



# Brownfields Assessment Demonstration Pilot

## Gainesville, FL

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

**EPA's** Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### BACKGROUND

EPA selected the City of Gainesville for a Brownfields Pilot. Construction of new transportation routes west of the city during the 1960s significantly affected downtown Gainesville's business center. Suburban land availability, opportunities for commercial development, access to new transportation routes, and the emergence of shopping malls have prompted many businesses to leave the downtown area. Gainesville is working to manage the environmental and economic legacies left in the downtown area.

The Pilot targets a 20-acre area in the city's downtown known as the East Gainesville Sprout Project. The target area is located within a state Enterprise Zone, which provides additional redevelopment incentives to developers and financial lenders. A critical need to treat stormwater runoff from the downtown area has prompted the city to pursue efforts to create a stormwater park within the East Gainesville Sprout Project. This site, which contains contaminated soil and groundwater, is similar to other downtown brownfields.

### PILOT SNAPSHOT



Gainesville, Florida

**Date of Announcement:**  
September 1997

**Amount:** \$200,000

**Profile:** The Pilot targets the East Gainesville Sprout Project, a 20-acre parcel in downtown Gainesville.

#### Contacts:

City of Gainesville Community U.S. EPA - Region 4  
Development Agency (404) 562-9493  
(352) 334-5000

Visit the Gainesville Pilot web site at:  
<http://www.state.fl.us/gvl/Development/Sprout>

Visit the EPA Region 4 Brownfields web site at:  
<http://www.epa.gov/region4/wastepgs/brownfpgs/bf.htm>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
<http://www.epa.gov/brownfields/>

## OBJECTIVES

Gainesville's objective is to use the Pilot as a model for further brownfields assessment, cleanup, and redevelopment efforts. As part of the East Gainesville Sprout Project, the Pilot will assess properties to support the city's goals of reducing on-site soil and groundwater contamination and contaminated runoff and thereby increase new business development, jobs, and the tax base and reverse trends toward greenfields development. The Pilot will serve as a model for two other brownfield areas within the city—the Waldo Road Corridor and the Airport Industrial Park—as well as other future brownfields projects.

## ACCOMPLISHMENTS AND ACTIVITIES

*The Pilot has:*

- Developed a geographic information system (GIS) that compiles environmental data from state agencies into a comprehensive inventory for analysis;
- Conducted an environmental assessment at the Rinker site;
- Begun a Phase I environmental assessment at the site of the future stormwater park, the CSX property;
- Developed a Pilot web site ([www.state.fl.us/gvl/Development/Sprout](http://www.state.fl.us/gvl/Development/Sprout)); and
- Convened a Project Task Force, which will provide community input regarding Pilot activities.

*The Pilot is:*

- Developing plans for additional assessments as well as cleanup and redevelopment of the East Gainesville Sprout Project; and
- Researching funding sources to establish a cleanup and redevelopment fund.

## LEVERAGING OTHER ACTIVITIES

Experience with the Gainesville Pilot has been a catalyst for related activities, including the following:

- Redevelopment dollars leveraged total \$1,895,000, including \$195,000 from an EPA Sustainable Development Challenge Grant; \$200,000 from the Florida Department of Environmental Protection; \$600,000 from the Florida Communities Trust; and \$900,000 from the city.
- A site assessment was completed on the MGP property.