

REDEVELOPMENT INITIATIVE



The mission of the RPC is to promote quality regional growth and help preserve and build more livable communities by promoting regional cooperation among local governments, coordination of regional planning, transportation and development, assisting member governments and citizens with planning and development services.

The Redevelopment Strategy

The Redevelopment Initiative addresses an agenda for educating, then promoting, and facilitating the process of revitalizing previously developed communities, districts, and neighborhoods. The initiative attempts to strengthen the physical, economic and social fabric of communities through application of a comprehensive redevelopment strategy. The strategy's ultimate goal is improved sustainability and facilitation of economic development opportunities within the Greater Birmingham Region. Additional benefits include enhancement to the Region's Smart Growth agenda through mitigation of urban sprawl and improved environmental conditions.

Specific strategies within The Redevelopment Initiative include:

- Brownfields:** Redevelopment of properties with real or perceived environmental concerns.
- Strip Centers:** Redevelopment of abandoned strip centers, malls, big box centers, or large institutional sites.
- Infills:** Utilization of vacant parcels for productive use, contributing to economic development
- Railfields:** Redevelopment along rail corridors supported by resources through EPA's Railfields program.
- Blighted Properties:** Reduction or elimination of unsightly properties, increasing community attractiveness and potential for new development.
- UBED:** Promotion of environmentally sensitive redevelopment methods including: greenspace preservation, greenroof, stormwater BMP's, energy conservation (solar "lightfields"), pervious surface pavements, and tree canopy preservation.

BROWNFIELD REDEVELOPMENT STRATEGY

The Brownfield Redevelopment Task Force exists to encourage property owners, private sector development professionals, and government and community leaders to pursue redevelopment of abandoned industrial and commercial properties commonly referred to as brownfields. The brownfield mission complements regional and community development goals by providing opportunities for profitable real estate transactions that: improve environmental conditions; promote job creation and economic development; and reduce urban blight. Those elements support RPC's mission of creating "more livable communities" and the quality of life desired by all citizens of the region. Task force objectives:

- Promote awareness
- Provide education and enlightenment agendas
- Develop pilot projects: encouraging private sector engagement
- Develop resource guides and references
- Address state and local legislative issues

TASK FORCE ACHIEVEMENTS

As a Redevelopment project under management of the Regional Planning Commission of Greater Birmingham, The Brownfield Redevelopment Task Force has achieved the following milestones.

- January 2004-The Brownfield Redevelopment Task Force is organized.
- May 2004- Adopted vision and strategy to guide a rapidly growing momentum.
- June 2004- Developed relationship with EPA Region IV Brownfield Division representatives.
- August 2004-Delegation of approximately 12 attend EPA Brownfield Redeveloper's Conference in Atlanta.
- September 2004- *The Brownfield Forum* series was established to educate and enlighten Task Force members and interested parties.
- September 2004- Delegation of 10 Task Force members attend the National Brownfield Conference in St. Louis.
- November 2004- RPCGB and Task Force submit a \$200,000 demonstration project grant application to EPA's brownfield division.
- December 2004- *The National Brownfield News and Regional Reports* publishes a highlight article on the positive momentum of the Birmingham Task Force.
- January 2005- RPCGB secures MACTEC, Sirote& Permutt, and Alabama General Contractors as sponsors for a *Property Reuse and Redevelopment Seminar*.
- February 2005-RPCGB and US Army Corp of Engineers agree to develop GIS database of Alabama brownfield sites.
- February 2005- RPCGB initiates communications with Redmont School desiring to develop a new campus on a former brownfield site.
- February 2005- RPCGB initiates plans for a site specific brownfield design charette and studio project with Auburn University's School of Architecture, Master of Landscape of Architecture program.

CALENDAR OF EVENTS

- Following is a tentative calendar of meetings and events scheduled for 2005:
- Mar. 10: Seminar: Property Reuse and Redevelopment Seminar
 - April 21: Task Force Meeting: Update & Review
 - May 19: Task Force Meeting: Review Auburn University Studio Project/ Design Charette: Tarrant Brownfield Plan
 - June 16: Task Force Meeting: *Announcement of Assessment Grant Status. Review: Grant Potential- 2006 Cycle
 - July 21: Task Force Meeting: *Development of Grant Work Program, 2006
 - Aug. 18: Task Force Meeting: Progress Review
 - Sept. 15: Task Force Meeting: TBA
 - Oct. 20: Task Force Meeting: TBA
 - Nov. 2-4: Brownfields National Conference 2005-Denver, Colorado
 - Dec. 8: Task Force Meeting: 2005 Progress Review and 2006 Strategy Proposal

* Tentative Agenda

BROWNFIELD REDEVELOPMENT SOURCES AND REFERENCES

Refer to brownfield website for hyperlink connections to valuable information: www.rpcgb.org

- EPA**
- Brownfield Tab 1**
<http://www.epa.gov/brownfields/>
- Brownfield Tab 2**
<http://www.epa.gov/brownfields/bfwhere.htm>
- EPA Main Page Tab**
<http://www.epa.gov/>
- Region IV (Atlanta) Tab**
<http://www.epa.gov/epach40/find-aid/info/state/region4.htm>
- Tools & Technical Sources Tab**
<http://www.epa.gov/swerosp/bf/toolsandtech.htm>
- ADEM**
<http://www.adem.state.al.us/>
- Dept. of Housing & Urban Development (HUD) Brownfield Program**
<http://www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm>
- National Brownfield Association**
<http://www.brownfieldassociation.org/>
- Northwest Midwest Institute**
Brownfield research documents, economic development studies, state reference guide
<http://www.nemw.org/brownfields.htm>
- EnviroTools Resource Site**
<http://www.envirotools.org/factsheets/brownfields.shtml>
- ICMA Brownfield Sources and References**
<http://icma.org/main/topic.asp?tid=19>
- Showcase Communities**
<http://www.epa.gov/swerosp/bf/html-doc/showfact.htm>
- Carnegie Mellon University & University of Pittsburg Brownfield Resource Center**
<http://www.ce.cmu.edu/Brownfields/>
- Brownfield News & Regional Reports**
<http://www.brownfieldnews.com/>
- National Brownfields Conference 2005**
<http://www.brownfields2005.org/>

BROWNFIELD TASK FORCE ACCOMPLISHMENTS

January 2004-The Brownfield Redevelopment Task Force is organized. Brownfield initiative gains focus and identity through formation of a task force comprised of a broad range of public, private, and institutional sector stakeholders interested in working collaboratively to promote brownfield awareness and redevelopment. Task force energy characterized by well attended regularly scheduled monthly meetings with valuable discussions, drawing attention to the movement and providing spirited momentum.

May 2004- Adopted vision and phase I strategy to guide the growing momentum. Long range strategy document is also developed for phases II, and III.

June 2004- Developed relationship with EPA Region IV brownfield division representatives. Task force delegation hosted EPA officials area tour and review of brownfield sites in Birmingham. EPA confirms a strong interest in the Birmingham effort.

August 2004- Delegation of approximately 12 attend EPA Brownfield Redeveloper's Conference in Atlanta. Valuable network of ideas and contacts emerge. Task force attendance projects serious commitment for brownfield redevelopment on the part of the Birmingham Region.

Sept 2004- *Brownfield Forum* was established to educate and enlighten task force and interested parties regarding pragmatic elements of brownfield redevelopment. From September through December presentations were made by the following: Barge Waggoner Sumner & Cannon: engineering design & development, Marsh: environmental risk specialists, Wachovia Bank: environmental finance division, EPA and ADEM, Grant writing workshop & environmental regulators perspective, MACTEC, environmental engineering.

Sept. 2004- Delegation of 10 task force members attend National Brownfield Conference in St. Louis. A formidable source of knowledge and motivation, the national conference provided enlightenment through pragmatic and successful brownfield projects and work programs showcased from across the United States.

November 2004- With support of the task force, RPCGB submits a demonstration project grant application to EPA's brownfield division. The \$200,000 grant was written as an area wide assessment for the City of Tarrant. The application received favorable review by EPA, Region IV and is currently in the process of national peer review. Grant awards will be determined and announced in June 2005.

December 2004- *The National Brownfield News and Regional Reports* publishes an article on the positive momentum of the Birmingham Task Force. This exposure provides a great source for attracting outside resources including: investors, developers, and others with brownfield redevelopment knowledge and expertise.

January 2005- RPCGB secures MACTEC, Sirote& Permutt, and Alabama General Contractors as sponsors for a March 10th seminar focusing on successful redevelopment examples, environmental law, Alabama's tax abatement, and other incentives related to brownfield redevelopment.

February 2005- RPCGB initiates communications with Redmont School for developing a new campus on a former brownfield site. Potential opportunity for a high profile brownfield redevelopment project attracting widespread attention among the corporate, civic, and education sectors in Birmingham.

February 2005- RPCGB and US Army Corp of Engineers agree to develop GIS database. Funded by EPA Region IV. The Army Corp will develop the infrastructure with input and beta testing from RPCGB GIS staff. The database will be accessible to the public and all interested parties. The database will be maintained and managed by RPCGB's GIS group.

February 2005- RPCGB establishes working relationship with Auburn University's School of Architecture, Master of Landscape of Architecture program. A spring studio project will focus on conceptual design interventions for a selection of brownfield sites in the City of Tarrant. A design charette based on the brownfield/ smart growth model will be followed by several weeks of focused design development on the part of the MLA candidates.

FOR ADDITIONAL INFORMATION CONTACT:
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