



SUCCESSFUL APPROACHES TO EQUITABLE DEVELOPMENT

Presented by:

- Skeo Solutions
- The ReGenesis Partnership
- South Carolina Department of Health
- City of Richmond, Virginia
- EPA Region 5
- BVOCAL (Behr VOC Area Leaders)

**New Partners for Smart Growth
Conference | February 3, 2011**



Agenda

Introduction to Equitable Development

Panel Discussion: Voices and Lessons from ED Practitioners

Building Revitalization Capacity

(ReGenesis and L.E.A.P.)

Area-wide Green Infrastructure Planning

(Skeo Solutions and City of Richmond)

Quality of Life-based Neighborhood Planning

(EPA Region 5 and BVOCAL)

Participant Working Session

Summary of Discussion

Why is Equitable Development Needed?

- Traditional sprawl patterns have left **holes of disinvestment** in urban neighborhoods (right)
- Residents face **quality of life challenges**:
 - Struggling schools
 - Unemployment and underemployment
 - Lack of access to healthy, affordable food
 - Health impacts of cumulative pollution problems
 - Presence of vacant and contaminated properties
- Historically, redevelopment and revitalization initiatives have caused **displacement of neighborhood residents**
- Research and local experience point to the need for **community-based approaches** for the reuse of property¹ that will:
 - Promote sustainability
 - Properly weigh impacts of cleanup
 - Foresee and forestall unintended consequences, such as gentrification and displacement



¹ 2004 - *Unintended Impacts of Redevelopment and Revitalization Efforts in Five Environmental Justice Communities* report, NEJAC Waste and Facilities Siting Subcommittee

What is Equitable Development?

Equitable Development: The practice of enabling communities to prioritize and pursue development that benefits current residents and contributes to neighborhood resilience and quality of life

Principles of Equitable Development (developed by PolicyLink)

1. Integrate strategies that focus on people with those focused on improving places
2. Reduce local and regional disparities
3. Promote investments that are catalytic, coordinated, and result in a triple bottom line
4. Ensure meaningful community participation, leadership, and ownership in change efforts

What does *Equitable Development* look like?

- Integrates environmental justice and smart growth in the development and revitalization of communities with vulnerable populations
- Incorporates quality of life factors, including housing, transportation, environmental protection, education, health, & culture
- Affirms that all residents should be protected from harm and also enjoy the equitable distribution of social, environmental and economic benefits
- Affirms that all communities, regardless of race, ethnicity or income level, are entitled to a clean and healthy environment, vital infrastructure and involvement in decision making





Leaders in Environmental Action Pilots (LEAP)

Karen Sprayberry
Project Manager
SCDHEC



Cooperative Agreement

- In 2009, the U. S. EPA sought applications from state agencies for an Environmental Justice Cooperative Agreement.
- SC DHEC 1 of 5 selected nationally to receive this funding.
- Project called “Leaders in Environmental Action Pilots (LEAP)”
- Cooperative agreement awarded October 2009 - ends on September 30, 2012

Goals of LEAP

- Replicate on state level Federal EJ IWG
- Provide seed money to 4 ej communities
 - Build capacity
- Partner with ej pilots to assist with addressing environmental and social justice concerns
 - Using collaborative, problem-solving method
- Identify additional resources for pilots

The Four (4) Pilots

- A Place For Hope
- Community Development & Improvement Corporation (CDIC)
- The Imani Group, Inc.
- Lowcountry Alliance for Model Communities (LAMC)



A Place For Hope

- This environmental justice community is called the Blackmon Road area within Rock Hill, SC.
- Lacks adequate water, sewer, and electricity

Activities

- World Café style meeting held to identify environmental & social justice concerns .
 - Gain some basic needs (such as water, electricity, and sewer) that have not been provided
 - Develop better communications
 - Board of Directors
 - Citizens
 - Build capacity & empower residents
 - Better aesthetics
- Restructuring internally



Community Development & Investment Corporation (CDIC)



- Partnership
 - Community Development & Improvement Corporation (CDIC),
 - GVW Community Investment Corporation
 - Graniteville Community Coalition
 - GVW Brownfields Steering Committee
- Community is towns of Graniteville, Vaucluse, & Warrentonville
- In 2005, a train derailment/chlorine leak
 - 9 deaths, at least 525 people were treated in the emergency room, and over 5,000 individuals were evacuated for days
- Closure of Avondale Mills, a textile manufacturing company
 - Resulted in over 2,000 lost jobs
 - 9 Brownfields buildings
 - Aged, malfunctioning water treatment system
 - Mill village with sub-par housing

Activities

- Community Meeting
- GraniteVision 2010
- 6-Year Anniversary Memorial Event

Lowcountry Alliance for Model Communities (LAMC)

- Form in 2005
- Consists of five presidents & other leaders representing seven distressed neighborhoods in the City of North Charleston, SC
- Formed over concerns about S. C. State Ports Authority's expansion
- Collaborative, problem-solving process between City of North Charleston/LAMC/Ports Authority
 - Mitigation Agreement
- Continue efforts to establish community-based partnerships, work with DHEC and others to address current and upcoming environmental and social justice concerns
- Activities
 - Focus on Sustaining
 - Community Organization remaining part of ongoing work within community



The Imani Group, Inc.

- Aiken, SC

Project

- Radium Focus
- Area around Aiken airport
- Educate
 - Private well upkeep
 - Radium
 - Public health
- Activities
 - Conduct Private Well Survey
 - Train students to take samples
 - Community Meeting
 - Provide Education
 - Conduct pH Testing sites
 - Look for solutions





ReGenesis

Rep. Harold Mitchell
Spartanburg, South Carolina



Arkwright
Mill



Arkwright
Dump

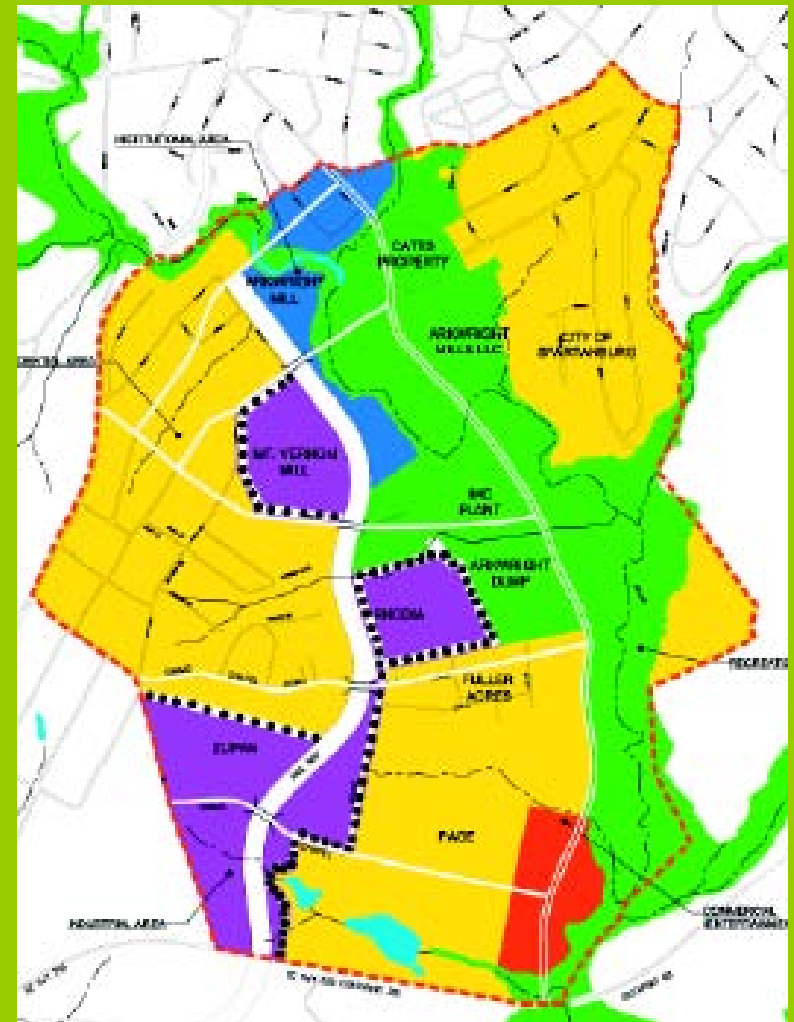
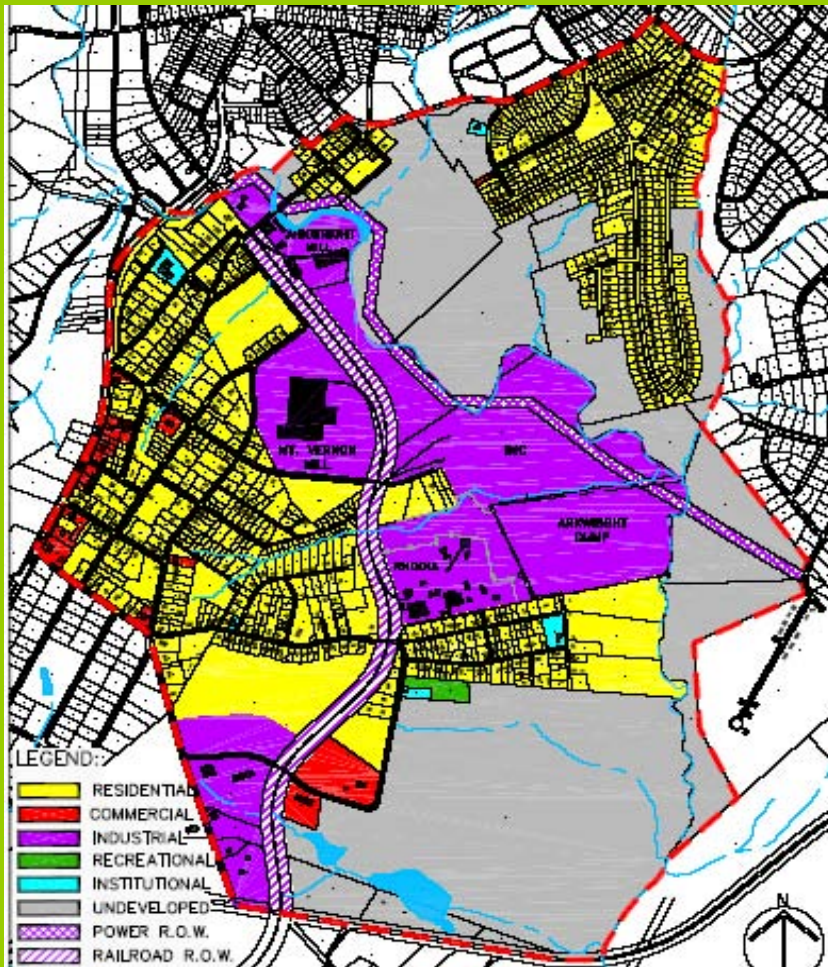


IMC Fertilizer

Partnerships/ Community Participation



Before & After



SC EJ Advisory Committee

- Formation – 2007, H.3733/Act 171
- Governmental Advisory Committee to DHEC
- Consist of 13 state agencies & 3 academia
 - Attorney General’s Office, Agriculture, Commerce, Education, Health and Human Services, LLR, DNR, PRT, Public Safety, DOT, USC-Arnold School of Public Health, Clemson University-Community and Economic Development, South Carolina State University, State Ports Authority
- Study & consider ej issues in economic development and revitalization
- January 2010 – Findings/recommendations to Governor & General Assembly

Activities



- 4 Subcommittees
 - Health
 - Revitalization & Reuse
 - Policy
 - Marketing
- 4 Listening Sessions
- Agency Survey

Recommendation

Part 1:

Establish S. C. Equitable Development Commission

Goal: Develop sufficient organizational capacity to provide oversight to EJ communities.

2 Subcommittees – Brownfields Revitalization
& Health

Part 2:

SC EJ Advisory Committee become SC Interagency
Working Group

Goal: Assist Commission & pilots by providing
resources/support

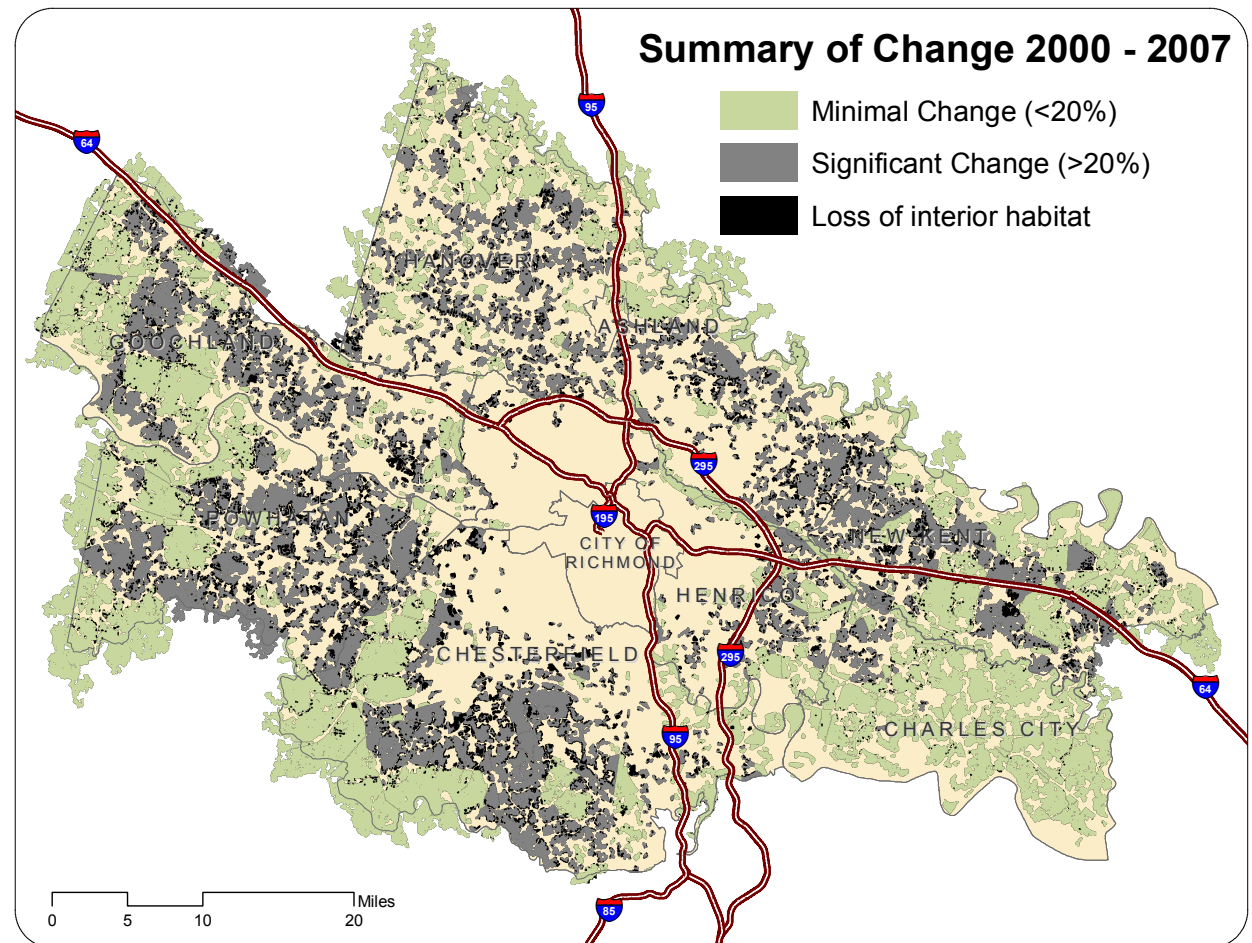


Richmond Green Infrastructure Assessment

Produced by the Green Infrastructure Center and E² Inc. for the City of Richmond, Virginia
December 20• 0

Project Background

- The 2009 regional green infrastructure assessment revealed a significant decline of green infrastructure over the last decade due to sprawling development outside the city.
- The City of Richmond includes over 9,000 vacant parcels.
- Many of these sites can become a resource for expanding the green infrastructure network and enhancing neighborhoods.



Approach: Planning Across Scales

City: Develop citywide green infrastructure network based on suitability of vacant parcels.

Planning District: Create interactive database to evaluate suitability of vacant parcels for various goals.

Neighborhood: Develop concept plans and prototypes to connect neighborhoods to the city's green infrastructure network.

Project: Provide case studies and strategies that can be implemented to enhance Richmond's green infrastructure network.

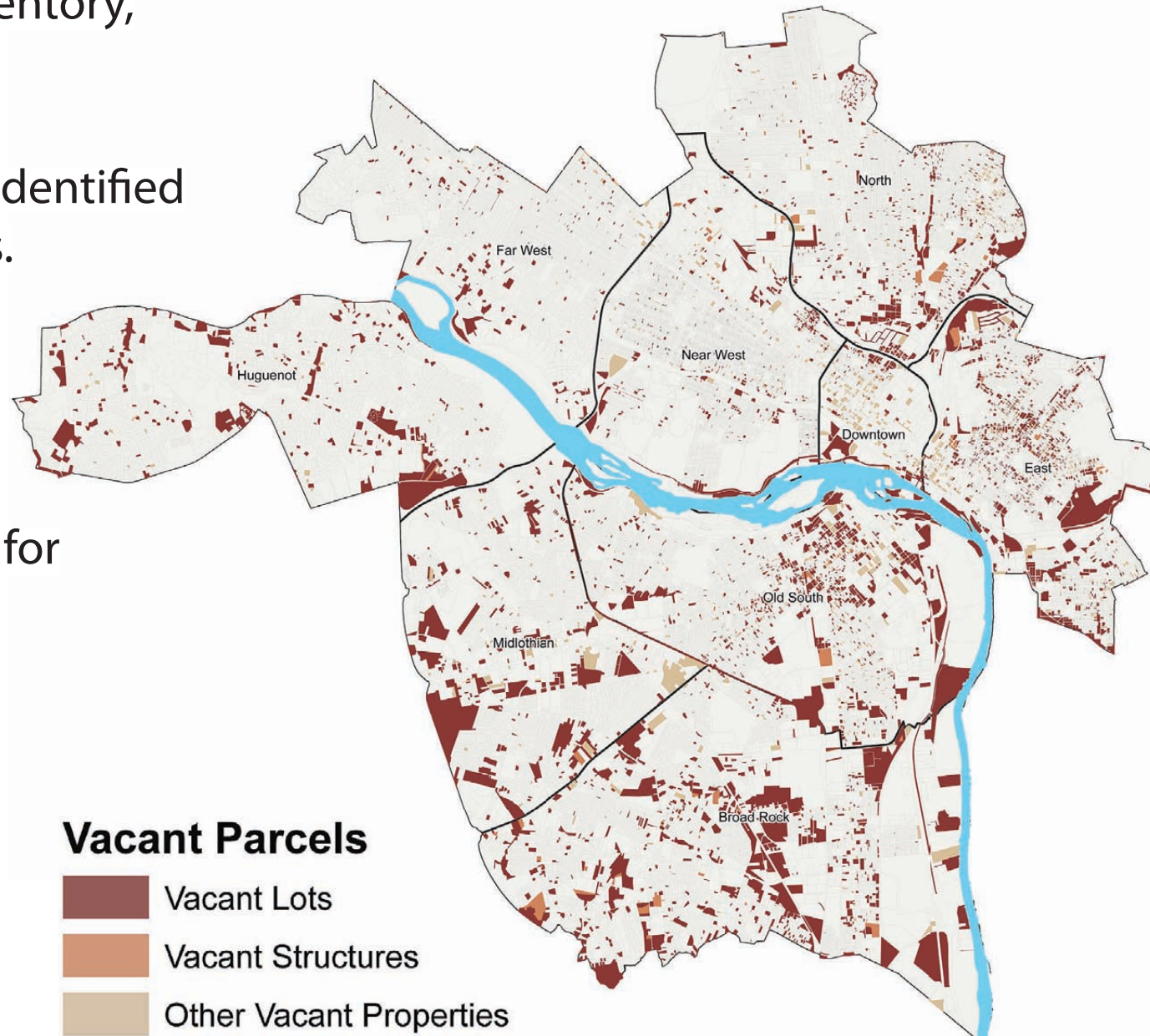


Citywide Vacant Parcel Inventory

Citywide vacant parcel inventory, grouped by vacancy type.

Over 9,000 vacant parcels identified from multiple data sources.

First comprehensive vacant parcel database, allowing the city to accurately assess and plan for brownfields revitalization.

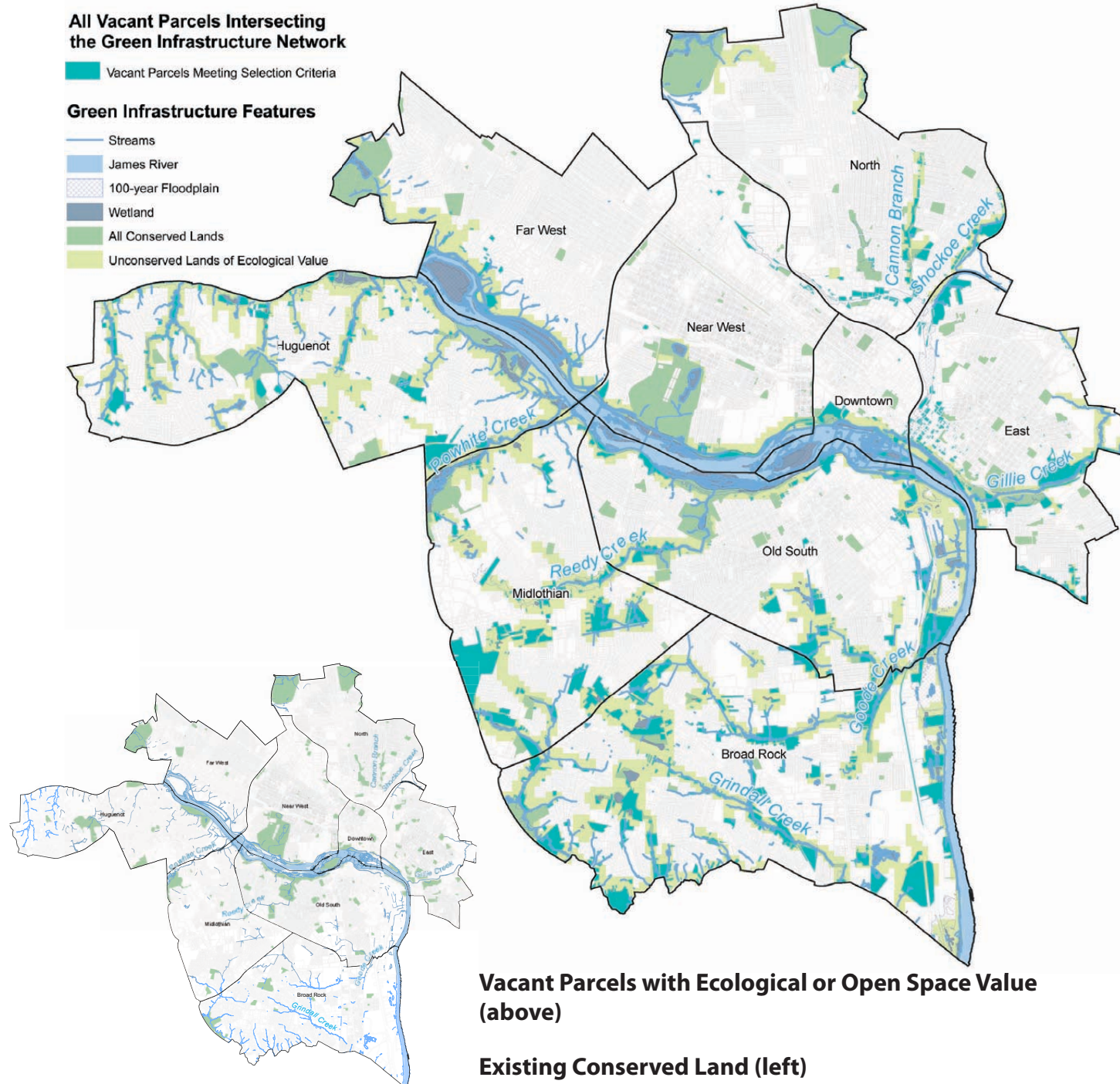


Citywide Green Infrastructure Network

A potential citywide green infrastructure network was developed based on ecological suitability of vacant parcels through the city.

These parcels met criteria that supports the following goals:

- Protect Priority Conservation Areas
- Improve water quality and
- Increase park access
- Support greenway development
- Identify network opportunities



District: Programmatic Suitability

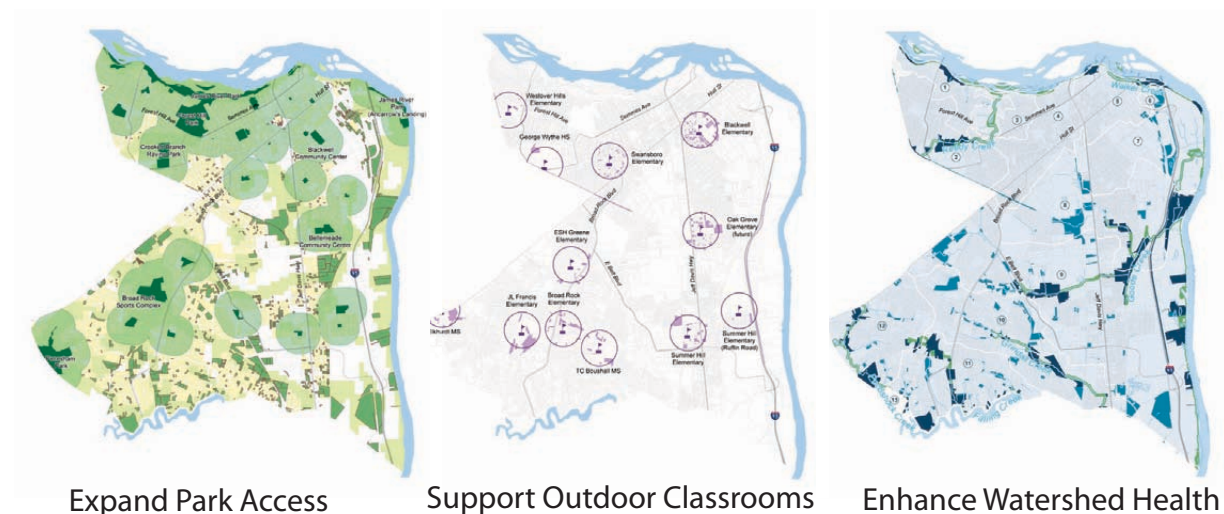
Two planning districts chosen for vacant lands suitability analysis based on:

- Significant acreage of Priority Conservation Areas
- Low parkland acreage
- Extensive acreage of vacant properties
- High watershed priority for the City

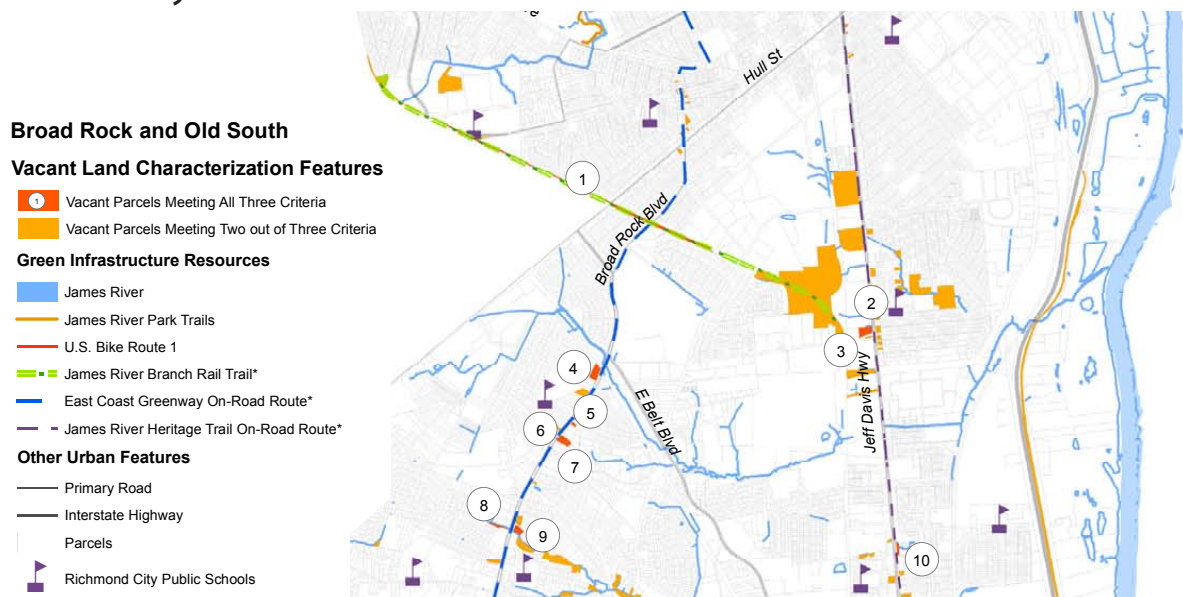
Additional opportunities to:

- Leverage city investments in schools and community centers
- Leverage community momentum around rails to trails efforts
- Enhance the Jefferson Davis Corridor
- Offer planning assistance to historically underserved neighborhoods

Analysis identifies parcels suitable for specific GI uses:



Analysis also offers opportunity to rank parcels based on multiple suitability factors:



Hypothetical Suitability Ranking Map

Neighborhood: Blackwell Green Links

Blackwell Green Links Concept Plan

Opportunity Sites

In October 2010, the Project Team held a working session with the project partners to present the neighborhood concept plans and identify potential catalyst sites that could initiate the implementation of a neighborhood green-print that could grow and connect to the citywide green infrastructure network. The Blackwell-Manchester workgroup identified the following opportunities corresponding with Figure 22:

- 1 Increase accessibility to city-owned riverfront and trail network for the growing residential population east of Commerce Street.
- 2 Leverage Lee Bridge city-owned parcel and 12th Street as a gateway connecting the neighborhood to the James River and the Belle Isle trail network.



Examples of riverfront amenities (left, Dayton, OH; right, Guadalupe River Park).

- 3 Enhance park across from Blackwell Elementary School to increase use and provide an anchor site along the green street network.

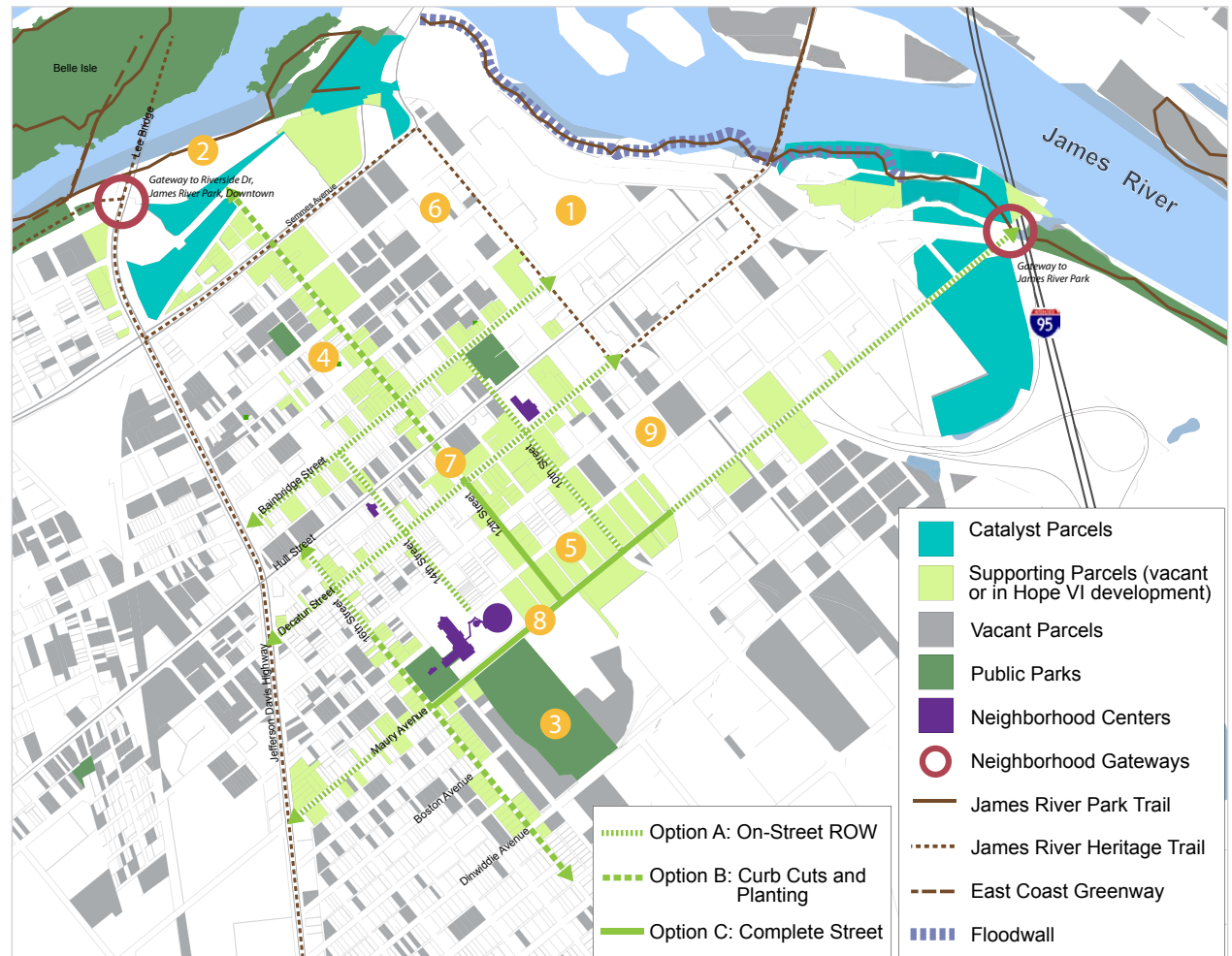
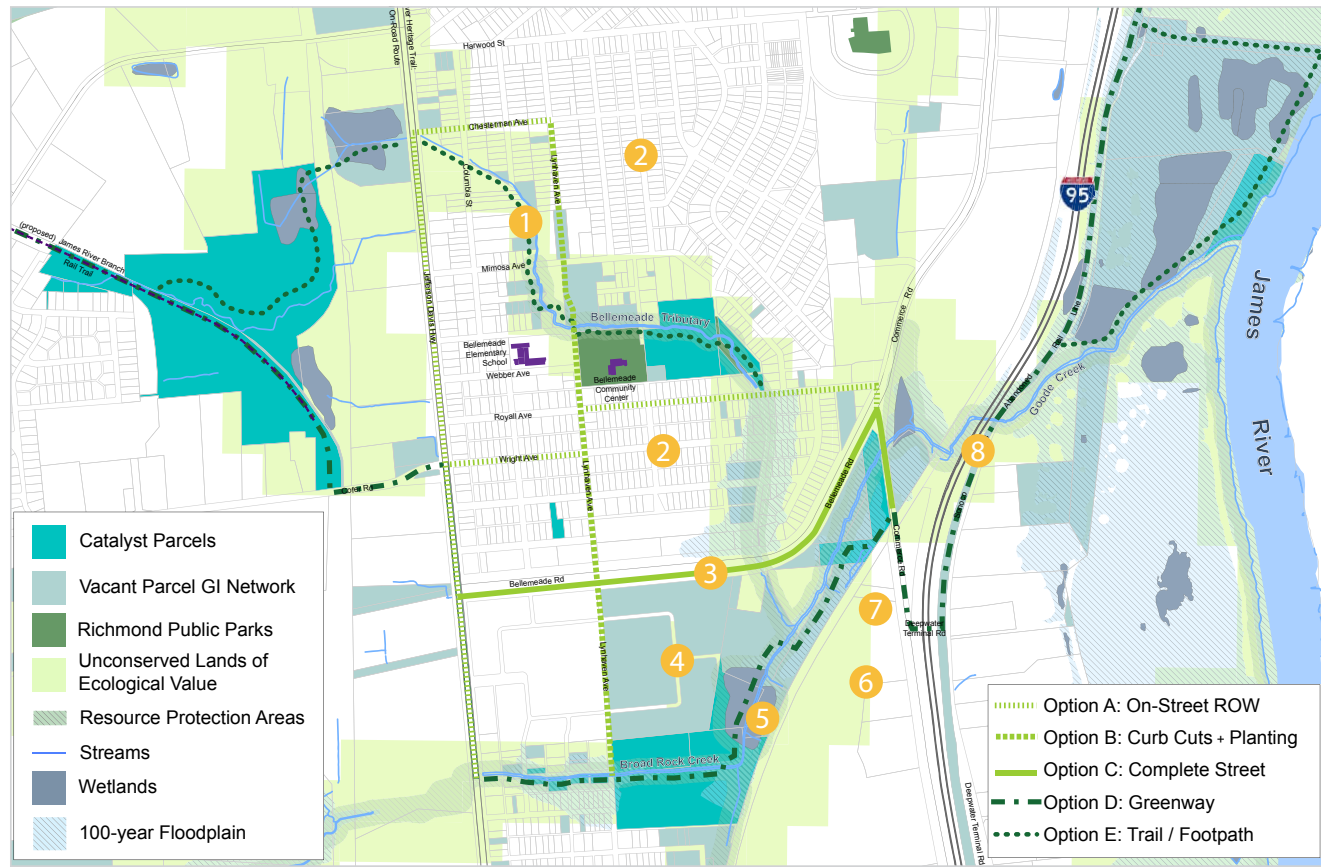


Figure 22. Opportunity Sites.

- 4 Collaborate with developers to develop and implement a shared green street vision north of Hull Street that leverages public and private investment.
- 5 Coordinate with Richmond Redevelopment and Housing Authority (RRHA) to integrate green infrastructure components into future developer bids, with potential interim community programming in the near-term.

GIA Next Phase

- Opportunities to integrate trail connections, outdoor learning environments, and improved pedestrian amenities centered around the new Bellemeade Elementary school and community center
- Replicable, scalable strategies for mitigating polluted stormwater runoff



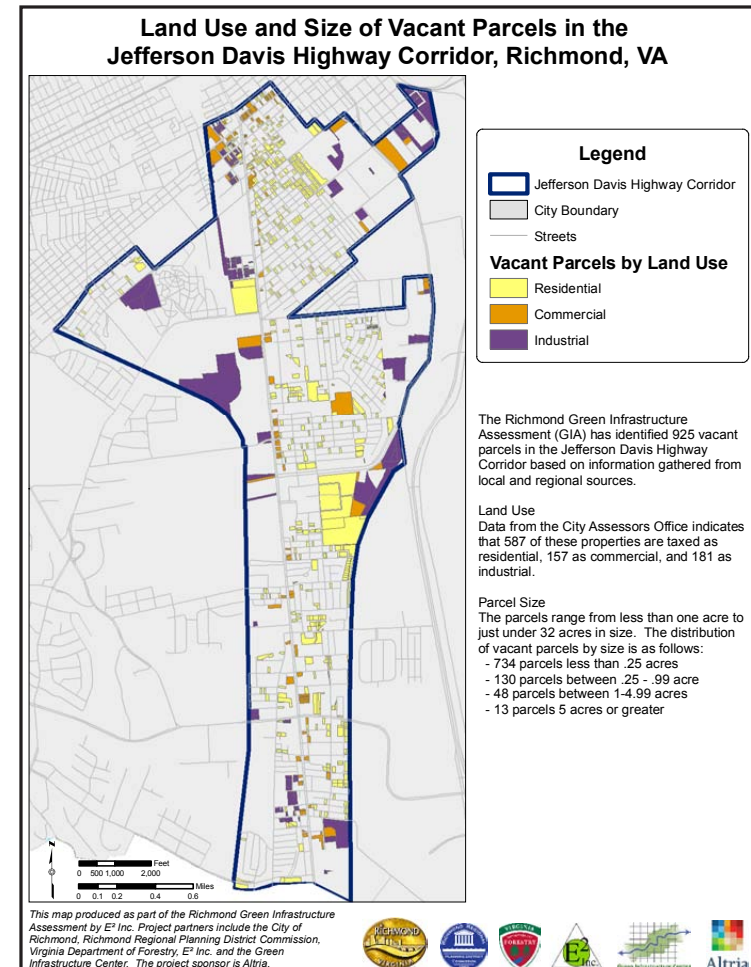
City of Richmond: Strategic Brownfields Revitalization

Richmond is a landlocked old industrial city with many of the associated issues of vacant and underutilized parcels, a lack of greenfields, extensive underserved areas, and tight municipal resources.

City Strategy: focus available resources on brownfields revitalization in underserved Southside neighborhoods, including the Jefferson Davis Corridor

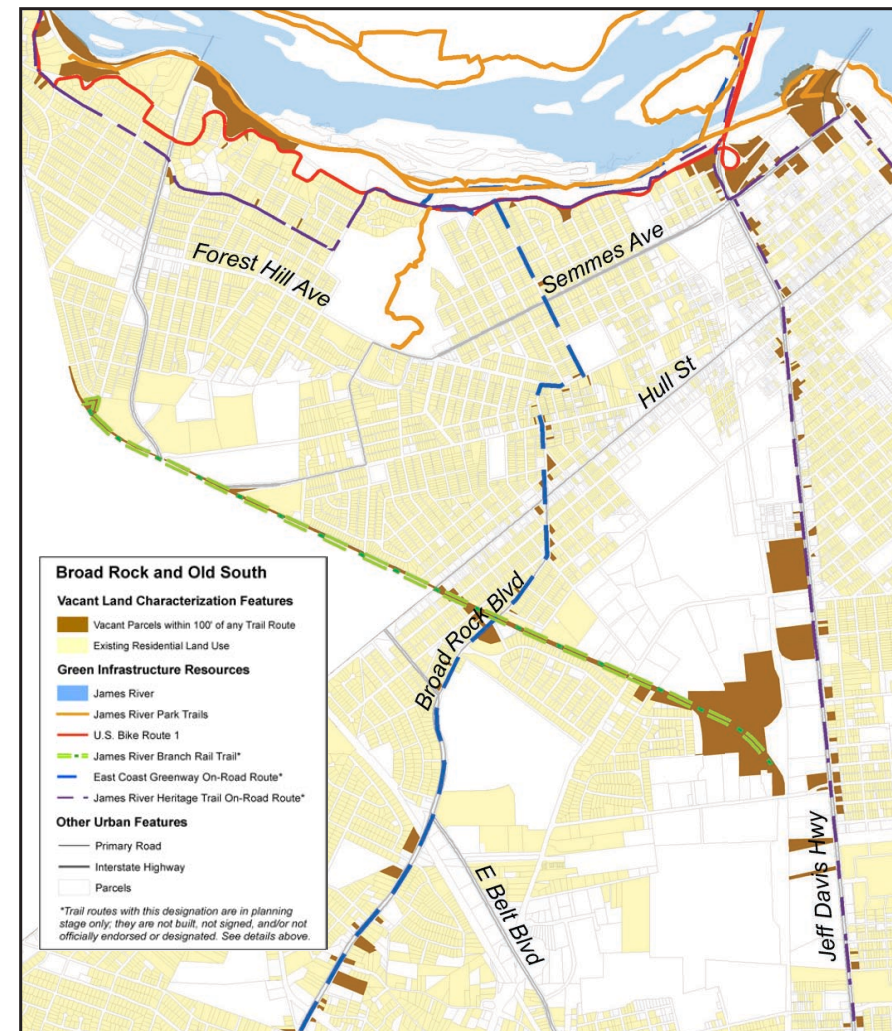
Grant Applications: Richmond is using the vacant parcel inventory and green infrastructure analysis and strategies to pursue multiple Federal revitalization funding sources:

- **EPA Area-wide Planning Pilot Program**
Applied for funding for the Jefferson Davis Corridor. No award.
- **EPA Greening America's Capitals**
Applied for funding for the Jefferson Davis Corridor. No award.
- **EPA Groundwork USA Pilot Funding and Technical Assistance**
Applied for citywide funding. Awarded Phase I & Phase II. In the process of applying for Phase III. Initial project will focus on the James River Trail near the Jefferson Davis Corridor.



Groundwork USA

- Partnership: City of Richmond and the Partnership for Smarter Growth
- Project Goal: Improve the local environment for conservation, recreation and economic development by turning brownfields into greenspace
- Phase I & II funding received to develop a steering committee and determine whether Richmond is a good candidate for a long-term land trust
- Cannon Creek Greenway Trail project & James River Branch Rails to Trails project: converting linear brownfields into segments of quality trails for recreation and non-motorized transportation use
- Currently applying for Phase III funding

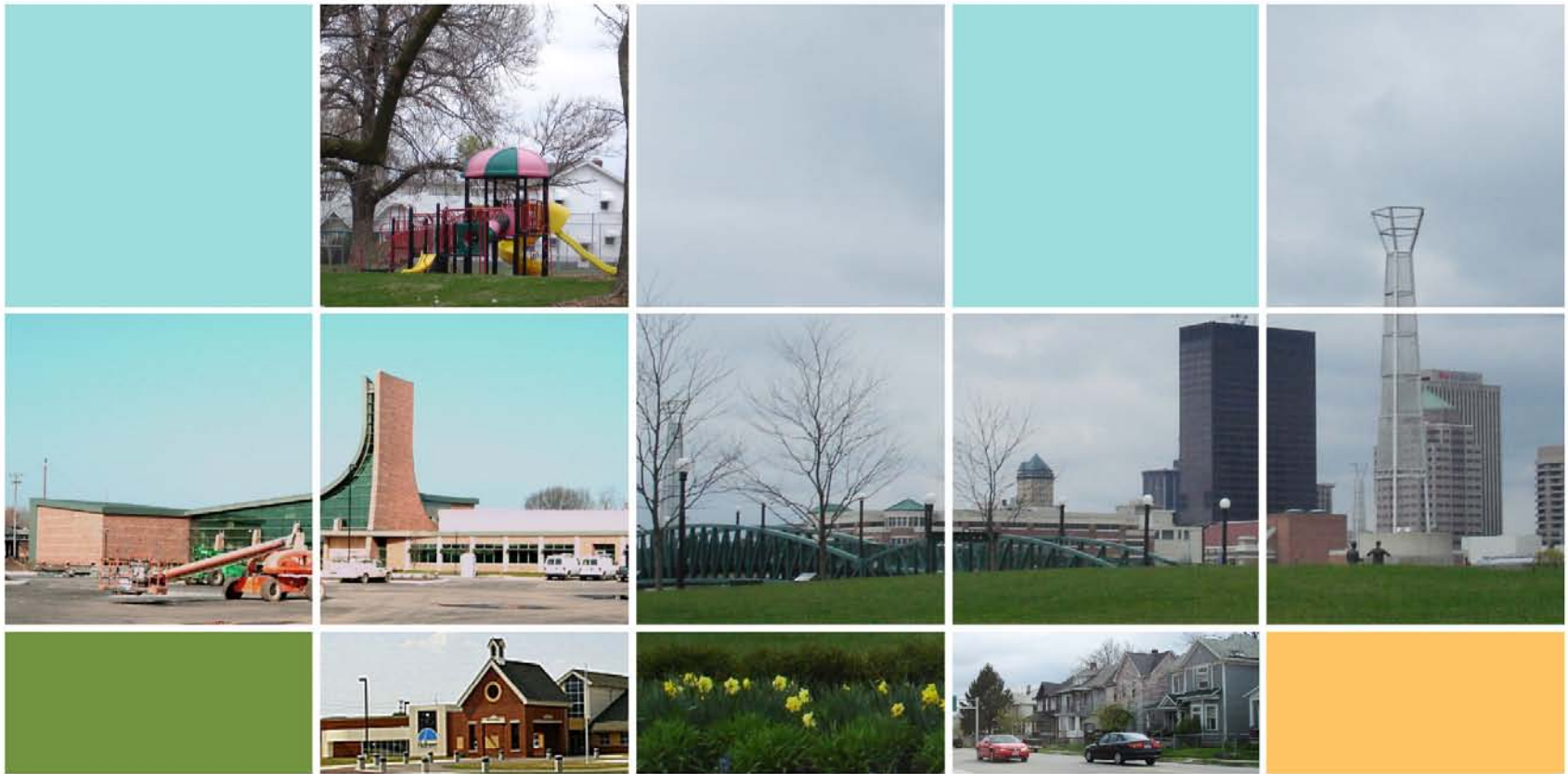


Lessons Learned

- Federal level partnerships are key for funding brownfields revitalization.
- Apply for multiple grants, and keep on applying
- Focus funding received on underserved areas like the Southside and Jefferson Davis Corridor
 - Comprehensive Plan priorities
 - Grant funding
 - Enterprise zones reimbursements for phase I & phase II assessments of brownfields
- Partner with community gatekeepers to ensure community engagement with implementation of grant funding
 - like Elected representative for the Southside has been instrumental in leading community engagement and creating community partnerships throughout the grant application and implementation process.



Vacant Parcels on Richmond's Southside



Planning for the Future:

Reuse Assessment for the Behr Dayton VOC Plume Superfund Site (DRAFT)

Dayton, Ohio

December 2010

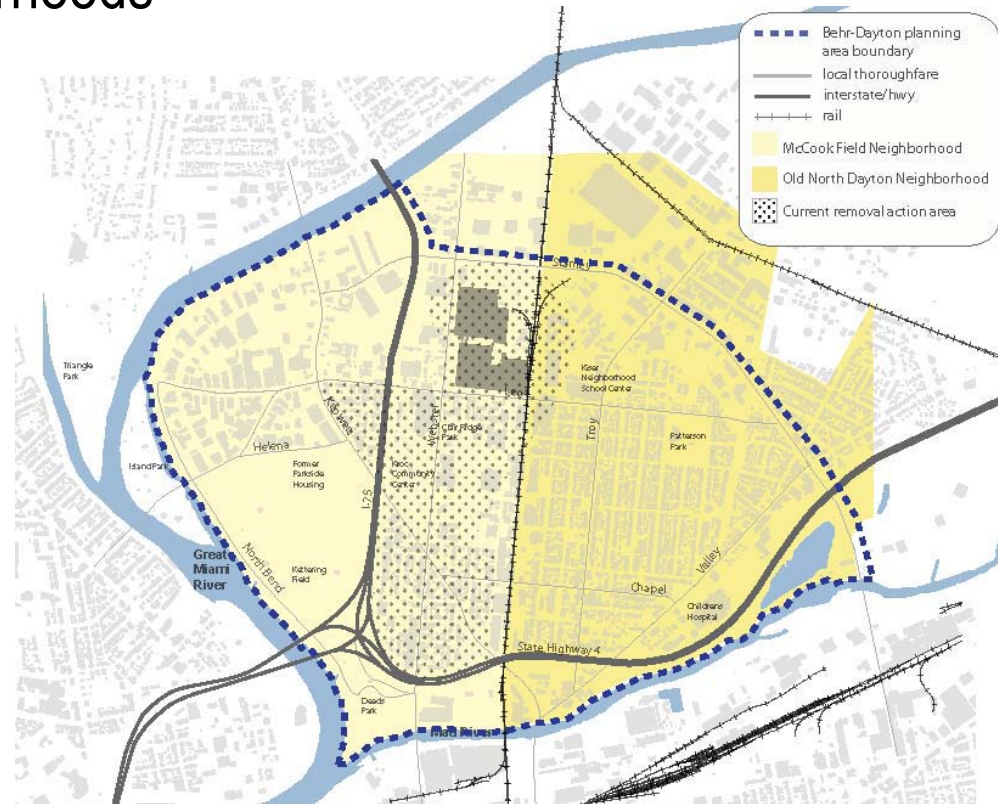
Environmental Protection Agency Region 5

prepared for EPA Region 5 Superfund Redevelopment Initiative
and the City of Dayton, Ohio

prepared by E² Inc.

Superfund Reuse Assessment

- Contaminated groundwater plume from Behr Dayton Superfund Site impacts two Dayton, OH neighborhoods
- Groundwater cleanup is expected to continue for the foreseeable future
- Vapor intrusion mitigation is required on many neighborhood properties
- EPA Region 5 provided funding for a reuse assessment to identify interim revitalization strategies for the neighborhood given the remedial considerations



The groundwater plume at Behr-Dayton extends beneath residential, commercial and industrial uses in two Dayton neighborhoods.

Community stakeholders identified the following challenges and assets:

Neighborhood Challenges

- Vacancy and disinvestment in residential areas.
- Crime.
- Decline of manufacturing sector (due to automobile industry decline).
- Closing of I-75 Keowee Street exit.
- Ground water contamination.
- Vapor intrusion pathways.

Neighborhood Assets

- Proximity to Downtown
- Access to transportation networks.
- Parks and riverfront.
- Concentration of businesses.
- Development and redevelopment potential.

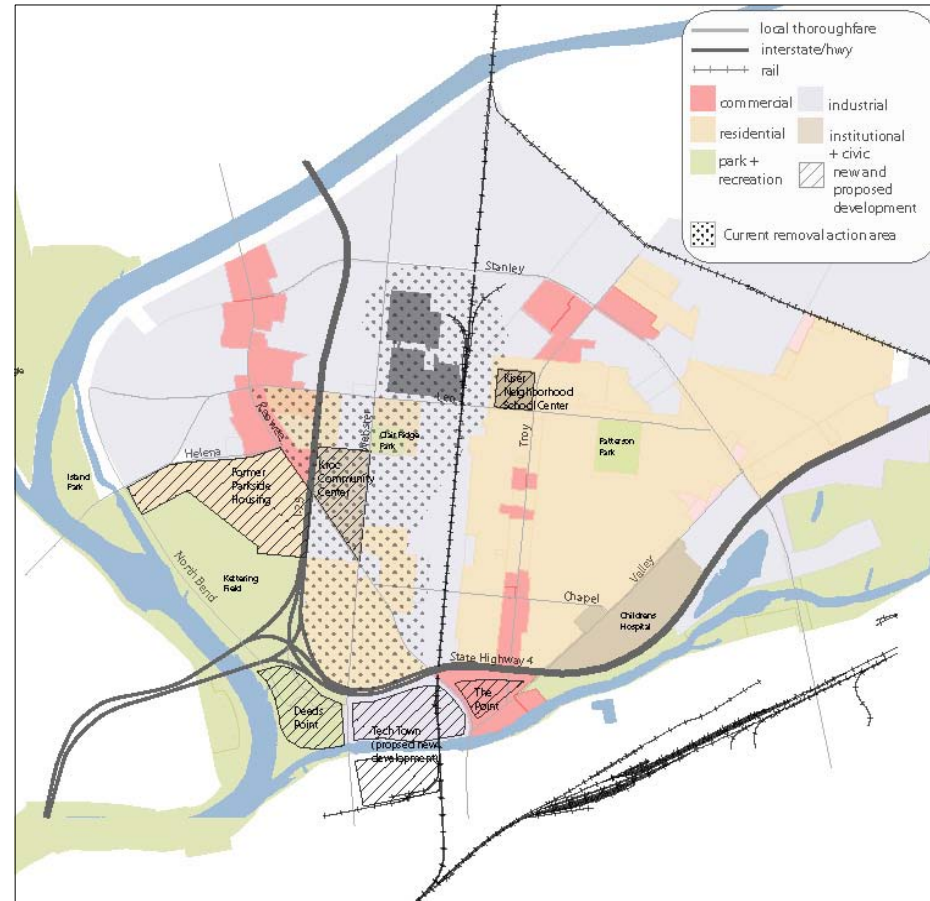


Fig. 1: Areas of Disinvestment



Numerous vacant lots and unoccupied buildings are located throughout commercial centers and industrial areas.

Fig. 2: Future Land Use



Redevelopment plans indicate that future land use is likely to continue to include residential, commercial, industrial and community uses.

Community goals for increasing quality of life for current residents



Revitalization strategies that can be pursued in parallel with cleanup

- Increase green space and improve streetscapes.
- Strengthen businesses and create local jobs.
- Invest in housing stock and neighborhood amenities.
- Redevelop vacant and underutilized property.

- Develop a vision for the river crescent.
- Build a green infrastructure network.
- Strengthen new cultural core.
- Protect traditional residential neighborhoods.
- Promote industrial growth.





Promote Industrial Growth

Strengthen a New Cultural Core

Build a Green Infrastructure Network



Develop a vision for the River Crescent

Protect Traditional Neighborhoods



Figure 11: Neighborhood Revitalization Strategies Perspective Diagram

McCook Field Neighborhood Association (MFNA)

- Formed in 1996 to voice residents' concerns
- Represents an industrial and residential neighborhood in transition, including 400 homes and a few hundred businesses



Webster and N. Keowee

BVOCAL (Behr VOC Area Leaders)

- Formed in September 2007 with support from MFNA
- Purpose: To support area residents and businesses that have been or may be affected by the TCE vapor intrusion contamination from the Behr Dayton VOC Plume Superfund Site



Former Parkside Homes

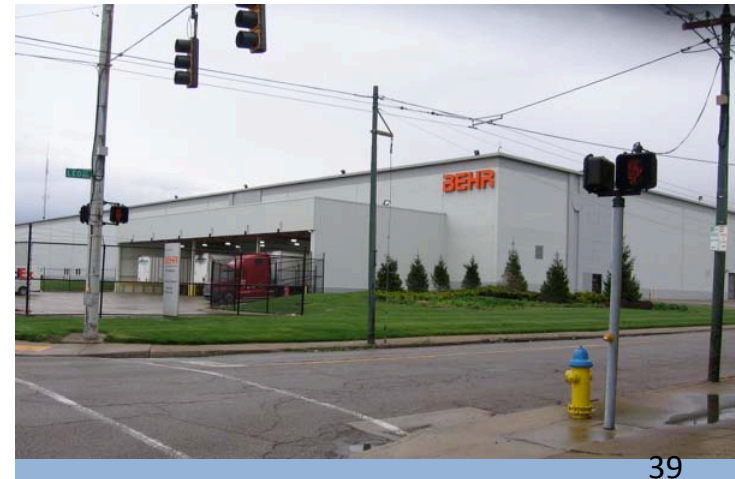


Deeds Point Park

Reuse Planning Partnership with EPA

MFNA and BVOCAL partnered with EPA Region 5 to ensure authentic community engagement with the reuse planning process, including:

- Participating in a neighborhood tour
- Identifying community contacts to ensure a representative set of stakeholder interviews
- Helping to identify neighborhood challenges and assets
- Sharing previous planning efforts
- Identifying neighborhood goals for present-day quality of life



Implementation through Local Partnerships

- Revitalization framework will be incorporated into Dayton's comprehensive plan update
- Framework includes an action plan outlining related initiatives, potential partners and potential funding sources
- DaVinci Lunch Bunch, coordinated by the City of Dayton's Department of Planning and Community Development, meets monthly to identify opportunities for local partnership and implementation
- Currently working to develop a “wayfinding loop” for the area that would help to brand the geography and would be reinforced with a continuous greenway
- Recent University of Dayton study recommends ways to move the DaVinci conversation to the next level with active partnerships for implementation



Lessons Learned

- At sites with long-term cleanup, revitalization strategies can help neighborhood to move forward with overcoming potential stigma by:
 - Supporting benefits for current residents
 - Attracting new investment
- Identify funding partnerships for area-wide planning in order to create a cohesive, compelling community vision
- Articulating a community-based revitalization framework can help mobilize partnerships for implementation
- Reuse planning at contaminated sites can help to inform a clean up that supports likely and desired future use
- Using the existing community's quality of life priorities can help to develop revitalization strategies that benefit local residents and businesses