventory)



Resources to Municipalities

- **Brownfields Grant Management (~\$35.5M)**
 - NJ HDSRF (\cong \$5M; \approx 25 sites)
 - NJ HDSRF Cleanup (~\$6M; 4 sites)
 - BDA (Brownfield Development Areas)
 - Open Space Redevelopment Projects
 - USEPA Assessment Grants (\$1.7M; city-wide)
 - Hazardous Materials
 - Petroleum
 - USEPA Brownfields Cleanup Revolving Loan Fund (\$2M)
 - USEPA Cleanup Grants (\$2.5M; 13 sites)
 - Hazardous Materials
 - Petroleum
 - USEDA (~\$6.3M)
 - Pre-development, planning, marketing, investigations, implementation
 - USEPA USTFIELDS
 - EPA ERT (removal actions/investigations)
 - Other grants, RLFs, tax incentives
- **Flood Hazard Areas, Wetlands and Open Waters (Restoration, Demo, etc)**
 - FEMA
 - NJDEP 319H
 - U.S. Army Corps of Engineers
- **Green Acres (NJDEP) – Open Space Development**
- **NJDEP Community Collaborative Initiative (NEW!)**

Program Metrics

- Cleanup: ~170 acres (~3.5% of city footprint)
- Redeveloped: 50 sites (53 uses)
 - 13 Public Use
 - 14 Residential (537 Units)
 - 6 Industrial
 - 6 Commercial
 - 10 Open Space
 - 2 Mixed Use
 - 2 Retail
- 7 Phoenix Awards (more than any city in U.S.!)
- Enhanced Tax Revenues (minus PILOTs and abatements)



Metrics
Awards
Inventories
Outreach

[http://www.trentonnj.org/Documents/BE
ST_Action_Plan_6-20-14.pdf](http://www.trentonnj.org/Documents/BE
ST_Action_Plan_6-20-14.pdf)

City of Trenton
Better Environmental Solutions for Trenton
(BEST)



Brownfields Program Action Plan

March 2014—DRAFT

Site Inventories

1995 – EPA Pilot - Four original sites (all redeveloped)

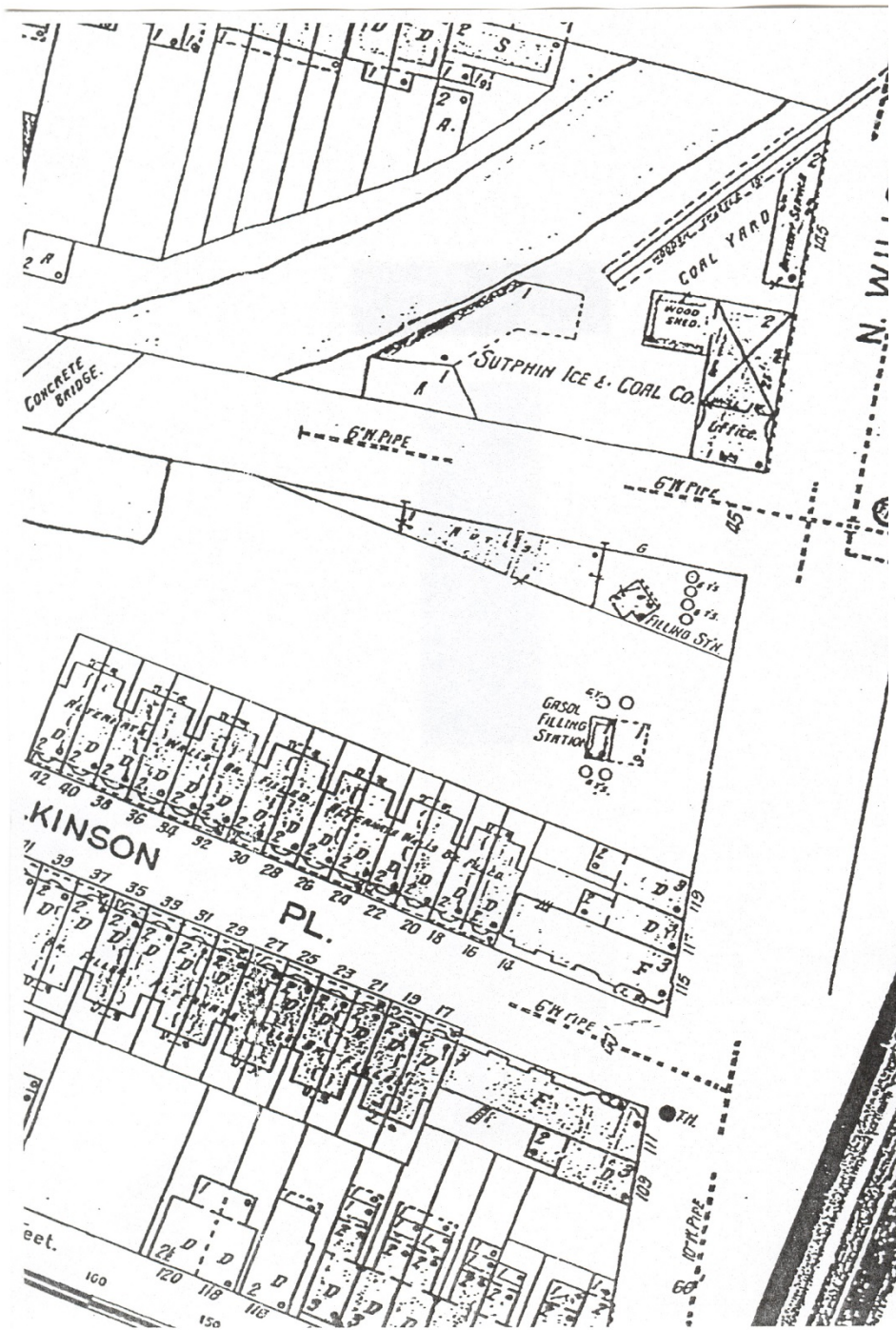
1995 to present Inventory for BEST Committee (~100 sites) biennial/quadrennial report to Mayor

Early 2000s U.S. Conference of Mayors (~100 sites)

2009 Gas Station database

2015 Inventory for Sustainable Jersey Brownfields

2016 Dry Cleaner database



- 319△Leopardi Jos J ©
- 320△Paulaski Walter D ©
- 321△Martin Andrew ©
- 322△Ricigliano Anthony J ©
- 323△Necerato Jos ©
- 324△Peoples Martin J jr ©

- 325△Petrescu John ©
- 326△Lucas Leonard E
- 327 No Return
- 328△Schaaf J David ©
- 329△Brugno Bernard M ©
- 331△Cherkos Anna Mrs © gro
- Mary intersects**
- 101△Williams Edw I ©
- 111△Stolarz Stanley A © pntr
- 116△Flodmand Clarence ©

- Rowan av inter-sects**
- Lake av intersects**
- Park av intersects**
- Pitman av inter-sects**

- △Hunt Stilwell H
- Capitol begins**
- 19 Willow Parking Yd
- 20△Tyman Eleanor Mrs Gray Thos A
- Haines Alice J
- 27-29△Griffith Helen women's clo
- 28△Tall Styles women's clo
- Reali John
- Pfleiger Agnes Mrs
- 30 Adorno Jose
- Rivera Felix
- 31△Stout & Co tailors
- △Sandler A H & Son real est and ins
- △State Athletic Comn
- 32△Berk Wm tailor
- 33△Trenton Beauty Sup
- 35△Straker Frank © tailor
- 37△Curry Ticket Agcy
- △Trenton Opera Assn
- △Curry Madaline Mrs 33

- W Hanover inter-sects**
- W Front ends**
- 109△MacDaniel David F
- 111△Ginder Frances Mrs
- Wilkinson pl begins**
- 114△Commini's Delicates-sen
- 115△Antonucci Dante optom
- 116△Burke Mary C Mrs ©
- 117△Keegan Paul J
- 118△Trautman Margt Mrs ©
- 119△Allen Clifford B
- 120△Sweeney Mary Mrs
- 122△Anderson Wm M
- 124 Dovgala Thos J
- 125 Willow Parking
- 126△Ely Jas D
- 128△Greib Johanna Mrs ©

5-MUSIC
 and HIGH FIDELITY ☆ RECORDS
 Telephone OWen 5-1413

Inventory tools: Sanborn maps, City Directories, old tax maps and cards, old telephone directories, tax records, Engineering records, Inspections Dept. records

PAGE CO.
 Allied Van Lines
 RACE



Export 2-6115
 Tel.
 E. CANAL AT E. STATE STREET

Gas Station Inventory (~2006)



148+ former gas stations

~13 existing stations

25 Closed Cases

28 Active Cases

9 Registered USTs only

86 NO COMPLIANCE HISTORY (58%)



Dry Cleaner Inventory (2016)

- 194 dry cleaners (5 existing)
- 8 (4%) on NJDEP data miner as “cleaners”
- 9 others on data miner for other reasons
- 120 former dry cleaners (~62%) had evidence of residential use during or after dry cleaning use



Sustainable Jersey Inventory (2015)

Brownfields Inventory & Prioritization

Inventory

Site list

Acreage

active/non-active

Address

developed/undeveloped

Block/Lot

availability

Case Status

Prioritization - relative scoring based on:

Environmental Hazard

Development Potential

Blight Reduction Potential

Ownership

Brownfields Marketing (for priority sites)

Stakeholders

Zoning

Accessibility

Reuse Options

Adjacent uses

Designations for redevelopment (RA, UEZ, SID, etc)

Brownfields Reuse Planning

City-wide Master Plan (Environmental Element)

Redevelopment areas and plans

MARKETING TRENTON

- Historic
- Location
- Workforce



Marketing Brownfields (Property Disposition)

- Auction
- Negotiated Sale (Redevelopment Areas only) - NJRedevLaw
- RFP (Redevelopment Areas only)
- Brokers

- Internal Marketing
 - RFPs, Advertizing, Publications
- State
 - Site Mart
 - Choose NJ
- Brownfields Websites
 - Conference venues
 - Contaminated site brokers