What is Highway to Health(Care) - H to H(C)

Highway to Health(Care) Initial Concept

Utilize the growing number of Abandoned Storage Tank and Automotive Sector Sites (Car Lots, Junk Yards, Auto Manufacturing, etc.) to promote Community Driven Brownfields Redevelopment Projects that promote Health and Healthcare and provide Economic Development Opportunities in Underserved Communities.
Underground Storage Tank Redevelopment Opportunities

- Growing Number of Abandoned and Underutilized Underground Storage Tank Sites available for Redevelopment

- “Of The Estimated 450,000 Brownfields Sites in the US, Some Reports State that Perhaps Half have Petroleum Contamination.”

Underground Storage Tank Redevelopment Opportunities (Cont.)

- Estimated Number of Abandoned Tanks Nationwide is Unknown ??? and Growing Due to Economic Challenges
  - Over 25,037 Petroleum Contaminated Facilities in Florida and Growing
  - December 31, 2009 Tank Upgrades Required – at The Worst Time Economically
  - From 1996-2010, a Total of 6,166 Tank Closures have Occurred

- Many Abandoned Tank Sites are in Good Locations to Provide Health and Healthcare Opportunities for Underserved Communities
Growing Number of Closed Automotive Sector Sites

- Since Early 2009, Approx. 2,300 Auto Dealerships have Closed Nationally
- The Combination of All The Closed Auto Dealerships is Comparable To Manhattan (22.96 Square Miles / 4,694 Acres)
- In Florida – Chrysler Ended Franchise Agreements with 33 Dealerships in 2009
- In May – Tampa Family Health Centers is opening a new Health Clinic on a former Saturn Dealership

Growing Number of Closed Automotive Sector Sites (Cont.)

- Most Auto Dealerships are Suited for Adaptive Reuse or Redevelopment
  - Midsized Building, Ample Well-lighted Paved Parking and Located along a Busy Boulevard
- Junk Yard Dogs – Most Communities have Junk Yards that can / have Been Successfully Redeveloped
Why - Highway to Health(Care)?

Address Health Disparities and Provide Healthcare in Underserved Communities

- Many Brownfields Communities are Medically Underserved Communities that Suffer from Health Disparities
- 83% of Children from Low Income Families have unmet Vision and Eye Health Needs, NIH
- The H to H(C) Redevelopment can Result in Community-based Healthcare to Begin Addressing Disparities and Other Health Issues

Why - Highway to Health(Care)?

Address Health Disparities and Provide Healthcare in Underserved Communities (Cont.)

- African-American Health Disparities (HHS – Division Of Minority Health)
  - In 2005, African American Men were 2.4 Times as Likely to Die from Prostate Cancer as Compared to Non-Hispanic White Men
  - In 2005, African Americans were 2.2 Times as Likely to Die from Diabetes as Non-Hispanic Whites
  - In 2005, African American Men were 30% More Likely to Die from Heart Disease, as Compared to Non-Hispanic White Men
  - In 2005, African-Americans had 2.3 Times The Infant Mortality Rate of Non-Hispanic Whites
**Why - Highway to Health(Care)?**

**Economic Opportunities Resulting from a Strong Health Care Market**

- 10 of The 20 Fastest Growing Occupations are Healthcare Related
- Healthcare will Generate 3.2 Million New Jobs Between 2008 - 2018, more than any other Industry
- Job Training for Health Care Professions Remains Strong and Another Opportunity For H to H(C)
- Yes, We are All Getting Older with More Medical Needs
- The City of Clearwater has provided scholarships for 13 residents of their Brownfields area in Health Care Professions

**Why - Highway to Health(Care)?**

**Wide Range of Redevelopment Opportunities / Benefits**

- Health Care
  - Community-Based Health Clinics, Federally Qualified Health Centers, Hospitals, Vision Care, Dental Care, Urgent Care, etc.
- Access to Healthy Food Choices
  - Grocery, Community Gardens (on Safe Sites / Safe Practices)
  - Address Food Desert Issues – Healthy Food Choices Unavailable
- Safe Housing
  - Lead and Asbestos Issues
Why - Highway to Health(Care)?

Wide Range of Redevelopment Opportunities and Benefits (Cont.)

- Public Safety Opportunities – Police, Fire, etc.

- Other Health Related Industries – Pharmaceutical, Bio-Medical

- Open Space / Green Space – Improvements to Recreation that address Health (i.e. Childhood Obesity)

Former Junk Yard to NW Fire Station
Clearwater, Florida

Former Wastewater Plant to Waterfront Park
Village of North Palm Beach, Florida

Brownfields Revitalization - Urban Agriculture and Food Connection

Assessment
Vacant Lots, Property and Structures

Cleanup
Deconstruction, Removal, and Water Management

Redevelopment and Reuse
Agriculture, Gardens, Community Kitchen, Community Centers, Farmers Market, Food Retail, Composting Facility

Community Collaborations For Sustainable Re-development and Healthier Communities

WHO?
Foundations, Local Health Department, Planning Department, Public Works, Community-Based Organizations, Food Security Organization

WHAT?
Community Food Security Assessment Food System Mapping, Market Analysis, Land Inventory

WHY?

Reinventing Community Connections with Agriculture and Food
**Willa Carson Health Resource Center**

*Clearwater, FL*

**Brownfields Transformation (Abandoned Gas Station to Health Clinic)**

**Challenges**
- Abandoned Contaminated Gas Station
- Abandoned Gas Station with Out-of-State Property Owner
- Environmental Issues
  - 4 USTs
  - Hydraulic Lift
  - 450 Tons of Contaminated Soil

**Tools**
- State Brownfields Designation & Remedial Funding
- CDBG

**Results**
- Instilled Environmental Justice
- Established Trust and Credibility with Local Community
- National Brownfields to Public Health Model
- Serves over 3,500 Uninsured per Year

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**Johnnie Ruth-Claire Health Center**

*at Historic Mercy Hospital*

*St. Petersburg, FL*

**Brownfields Transformation (Petroleum Impacted Site to Federally Qualified Health Center)**

**Challenges**
- Petroleum Contamination Off-Site – Former Blue Star Cab Company
- Petroleum Contamination On-Site – Boiler Room
- Abandoned Historic African American Hospital Environmental Issues

**Tools**
- Broad Ranging Partnership
- EPA Assessment Funding

**Results**
- Provide Residents with Immediate Access to Quality Healthcare
- Provide Economic Anchor for Redevelopment of the Area
- National Phoenix Award Winner
Newton Gas Station – Tamiami Trail - Sarasota, FL
Brownfields Transformation (Auto Body / Convenience Store to Potential Health Clinic)

Challenges
- Current Auto Repair and Convenience Store
- Former Abandoned Potentially Contaminated Gas Station
- Funding for Assessment Remediation and Redevelopment

Tools
- EPA Tamiami Trail Petroleum Brownfields Partnership –
- EPA Targeted -Phase I, II ESAs & Tank Removal

Potential Results
- Community Based Healthcare in Underserved Community

Sarasota County Technical Institute (SCTI) – Newtown
Community Redevelopment Area - Sarasota, FL
Brownfields Transformation (Medical Training Facility)

Challenges
- Unemployment near 30% - Need for Job Training

Tools
- EPA Tamiami Trail Petroleum Brownfields Corridor
- Phase I ESA/EPA Targeted Brownfields Assessment
- Reduced Cost Lease from the City of Sarasota ($1 per year)
- Tax Increment Financing from CRA for Renovations

Potential Results
- Job Training for Healthcare and Construction
  ➢ 3,500 SF - Facility Training community Students
Mulberry Florida, FL
Community Searching for Healthcare Solutions on Brownfields Sites

Challenges
- Medically Underserved Community in Polk County, Florida
- Numerous Mined Lands/Abandoned Petroleum Sites within the City
- Nearest Hospitals or clinics 9.8 miles and 12.01 miles away

Tools
- Central Florida Regional Planning Council Brownfields Assessment Funding
- Potential HRSA Access to Health Grant Partnership with the Central Florida Health Care (FQHC)

Potential Results
- Community Based Healthcare in Underserved Community

City of Cocoa – Lead Poisoning and Intervention Program
Potential Public Health Monitoring Partnership

Challenges
- Older Housing Stock with potential for Lead Issues
  - 605 of the city’s 8,000+ dwelling units were constructed prior to 1970
- Coordination of Lead Prevention Program and Coordination of Efforts

Tools
- City of Cocoa – EPA Assessment Grant Public Health Monitoring Funds and Facilitation (Up top 10% of grant Funds)
- Brevard Health Department – Potential Lead Based Paint Screening and Tracking
- Brevard Health Alliance – Blood Lead Level Screening/Outreach and Education

Potential Results
- Identification and reduction of Lead Poisoning in the Cocoa Brownfields Areas
Harbor Oaks Shopping Center – Clearwater, FL
Brownfields Transformation (Economic Development)
From Car Lot to Publix Shopping Center

**Challenges**
- Former Automobile Dealership for 45 Years
- Blighted Buildings
- Market Uncertainty – Third Time is the Charm
- Underground Storage Tanks
- 17 Hydraulic Lifts
- Environmental Stigma
- Need for a Community Grocery Store

**Results**
- 44,287 SF – Harbor Oaks Publix Shopping Center
- 125 New Jobs – Brownfields Area and EZ
- Catalyst for Infill Redevelopment
- $12,000,000 Capital Investment
- Catalytic Town Home and Commercial Developments

Anchorage Park – Village of North Palm Beach, FL
(Treasure Coast RPC)
Brownfields Transformation (Tank Site/Wastewater Plant to Open-Space / Recreation)

**Challenges**
- Former Wastewater Plant
- 3 Inactive Petroleum Tank Sites
- Dredge Disposal Waste
- Sludge and Water in Tanks – Petroleum and Metals
- Asbestos Abatement – Buildings, Piping and Ceilings

**Tools**
- EPA Brownfields Assessment Grant
- EPA Brownfields Clean-Up Revolving Loan Fund

**Results**
- Expanded Open-space / Green-space
- Waterfront Park with Enhanced Marina
- Improved Playgrounds
- Dog Park
- Stage and Pavilion
- Expanded Parking for Marina and Park
- Model Brownfields Reuse
Northwest Fire Station – Clearwater, FL
Brownfields Transformation (Junk Yard to Public Safety)

Why H to H(C) Now Summary

The Stars Align

✦ Growing Number of potential Sites – UST and Auto Sector Sites for Potential Redevelopment

✦ Strong Health-Related Economy while other Redevelopment Opportunities are on Hold

✦ Proven Models and Success Stories to Show that The Concept Works

✦ Funding Sources to Support Community-Based Health Care

✦ Multiple Benefits – Opportunities to Not Only Remove Contamination from Communities but also Improve Healthcare and Overall Health of The Community

✦ Environmental Justice and Economic Opportunities
Moving the H to H(C) forward – What’s Next...

Proposal

- Develop A National Initiative Lead by EPA and a Broad Range of Stakeholders to Promote The Highway to Health(Care) Concept
- Begin to Connect other Programs and Partners to The Concept
  - EPA Brownfields Petroleum Initiative
  - HUD Sustainable Communities
  - Health Resources and Services Administration (HRSA)
  - Health and Human Services – National Partnership for Action to End Health Disparities
- Develop Linkages between Brownfields and Health(Care) Funding and Redevelopment Opportunities

Parting Thought

“The Highway to Health Care approach provides the opportunity to replace contamination and environmental stigma with access to healthcare and health related redevelopment and economic development opportunities in medically and economically disadvantaged communities.”