

## **Internal Draft – do not cite or quote**

February 23, 2017

Federal Glover

### **Re: Prioritization of Brownfields in the Northern Waterfront Economic Development Initiative**

Dear Supervisor Glover:

The Hazardous Materials Commission recommends that the Board of Supervisors support an effort to assess the re-use potential of contaminated vacant or underutilized industrially-zoned sites within the Northern Waterfront Economic Development Initiative (NWEDI) for the purpose of maximizing the benefit from their eventual development. Brownfield sites within the NWEDI are not necessarily equally well-suited for industrial or commercial reuse. Sites differ based on the cost of clean-up, compatibility with surrounding land uses, impacts from climate change, access to amenities, and their value for other types of uses. An assessment and prioritization of re-use potential would help determine which sites should be focused on first for development as industrial or commercial uses, and the type of industry to attract, and which sites should be developed later or re-purposed for different uses.

Once specific brownfield sites have been prioritized for industrial or commercial uses, other community benefits could be achieved through the reuse of other brownfield sites for other purposes. Some sites may be better suited for housing; others may be better suited for parks or open space. These alternative uses could help promote community goals identified through the NWEDI process such as affordable housing, more walkable or bikeable areas, support for public transportation, more recreational opportunities, and buffer zones from existing industrial activities. The appropriate types of alternative uses, the activities they promote and the community benefits they provide could be identified as part of an assessment of brownfield reuse by conducting a Health Impact Assessment.

The Commission understands that the Board of Supervisors Ad Hoc committee for the NWEDI will soon meet to consider funding a set of studies necessary to further the implementation of the NWEDI. The type of assessment and prioritization the Commission is proposing could easily be incorporated into the Environmental Assessment and Brownfield Re-use studies being requested, as well as the Parcel Analysis study being requested. Also, based on a presentation by the Center for Creative Land Recycling the Commission received last fall, proposing this type of assessment would enhance the chances of receiving Federal Environmental Protection Agency brownfield grants.