

EPA Region 5 Green Preservation Initiative



10th Annual New Partners for Smart Growth Conference – February 5, 2011
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Purpose

- Promote the reuse of historic buildings as part of an overall green building strategy
 - Stress the inherently green aspects of older buildings



Historic Preservation

THE ORIGINAL
GREEN

Problems

- Real and perceived barriers to sustainable preservation of buildings
 - Stumbling blocks in the regulatory/ review process; code compliance
- Lack of communication between developers, regulators, preservationists, and other stakeholders
 - Need to work together to promote energy-efficient, location efficient investments
- Proper restoration and maintenance seem too costly compared to demolition and new construction
 - Lack of awareness of tools and incentives



EPA Region 5

Sustainable Communities Team Approach

- **Step 1:**

- Identify key issues

- **Step 2:**

- Form steering committee of diverse stakeholders to facilitate change

- **Step 3:**

- Hold forum for dialogue among Stakeholders, including other agencies and private organizations

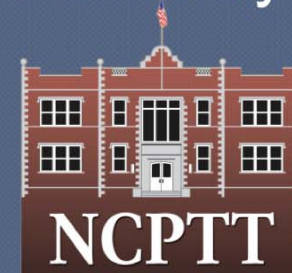
- **Step 4:**

- Plan and implement policy changes with key partners



“Green Historic Preservation: What Works, What Doesn’t, and What Should Change?”

- Greening Historic Buildings – Indianapolis, Indiana – January, 2010
 - Focus on Identifying Barriers
 - Form a National Green Preservation Advisory Group



Interest from Regional EPA Offices

- Backing from Region 5
- Help to develop Symposia in other parts of the country
 - EPA Regions 2 and 3



“Green Historic Preservation: What Works, What Doesn’t, and What Should Change?”

- Greening Historic Communities-Wilmington, De. June 15-16, 2011
 - Identify Roadblocks to Greening Historic Communities and propose solutions for removing them
 - Codes, Incentives, Zoning, Energy Efficiency



“Green Historic Preservation: What Works, What Doesn’t, and What Should Change?”

- Evaluating the Inherent Sustainability of Older Buildings – West Coast – 2012
 - Technology – Life Cycle Analysis, Material Reuse, Climate Change, Deconstruction Techniques, Embodied Energy and Green Products



“Green Historic Preservation: What Works, What Doesn’t, and What Has Changed?”

- Update on the Status of Green Historic Preservation (Federal, State and Local) - Chicago, Illinois - 2013
 - Impact on the environment, communities, environmental justice and human health



Green Preservation Initiative

Next Steps

February 3-5, 2011
Charlotte, North Carolina

Presented by the



- Outreach and Communication
 - Increase Awareness
- Input to Codes and Standards
 - LEED, Secretary of the Interior's Standards for Rehabilitation
- Webinars
- Guidance Document

Next Steps - Webinars



- Lead paint/Windows
 - Communicate the new lead Renovation, Repair and Paint Rule
 - Address the issue of window repairs vs. replacement.
- Weatherization
 - Technologies that will improve indoor air quality, reduce energy load, use reclaimed and recycled materials, and native landscaping.
- Greening Historic Federal Buildings
 - Highlight the federal governments' sustainable retrofit of its own buildings
 - ACHP guidance document

Next Steps – Guidance Paper

- Summary of findings from the symposia.
- EPA and other partners can use as a reference tool as they consider green building techniques and older buildings and their role in society.



Technical Assistance Project Concord, New Hampshire

EPA Office of Sustainable Communities



Goals:

- I. To identify solutions to the known barriers to achieving sustainable redevelopment of historic properties, and
- II. To identify incentives and develop tools that can be used to facilitate their sustainable redevelopment

Concord, New Hampshire

- Why is Concord Important?
 - Historic character of downtown
- What challenges does Concord face?
 - Development of second floor space
- What are they hoping to achieve?
 - Preserve Historic Character
 - Leadership in Sustainable Development
 - Provide Developers with the tools to make their projects economically



Reinvestment in Historic Communities as a Sustainable Development Strategy



Challenges:

- Compliance with accessibility requirements
- Compliance with energy efficiency building code
- Updating existing building infrastructure
- Accurate gauge of value of proposed units

Technical Assistance

Analyze:



- Market-based barriers
 - Parking, Lack of comparables, Perception of market
- Code-based barriers
 - Accessibility, Life Safety
- Preservation-based barriers
 - Standards for materials, Replacement techniques, etc.
- Sustainability measures
 - Energy efficiency standards, Water efficiency, etc.

Deliverables for Concord and other Historic Communities

- Tool Kit: Identify resources, policies, and strategies to sustainably renovate and preserve existing buildings

- Historic Preservation Incentives

- Federal, State tax credits

- Energy Incentives

- Low-income tax credits

- Rapid Response Team

- Group of experts



Conclusion

- The redevelopment of historic buildings to reflect current green building and/or energy efficient standards is a necessary part of developing any sustainable community.

