

NEW YORK CITY BROWNFIELD COMMUNITY SERVICE REPORT

OUTREACH TO NYC COMMUNITIES
WITH BROWNFIELDS

2010



NYC MAYOR'S OFFICE OF ENVIRONMENTAL REMEDIATION

253 BROADWAY, NEW YORK, NY 10007





The City of New York
Michael R. Bloomberg, Mayor

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NYC Brownfield Community Service Report

Outreach to NYC Communities with Brownfields

With the introduction of PlaN NYC in April 2007, New York City took unprecedented steps towards municipal brownfield management. PlaN NYC, the City’s blueprint for sustainability in the 21st century, identified 11 initiatives to address brownfields in New York City, including the creation of the Mayor’s Office of Environmental Remediation (OER) and the development of the first city-run brownfield cleanup program in the country. OER was subsequently established in June 2008 and on May 11, 2009 Mayor Michael R. Bloomberg signed Local Law 27, the New York City Brownfield and Community Revitalization Act (Brownfield bill), authorizing OER to develop a comprehensive NYC Brownfield Cleanup Program and enabling OER to provide community participation opportunities and community assistance throughout the process of brownfield identification, investigation, remediation, and redevelopment. OER’s programmatic outreach continues to expand and currently includes: a community minded financial incentives program, funding for and access by citizens to expert technical assistance, capacity-building and brownfield training workshops, a firm commitment to the local implementation of the Brownfield Opportunities Area (BOA) program including local match grants to BOA groups, grants to brownfield projects that are consistent with BOA community plans and innovative area-wide community brownfield planning initiatives, support for green job training and local brownfield employment, commitments to transparency and enhanced community protection measures, and innovations to make OER’s involvement in the brownfield cleanup process environmentally sustainable.

NYC BROWNFIELD CLEANUP PROGRAM

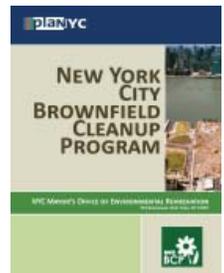


The City has a strong interest in the cleanup and redevelopment of contaminated and underutilized property. By creating the first municipal Brownfield Cleanup Program in the nation, the

New York City Brownfield Cleanup Program (NYC BCP), NYC will ensure that brownfield sites with light to moderate levels of contamination have the opportunity to be cleaned up under governmental oversight utilizing remedies that are protective of human health and the environment. The benefits communities will receive as a result of environmental cleanup and brownfield redevelopment will include neighborhood revitalization, job creation, and an increase in local amenities.

Many community-based brownfield projects face financial and other challenges, including the need to acquire environmental liability protection. OER addresses these issues by providing increased investigation and cleanup grant amounts to not-for-profit developers and by issuing, upon successful completion of the NYC BCP, a Notice of Completion and NYC liability limitation against future environmental claims on the property. These documents provide lenders

with assurances that properties that have completed the NYC BCP have been cleaned up under government oversight to a standard that is protective of human health and the environment. For a complete description of the NYC Brownfield Cleanup Program, see OER’s NYC Brownfield Cleanup Program Report available at www.nyc.gov/NYCBCP.



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TYPES OF BROWNFIELD INCENTIVE GRANTS

Funds awarded through the Brownfield Incentive Grant (BIG) Program can be used for a range of consulting services related to brownfield identification, investigation, and remediation. Such grants include:

PRE-NYC BCP ENROLLMENT GRANTS

Pre-Development Design Grant - This grant type is awarded prior to enrollment in OER's NYC BCP and can be used to pay for activities that typically advance brownfield projects at pre-investigation stages, such as performance of title searches, zoning analyses, pro forma financial analyses, and Phase I investigations.

Environmental Investigation Grant - Environmental Investigation Grants are also awarded prior to enrollment in the NYC BCP and can be used towards the characterization of a property's surface and subsurface conditions. Funds can also be used towards the creation of a Remedial Investigation Report in preparation for application to the NYC BCP.

Technical Assistance Grant - Technical Assistance Grants are available to not-for-profit developers of preferred community development projects. Funds can be used to pay for consulting services associated with the planning, execution, and viability of a Brownfield project; professional advice on the selection of qualified vendors; and the development and review of investigation and cleanup schedules, statements of work, and draft work plans.

NYC BCP CLEANUP GRANTS AND BEYOND

NYC BCP Cleanup Grant - Cleanup Grants are awarded to projects currently enrolled in the NYC BCP. Funds can be used towards activities associated with the implementation of an OER-approved Remedial Action Work Plan (RAWP) such as soil and fill removal; the placement of clean cover or the installation of soil vapor mitigation measures.

Environmental Insurance Grant - This type of grant is also reserved for projects enrolled in the NYC BCP with an OER-approved RAWP. Awarded funds can be used toward the purchase of pollution liability and cost cap insurance.

Track 1 Bonus Cleanup Grant – A Track 1 Bonus Cleanup Grant of \$25,000 will be awarded to grantees who achieve cleanups that allow unrestricted use of a site. A Track 1 cleanup is a permanent cleanup and is the highest cleanup standard in the NYC BCP.

BROWNFIELD OPPORTUNITY AREA (BOA) GRANTS

BOA Local Match Grant – To assist BOA grantees in meeting their required 10% local match, this grant can provide 10% or up to a maximum of \$25,000, whichever is lower, of their NYS Department of State (NYS DOS) BOA grant.

BOA Strategic Property Cleanup Grant – A BOA Strategic Property Cleanup Grant can be applied towards cleanup activities on NYS DOS-recognized BOA strategic sites that are enrolled in the NYC Brownfield Cleanup Program.

BOA Application Technical Assistance Grant – The BOA Application Grant is designed to encourage the creation of new BOAs throughout NYC. Under this grant, up to \$10,000 is available to Community Based Organizations (CBO) interested in applying for a NYS Department of State BOA Grant. Funds from this grant can be used towards eligible services that are needed for the development of a NYS DOS BOA application.



NYC'S BROWNFIELD INCENTIVE GRANT (BIG) PROGRAM

OER's Brownfield Incentive Grant (BIG) Program Overview

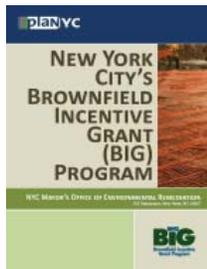
To accelerate Brownfield cleanup and redevelopment

across NYC, OER created the Brownfield Incentive Grant (BIG) Program to assist with costs associated with the transformation of brownfields from contaminated, underutilized sites into protective, marketable, and productive properties. In addition, OER has made every effort to provide grant funding advantages to redevelopment

BIG APPLE BROWNFIELD WORKSHOPS



projects identified by the City to be **preferred community development projects**; *i.e.*, projects designed to provide specific significant benefits or amenities to local communities. Preferred community development projects include affordable housing developments, brownfield redevelopment projects within Brownfield Opportunity Area (BOA) boundaries that are consistent with BOA plans, and redevelopment projects that will provide amenities to local communities such as open space or community health care facilities. All of the details of the BIG Program can be found in NYC's Brownfield Incentive Grant (BIG) Program report available at www.nyc.gov/BIG.



OER's Financial Incentives for Standard Projects

Under OER's BIG Program, qualified projects (projects other than those that are eligible for preferred community development project status) may receive up to \$10,000 in early grants for pre-development design and environmental investigation in the pre-NYC BCP enrollment stages of a brownfield project. As a project progresses, and if enrolled in the NYC BCP, developers of qualified projects can receive up to an additional \$50,000 to use towards cleanup or environmental insurance, for a total grant award of \$60,000 (*see list on page 2: Types of Brownfield Incentive Grants*).

OER's Financial Incentives for Preferred Community Development Projects

A significant advantage the BIG Program provides to preferred community development projects is an increase in the total grant award cap. Preferred community development projects can receive up to \$100,000 in standard grants, which includes up to \$25,000 for pre-development and environmental investigation work (*see list on page 2: Types of Brownfield Incentive Grants*).

Additional Grants

Not-for-profit developers of preferred community development projects are also eligible for a \$5,000 Technical Assistance Grant, which would be *in addition to* the preferred community development project grant award limit previously described. These grants are intended to provide technical support to developers throughout the Brownfield cleanup process.

Also, as a bonus, if a preferred community development project is a strategic site identified by a Brownfield Opportunity Area grant recipient, the project is eligible for an additional cleanup grant of \$10,000. Furthermore, all qualified projects and preferred community development projects are eligible for an additional \$25,000 bonus cleanup grant if the highest level of cleanup to unrestricted use, known as a Track 1 cleanup, is achieved.

OER'S GREEN TEAM CAN ASSIST YOU WITH THE FOLLOWING CITY AGENCY PERMITS AND APPLICATIONS

DSNY/BIC PERMITS FOR:

- FILL MATERIAL OPERATION

FDNY PERMITS FOR:

- LETTER OF AFFIDAVIT FOR PETROLEUM TANK CLOSURE

DPR PERMITS FOR:

- TREE WORK PERMIT

DOB PERMITS FOR:

- AFTER-HOURS WORK
- ALTERATION REPAIR
- CURB CUTS
- EXCAVATION
- FENCING
- HANGING SCAFFOLDING
- PRE-DEMOLITION
- PW1 AND PW2 PLAN/WORK APPLICATION
- SIDEWALK SHEDS

DEP PERMITS FOR:

- AIR EMISSIONS
- ASBESTOS ABATEMENT
- DEMOLITION REGISTRATION
- DUST MITIGATION
- INSPECTION REQUESTS
- PLUG PERMITS
- SEWER DISCHARGE
- SEWER CONNECTIONS

DOT PERMITS FOR:

- ROADWAY AND SIDEWALK OPENING

Finally, further advantages provided to preferred projects are the waiving of grant administration fees, as well as the grant contribution limit, which is established as 75% of project costs for Pre-Enrollment Grants on standard projects. It is OER's goal that collectively, these various financial incentives will help promote cleanup and redevelopment of brownfield sites throughout the City and lead to the creation of tangible benefits to local communities.

Financial Incentives Consultation

In addition to OER's BIG Program funds, there are a wide range of other financial incentives that are offered by the City, State, and Federal government. OER provides a complimentary financial incentive consultation to any property owner, developer, or other interested party who may be interested in learning about these various resources. Financial incentives for brownfield investigation and remediation expenses include grants, loans, technical assistance, and tax incentives. One example is the US EPA Brownfield Assessment Grant program, administered through OER, that provides funding for eligible expenses including Phase I and Phase II work, at brownfields contaminated with petroleum or hazardous materials. Additional financial incentives are available to assist with land acquisition costs, business development opportunities, building construction and renovation, reduced energy consumption, and affordable housing projects. For more information about these funding opportunities, contact OER to set up a financial incentives consultation to discuss which ones may be right for your brownfield project.

BROWNFIELD CAPACITY BUILDING

OER believes that the often technical and complex issues involved in brownfield cleanup and redevelopment should be made accessible to all interested parties. OER's goal to educate and train community members, community groups, developers, property owners, and other parties new to

the field that are interested in brownfield redevelopment is addressed in part through an ongoing workshop series designed to provide brownfield education in a clear and accessible manner. Previous OER workshops have been well attended and include a complimentary networking lunch through the generous support of event sponsors. These workshops and lunches are an excellent opportunity for attendees including small and medium sized developers, community based developers and brownfield cleanup industry professionals to meet one another and to interact with workshop presenters (*see photos on page 3: Big Apple Brownfield Workshops*).

In December 2008, OER was proud to kick off the public series with the "Big Apple Brownfield Workshop: Brownfields for Beginners". The workshop, which showcased a variety of speakers, posters, and a panel discussion, covered the nuts and bolts of environmental investigation and remediation techniques. Topics included how environmental consultants investigate sites, how the nature and extent of contamination is determined, and what techniques are used to remediate contaminated sites. The main goal of the workshop was to demystify investigation and remedial activities for developers new to brownfields to become comfortable taking on those sites and for residents to feel more comfortable with cleanups that occur in their neighborhoods.

OER followed up in June 2009 with the "Big Apple Brownfield Workshop: Where is the Money?". The workshop addressed an issue that is on many developers' minds in today's fiscal climate, namely, what are the various financial incentives available to clean up and redevelop brownfields in New York City's five boroughs. Speakers, posters, and panel discussions highlighted the variety of grants, loans, services, and other types of technical assistance that are available to make existing dollars go further to achieve protective cleanups.

LOCATIONS OF EXISTING BROWNFIELD OPPORTUNITY AREAS (BOAs)



Daniel Walsh, Director of OER, presents Jody Kass, President and Executive Director of New Partners for Community Revitalization (NPCR), with a mayoral proclamation for excellence in Brownfield service at NPCR's December 2009 Brownfields and BOA Forum



The third in OER's ongoing educational series was held in December 2009 and continued OER's precedent of showcasing innovative environmental topics with the "Big Apple Brownfield Workshop: Green Remediation and Sustainability". This workshop emphasized how brownfield cleanups themselves are able to "go green" by decreasing greenhouse gas emissions, reducing energy and resource consumption and improving waste management during a range of routine remedial investigation and cleanup activities. The workshop also demonstrated how brownfield cleanups are currently utilizing novel technologies to increase sustainability and quantify the corresponding environmental improvements. Presenters and a panel discussion shared ideas for increasing sustainability through project management, and discussed how brownfields can be incorporated into innovative, area-wide strategies for larger sustainability efforts that benefit our communities.

If you would like to be notified of upcoming workshops or other OER events please go to <http://www.nyc.gov/html/oer/html/contact/contact.shtml> and request to be added to OER's mailing list.

THE GREEN TEAM



In an effort to assist OER's program enrollees throughout the remedial process with basic information and technical guidance on the submittal process and procedures for various City permits and applications, OER has developed the Green Team. The Green Team is a group of OER project managers who are available to assist NYC Brownfield Cleanup Program (NYC BCP) and E-Designation enrollees in the acquisition of permits from various City agencies required for activities during the investigation and remedial phases of brownfield redevelopment. OER Green Team members serve as liaisons between OER and various City agencies such as: the Department of Environmental Protection (DEP), the Department of Buildings (DOB), the Department of Transportation (DOT), the Department of Parks and Recreation (DPR), the Department of Sanitation (DSNY), the Business Integrity Commission (BIC), and the Fire Department (FDNY). Enrollees are encouraged to contact their OER project manager to obtain Green Team assistance (see *OER's Green Team permit information on the previous page*).

BROWNFIELD GREEN JOB TRAINEE PROFILE

Alex Gomez, who is an NYC Office of Environmental Remediation Brownfield Green Job trainee, comes to the Mayor's Office as a graduate of STRIVE's Green Building Construction Program in East Harlem. As a member of OER, Alex has learned about and assisted in a range of OER's work efforts both in and out of the office and hopes that his experience will help him to become an environmental remediation project manager.

"While the opportunity to work at the Mayor's Office of Environmental Remediation has been overwhelming for me, it has also been very educational and insightful, and I am truly grateful to have been given the chance to apply my skills and talents so that I can be one step closer to achieving my career goal. Through my experience at OER, I have developed a deep appreciation for and knowledge of environmental remediation and I feel very strongly that brownfield redevelopment is essential for a better and greater New York City."

*-Alex Gomez
NYC OER Green Job Trainee*



ASSISTANCE TO BROWNFIELD OPPORTUNITY AREA (BOA) GRANTEES

The Brownfield Opportunity Area (BOA) program, created by the 2003 NYS Brownfield Law and administered by the NYS Department of State (NYS DOS), provides municipalities and community-based organizations (CBOs) with financial assistance, up to 90 percent of eligible costs, to complete brownfield inventories, revitalization plans, site assessments for strategic brownfield sites, and implementation strategies for communities affected by the presence of multiple brownfields.

OER has a strong interest in supporting the BOA program and its goal of community revitalization through brownfield planning and redevelopment. OER has prioritized offering financial and technical assistance to the 17 currently established NYC BOAs (*see Locations of Existing Brownfield Opportunity Areas on page 5*), and contributing to the establishment of new BOAs throughout NYC. To support these efforts, OER staff members serve as City liaisons for BOA grantees. This ensures maximum City responsiveness and collaboration by coordinating participation of relevant City agencies throughout the planning and implementation process. The BOA liaison staff members work closely with other City agency staff to serve the NYC BOA community.

Financial Assistance

The Brownfield Incentive Grant (BIG) Program gives preferred community development project status to brownfield redevelopment projects within BOA boundaries that are consistent with BOA plans. This preference delivers higher grant award caps for such projects than for other qualified brownfields (*see the Brownfield Incentive Grant Program (BIG) section on pages 1-3*).

OER's BIG Program also offers two grants specifically designed to advance BOA plans. The first type is a **BOA Local Match Grant**, which was created to assist existing BOA grantees meet the 10% local match required by NYS DOS for BOA grants. The Local Match Grant will provide NYC BOA grantees the lesser of \$25,000 or 10% of the grant amount awarded to the BOA by NYS DOS. OER's goal is to alleviate some of the financial strain grantees experience in meeting the 10% match required by the BOA program and thereby enable BOA groups to focus on activities that lead to brownfield cleanup, redevelopment and neighborhood revitalization.

Within the structure of the BOA program, an important task is to identify environmentally and economically strategic brownfield sites that, if cleaned up and redeveloped, are

COMMUNITY WORKFORCE DEVELOPMENT ORGANIZATIONS

STRIVE of East Harlem, St. Nick's Alliance of Brooklyn, and BuildingWorks of Manhattan offer preparatory employment training, construction skills training, and technical certifications related to environmental remediation, renewable energy, and sustainability to local community residents.



STRIVE's Green Construction Skills Training Program prepares participants for careers in the construction, green energy building, and environmental remediation fields. The 14-week training program begins with preparatory employment training and provides graduates with electrical, carpentry, and plumbing skills and technical certifications in weatherization, photovoltaic installation, and hazardous materials management. For more information, contact: Larry Jackson - (646) 335-0832 - www.strivenewyork.org

St. Nick's Alliance Environmental Remediation Technician training course prepares participants for careers in the environmental remediation field. Graduates of the 12-week program receive nine industry-recognized certificates. For more information contact: Ron Lee - (718) 302-2057 x 210 - www.stnicksnpc.org



BuildingWorks' Pre-Apprenticeship Training Program is a full-time program that covers professional studies, environmental remediation, and construction skills, preparing participants for the workplace demands of both the construction and environmental remediation industries through career guidance, mechanical reasoning, and basic training in mathematics and computer literacy. Upon successful completion, participants receive industry-recognized certificates and hands-on experience with tools in a structured environment under the supervision of master-level carpentry instructors. For more information contact: Donald Killinger - (212) 366-7875

likely to spur community revitalization. While the BOA program provides funding for environmental study of these strategic BOA properties, it does not finance cleanup. To address this need, OER now offers the **BOA Strategic Property Cleanup Grant**. This special grant can provide an additional \$10,000 towards cleanup costs for properties enrolled in the NYC BCP, which is *in addition to* the \$100,000 grant award cap for preferred community development projects. The objective of this additional funding is to provide priority and preference for BOA's redevelopment efforts and encourage BOA strategic sites to enroll in the NYC BCP.

Technical Assistance

With financial support from NYS DOS, OER plans to conduct rigorous spatial and environmental analyses of brownfield clusters across NYC to identify as many as 12 areas for establishment of new BOAs. Each of these potential brownfield areas will be described in an OER report that summarizes the prevalence of vacant properties, demographic information, and other technical criteria that are relevant to the creation of new BOA areas. OER will then conduct community outreach to identify local community groups that may be interested in using such information towards the submission of new BOA applications. In order to encourage the creation of new BOAs further, OER's BIG program offers a **BOA Application Technical Assistance**

Grant of up to \$10,000 to Community Based Organizations for assistance in the development of new BOA applications.

In presenting new information and funding to local communities, OER hopes to catalyze the creation of new BOAs, which can then focus attention and NYS funding on addressing brownfield clusters in local communities where redevelopment and revitalization are not currently occurring. OER believes this type of outreach will empower community-based, not-for-profit organizations and community boards interested in opportunities the BOA program affords to address blight and contamination in communities not currently benefiting from BOA resources.

In addition, OER continues to explore new ways in which the City can further support existing BOAs. For each existing BOA, OER plans to provide a complimentary comprehensive Phase I-type environmental report that identifies vacant commercial and industrial properties located within each BOA study area. Each BOA-specific report will supply historical, topographic, environmental, and ownership information on these properties. This information can be utilized by the BOA grantee to expand their understanding of vacant properties within their BOA boundary and improve the scope of BOA plans. For BOA grantees who have reached Step 2 in the BOA process, OER will provide a more in-depth set of environmental and other information on approximately 10 additional sites of interest to each BOA group.

BOA Capacity-Building

Some community-based BOA grantees in NYC have requested assistance in working with City agencies as they navigate the BOA process. In addition, New York City agencies are not always familiar with the BOA program and the instrumental role that City agencies play in the success and viability of the BOA planning process. To address these issues, OER is undertaking a capacity-building project that will bring CBOs and City agencies together to enhance capability and bring resources to bear on brownfield projects. The project team will survey agencies' and groups' experiences with the BOA process and produce several educational workshops to improve the overall function of the BOA program.

An additional barrier identified by NYC BOAs to achieving community revitalization is the inability of BOA groups to engage private owners of strategic Brownfield properties. OER aims to address this barrier by helping CBOs cultivate relationships with property owners to promote voluntary cooperation with the BOA grantee's planning and redevelopment efforts. The goal is to encourage property

owners to explore discussions with motivated, BOA supported developers and advance projects on strategic brownfield sites that are consistent with the vision of BOA groups. OER continues to develop new resources in this area including financial incentives for the cleanup of strategic brownfield sites within BOA study areas and illumination of the economic benefits to property owners and developers that enroll in City and State brownfield cleanup programs.

Place-Based Regional Collaboration Pilot

OER is pleased to support the New York State Department of State's new partnership program for BOAs, namely the **Place-Based Regional Collaboration Pilot** initiative and the project recently announced by DOS for Brooklyn and Queens. This innovative pilot program brings together City and State agencies with community based organizations to advance BOA projects through commitments of government resources in an effort to achieve community revitalization. The driving forces of this program is the grass-roots goals and visions of BOA groups for their communities.

COMMUNITY SERVICES AND ENVIRONMENTAL OPPORTUNITIES



Environmental resources available to all NYC community members include those offered through the NYC Brownfield Partnership (the Partnership), a voluntary association of NYC's brownfield industry (developers, environmental consulting firms, law firms, remediation contracting firms, not-for-profit brownfield development firms, academic institutions, and community-based organizations). The Partnership was founded by OER in 2008 to provide services and benefits to New York City communities and residents and to promote sustainable brownfield management in New York City. Specific services the Partnership offers include: Pro-Bono Environmental Counseling, support for Green Jobs Training programs, Brownfield Internship and Scholarship Programs and an annual Brownfield awards program. The NYC Brownfield Partnership is not an agency of the City of New York.

Services the Partnership provides aim to fulfill its mission to provide benefits to NYC that:

- promote better citizen understanding of investigation and remediation work plans and reports;
- promote the training and employment of unskilled workers from targeted New York City communities to develop locally derived labor to support the brownfield

cleanup industry;

- promote the training and development of the next generation of environmental professionals and leaders from New York City colleges and universities;
- promote the broader purpose of brownfield management through public awareness and education.

Pro-Bono Environmental Counseling

Under the NYC Brownfield law and the NYC BCP, citizens are entitled and encouraged to review and comment on Remedial Action Work Plans (cleanup plans) for all NYC cleanup projects. However, these plans can often be highly technical and difficult for citizens to understand. As a result, community representatives have expressed the need for assistance in understanding and evaluating these cleanup plans. To address this need, members of the Partnership that are environmental consultants are available to provide pro-bono counseling services.

If a community requests such assistance, an environmental consultant in the Partnership with no conflict of interest on the specific project will be provided with a copy of the cleanup plan, will initiate a review and will reach out to the community. This process is intended to be confidential. The environmental consultant will provide timely document review and communication including a candid, impartial assessment and consultation on the cleanup plan. Member organizations of the Partnership provide these services free of charge and independent of New York City government.

For more information on the Pro-Bono Community Counseling Program, visit the Partnership website at www.brownfieldnyc.org. If you are a community member and would like counseling on a cleanup plan, email the Partnership at info@brownfieldnyc.org. If the project is enrolled in the NYC Brownfield Cleanup Program, you may also contact OER at brownfields@cityhall.nyc.gov.

Green Job Training

To sustain and support the growing brownfield cleanup industry in New York City, it is essential to have a local, well-qualified environmental workforce that is capable of conducting brownfield site investigation and cleanups. The Partnership envisions that local workforce training can occur through a two-step process. The first step is for local, unskilled workers to complete preparatory employment training and environmental technician training provided by community workforce development organizations, including STRIVE, St. Nick's Alliance and Building Works

NYC BROWNFIELD SCHOLARSHIP PROGRAM



2009 Scholarship Recipients and
NYC Brownfield Partnership Members

MICHAEL PORTER *third from right*
2009 NYC Brownfield Scholarship Recipient

"The Brownfield Scholarship has enabled me complete two Brownfield related research projects that will be the foundation of my Ph.D. dissertation in Earth and Environmental Studies from the CUNY Grad Center. Research from one project has been published in a peer reviewed journal and results from the second project will be presented at an upcoming meeting of the Association of American Geographers. With this research now completed, I am several steps closer to finishing the requirements for my doctorate which I hope to receive in spring 2011. I am deeply grateful to the NYC Brownfield Partnership for their generous support."

- In 2009 and 2010, the NYC Brownfield Partnership awarded a total of \$30,000 in scholarships to undergraduate and graduate CUNY students.
- Selected applicants are awarded \$2,000 scholarships towards brownfield-related studies.
- Fields of study among past recipients have included: environmental engineering, environmental science, environmental policy, environmental planning, environmental justice, environmental law, geology, hydrogeology, real estate, and sustainable development.

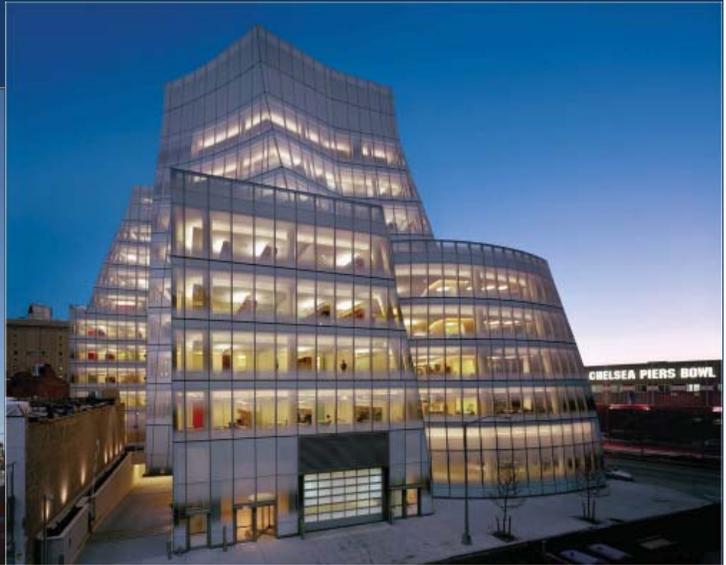
2010 BIG APPLE BROWNFIELD AWARDEES

Affordable Housing Award: Atlantic Avenue Apartments



The Atlantic Avenue Apartment Complex, located on a 50,628 square foot former brownfield in Bedford-Stuyvesant, Brooklyn, is the result of successful remedial and redevelopment efforts that produced an Energy Star-certified affordable housing apartment complex. Accomplished through collaboration among the NYC Department of Housing, Preservation and Development, developers and local residents, the 150 unit Atlantic Avenue Apartment Complex also offers a spacious community room, a beautifully landscaped yard, a children's play area and a daycare service, operated by the Brooklyn Bureau of Community Service. The Atlantic Apartments offer low-income families the chance to have a secure and attractive home.

Green Building Award: IAC Building



Located along the Hudson River waterfront and visible from the High Line, Frank Gehry's innovative IAC headquarters demonstrates excellence in synergy between Brownfield redevelopment and Green Building Design. The site, which housed a manufactured gas plant during the 19th century, posed remedial and construction challenges due to contaminated soil and groundwater. After environmental concerns were properly addressed, the subsequent building design integrated innovative approaches to reduce energy and water use including a computer driven shade control system to monitor daylight and construction of the building's roof with a highly reflective material to reduce the building's overall heat load. The IAC Building proudly serves as an inspiration for future remedial and redevelopment projects to embrace Green Building design and construction.

(see information on page 7: *Community Workforce Development Organizations*). These training organizations provide certifications in areas such as hazardous waste operator training, soil vapor intrusion, lead abatement, asbestos abatement, asbestos handling, confined space and OSHA construction safety. The second step is for these newly qualified workers to obtain entry-level jobs in the environmental industry. Under the Partnerships' Green Job Training Program, member organizations in the Partnership generally agree to provide specialized, on-the-job training for one or more qualified trainees each year.

Although this program runs independently of the City, OER supports these efforts to enhance the local environmental workforce. To this end, OER has created the Brownfield Worker Subsidized Employment Program, which offers employers of qualified workers reimbursement of up to \$12/hour and 8.9% for fringe benefits for 35 hours per week for three months. Experience and on-the-job training from environmental employers is vital to helping local communities develop skilled labor for cleanup of brownfields and other contaminated sites. The Brownfield Worker Subsidized Employment Program incentivizes employers to give qualified workers valuable job opportunities (see profile on page 6: *Brownfield Green Job Trainee*).

Employers that develop a good relationship with the trainee and need entry-level workers are encouraged to keep the person on as a permanent hire. Otherwise, when the OER subsidy period has ended, worker placement agencies, in conjunction with community workforce development organizations, will assist in the placement of trainees for both temporary and permanent employment in the environmental industry. These preparatory and placement services are offered to trainees free of charge.

If you are a resident of NYC and are interested in participating in this program, email the Partnership at info@brownfieldnyc.org, or contact STRIVE, St. Nick's Alliance, or Building Works (see the *Community Workforce Development Organization box on page 7 for contact information*). If you are interested in learning more about this program, visit the Partnership website at www.brownfieldnyc.org. Employers can learn more about OER's Brownfield Worker Subsidized Employment Program at: nyc.gov/html/oer/html/community/greenjobs.shtml.

NYC Brownfield Internship Program



Internships provide students with valuable career experience that can shape future decisions regarding their fields of study and provide a competitive advantage in obtaining

jobs. In an effort to provide students with environmental training and valuable employment experience in the brownfield profession, the Partnership offers a Brownfield Internship Program. Generally, member organizations in the NYC Brownfield Partnership agree to provide one or more internships to students from New York City colleges and universities with an interest in a professional career in New York City's brownfield industry. The NYC Brownfield Partnership is not a City agency and decisions of the Partnership are made by its board of directors.

Applications for this program can be found on the Partnership website at www.brownfieldnyc.org. If you are a college or university student interested in New York City's brownfield industry and would like more information on this program, email the NYC Brownfield Partnership at info@brownfieldnyc.org.

NYC Brownfield Scholarship Program

To achieve New York City's long-term brownfield cleanup goals, it is necessary to ensure that there will continue to be a supply of highly qualified environmental professionals

to fill future environmental positions. Many of tomorrow's environmental leaders are currently attending colleges and universities throughout NYC. The NYC Brownfield Scholarship Program is available to students enrolled in the City University of New York (CUNY), and is administered by the Partnership to promote training and development of New York City's future environmental professionals (see *NYC Brownfield Scholarship Program information on page 9*). The NYC Brownfield Scholarship Program provides financial assistance that can be used towards undergraduate and graduate education. CUNY students with a demonstrated academic interest in brownfield cleanup and redevelopment are encouraged to apply. Scholarships are awarded on a competitive basis by the Partnership's board of directors. Applications for this program can be found in the applications toolbar on the Partnership website at www.brownfieldnyc.org. For more information, email the NYC Brownfield Partnership at info@brownfieldnyc.org.

Big Apple Brownfield Awards

Established in 2009, the annual Big Apple Brownfield Awards were created by the Partnership to highlight the most remarkable brownfield projects in New York City and the success of practitioners in the City's brownfield industry (see *2010 Big Apple Brownfield Awardee profiles on previous page*). Brownfield sites can pose challenges for communities, especially when they occur in clusters, create human health and environmental concerns, and hinder economic development, growth, and job creation. It is estimated that approximately 2,000 acres of land in the City have already undergone remediation, or are currently under remediation in anticipation of redevelopment and return to productive use.

The Big Apple Brownfield Awards aims to celebrate and bring public attention to the most successful brownfield cleanup and redevelopment projects in ten categories including those that have utilized innovative cleanup techniques, those that have had positive effects on local communities, and those that have demonstrated ingenuity in sustainability, green remediation and development. Nominations are submitted in December, and an awards ceremony is held the following spring. Winners are presented with a Golden Apple award and are invited to discuss the award-winning elements of their projects.

COMMUNITY PROTECTION MEASURES

A major milestone for each project enrolled in the NYC Brownfield Cleanup (NYC BCP) program is the submission

of a Remedial Action Work Plan (cleanup plan), which describes findings of prior Remedial Investigations and details all of the plans to clean up the property to standards that are protective of human health and the environment. Each Remedial Action Work Plan provides a very high level of protection for neighboring communities and includes many elements that address common community concerns. OER requires that every NYC BCP Remedial Action Work Plan include a comprehensive Community Protection Statement that summarizes and explains each community protection measure in a non-technical manner so that interested community members can easily understand the work to be performed at each brownfield cleanup site. The Community Protection Statement describes approximately 25 site-specific measures including:

- a detailed community and on-site worker Health and Safety Plan;
- a comprehensive Community Air Monitoring Plan that ensures the surrounding community is properly protected from contaminants;
- specific plans for odor, dust, and noise control;
- a stormwater management plan;
- hours of operations for the project;
- good housekeeping and egress cleanliness plans;
- truck cleanliness management and preferred truck routes that minimize truck presence in residential neighborhoods; and,
- opportunities for community participation and involvement.

If you would like to read the Community Protection Statement associated with a NYC BCP site in your community, contact OER at (212) 788-8841.

GREEN AND SUSTAINABLE REMEDIATION

OER aims to make the NYC Brownfield Cleanup Program fully sustainable. To achieve this goal, OER has incorporated various sustainability practices and green project management tools into the NYC BCP. Regarding sustainability practices, OER encourages NYC BCP enrollees to consider integrating green, sustainable remediation and redevelopment efforts into site plans spanning from the earliest stages of project implementation through project completion. To document these efforts, every NYC BCP Remedial Action Work Plan will include a Sustainability Statement that describes sustainability strategies that the site project team will use during site cleanup and

redevelopment and will report and quantify, to the extent practicable, corresponding environmental improvements. OER strongly recommends that projects enrolled in the NYC BCP employ sustainable means, including those that support NYC's sustainability goals as defined in PlaNYC, to implement site-specific remedies. Sustainable remediation goals include:

- reducing waste production and maximizing the recycling and reuse of clean materials;
- reducing the consumption of virgin and non-renewable resources;
- minimizing energy consumption and greenhouse gas emissions;
- improving energy efficiency;
- coordinating remediation with green building design;
- enhancing stormwater management and, where appropriate, gray water reuse; and,
- enhancing ecology and biodiversity during landscaping associated with site development.

Innovation with regard to sustainable remedial efforts is strongly encouraged throughout the cleanup process. OER hopes that sustainability practices will become a routine part of all NYC cleanups.

To complement these on-site remedial practices, OER has implemented in-office green project management practices including project management that is both paperless and produces a minimum carbon footprint. OER conducts document reviews in digital format and communicates comments and recommendations to project teams electronically. This practice saves paper and reduces the use of fossil fuels for document delivery. OER's low-carbon footprint project management program encourages, whenever appropriate, that project meetings be held using remote communication technologies, such as videoconferencing and teleconferencing rather than face-to-face meetings. This aims to reduce OER's associated energy consumption, traffic congestion and subway congestion related to personal transportation.

CONTACT OER

For more information on any of the programs you have read about in this brochure:

- Visit our website: www.nyc.gov/oer
- Email us: brownfields@cityhall.nyc.gov
- Call us: (212) 788-8841

