

Discussion: What Does Successful Beneficial Reuse Look Like?



Facilitated by

**Ngozi Ibe, Environmental Justice Specialist
Environmental Justice Advisory Board**

October 4, 2022



What Does Successful Beneficial Reuse Look Like?

We recognize that successful redevelopment planning should include community and stakeholder input throughout the planning process.

How can we do more to engage stakeholders throughout the entire, lengthy process, without making them feel like they're gearing up for redevelopment that may take many years?



What Does Successful Beneficial Reuse Look Like?

Gentrification is a concern for many residents. What are some recommendations for working to secure a beneficial reuse for the community without contributing to the negative aspects of gentrification and making residents feel they will be “priced out” of their neighborhoods?



What Does Successful Beneficial Reuse Look Like?

We have, at times and where possible, pursued land donations to build trust with local communities and facilitate local ownership. We also work to ensure that local potential buyers can be competitive in the sale/purchase process. What are some other tools for incorporating local ownership into beneficial reuse?



What Does Successful Beneficial Reuse Look Like?

Available reuse options are often based on extent of cleanup that can be achieved with the funds available, which could limit future redevelopment options and mean that the uses residents favor are not possible.

How can we successfully work with residents to plan while maintaining realistic expectations for future reuse?



What Does Successful Beneficial Reuse Look Like?

In some cases, communities advocate for the highest standard for environmental cleanup (residential use) on principle (e.g. Navassa OU1 and OU2), but that standard is not consistent with either existing zoning or the use the community envisions (e.g., commercial or light industrial).

How should we approach the differing priorities communities often have for the remediation vs. for future use?



What Does Successful Beneficial Reuse Look Like?

Sustainability (environmental and economic) should be a key success factor in beneficial reuse of any site, but it can sometimes put an undue burden on the community.

What are some suggestions for incorporating sustainability into land reuse in a way that that is realistic and feasible for the community?



What Does Successful Beneficial Reuse Look Like?

Beneficial land reuse should consider community needs such as access to healthy shopping, recreation, jobs, housing etc. However, some sites (and the markets where certain sites are located) do not lend themselves to some community reuse goals.

How do you determine which factors are the most important when designing land reuse for the community?



Discussion: Overcoming Challenges to Redevelopment Planning



Facilitated by

Anna Novikova, Environmental Justice Coordinator

Environmental Justice Advisory Board

October 4, 2022



Overcoming Challenges to Redevelopment Planning

Community members, government, and other stakeholders may have different visions for the future reuse of a site.

What are some ways to balance differing viewpoints and wants during the redevelopment planning process?



Overcoming Challenges to Redevelopment Planning

The Multistate Trust can only use its funds to perform “environmental actions,” which can include redevelopment/reuse planning, but not redevelopment itself. Some communities could benefit from outside support, such as securing funding and grants (i.e., “public capital”) for future uses (like the Moze Heritage Center).

Do you have recommendations for how can we assist and connect communities with resources? Are there ways to identify individuals with political or reputational platforms that can advocate for the resources needed for communities with environmental justice concerns to achieve successful redevelopment?



Overcoming Challenges to Redevelopment Planning

At some sites, we seek to place portions of a site into productive reuse once the remediation process is underway or complete for that area (or Operable Unit). At other sites, the future use is integrated into the cleanup. However, we cannot always take a piecemeal approach, because doing so can increase transaction costs and can result in property that cannot be transferred at all.

How should we approach property sales/transactions where some portion of the property may be available for reuse before other, potentially more contaminated, portions?

(continued on next slide)



Overcoming Challenges to Redevelopment Planning

Some of our sites are more attractive for development (and a variety of uses) than others. How do we solicit and listen to input from the community while also managing market constraints and limited development opportunities (e.g., the Pine Yard in Columbus)?



Overcoming Challenges to Redevelopment Planning

Many (risk averse) private companies are reluctant to invest in communities where they believe there is market stigma (that will make it hard for them to secure tenants, get financing, subdivide/sell land).

Have you encountered those types of issues and how have you attempted to address them?



Overcoming Challenges to Redevelopment Planning

Developers may renege on redevelopment commitments made during the sale process. We can retain ownership of property until zoning changes consistent with the proposed use are made, though doing so can be costly and time consuming.

What other parameters or restrictions could be used to ensure developers follow through on their commitments (e.g. Development Agreements)?



Overcoming Challenges to Redevelopment Planning

Residents that are impacted by contaminated sites often do not have the option to re-locate. Local governments that regulate land use (through zoning ordinances, subdivision approvals, etc.) can and do change.

How do we ensure that residents' voices are heard through the redevelopment planning process, even if their local government's goals change and may not align with the impacted neighborhoods?

