



BROWNFIELDS 2022

SUSTAINABLE COMMUNITIES START HERE

www.brownfields2022.org

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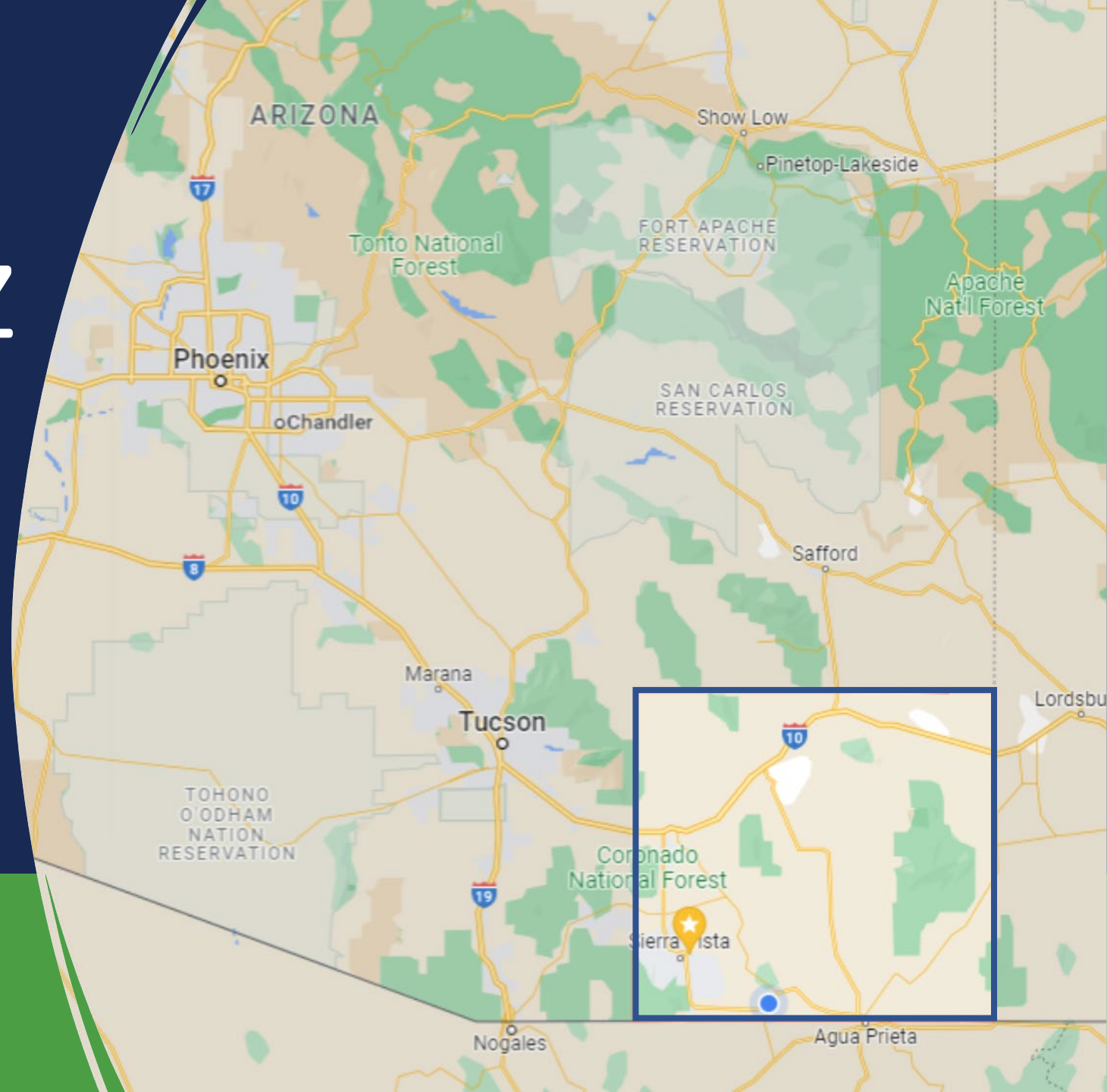
COCHISE COUNTY, AZ

County Seat: Bisbee

Population: ~126,000

6,166 square miles

Economic Drivers: U.S. Army Base
Fort Huachuca, Tourism, Mining,
Agriculture, and trade with Mexico



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COALITION GRANT MEMBERS

2019 Grant (\$600,000)

- Cochise County (Lead and Fiscal Agent)
- City of Sierra Vista (pop 45,479)
- City of Bisbee (pop 5,312)
- City of Douglas (pop 17,378)

Added in 2022 Grant (\$500,000)

- City of Willcox (pop 3,560)
- City of Benson (pop 4,943)

RURAL MODEL OF COOPERATION

Intergovernmental Agreements (IGAs) with all seven incorporated communities in Cochise County to provide planning and/or building plan review and inspection services.

- Difficult to hire and retain professional staff**
- Limited budgets of small towns (one guy/gal doing everything)**

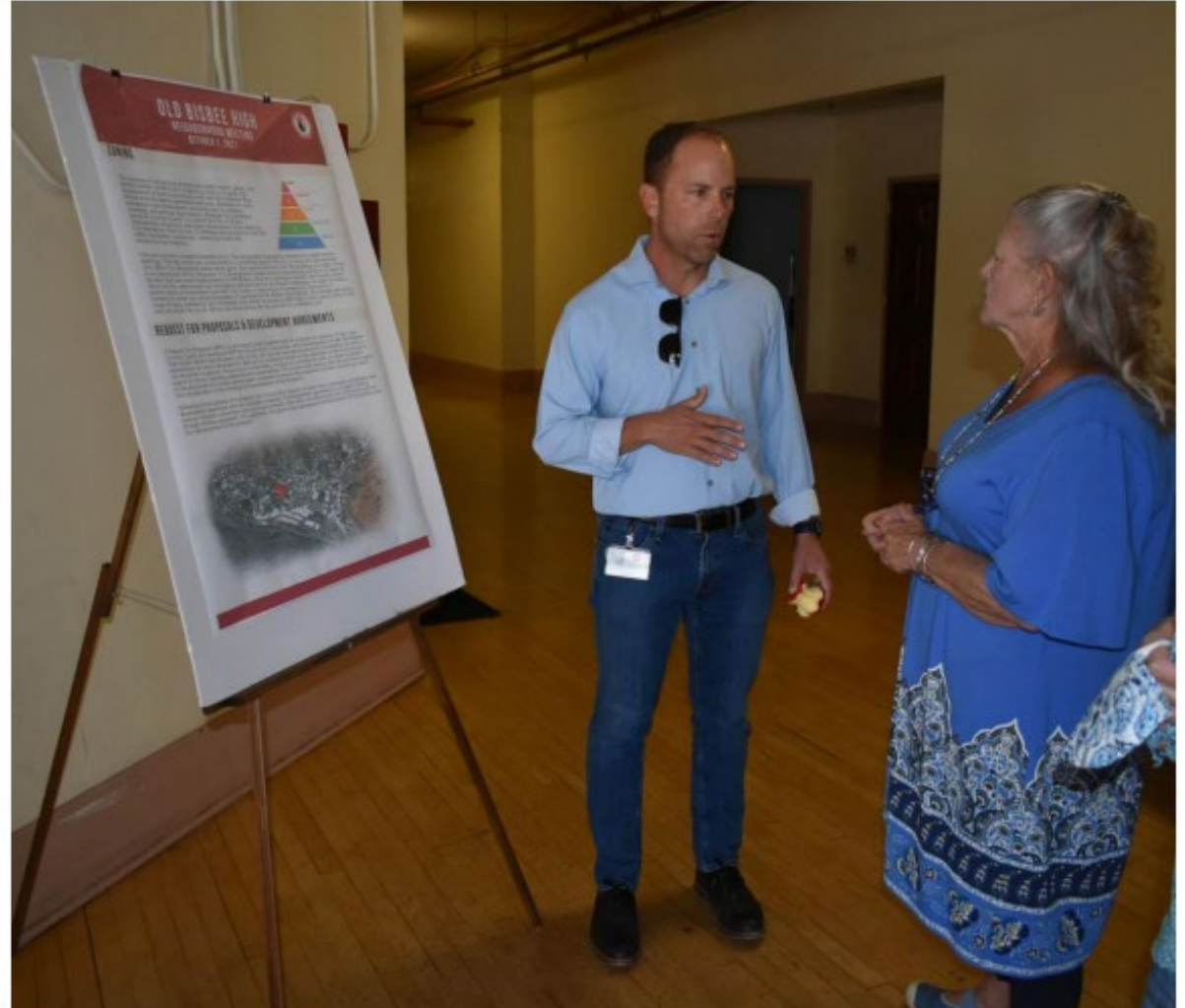
OLD BISBEE HIGH SCHOOL

- Three story, 45,000 square foot
- Built 1925
- County owned since 1959
- Regulated Building Material Survey



OLD BISBEE HIGH SCHOOL

- Request for Proposals
- Sold in June 2022 for appraised value
- Proposed to redevelop into much needed 36 market rate apartments



HILLCREST APARTMENTS

- Built 1901, Originally a Hospital then Dilapidated, Low Rent Apartments
- Phase I, Regulated Building Materials Survey (RBMS), Site Reuse Study
- Redeveloping into Low Income Housing

Calumet and Arizona Hospital

Site Reuse Study

Bisbee, Arizona



WILLCOX AREA- WIDE PLAN

- Destination Downtown Willcox
- Define a Vision and Strategies for Redevelopment
- It's Working!



Destination **Downtown Willcox**

Area-Wide Planning Project | Willcox, Arizona



CHEVY BUILDING, WILLCOX

- Vacant
- Phase I and II ESA, and Cleanup and Reuse Plan
- Redeveloped into tasting room and processing for local winery.



FAB AVE, SIERRA VISTA

- Previously a Gray Hound Station
- Purchased by the City
- Phase I & II ESA, Regulated Building Materials Survey (RBMS) and Site Reuse Plan



FAB AVE, SIERRA VISTA

- Adjacent to new streetscape project along main commercial corridor in Sierra Vista
- Turning a liability into a Community Asset



SITE STATISTICS

Live/Work Village
Site Area: 0.39 to 0.59-acres
Units: 7-units (17.9 du/ac.)
Parking: 2 garage stalls per unit

RIVERA BLDG., DOUGLAS

- Owned by the City of Douglas
- Phase I ESA and Regulated Building Material Survey (RBMS)
- Recently sold for redevelopment



BOWIE HIGHSCHOOL

- RBMS, Site Cleanup/Reuse Plan
- Asbestos
- State required a plan for remediation to continue to use the school
- Rambo



LESSONS LEARNED

- Learn about how the grant money can be used. Numerous types of assessments and planning studies that are tools to advance a community forward.

(Right: Necessity of Need Study)

- Strong partnerships and relationships are necessary



LESSONS LEARNED CONT.'

- Manage your first grant well to increase your chances for more funding from the EPA
- Work with an experienced consultant



AND MORE LESSONS LEARNED

- Coordinate with State agencies
- Use the funds for projects that support local government Strategic Plans
- Leverage the funds from other State and Federal grants
- Be selective, but accept that not all projects will be successful



THANK YOU!

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