

Introducing an Area- Wide Approach to UST Revitalization

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***Linking UST and Vacant Property Reclamation:
Designing an Area-Wide Approach
Columbus, Ohio, December 8, 2009***

What is a Mitigated UST?

- An empty hole in the ground?
- A re-filled hole in the ground?
- A site with a RBCA remediation?
- A site cleaned to background?
- A neighborhood liability?
- A neighborhood asset?
- A community-wide asset?
- A state or national asset?
- *A tool for fighting Climate Change?*



What is a Mitigated UST?

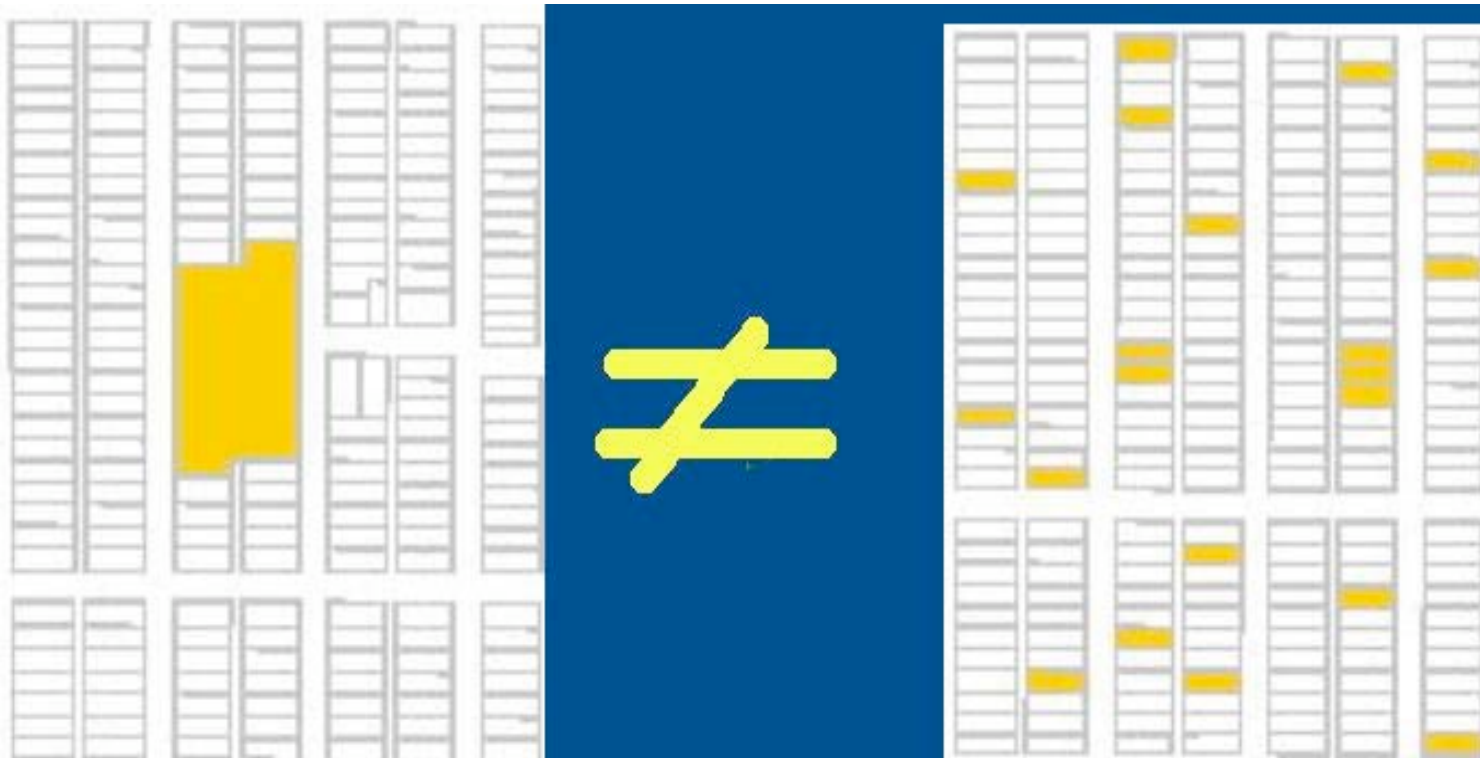
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What Pattern of USTs?

Area-wide redevelopment options will vary.



So will the economic efficient choices.

Objectives, Methods and Evaluative Criteria for Site-Specific and Area-Based Development Efforts

<u><i>Objectives</i></u>	<u><i>Site-Specific Redevelopment</i></u>	<u><i>Area-Based Regeneration</i></u>
General Environmental Objectives	Reduced Human Health Risks, Liabilities	Better Regional Environmental Conditions
General Economic Objectives	Tax Base Increase; Job Creation On-Site	Improved Area-Wide Attractiveness to Capital
General Community Objectives	Removal of Eyesores and Abandonment; possibly local- and home-ownership	Reduced Community Disamenities and Specific Economic Improvements
Actual Consultation on Local Community Objectives	Minimal; as required by law with respect to community notice and consultation	Potentially extensive; (although development agency may listen but not act on local concerns)
<u><i>Methods</i></u>		
Lead Actor(s)	Private Developers	Public Agencies and Quasi-Public Authorities
Public Site Assembly, Preparation	Minimal - minimum necessary	Potentially Extensive - to achieve area change
Public Support Mechanism(s)	Direct \$\$ Subsidies; Site Rezoning	Complementary Investments, Planning Changes
<u><i>Evaluative Criteria</i></u>		
Time Horizon	short - completion of onsite development	long - allowing time for expected spillover effects
Policy Efficacy	sales for cleanup and reuse generated; impact on site values and tax revenues	new capital flows into area; increase in area economic activity, incomes, and property values
Policy Efficiency	minimum public sector expenditure	maximum leverage on public funds
Policy Effectiveness	rate at which private landowners market contaminated sites for reuse successfully	increase in area economic activity, household incomes; reduction in area disamenities



Objectives of Site-Specific and Area-Based Development Efforts

General Environmental Objectives	Reduced Human Health Risks, Liabilities	Better Regional Environmental Conditions
General Economic Objectives	Tax Base Increase; Job Creation On-Site	Improved Area-Wide Attractiveness to Capital
General Community Objectives	Removal of Eyesores and Abandonment; possibly local- and home-ownership	Reduced Community Disamenities and Specific Economic Improvements
Actual Consultation on Local Community Objectives	Minimal; as required by law with respect to community notice and consultation	Potentially extensive; (but development agency may overlook local concerns)



Methods for Site-Specific and Area-Based Development Efforts

Lead Actor(s)	Private Developers	Public Agencies and Quasi-Public Authorities
Public Site Assembly, Preparation	Minimal - minimum necessary	Potentially Extensive - to achieve area change
Public Support Mechanism(s)	Direct Financial Subsidies; Site Rezoning	Complementary Investments, Planning and Zoning Changes



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Thanks for your Attention!

Contact info

(for more information???)

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