

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-of-brownfields/>

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-commerce-frederick-county-announce-purchase-of-former-alcoa-eastalco-site/>

TRENDS

- Conversion of brownfields to recreational facilities.
- Pennsylvania Brownfields to Playfields program:
 - <https://www.dep.pa.gov/Business/Land/Redevelopment/Pages/Brownfields-to-Playfields.aspx>
- Rails to Trails Conservancy guidance:
 - <https://www.railstotrails.org/build-trails/trail-building-toolbox/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. [**FY22 EPA Grant Solicitation is out now.**](#)

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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