

MIDWEST SUMMIT on the SUSTAINABLE REDEVELOPMENT OF BROWNFIELDS Chicago, Illinois 77 Jackson Blvd. Third Floor

CONFERENCE GOAL:

Demonstrate the principles of sustainable development and best practices for applying these principles to brownfield sites.

CONFERENCE OBJECTIVES:

Teach sustainable principles and best practices in interactive keynote and breakout format and reinforce them with hands-on site planning and green building exercises.

Compile and exchange information on the sustainable redevelopment practices currently being implemented on brownfields.

Gain an understanding for the relative costs/difficulty of sustainable versus conventional redevelopment of brownfields.

Identify barriers to sustainable redevelopment on brownfields and how to overcome them.

Learn about resources and funding sources for sustainable redevelopment.

Identify specific sustainable strategies that participants plan to adopt into their redevelopment projects.

Identify the early adopters of sustainable redevelopment of brownfields in the Midwest.

CONFERENCE AUDIENCE:

- 1) Brownfields Pilot Communities
- 2) Municipal Authorities
- 3) Public, Private and Nonprofit individuals with an interest in Sustainable Development

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CONFERENCE DAY #1 – Wednesday June 25, 2003

8am Registration and Material Distribution

I. 8:25 Welcome

Thomas Skinner, Regional Administrator, USEPA Region V

II. 8:30 Introduction:

Context of Sustainable Redevelopment in Brownfields Redevelopment

Linda Garczynski, USEPA

III. 8:50 Structure of Conference:

Eugene Goldfarb, Jim Van der Kloot

IV. Morning Plenaries –Brownfields sustainable development principles

A. Emulating Natural Systems - Jim Patchett, Conservation Design Forum

B. Designing Sustainable Human Environments - Doug Farr, Farr Associates

V. 10:30 Break

VI. 10:40 Sustainability Plenary: The State of the Practice

Interactive plenary to generate a quick snapshot of the level of knowledge of sustainability principles and practices, the current level of sustainable practice in brownfield projects, and the perceived barriers to implementing sustainable practices.

1. What do you (we) know about sustainability?
2. What sustainable principles does your project currently incorporate?
3. What barriers to sustainable development do you perceive in your project?

VII. 11:10 Morning Breakout:

Case Studies of Sustainable Brownfield Redevelopments In Process

A. District: Menomonee Valley, Milwaukee, WI

Brian Reilly, Milwaukee Economic Development Commission

B. Phalen Corridor, St. Paul, MN

Michelle Noha, Phalen Corridor Initiative

C. East Peoria, IL Redevelopment

Brian Vandewalle, Vandewalle and Associates

Dennis Triggs, City Attorney, East Peoria

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VIII. 12:15 Lunch speaker topic:

An urbanist framework for change

Elliot Allen has done unique and startling research on the per capita environmental impacts of human settlements at various levels of density. This session will report the findings of that research and shed light on the sustainable design strategies that can apply at each level of density.

Elliot Allen (confirmed)

IX. 1:30 Afternoon Breakout – Sustainable Site Planning Principles

Sustainable site planning often adopts an integrated approach to design that strikes an optimal balance between competing uses for land. This is in contrast to an engineered approach that optimizes the response to one or two issues often ignoring other concerns entirely. In this session, participants will learn how to strike an optimal balance of key environmental criteria at different levels of development density.

Each speaker will address the following environmental criteria:

- 1 Pedestrian connectivity and mobility choice
- 2 Stormwater quality and groundwater recharge
- 3 Energy consumption and production
- 4 Impervious ground cover and parking ratios
- 5 Urban heat island effects
- 6 Public lighting and night sky preservation

IXA. Higher Density: Downtown Redevelopment Normal, Illinois

Chris Koos, Town of Normal, Illinois

IXB. Waterfront: Mixed-Use Entertainment: Kenosha, WI

Darsi Foss, Wisconsin Department of Natural Resources

Len Brandrup, Transportation Director, City of Kenosha

IXC. Mid and Lower Density: Residential Neighborhood

Jim Tischler, Stepingstone Properties, Ltd.

X. 2:20 Break

XI. 2:30 Hands-on Site Planning Workshop: Introductory Powerpoint

This session will offer three alternative planning sites: District, Corridor and Neighborhood. This session will introduce all three problems and illustrations of the deliverables that must be produced by the group by the end of the session.

A. Doug Farr, Farr Associates

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- B. Eugene Goldfarb, USHUD
- C. Kerry Herndon, US EPA Region VII
- D. Jim Van der Kloot, USEPA Region V

This introductory session defines the problem(s) to be taken up in the charrette and the expectations about what is to be produced and by when by each of the charrette table groups.

Big Questions to be addressed

- I. District: Deciding the future land uses in the district
- II. Corridor: Deciding the future land uses in the corridor
- III. Neighborhood: How to heal the Neighborhood

XII. 3:00 Charrette begins, break into groups

In this session the participants will be organized into tables of 8 to 12 participants each assigned to a facilitator and one of the three project sites. It is expected that the following deliverables will be produced by 5pm:

Analytical – 30 minutes

- I. Pedzone and linkage analysis (barrier streets, public transit)
- II. Stormwater and drainage diagram
- III. Characterization of adjacent land uses and assets

Design – 90 minutes

- 1 Propose site plans for Brownfields site
- 2 Propose street sections
- 3 Implementation champions and barriers

Note: coffee and light snacks available

Facilitators:

- A. Doug Farr – Farr Associates
- B. Kevin Pierce – Farr Associates
- C. Leslie Oberholtzer – Farr Associates
- D. Rich Walthers – Prairie Fish
- E. Kevin Harden - Gastinger Walker Harden Architects
- F. David Yocca, Conservation Design Forum
- G. Patti Banks, Patti Banks Associates
- H. Berkebile Nelson Immanschuh McDowell
- I. Glen LeRoy, Gould Evans Goodman Associates

XIII. 5:00 Groups report out site plan results

XIV 6:30 Adjourn

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CONFERENCE DAY #2 – Thursday June 26, 2003

**XVI. 8:30 Overcoming Barriers to Sustainable Development #1:
Tunneling through the Cost Barrier with Integrated Design**

Jennifer Seal, Rocky Mountain Institute

XVII. 9:30 Hands-on Building Design Charrette: Introductory Powerpoint

This session will offer two alternative building design sites: Rehabilitation and New Construction. This introductory session will introduce discussion problems and illustrations of the deliverables that must be produced by the table groups by the end of the session.

Note: coffee and light snacks available

**XVIII. 10:00 Building Design Workshop begins, break into “rehabilitation” and
“new construction” groups**

In this session the participants will be organized into tables of 8 to 12 participants each assigned to a facilitator and one of the two project types. Appropriate sections of LEED will be used as a design checklist.

Facilitators

- A. Doug Farr – Farr Associates
- B. Kevin Pierce – Farr Associates
- C. Daniel Hellmuth --Hellmuth & Bicknese Architects
- D. William O’Dell – HOK
- E. Ralph Bicknese – Hellmuth & Bicknese Architects
- F. Kevin Harden - Gastinger Walker Harden Architects
- G. Berkebile Nelson Immanschuh McDowell
- H. Patti Banks, Patti Banks Associates
- I. David Yocca, Conservation Design Forum
- J. Glen LeRoy, Gould Evans Goodman Associates

XIX. 12:00 Lunchtime Speaker:

Overcoming Barriers to Sustainable Development #1: Funding

This session will summarize the grants and other financial resources available for the sustainable redevelopment of Brownfields.

Charlie Bartch, Northeast-Midwest Institute

**XX. 1:00 Building Design Workshop Resumes
Rehabilitation and New Construction Groups Report Out Results**

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XXI. 2:00 Break

XXII. 2:15 Case Studies of Sustainable Brownfield Redevelopment through Integrated Building Design

After being exposed to green building issues during the workshop, these three concurrent sessions will offer examples of effective use of Brownfields redevelopment green building design.

- A. Paul Knight, Domus Plus/Maureen Davlin Illinois Department of Commerce and Community Affairs(Rehab of Affordable Housing)
- B. Kevin Harden, Gastinger Walker Harden Architects (Rehab New York Life Building, Kansas City)
- C. Carol McLaughlin, Farr Associates (Rehab Industrial to Mixed Use)

XXI. 3:15 Overcoming Barriers to Sustainable Development #2: Making Project Champions

In this session, conference participants identify specific sustainable development strategies that they intend to adopt into their projects.

It is expected that this session will involve a lot of discussion about the barriers to implementing sustainable development practices.

XXIII. 4:00 Overcoming Barriers to Sustainable Development #3: Panel Discussion on Local Leadership

Moderator:

Darsi Foss, Wisconsin Department of Natural Resources

Panelists:

- a. Kimberly Worthington, City of Chicago, Department of the Environment
- b. Mary Nelson, Bethel New Life
- c. Donna Ducharme, Delta Institute
- d. Rollin Stanley, City of St. Louis, MO

XXIII. 5:00 Conference assessment

Conference follow up:

- Conference assessment compiled
- Meeting minutes compiled
- List of proposed actions published and distributed to all participants
- List serve for ongoing discussion of resources, barriers and progress established.
- Save the date for 2004 follow up conference in Missouri