

US EPA ARCHIVE DOCUMENT



Sustainable Reuse Seminar

Carol Tucker

617-918-1221 or tucker.carol@epa.gov

Rona Gregory

617-918-1096 or gregory.rona@epa.gov

WHAT IS SUSTAINABLE DEVELOPMENT?

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



PILLARS OF SUSTAINABLE DEVELOPMENT

Three pillars of sustainable development



1. Environmental

- ✓ real or perceived contamination
- ✓ human health risk management
- ✓ environmental risk management
- ✓ environmental justice
- ✓ legal + regulatory aspects

2. Economic

- ✓ economic risk management
- ✓ market demand

3. Social

- ✓ development decisions
- ✓ community participation



WHAT ARE THE CONSEQUENCES OF DEVELOPMENT THAT IS NOT SUSTAINABLE?

Environmental problems


- Air, water, and land pollution
- Habitat loss
- Fragmentation of land and ecosystems
- Global climate change

Public health problems

- Increased health risks due to pollutants (carbon monoxide, ozone, particulate matter, sulfur dioxide, lead)
- Increased health risks due to physical inactivity

Socio-economic problems

- Disappearance of social connections and loss of community identity
- Social stratification resulting in homogeneous communities
- Underutilization of resources in urban core
- Increased expenditures for infrastructure and services

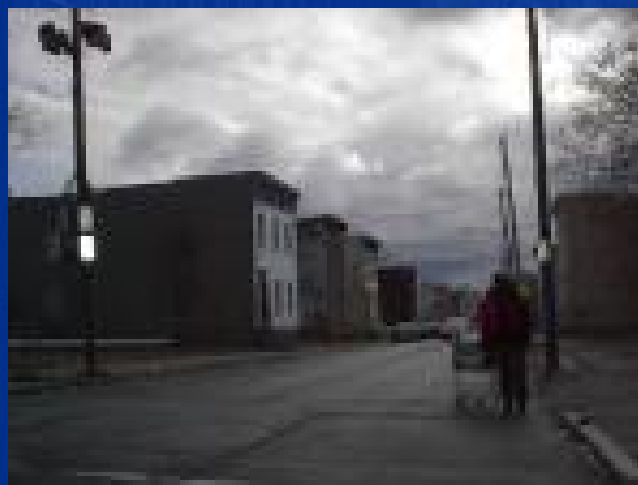
 Within EPA's mission



WHAT ARE SOME OF THE ENVIRONMENTAL IMPACTS OF GROWTH PATTERNS THAT ARE NOT SUSTAINABLE?



- contaminated runoff
- impaired water quality
- loss of habitat
- worsening air quality
- loss of greenspace
- abandonment of infrastructure



THEMES OF SUSTAINABLE DEVELOPMENT



- stimulation of economic development
- reduction of threats to human health and the environment
- sustainable reuse of brownfields
- creating/preserving greenspace
- community involvement



WHAT IS SMART GROWTH?

Smart Growth is development that serves the economy, community and environment. It supports economic development and jobs; it creates strong neighborhoods; and achieves healthy communities by providing a clean environment.”



Smart Growth focuses on:

- ✓ saving natural resources
- ✓ reducing public costs and increasing private returns
- ✓ creating better access to goods and services
- ✓ redeveloping within existing infrastructure
- ✓ preserving a sense of place



THE TEN PRINCIPLES OF SMART GROWTH

1. Take Advantage of Compact Building Design
2. Create a Range of Housing Opportunities and Choices
3. Create Walkable Neighborhoods
4. Foster Distinctive, Attractive Communities with a Strong Sense of Place
5. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
6. Mix Land Uses
7. Strengthen and Direct Development Towards Existing Communities
8. Provide a Variety of Transportation Choices
9. Make Development Decisions Predictable, Fair, and Cost Effective
10. Encourage Community and Stakeholder Collaboration in Development Decisions



GOALS FOR REDEVELOPING BROWNFIELDS OVERLAP WITH SMART GROWTH PRINCIPLES

Smart Growth Principles

1. Mix Land Uses
2. Take Advantage of Compact Building Design
3. Create Range of Housing Opportunities and Choices
4. Create Walkable Neighborhoods
5. Foster Distinctive, Attractive Communities with a Strong Sense of Place
6. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
7. Strengthen and Direct Development Towards Existing Communities
8. Provide a Variety of Transportation Choices
9. Make Development Decisions Predictable, Fair, and Cost Effective
10. Encourage Community and Stakeholder Collaboration in Development Decisions

Brownfields Redevelopment Goals

- ▶ Redevelop reflecting mixed use
- ▶ Redevelop reflecting pedestrian friendly design
- ▶ Improve physical and aesthetic conditions
- ▶ Promote urban vitality and preserve open space through infill development
- ▶ Make development decisions predictable, fair and cost effective
- ▶ Involve state planning agencies, community stakeholders

Source: US EPA, National Governors' Association



SO HOW DOES EPA ENCOURAGE SUSTAINABLE DEVELOPMENT ON BROWNFIELDS?



Many of the themes of sustainability are integrated into Brownfields Assessment, Cleanup and Revolving Loan Fund grant selection criteria:

- creating/preserving greenspace
- community involvement/community need
- reduction of threats to human health and the environment
- sustainable reuse of brownfields



Ranking Criteria

Sustainable Reuse (12 Points)

- Useful Tips

- ▶ This criteria has been revised ONCE AGAIN from last year's guidelines, so if you are reapplying, be aware that this section will need to be redone.
- ▶ Show the reader that you embrace the concepts under this criteria by discussing community efforts under the themes of sustainable development and smart growth.
- ▶ Link your responses to your brownfields program and/or projects.
- ▶ Respond to each of the sub-criteria. Last year many applicants did not respond specifically to each criteria and points were lost.



Pre-Planning Tips Sustainable Reuse (12 Points)

Last Year's Question 5 "Prevent Future Brownfields" is no longer a stand-alone question. This year, it is part of Question 1.

However, its relevance has not changed. If you make "Preventing Future Brownfields" your overarching goal for the redevelopment of your site it will be easier to incorporate sustainable development practices into your plan.



Pre-Planning Tips

Sustainable Reuse (12 Points)

- Useful Tips to Preventing a Future Brownfield Site
 - ▶ Inventory of brownfields sites
 - ✓ Discuss goals to develop inventories to understand a comprehensive picture of the problem
 - ▶ Education and Outreach
 - ✓ Discuss public awareness programs for residents and business. (i.e. outreach on household hazardous waste disposal or the impacts on pesticides and fertilizers on waterways.)
 - ▶ Planning
 - ✓ Discuss plans to develop or incorporate master plan and area plans
 - ▶ Regulatory/Zoning
 - ✓ Discuss goals to rezone brownfields areas to restrict uses and make uses more compatible.
 - ✓ Discuss other local and state regulations in place



Pre-Planning Tips

Sustainable Reuse (12 Points)

- Useful Tips (continued)
 - ▶ Monitoring and Enforcement
 - ✓ Develop and implement operation and maintenance plans
 - ✓ Develop programs to monitor local ordinances and activity use limitations
 - ▶ Incentives
 - ✓ Tax credits (i.e. 50% for cleanup complete, 25% for site with activity use limitation)
 - ✓ Local and state business loan program



Ranking Criteria

Sustainable Reuse (12 Points)

- Question 1 – Useful Tips
 - ▶ THIS IS THE BIG ONE! Relevant project features may include green building design, clean energy production, and storm water management. Infrastructure Reuse is critical to mention- IT'S PART OF THE NEW BROWNFIELDS LAW.
 - ▶ Include examples of other similar projects undertaken by your community, including smaller retrofit projects. Has your local government committed to achieving these goals? How are you working with them?

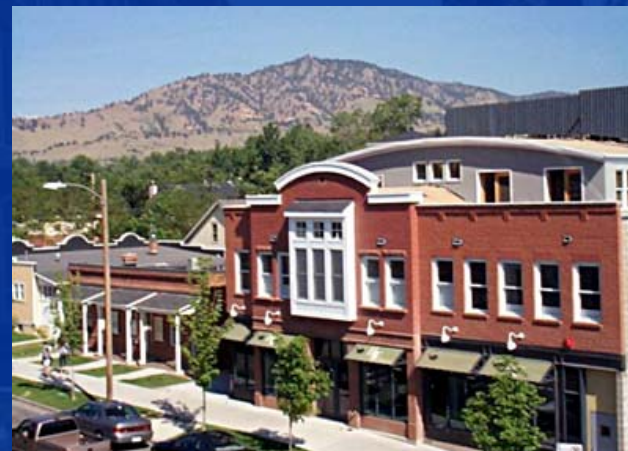




Ranking Criteria

Sustainable Reuse (12 Points)

- Question 2 – Useful Tips
 - ▶ Discuss how use of these grant funds will result in economic benefits using the examples in the guidelines.
- Question 3 – Useful Tips
 - ▶ Discuss how brownfield redevelopment will result in the community/project incorporating smart growth concepts.
 - ▶ Give specific examples from your community.





Sustainable Reuse Success Story Burlington, VT

- ▶ Former scrap yard
 - ▶ Funding from EPA, HUD and the City.
 - ▶ Developed by the Burlington Community Land Trust/Housing Vermont and a private developer
 - ▶ Open to families and individuals from diverse backgrounds and income levels.
-
- ▶ Environmentally-sound development that also solved a long-standing storm water runoff problem
 - ▶ First multi-unit residential building in VT to earn the Leadership in Energy and Environmental Design (LEED) certification.





Another Sustainable Reuse Success Story - Worcester, MA

- ▶ Gardner-Kilby-Hammond Revitalization Project: Main South Community Development Corp.
- ▶ Former metal fabrication, auto and repair shop
- ▶ First Phase- transformed substandard housing and vacant lots to 60 affordable “GREEN” (per EnergyStar) housing units for first-time homebuyers by utilizing environmentally friendly materials
- ▶ Second Phase- converted 7.8 acres of contaminated industrial buildings into a Boys and Girls Club with outdoor recreational space.
- ▶ Main South CDC collaborated with the EPA, City of Worcester, Boys and Girls Club, and Clark University.





Brownfields 2006

November 12 – 15, 2006

- Leading Practices in Smart Growth Symposium
 - ▶ November 13 & 14
 - ▶ Registration Deadline
Wednesday, November 8
 - ▶ Presented by [ICMA University](#) with support from the [Smart Growth Network](#) and the [U.S. Environmental Protection Agency \(EPA\)](#). This inaugural event will be held in conjunction with the Brownfields 2006 conference. Please note that the Leading Practices in Smart Growth Symposium overlaps with mobile workshops and educational sessions held on the first day and a half of Brownfields 2006.





Questions & Answers

