

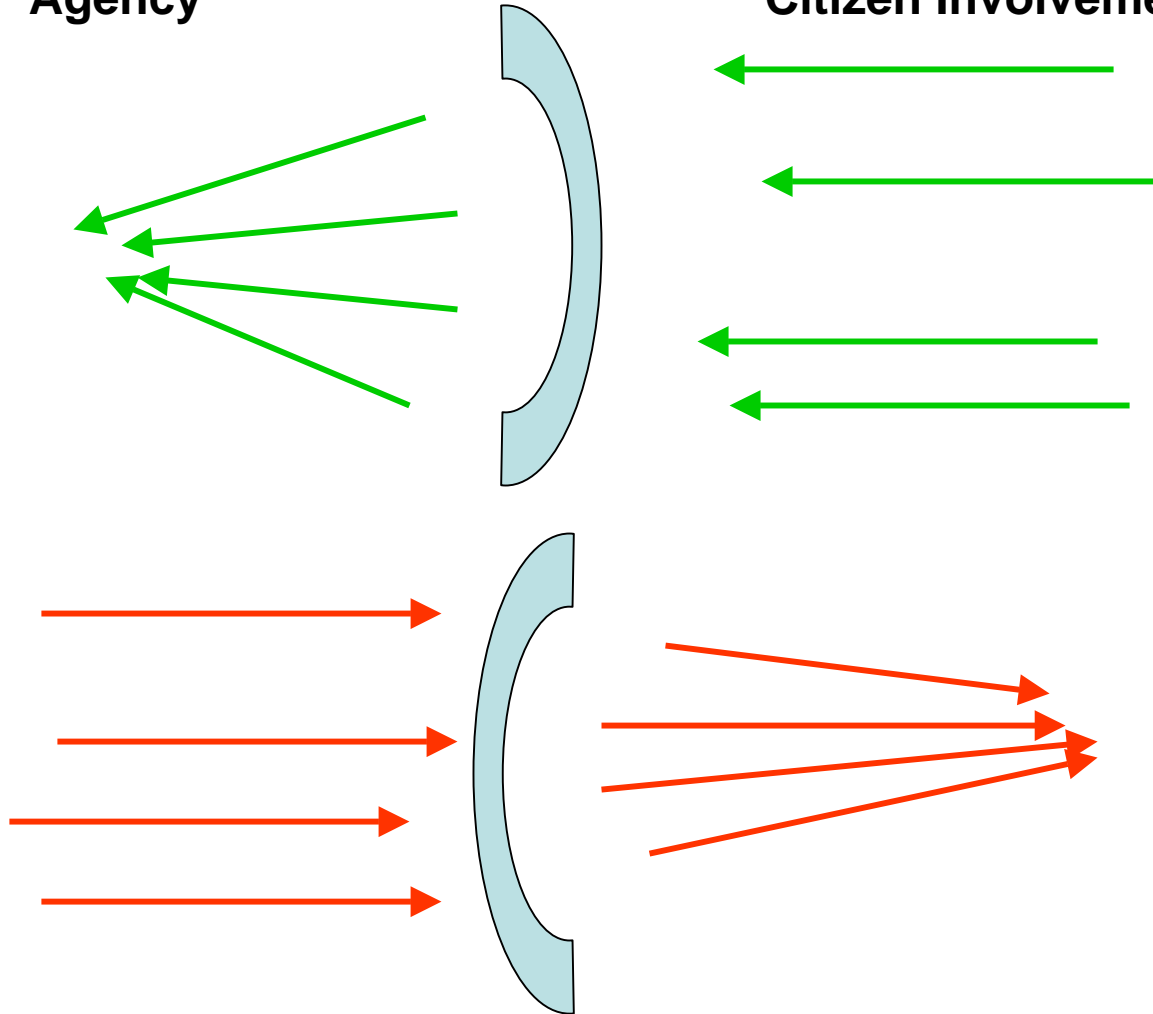
Promoting Convergence: Agencies, Communities, Citizens

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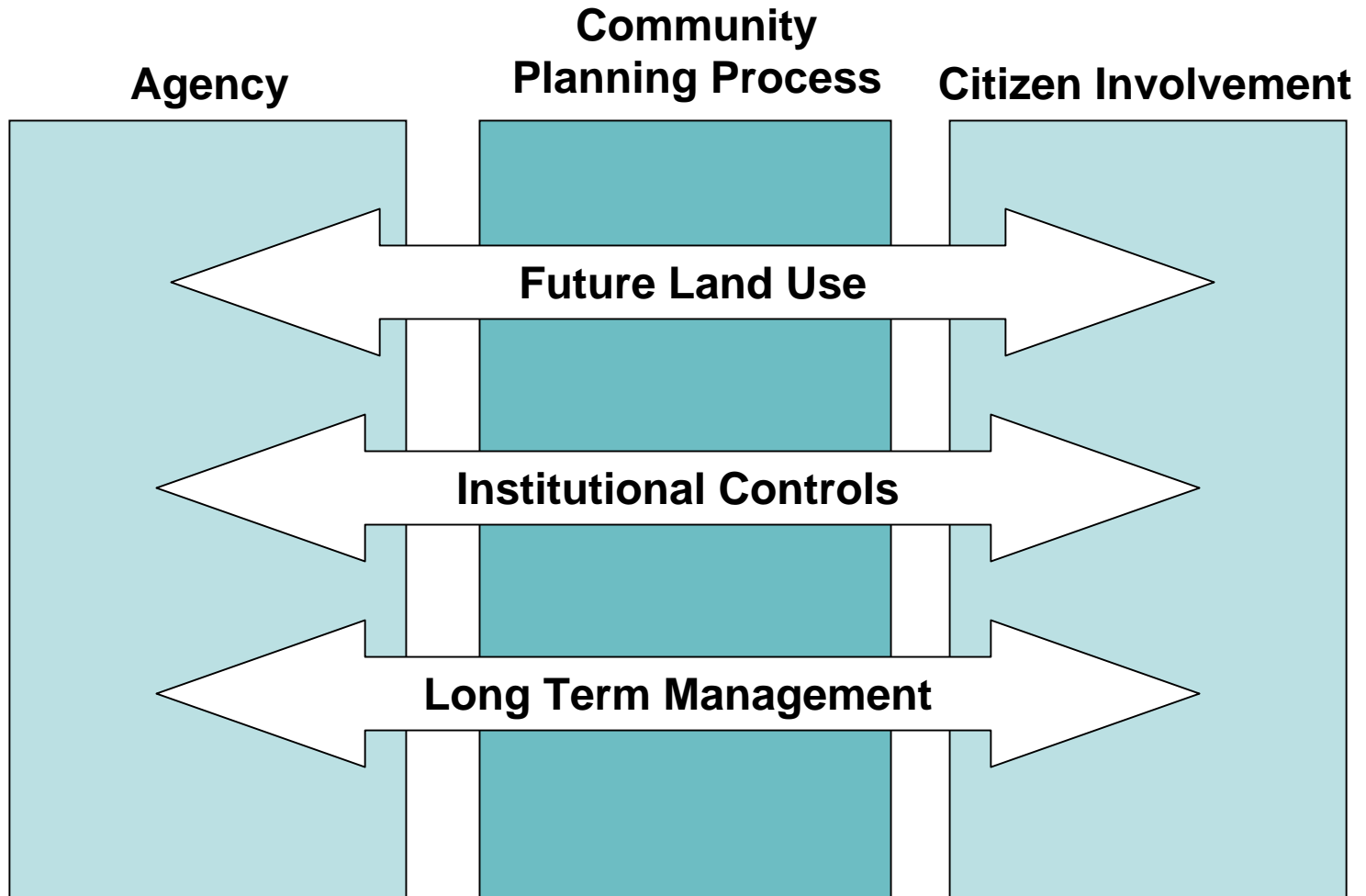
Community Planning Process "Lens"

Agency

Citizen Involvement



Essential Convergences



Challenges/Opportunities

- Ways to bridge between citizens and governmental agencies
- Ways to provide “traction” for citizen input
- Ways to work across “parallel” cultures

“PARALLEL”

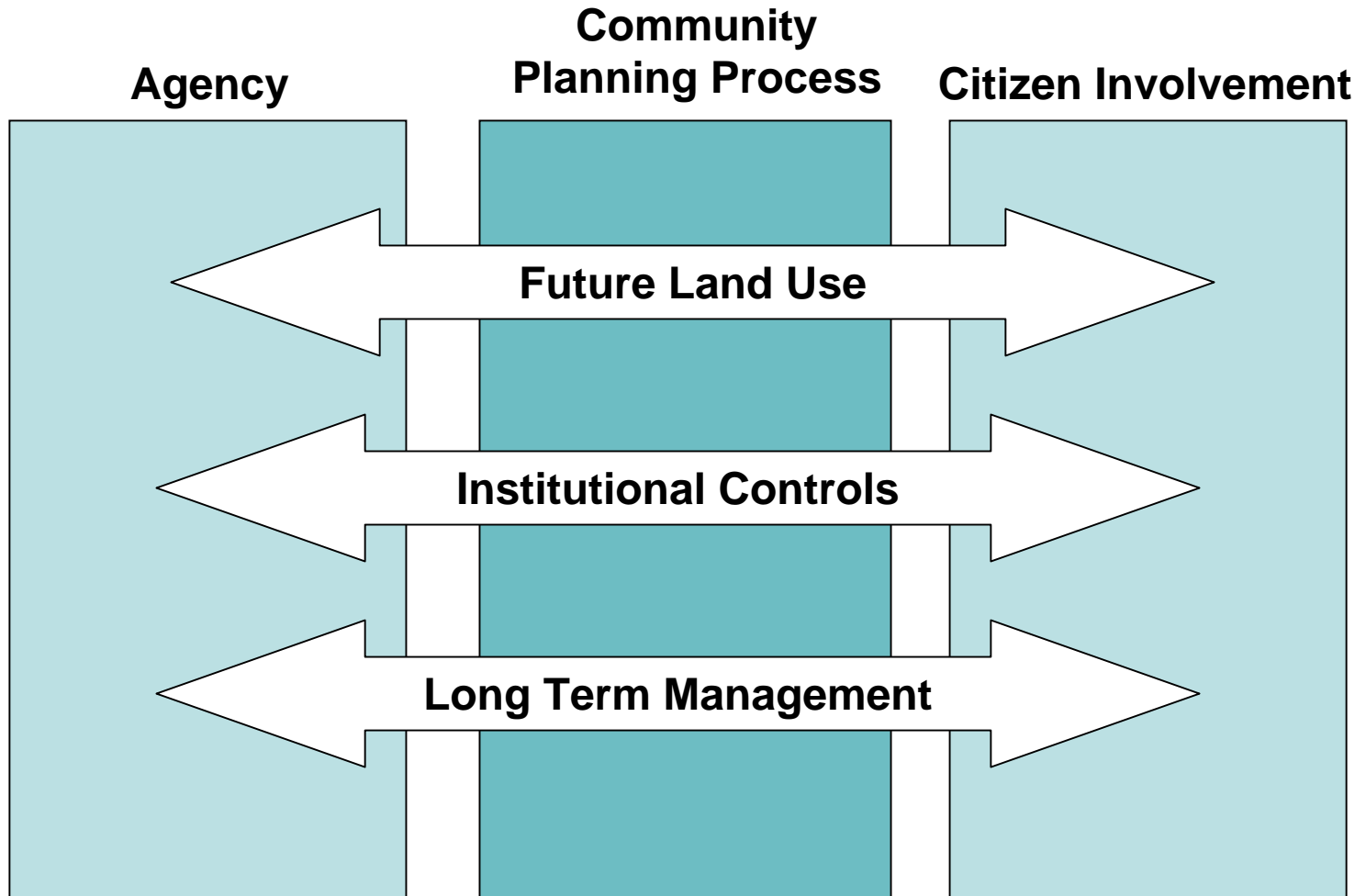
“extending in the same direction, everywhere equidistant, and not meeting”

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



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

Agency

***Engineered Controls with Unrestricted Use**

***Restricted Use w/Institutional Controls**

Community Planning Process

***Language in the Plan**

***Zoning Limitations**

***Property Record Notice**

***Public Ownership etc.**

Citizen Involvement

***Day to Day “Eyes on the Street”**

***Parental Supervision**

***Clean Up Days**

***On-Site Neighborhood Festivals**

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**