

EPA

Green Preservation Initiative



11th Annual New Partners for Smart Growth Conference
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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 stakeholders
 - Need to work together to promote energy-efficient, location efficient investments
- Proper restoration and maintenance seem too costly
 - Lack of awareness of tools and incentives



Reinvestment in Historic Communities as Sustainable Development Strategy



Challenges:

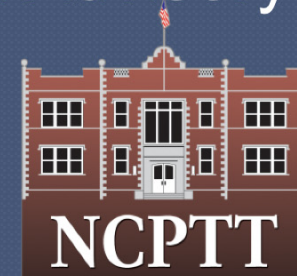
- Compliance with accessibility requirements
- Compliance with energy efficiency building code
- Updating existing building infrastructure
- Accurate gauge of value of proposed units

Strategy

- Hold stakeholder meetings with other regional offices focusing on issues applicable to that part of the country
- Demonstrate findings with involvement in on the ground projects
- Influence policy to facilitate Green Preservation

Green Historic Preservation: What Works, What Doesn't, What Should Change

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



Green Historic Preservation: What Works, What Doesn't, What Should Change

- Greening Historic Communities-Wilmington, De. June 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, What Should Change

- Making The Case For Green Preservation
 - San Francisco–Nov. 2012
 - Technology – Life Cycle Analysis, Material Reuse, Climate Change, Deconstruction Techniques, Embodied Energy and Green Products



Green Historic Preservation: What Works, What Doesn't, What Should Change

- Green Preservation and Economic Development-Atlanta, Ga.- Late 2012
 - Green Preservation's ability to spur job growth, and development



Lessons for Historic Communities

- ⦿ Preservation is sustainable development and recycling in the highest form
- ⦿ Before urban sprawl most communities were already designed in a walkable, livable, manner
- ⦿ You can grow and redevelop and entire community based on one anchor development

EPA Project Involvement

- ◎ Sponsor technical assistance to projects that involved Greening Historic Buildings to become anchor projects in community revitalization
 - Moline, Illinois Transit Station
 - Concord, Delaware Main Street

Moline High Speed Rail Station

- Redevelop an existing urban **Brownfield** site
- End goal is **LEED-certified** multimodal facility
- Building is contributing structure to the Moline Downtown Commercial **Historic District**
 - National Register of Historic Places (2007)
- Long term – Housing



Partnership in Action: Moline, IL

- Technical Assistance
 - Green building evaluation
 - Case studies of best practices
- EPA Collaboration w/ FTA, DOT, and City of Moline



INITIAL LEED ANALYSIS: BASIC PROJECT CHARACTERISTICS

Certification Categories	Maximum Points Available	Points Likely *	Additional Points Possible **
Sustainable Sites	28	16	11
Water Efficiency	10	4	6
Energy & Atmosphere	37	2	35
Materials & Resources	13	9	4
Indoor Air Quality	12	8	4
Innovation in Design	6	3	0
Regional Priorities	4	4	0
Total	110	46	60

* Points indicated as "likely" are not guaranteed by Delta.

** Excludes 4 credit points suggested by Delta as unlikely to be obtained.



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's Vision = Green Historic Community



EPA's Definition of a "Green Historic Community"

A vibrant community that incorporates principles of:

- Green building.
- Historic preservation.
- Smart growth.

