Promoting Convergence: Agencies, Communities, Citizens

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Community Planning Process “Lens”

Agency

Citizen Involvement

Diagram shows the flow of information or processes from Agency to Citizen Involvement through a Community Planning Process “Lens.”
Essential Convergences

- Agency
- Community Planning Process
- Citizen Involvement

- Future Land Use
- Institutional Controls
- Long Term Management
Challenges/Opportunities

• Ways to bridge between citizens and governmental agencies

• Ways to provide “traction” for citizen input

• Ways to work across “parallel” cultures
“PARALLEL”

“extending in the same direction, everywhere equidistant, and not meeting”

Merriam Webster Dictionary

Agencies and communities involved with contaminated sites have their own distinctive cultures and practices which frequently position these entities in parallel.

They “extend in the same direction” in the sense that they are each working ultimately for site remediation and reuse, but they may do so independently (“everywhere equidistant”) and sometimes fail to come together (“not meeting”) at critical junctures.
Critical Junctures

Agency

Community Planning Process

Future Land Use

Institutional Controls

Long Term Management

Citizen Involvement
Future Land Use

Agency
- RAFLU
- Exposure
- Risk
- Remedy

Community Planning Process
- Convening the Process
- Adopting a Plan
- Implementing
  - Zoning
  - CIP/Services
  - Taxes etc.

Citizen Involvement
- Neighborhood Compatibility
- School Impact
- Traffic Impact
- Jobs/Fiscal
- Health/Safety
# Institutional Controls

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Long Term Management

Agency

- Construction Completion
- 5 Year Review

Community Planning Process

- Construction Permits
- Site Disturbance Permits
- Monitoring and Inspections
- Economic Development Leadership

Citizen Involvement

- On-going Involvement & Monitoring
- Site Plan Input
- Annual CIP Input
- O & M Issues
- Reconvening
Community Economic Development Techniques

• **Marketing Strategies** (publications, web listings, contact person)
• **Technical Studies** (target industry, local requirement assessments, utilities)
• **Property Tax Breaks** (enterprise zones, tax increment finance, abatement)
• **Development Assistance** (roads, utilities, parking, partnership sharing, land)
• **Shell Buildings** (incubator/start-up assistance, lease or buy, quick start-up)
• **Job Training** (community college, vo-tech school, general or targeted)
• **Conditional Tax Breaks/Partnerships** (hiring targets)
• **Small Business Support** (counseling, incubators, shared office facility/equip)
• **Retention of Existing Industry** (ombudsman, relationships/communications)
Possible Strategies Promoting Convergence?

**Agency**
- *Grants & Technical Support*
- *Training & Recruitment*
- *Success Stories*
- *Policy Evolution & Adaptation*

**Community Planning Process**
- *Convening Training*
- *Problem Site Ordinances - protective - adaptive/flexible - fast tracking*
- *Training for Inspectors*
- *Context Sensitive Economic Development*

**Citizen Involvement**
- *Land Use Academy*
- *Contaminated Site Academy*
- *Early Success*
- *Meaningful Role*
- *Leadership Retention*