Roadmap: HIGHWAY TO HEALTH (CARE)

Florida Brownfields Association

Improving Access to Health and Healthcare Through Brownfields Redevelopment Workshop

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Highway to Health(Care)

- Utilize the Growing Number of Abandoned Storage Tank & Automotive Sector Sites (Car Lots, Junk Yards, Auto Manufacturing, etc.) to promote Brownfields Redevelopment Projects promoting Health and Healthcare in Underserved Communities

- We Need to Develop Multiple Approaches to Improve Health and Healthcare through Brownfields Redevelopment

- One Demonstrated Brownfields Strategy to Improve Health and Healthcare
Why - Highway to Health(Care)?

Underground Storage Tank Redevelopment Opportunities

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

- “Of The More than 400,000 Estimated Brownfields Sites in the US, Some Reports State that Perhaps Half have Petroleum Contamination.”
Why - Highway to Health(Care)?

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
  - From 1996-2010 a Total of 6,166 Tank Closures have Occurred
  - Growing Number of Abandoned sites due to Upgrade Requirements

- Good Locations to Provide Health and Healthcare Opportunities for Underserved Communities
Why - Highway to Health(Care)?

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
Why - Highway to Health(Care)?

Growing Number of Closed Automotive Sector Sites (Cont.)

- Most Auto Dealerships are Suited for Adaptive Reuse or Redevelopment
- Tampa Family Health Centers Recently Opened a Health Center on a former Saturn Dealership
- Junk Yard Dogs – Junk Yards that can & have Been Successfully Redeveloped
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Address Health Disparities and Provide Healthcare in Underserved Communities

- Many Brownfields Communities suffer Health Disparities

- In 2005, African-Americans had 2.3 Times the Infant Mortality Rate of Non-Hispanic Whites, *CDC*

- In 2005, African Americans were 2.2 Times as Likely to Die from Diabetes as Non-Hispanic Whites, *CDC*

- 83% of Children from Low Income Families have unmet Vision and Eye Health Needs, *NIHS*

- Improving Access to Health and Healthcare can assist in Addressing Health Disparities
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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 - (Strong Market Supported by Aging Demographics)
Economic Opportunities Resulting from a Strong Health Care Market

- The oldest of the baby boomers are now turning 65, the youngest will be 65 in 2029, *ULI*

- Thirty-two million more Americans will be covered by health insurance by 2019, an increase of 11 percent, *ULI*

- Increased demand for medical services is likely to create more health care-related jobs than is currently anticipated, *ULI*

- Medical office building demand is forecast to expand by 19 percent by 2019, *ULI*
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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
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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)
- Prevention will be key to improve National Health
Highway to Health(Care)

Resources

- EPA Assessment, Clean-Up Grants & Revolving Loan Funds
- Targeted Site Assessments (EPA / States)
- EPA Petroleum and State Tank Programs
- Incentives – Florida Tax Credit for Cleanup of Brownfields (VCTC)
- HRSA – 2010 Patient Protection and Affordable Care Act (PPACA)
- HHS Community Transformation Grants – reduce chronic diseases – diabetes and heart disease
- HHS - Healthy Food Financing Initiative –(HFFI)
Florida Example

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

Results
- Instilled Environmental Justice
- Established Trust and Credibility with Local Community
- National Brownfields to Public Health Model
- Serves over 3,500 Uninsured per Year
- Location for HealthCare Provider for Underserved / Uninsured Community
Florida Example

Johnnie Ruth-Clarke 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

Results
- Provide Residents with Immediate Access to Quality HealthCare
- Provide Economic Anchor for Redevelopment of the Area
- National Phoenix Award Winner
Potential Florida Project

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

Potential Results

- Community Based Healthcare in Underserved Community
Potential Florida Project

Central Florida Health Care

*Mulberry Florida, FL*

Community Searching for Healthcare Solutions on Brownfields Sites

**Challenges**

- Medically Underserved Community in Polk County, Florida to healthcare on Brownfields sites
- Numerous Abandoned Petroleum sites and Mined Lands within the City
- Funding for Assessment Remediation and Redevelopment
- Nearest Hospitals or clinics 9.8 miles and 12.01 miles away

**Potential Results**

- Community Based Healthcare in Underserved Community
Florida Example

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
Florida Example

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 Drying Beds
- Sludge and Water in Tanks – Petroleum and Metals (confined space)
- Asbestos Abatement – Buildings, Piping and Ceilings
- 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
Florida Example

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…

- Develop Linkages between Brownfields and Health(Care) Funding and Redevelopment Opportunities

- Continue to Connect other Programs and Partners to the Concept
  - EPA, HRSA, HUD, ATSDR, Local Governments, FQHCs, Private Sector, Other Stakeholders, You…

- Develop Case Studies and Resource Guide Technical Assistance & Pilot Projects

- Gain Support and Coordination from Agencies with Resources

- Develop a National Action Agenda to Promote - “Improving Access and Health Care Through Brownfields Redevelopment”
“Environmental protection is about human protection. It's about family protection and community protection. It's about safeguarding people in the places where they live, work, play, and learn. Environmental protection is public health protection.”

Lisa P. Jackson,
Remarks to the American Public Health Association (APHA),
November 2009