

From Partnership to Reality



New Partners for Smart Growth
February 4, 2011

What is Sustainable (human) Development?

It is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

-from the World Commission on Environment and Development's (the Brundtland Commission) report Our Common Future (Oxford: Oxford University Press, 1987).

Think of the word **Development** in terms of evolution or maturation **not** real estate development or economic development

Why is it So Difficult to Define?

Definable, practical approaches or solutions will always differ because they depend on:

- **Context**
- **Scale**
- **Place**
- **Time**
- and the mix of **Values** and **Resources**

For example is sustainable agriculture system in Central America the same as sustainable agriculture systems in Minnesota or Indiana?

Partnership for Sustainable Communities

EPA, HUD and DOT along with USDA and other federal partners are working together under the Partnership for Sustainable Communities to ensure that federal investments, policies, and actions do not subsidize sprawl, but instead support development in more efficient and sustainable locations.

Livability Principles

- **Provide more transportation choices.** Develop safe, reliable, and economical transportation choices to decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions, and promote public health.
- **Promote equitable, affordable housing.** Expand location- and energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.
- **Enhance economic competitiveness.** Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers, as well as expanded business access to markets.

Livability Principles

- **Support existing communities.** Target federal funding toward existing communities—through strategies like transit oriented, mixed-use development, and land recycling—to increase community revitalization and the efficiency of public works investments and safeguard rural landscapes.
- **Coordinate and leverage federal policies and investment.** Align federal policies and funding to remove barriers to collaboration, leverage funding, and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy
- **Value communities and neighborhoods.** Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.

EPA Brownfields and Land Revitalization Program

- Grants and technical assistance to support community revitalization
- Grants to support program development and enhancement to state and tribal partners
- Enforcement discretion tools and liability protection to increase certainty and encourage private investment

Goals for Brownfields Pilots

- Quickly apply and build upon working relationships between HUD, DOT, EPA and local stakeholders.
- Identify barriers and opportunities for programmatic and policy changes across all three agencies.
- Maximize the impact of available federal resources on transit, housing and brownfields.
- Ensure the equitable redevelopment of brownfields sites near transit.
- Gather lessons for implementing area-wide planning approaches.

Brownfields Area-Wide Planning Pilot Program Overview

- EPA pilot program to provide **planning assistance** (not for site assessment or cleanup)
- Assistance given for:
 - advancing an ongoing local planning process,
 - developing a brownfields area-wide plan, and
 - identifying next steps and resources needed to implement the plan

...within a ***brownfields-impacted area***
such as a neighborhood, district, corridor, etc

Why Use an Area-Wide Planning Approach to Brownfields and Land Revitalization?

- Multiple sites are often connected through *infrastructure* and *geographic location*
- Approaching the assessment and cleanup needs of a brownfields-impacted area *can be more effective* than focusing on individual sites
- Revitalization of the area surrounding a brownfield is *as critical to the successful reuse of the property* as cleanup and redevelopment of an individual site
- Identifying and pursuing opportunities to *leverage* additional local, state and federal funding will help communities revitalize contaminated sites

23 BF AWP Pilot Projects selected in FY10

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|--|--|
| Sanford, ME | The Mill Yard, in downtown Sanford |
| Lowell, MA | Tanner Street Corridor |
| Pioneer Valley Planning Commission (City of Chicopee, MA) | West End neighborhood of downtown Chicopee |
| Ironbound Community Corporation, Newark, NJ | Ironbound neighborhood in the East Ward |
| Ogdensburg, NY | Waterfront corridor along the St. Lawrence and Oswegatchie Rivers |
| Desarrollo Integral del Sur, Inc. | Industrial corridor in the Municipalities of Peñuelas and Guayanilla. |
| Monaca, PA | Four targeted brownfields areas along the 45-mile Ohio River Corridor |
| Roanoke, VA | Rail Corridor Planning Area |
| Ranson, WV | The Commerce Corridor & surrounding neighborhoods |
| Atlanta, GA | Five redevelopment locations within 2 miles of each other |
| New Bern, NC | Five Points neighborhood |

23 BF AWP Pilot Projects Selected in FY10

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| Goshen, IN | 9th Street Industrial Corridor |
| Cleveland, OH | Cleveland Opportunity Corridor |
| Tulsa, OK | Evans/Fintube property and surrounding communities, north of downtown Tulsa |
| Kansas City, MO | Municipal Farm property in the Eastwood Hills |
| Aurora, CO | Western half of the Mountview Corridor |
| Denver, CO | South Platte River Brownfields Impacted Area |
| Kalispell, MT | Core Revitalization Area (CRA) |
| Phoenix, AZ | The Del Rio Area |
| Communities for a Better Environment, Huntington Park, CA | Huntington Park Brown-to-Green project area |
| Jacobs Center for Neighborhood Innovation, San Diego, CA | Village at Market Creek |
| Neighborhood Parks Council, San Francisco, CA | Blue Greenway corridor alignment in Southeastern San Francisco |
| Confederated Tribes of the Colville Reservation, WA | Two brownfields sites within one mile of each other |

Brownfields Area-Wide Planning Framework

Step 1. Planning to identify potential future uses for brownfields properties.

Step 2. Creating a set of area-wide strategies which will help ensure successful assessment, cleanup and reuse of the brownfield site(s) within the area.

Step 3. Developing strategies for facilitating the reuse of existing infrastructure... including taking into account potential infrastructure investments needed to accommodate alternative future uses of brownfield(s) properties.

Step 4. Determining next steps and identifying resources needed to implement the area-wide plan.



An Area-Wide Approach to Brownfields and Land Revitalization:

- enables communities to take a holistic view of environmental health & protection in conjunction with economic development/job creation
- collectively considers and plans for community housing, recreation & open space, education & health facilities, social services, infrastructure & transportation options, and commerce needs
- encourages continued meaningful community involvement in a locally-driven planning process
- can lead to a plan which – when implemented – helps limit urban sprawl and reduces associated environmental impacts by encouraging redevelopment of infill

Going forward

- Incorporate brownfields area-wide planning into Assessment Grant guidelines
- Learn lessons from the pilots about what is needed to facilitate partnerships – with other Federal agencies, within EPA, with state & local partners
- Work with communities who are developing implementation strategies, so that area-wide plans will lead to actual assessment/cleanup/redevelopment



Billgeville's new pedestrian monkey bars not only reduced accidents but also whipped people into great shape.

Learning More After Today

- Brownfields 2011 in Philadelphia, April 3-5

www.brownfields2011.org

- Partnership for Sustainable Communities
Brownfields Pilots:

www.epa.gov/brownfields/sustain.htm

- Brownfields Area-Wide Planning Pilots

www.epa.gov/brownfields/areawide_grants.htm

Today's Workshop Format

- Project Presentations
- Panel Discussion of Finance Issues
- Breakout into Discussion Groups
 - Identification of barriers (federal, state, local)
 - Explanation of solutions, if any, to those barriers
 - Contributions of other federal, state, and local (including private) resources
 - Implementation plans and other next steps
- Report Out

Introductions

- Fairmount Line – Boston, MA
- La Alma/South Lincoln Park Neighborhoods – Denver, CO
- Smart Growth Redevelopment District – Indianapolis, IN
- Riverfront Crossings District – Iowa City, IA
- Westside Affordable Housing Transit-Oriented Development – National City, CA