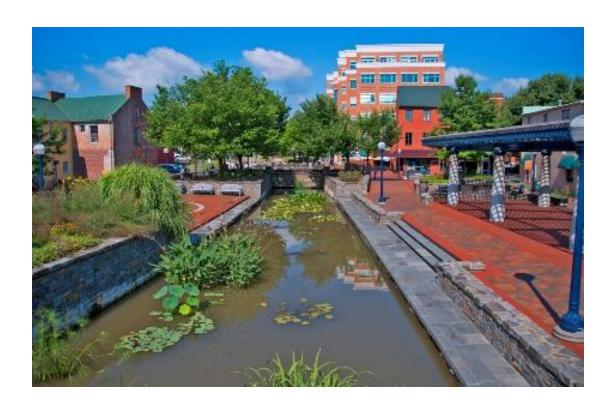
MARYLAND'S BROWNFIELD REDEVELOPMENT ASSISTANCE PROGRAM

Planning Directors Roundtable September 30, 2021



OVERVIEW OF THE PROGRAM

 The Maryland Department of Planning (Planning) serves as a resource, liaison, and facilitator for brownfield remediation and redevelopment, connecting customers to federal and state agency resources.



Carroll Creek Park, Frederick City



OVERVIEW OF THE PROGRAM

 Planning connects local planning jurisdictions and other interested parties throughout Maryland with brownfield assessment, cleanup, planning, and redevelopment funding and incentive opportunities.

 Planning also prepares brownfield grant applications on behalf of local governments and hosts webinars and conferences.



COLLABORATION WITH SISTER AGENCIES

- EPA Region III encouraged Maryland to access more federal brownfield funding resources (neighboring states have done so).
- MDE Land Restoration Program identified a liaison role for Planning.
- MDE Voluntary Cleanup Program and Technical Review Service consultations.



COLLABORATION WITH SISTER AGENCIES

 Brownfields Revitalization Incentive Program and Advantage Maryland (Commerce)

Strategic Demolition Fund (DHCD)

Land Preservation, Parks and Recreation Plan (LPPRP)
 Guidelines (DNR)



2021 HIGHLIGHTS

 EPA awarded Planning a 3-year \$300K grant to collaborate with Baltimore County to offer free environmental site assessments to property owners on the East Side of the county.

 In response to Planning's outreach, Frederick City applied for and received an EPA brownfield grant as well.



2021 HIGHLIGHTS

 Inaugural Maryland brownfield conference (November 16-17, 2021) in collaboration with MDE.

Register at:

https://planning.maryland.gov/Pages/OurWork/envr-planning/brownfields/conference.aspx



TRENDS

- Logistics Hub
 - "Area allocated to logistics activities relating to the transportation, sorting, dispatch, and distribution of goods for national and international transit." -https://www.interlakemecalux.com/blog/logistics-hub
 - "Brownfield sites are frequently close to urban cores and existing transportation hubs. Proximity to these hubs, including rail and highway infrastructure, streamlines logistics and dramatically lowers transportation costs." - https://centerpoint.com/highlights/whitepapers/brownfield-redevelopment-whitepaper/



TRADEPOINT ATLANTIC (BALTIMORE COUNTY)



"Construction continues at Baltimore's Tradepoint Atlantic, 3,300-acre global logistics hub that eventually will be one of the largest in the country [previously the Sparrows Point steel mill]. Courtesy of Tradepoint Atlantic."

https://www.naiop.org/en/Research-and-Publications/Magazine/2021/Summer-2021/Business-Trends/Tradepoint-Atlantic-A-Modern-Industrial-Revival



TRENDS

- Data Center Development
 - "Land scarcity in large data center hubs is already driving brownfield development, despite higher construction costs."
 - "This is not something that will happen slowly in 20 years it will happen quickly in the next 10 years." (CEO, Nautilus Data Technologies)
 - "Multiple connections to power, access to water, location resilience, and appropriate zoning, among others."
 - https://roxxcloud.com/data-center-developers-are-getting-rid-ofbrownfields/



QUANTUM LOOPHOLE INC. (FREDERICK COUNTY)

- "Former 2,100-acre Alcoa Eastalco Works [aluminum smelter] site near Buckeystown."
- "Quantum Loophole Inc., in a strategic joint venture with TPG Real Estate Partners (TREP), recently closed on the land purchase and is planning to develop a first-of-its-kind environmentally friendly data center campus."
- https://www.medamd.com/news/maryland-commercefrederick-county-announce-purchase-of-former-alcoaeastalco-site/



TRENDS

- Conversion of brownfields to recreational facilities.
- Pennsylvania Brownfields to Playfields program:
 - https://www.dep.pa.gov/Business/Land/Redevelopment/Pages/B rownfields-to-Playfields.aspx
- Rails to Trails Conservancy guidance:
 - https://www.railstotrails.org/build-trails/trail-buildingtoolbox/acquisition/environmental-contaminants/



NEXT STEPS: MARYLAND'S BROWNFIELD REDEVELOPMENT ASSISTANCE PROGRAM

- Continue to assist local governments by expanding local brownfield inventories and assisting with grant applications.
- Identify more Maryland brownfield success stories and provide more webinar and conference opportunities.
- Manage EPA grant projects in collaboration with local governments. <u>FY22 EPA Grant Solicitation is out now</u>.



EPA BROWNFIELD GRANT SOLICITATION

- Applications are due to EPA on December 1, 2021 for:
 - Assessment Grants
 - Cleanup Grants (draft application must be shared with public)
- EPA grant guideline outreach webinars are scheduled for:
 - October 13 and 14, 2021
- For more information,
 see: https://www.epa.gov/brownfields/multipurpose-assessment-rlf-and-cleanup-marc-grant-application-resources



Maryland's Brownfield Redevelopment Assistance Program webpage:

https://planning.maryland.gov/Pages/OurWork/envr-planning/brownfields/brownfields-redevelopment.aspx

QUESTIONS?

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