



Is your brownfield a bad neighbor?
**Utilizing the area-wide approach for brownfield
redevelopment**

Ohio Brownfields Conference
May 23, 2012

Diane Alecusan, Ohio Department of Development

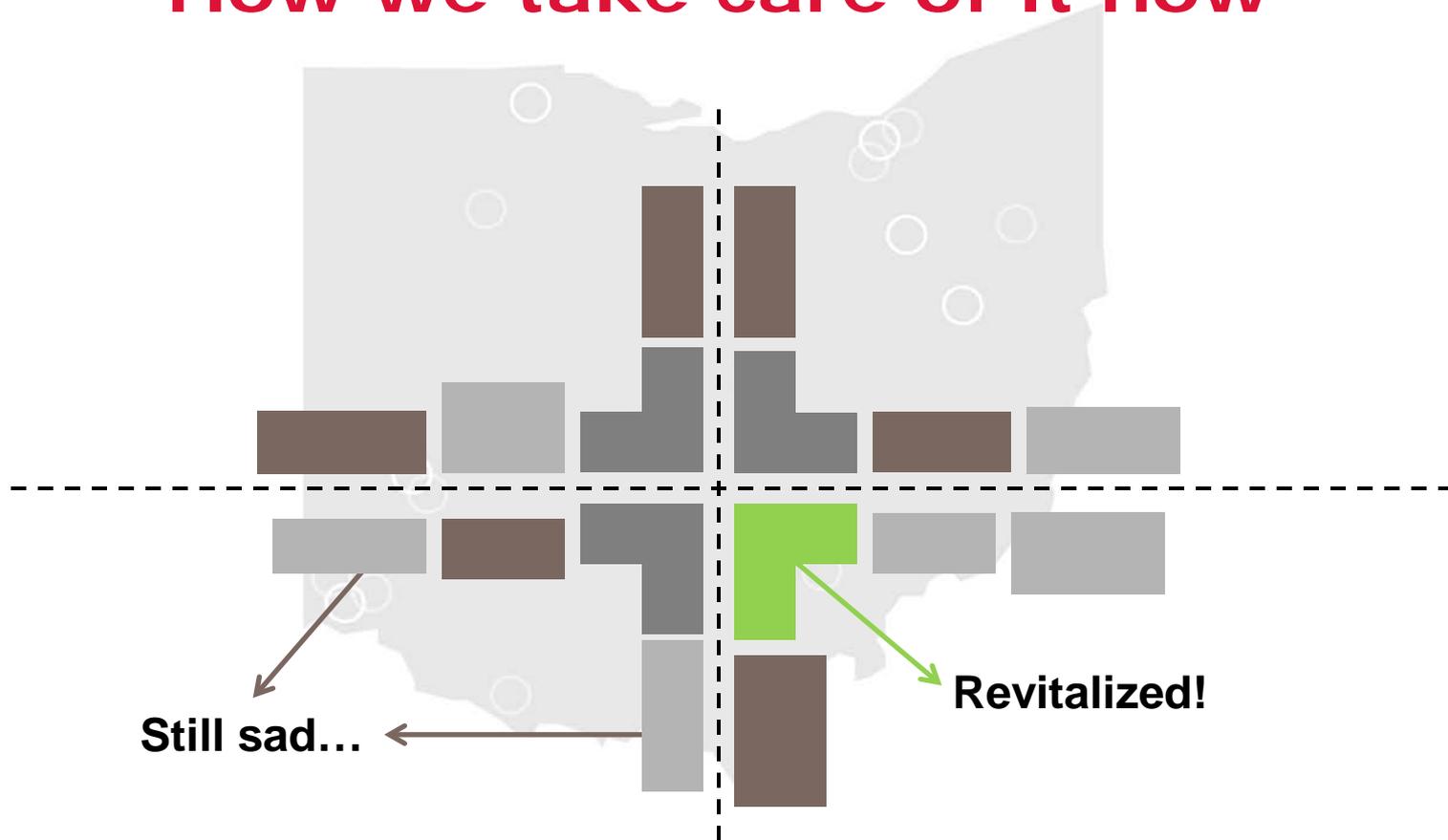
Bad neighbors as people



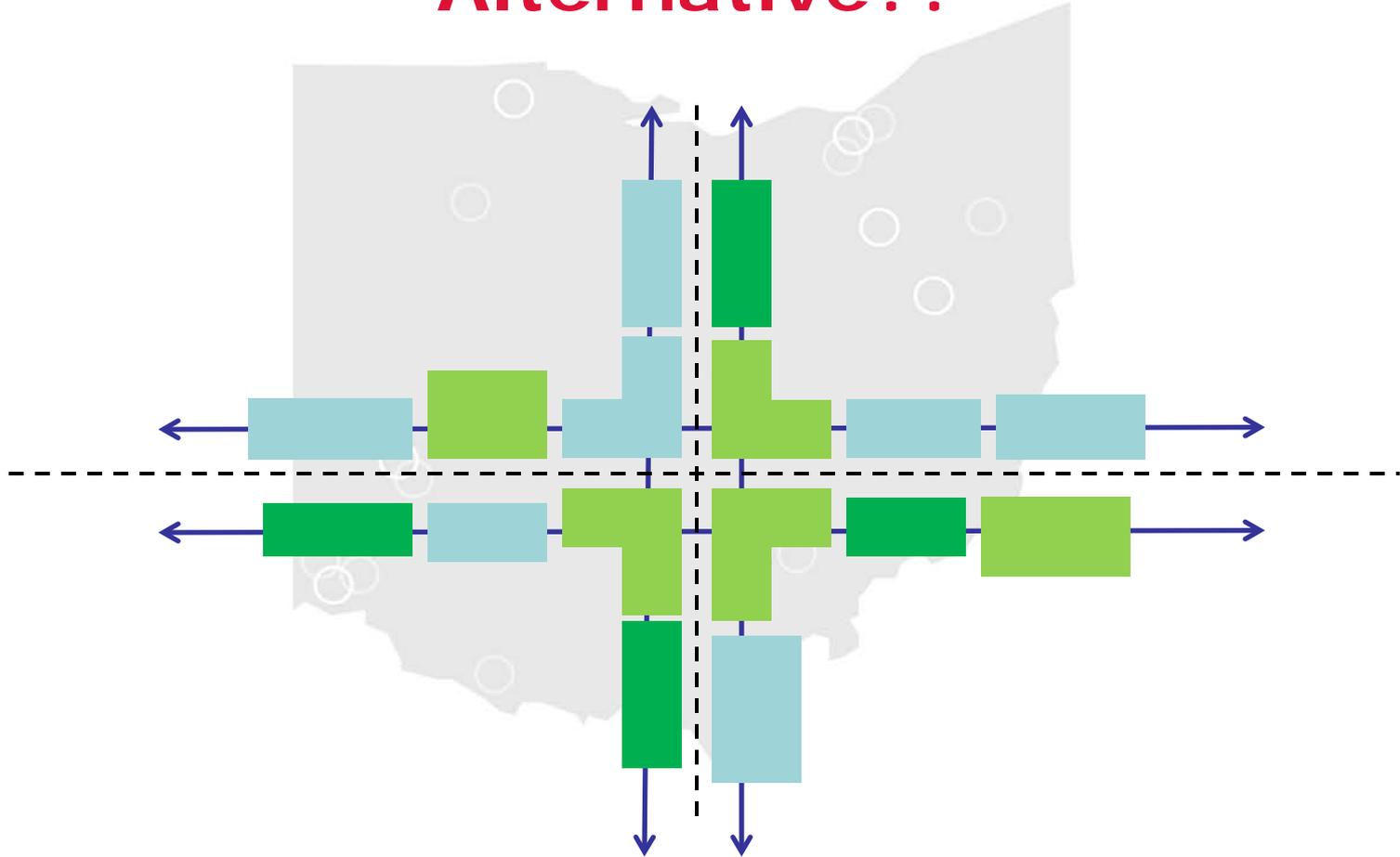
Bad neighbors as brownfields



How we take care of it now



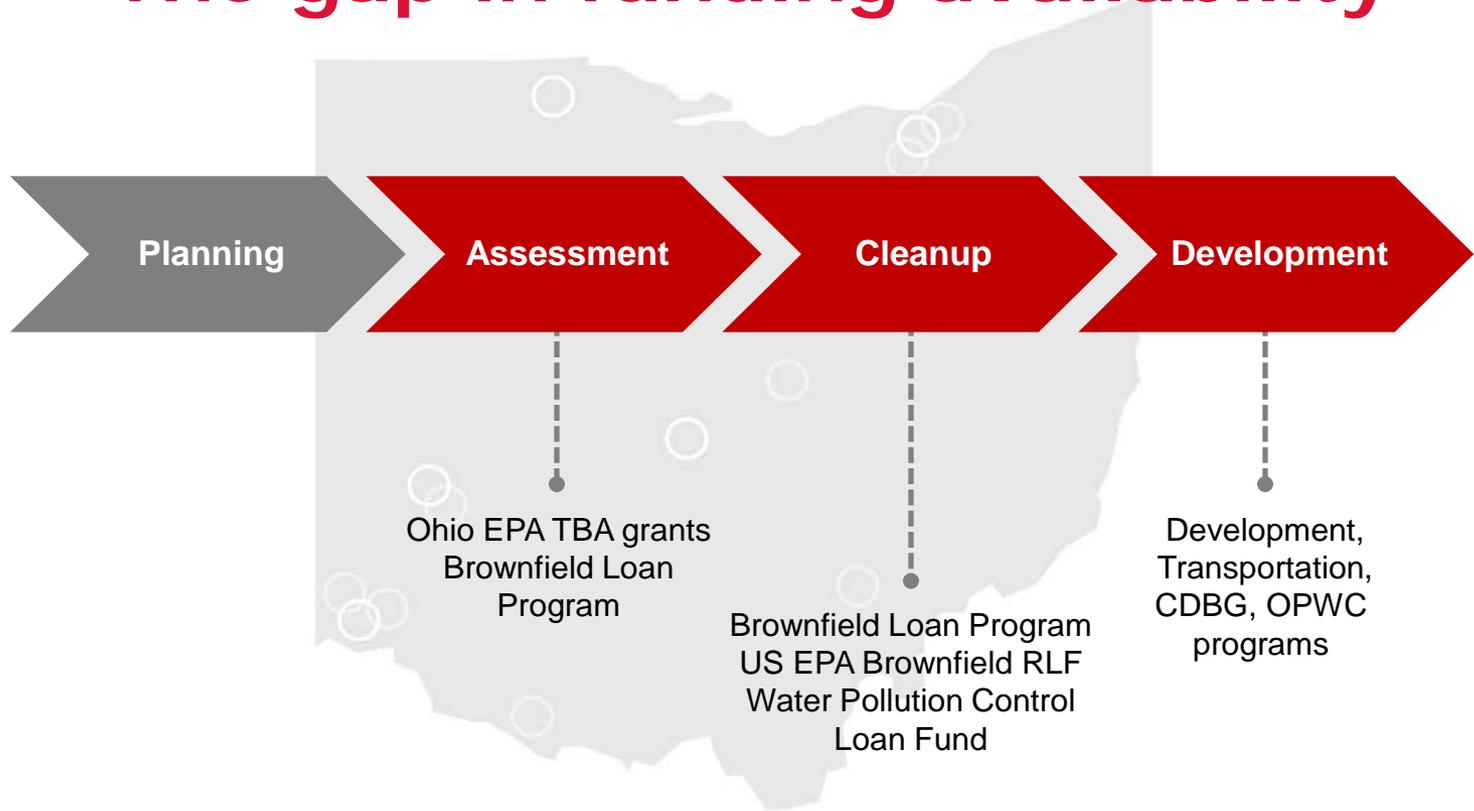
Alternative??



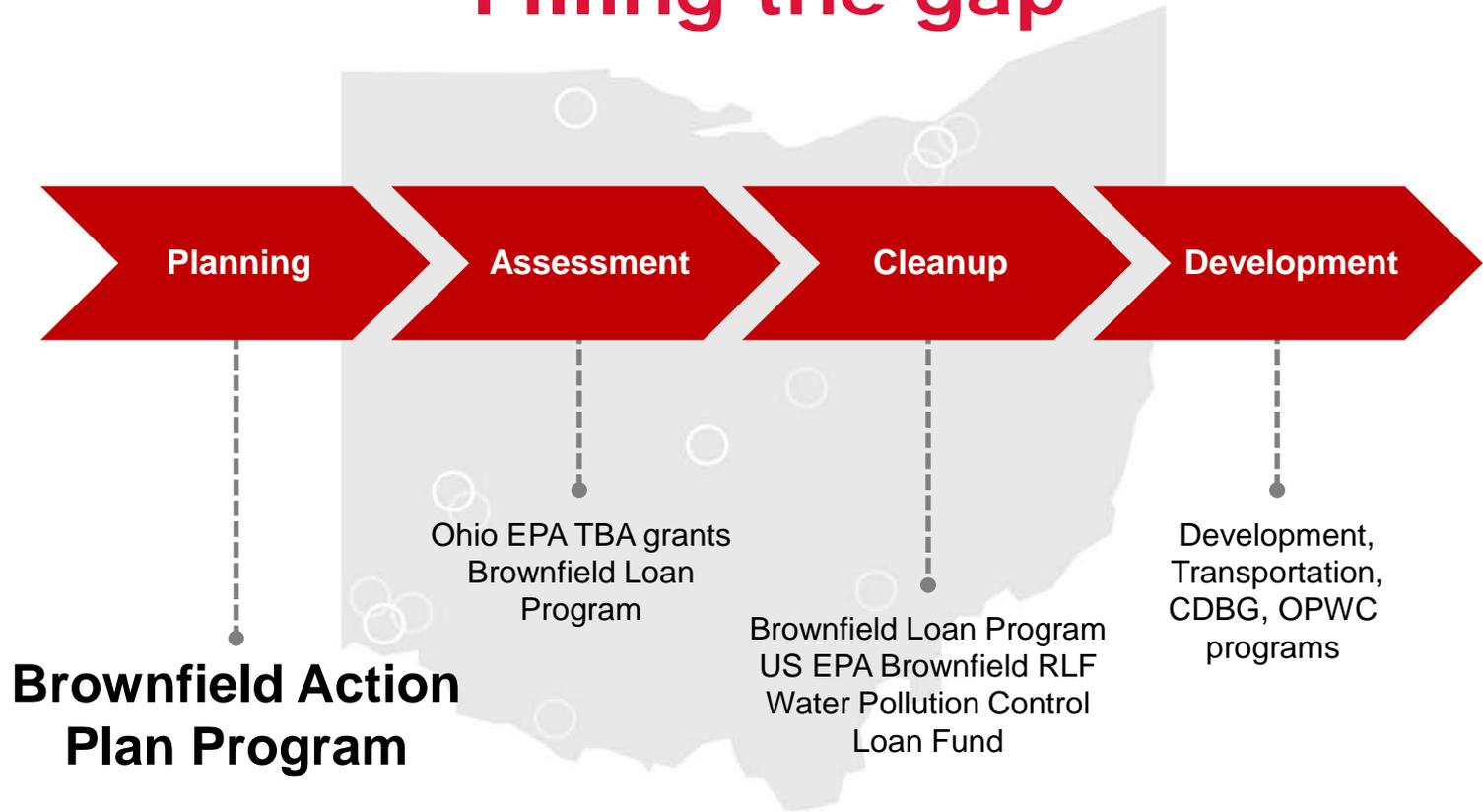
What is an area-wide approach?

- “Recognizes that revitalization of the area **surrounding the brownfield site(s)** is as critical to the successful reuse of the property as assessment, cleanup, and redevelopment of an individual site”
- **Locally-driven** planning process
- Strategy for making brownfields site assessment, cleanup and/or redevelopment decisions for the **future**
- Creating a planning framework to advance **economic development and job creation**

The gap in funding availability



Filling the gap

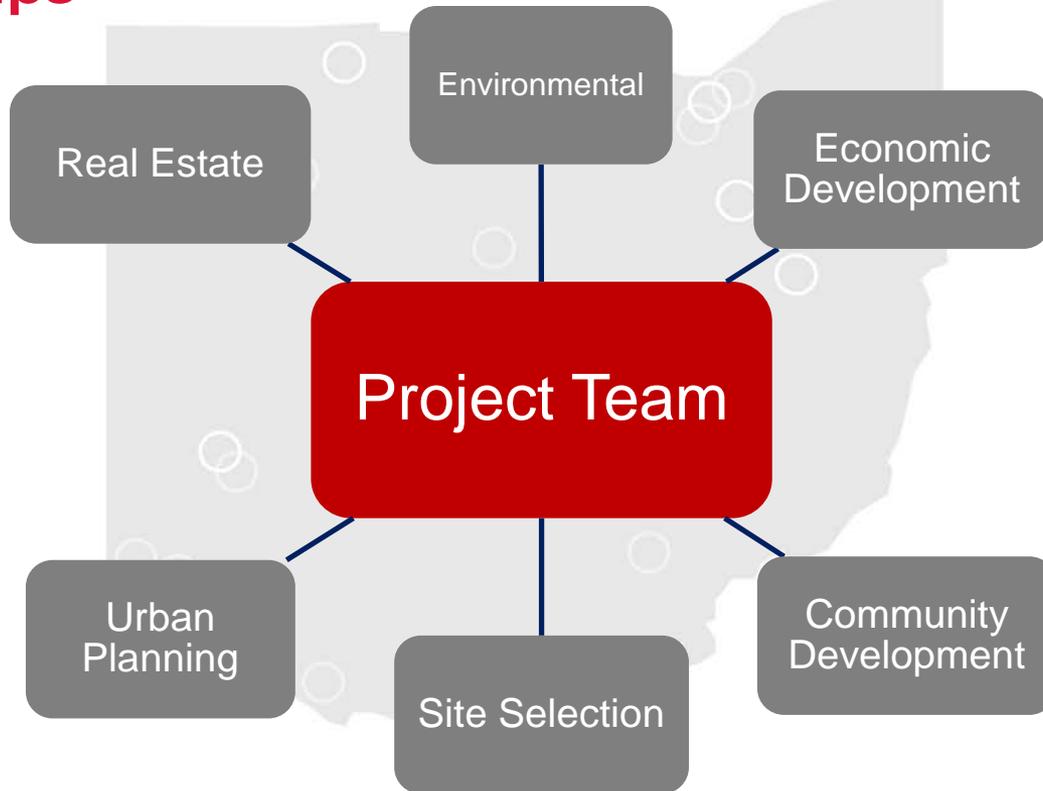


Brownfield Action Plan Program: What makes it different

- Way for us to encourage sustainability
- Site by site approach → area-wide approach
- Focus on technical assistance and community outreach
- Create a plan with clear action items
- Provide seed money to start implementation

Continue to make **Ohio a great place
to live, work, and visit!**

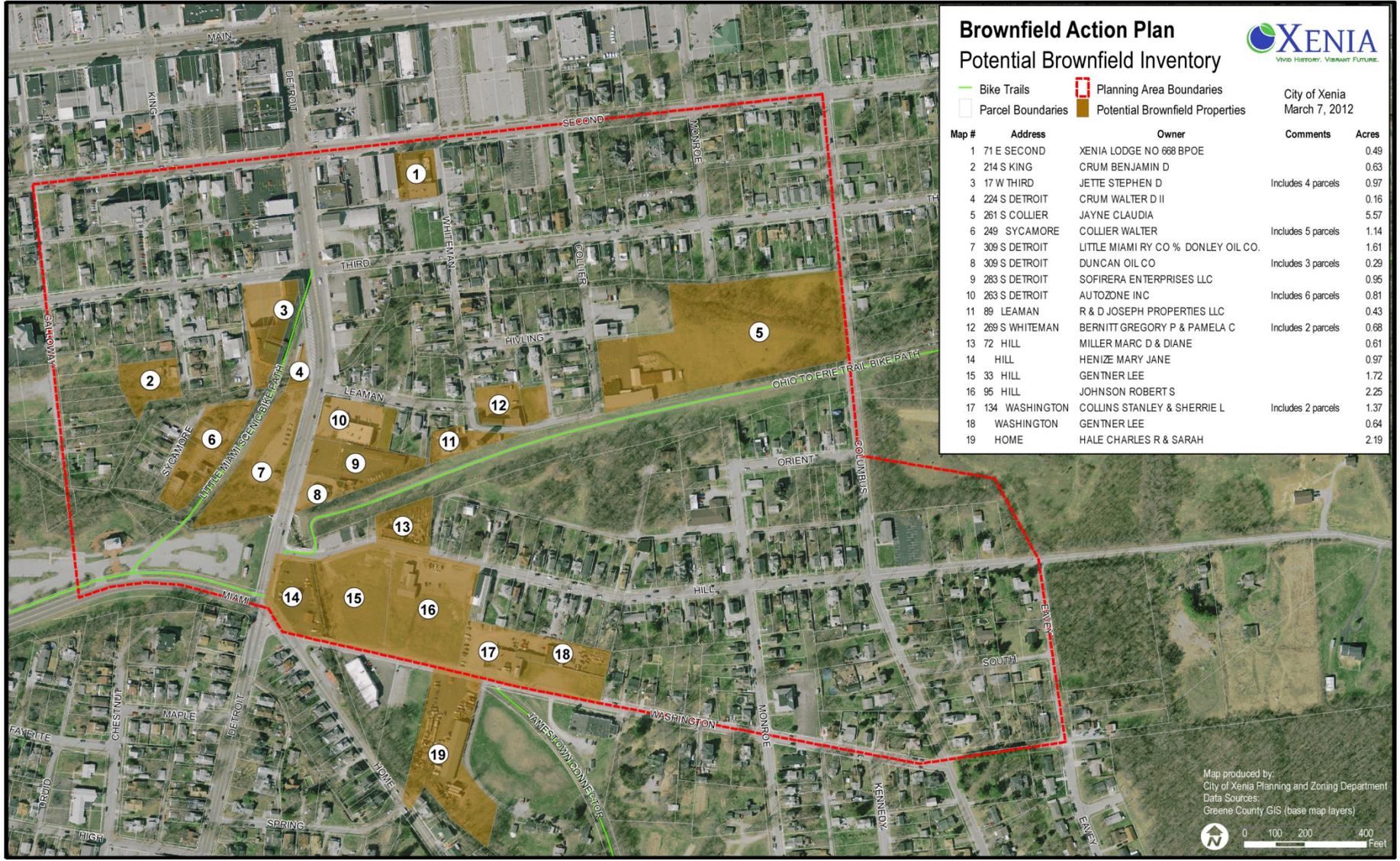
Brownfield Action Plan Program: Partnerships



Who are YOUR partners?

Brownfield Action Plan Program: Our Pilots





Brownfield Action Plan

Potential Brownfield Inventory



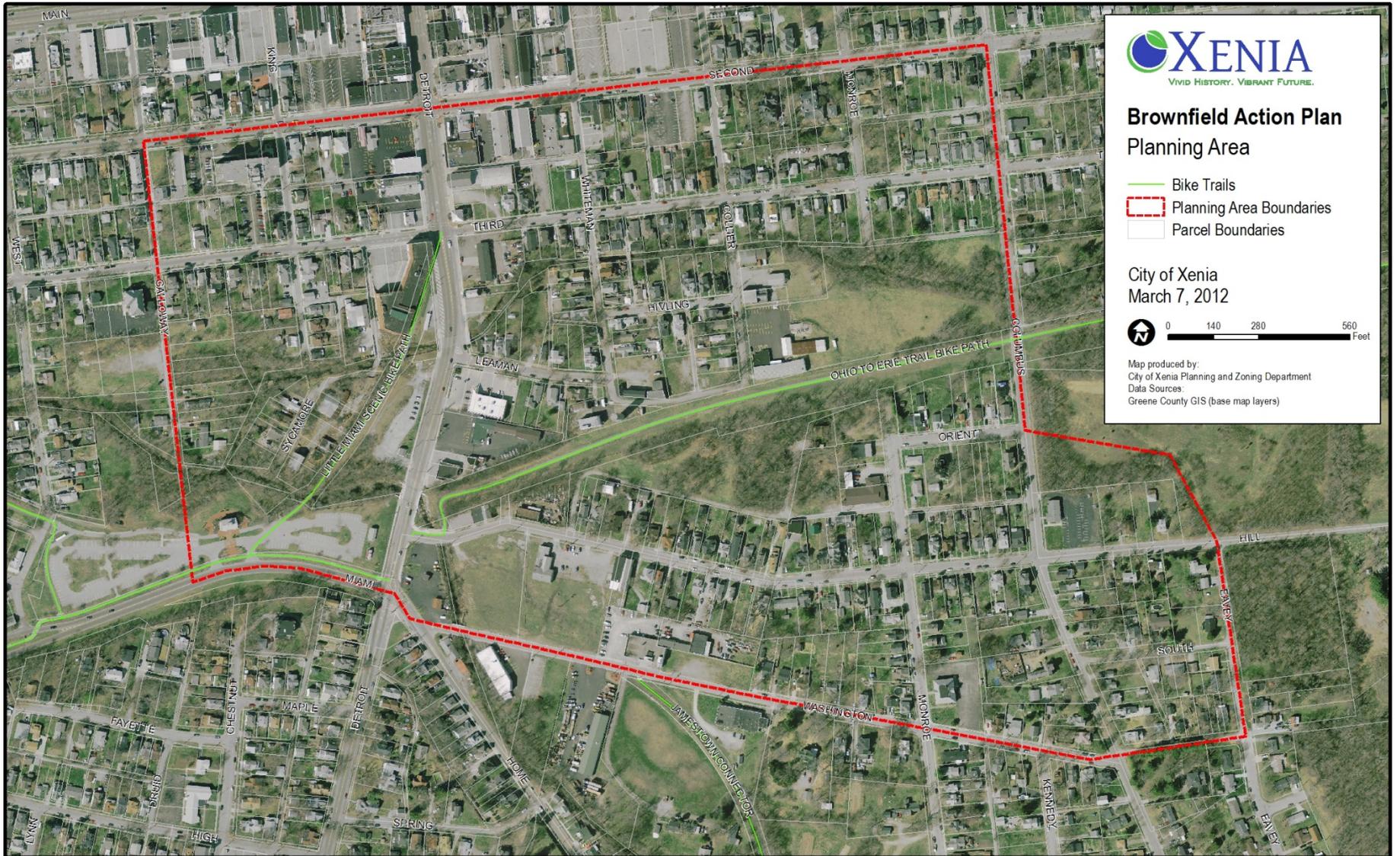
City of Xenia
March 7, 2012

- Bike Trails
- Planning Area Boundaries
- Parcel Boundaries
- Potential Brownfield Properties

Map #	Address	Owner	Comments	Acres
1	71 E SECOND	XENIA LODGE NO 688 BPOE		0.49
2	214 S KING	CRUM BENJAMIN D		0.63
3	17 W THIRD	JETTE STEPHEN D	Includes 4 parcels	0.97
4	224 S DETROIT	CRUM WALTER D II		0.16
5	261 S COLLIER	JAYNE CLAUDIA		5.57
6	249 SYCAMORE	COLLIER WALTER	Includes 5 parcels	1.14
7	309 S DETROIT	LITTLE MIAMI RY CO % DONLEY OIL CO.		1.61
8	309 S DETROIT	DUNCAN OIL CO	Includes 3 parcels	0.29
9	283 S DETROIT	SOFIRERA ENTERPRISES LLC		0.95
10	263 S DETROIT	AUTOZONE INC	Includes 6 parcels	0.81
11	89 LEAMAN	R & D JOSEPH PROPERTIES LLC		0.43
12	269 S WHITEMAN	BERNITT GREGORY P & PAMELA C	Includes 2 parcels	0.68
13	72 HILL	MILLER MARC D & DIANE		0.61
14	HILL	HENIZE MARY JANE		0.97
15	33 HILL	GENTNER LEE		1.72
16	95 HILL	JOHNSON ROBERT S		2.25
17	134 WASHINGTON	COLLINS STANLEY & SHERRIE L	Includes 2 parcels	1.37
18	WASHINGTON	GENTNER LEE		0.64
19	HOME	HALE CHARLES R & SARAH		2.19

Map produced by:
City of Xenia Planning and Zoning Department
Data Sources:
Greene County GIS (base map layers)

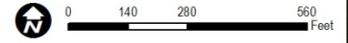




Brownfield Action Plan Planning Area

- Bike Trails
- Planning Area Boundaries
- Parcel Boundaries

City of Xenia
March 7, 2012



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Downtown



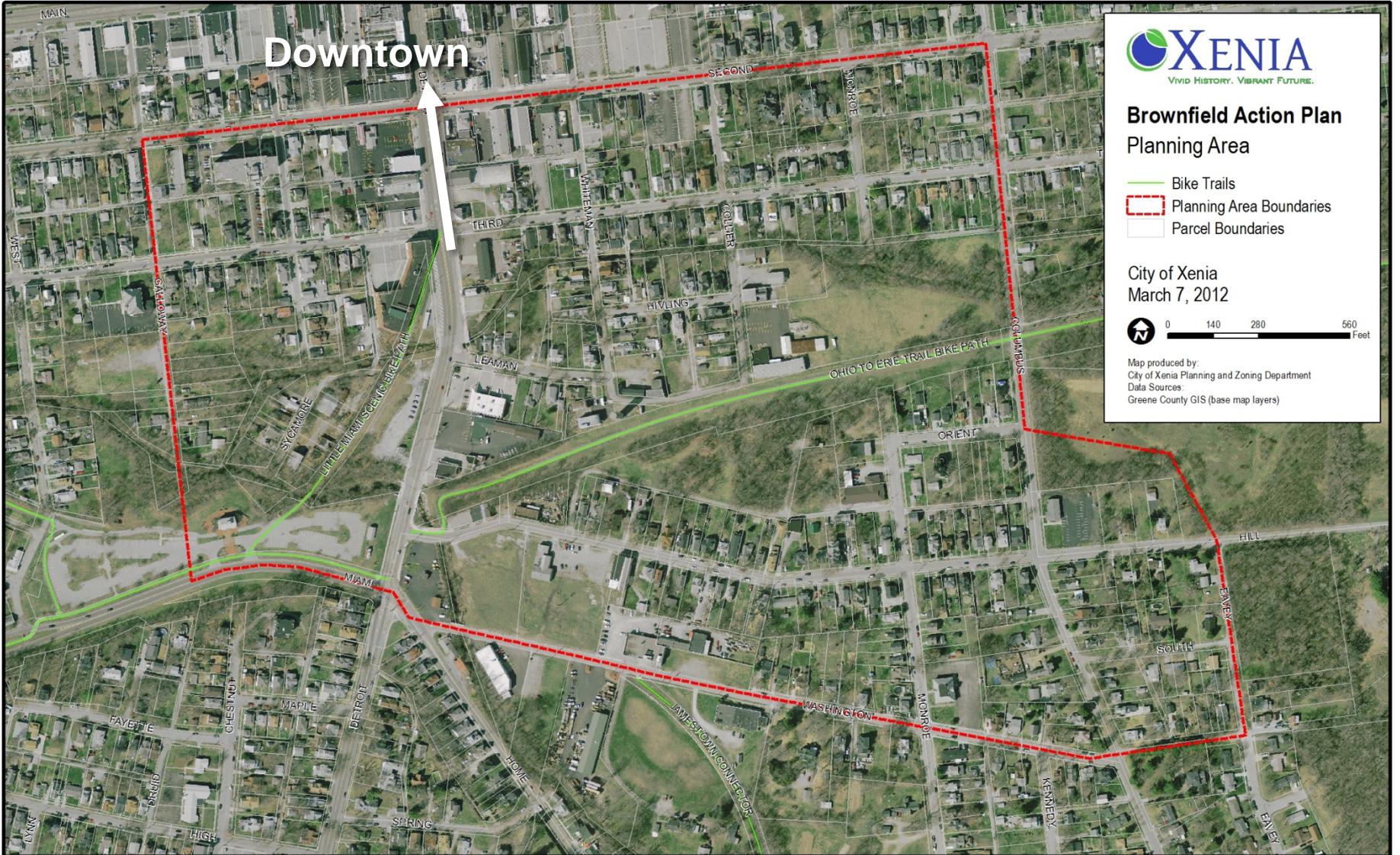
Brownfield Action Plan Planning Area

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Downtown



Brownfield Action Plan Planning Area

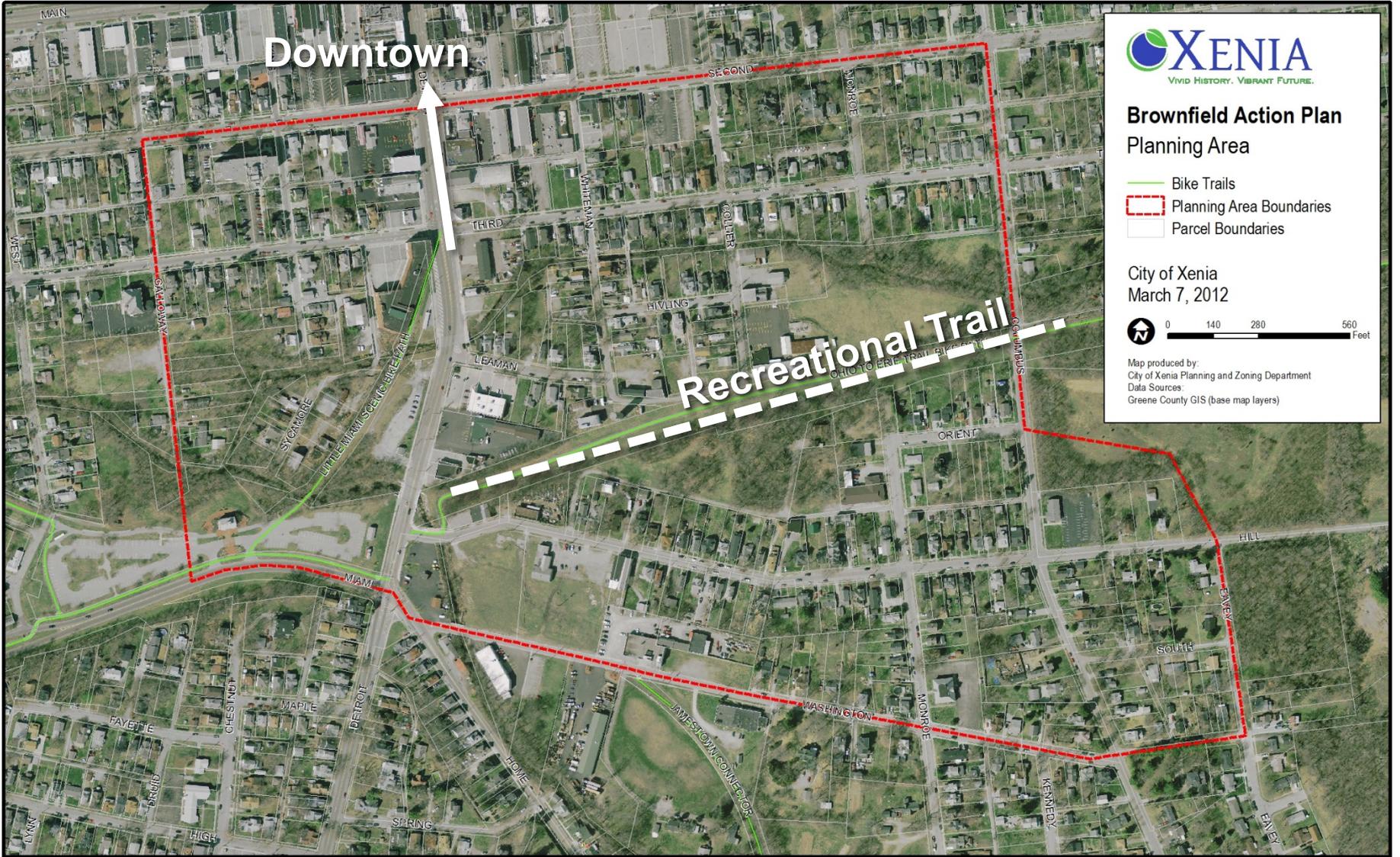
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Recreational Trail



Downtown



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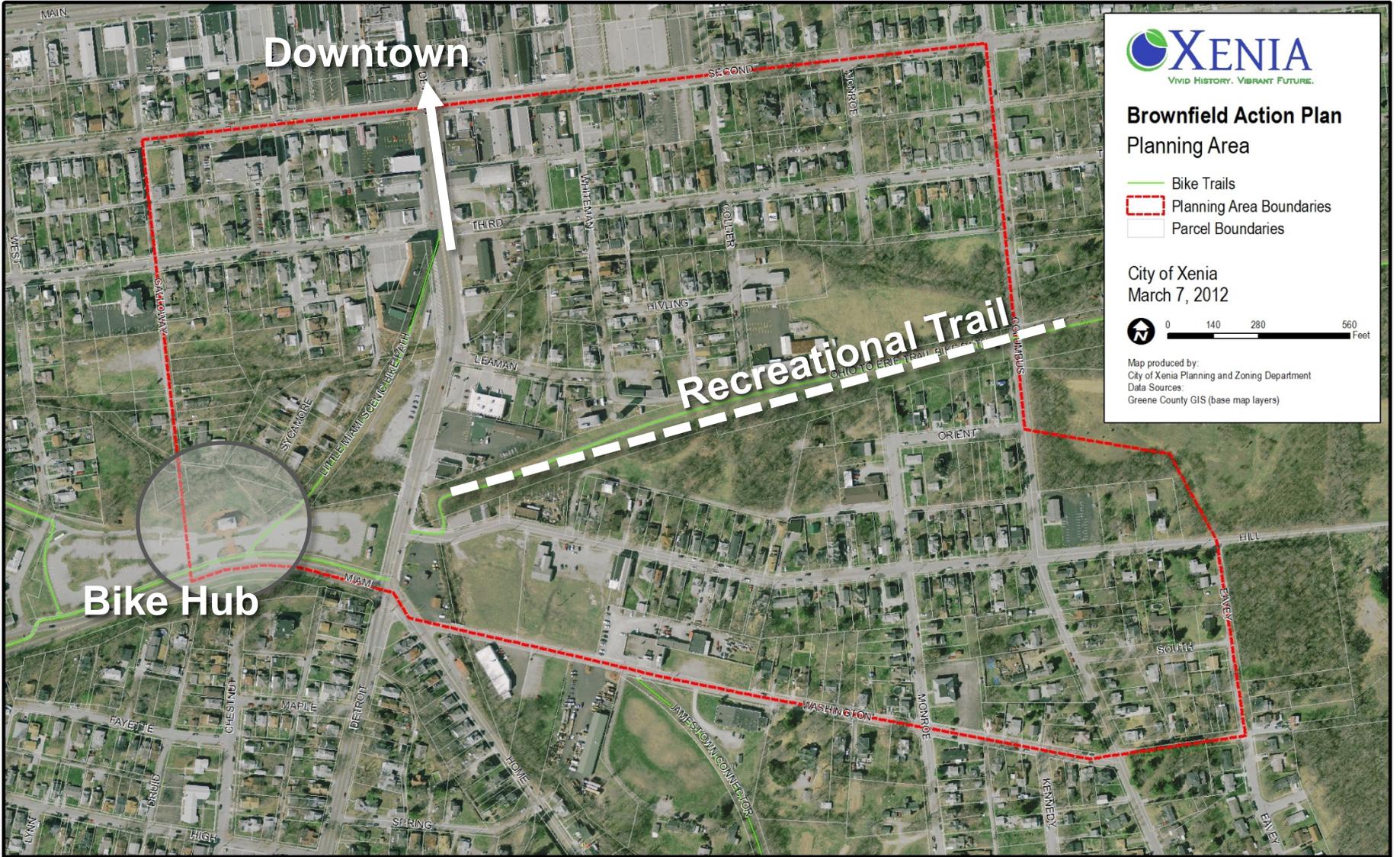
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Recreational Trail

Bike Hub



Downtown



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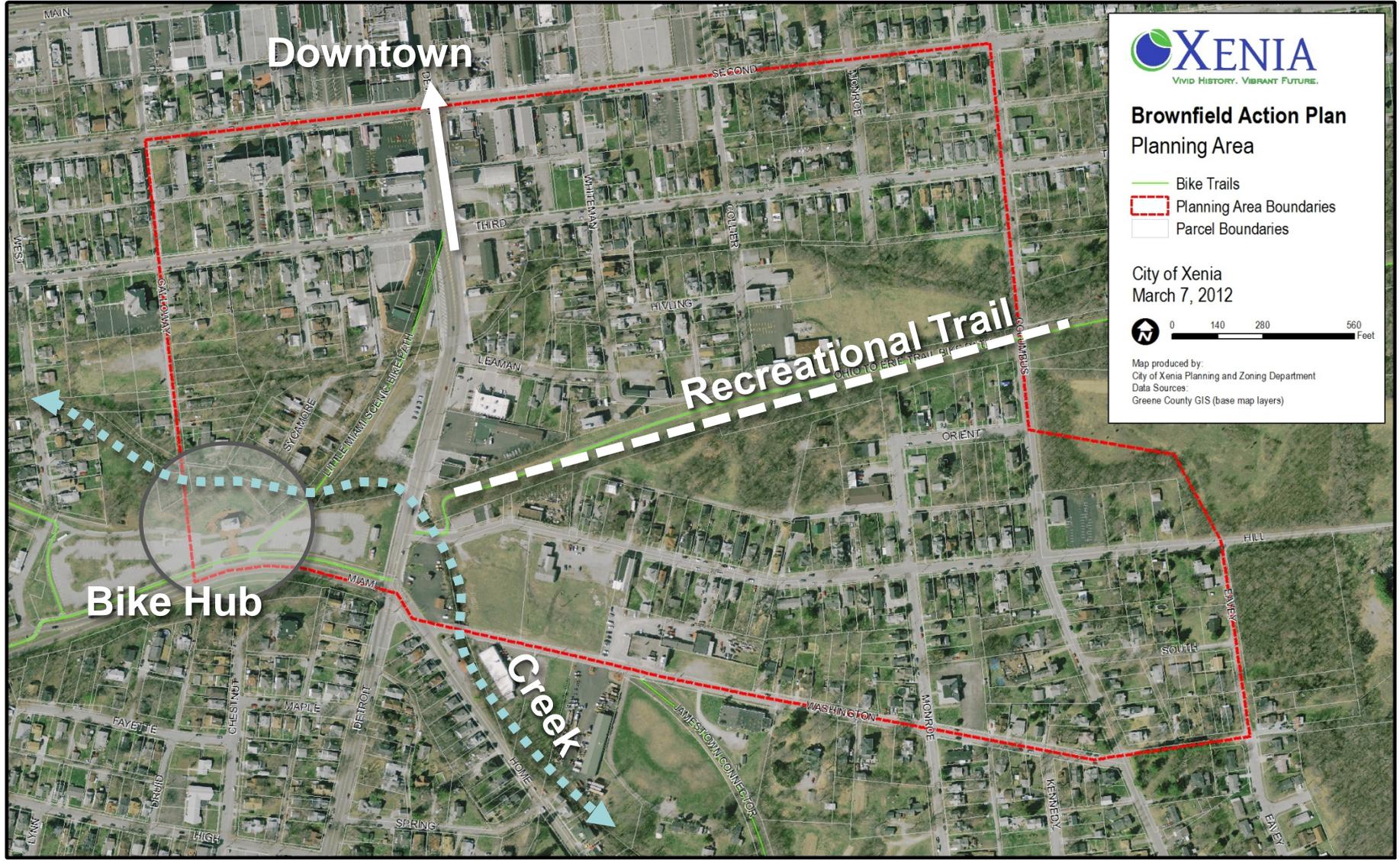


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Recreational Trail

Bike Hub

Creek



Downtown

Historic District

Recreational Trail

Bike Hub

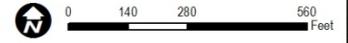
Creek



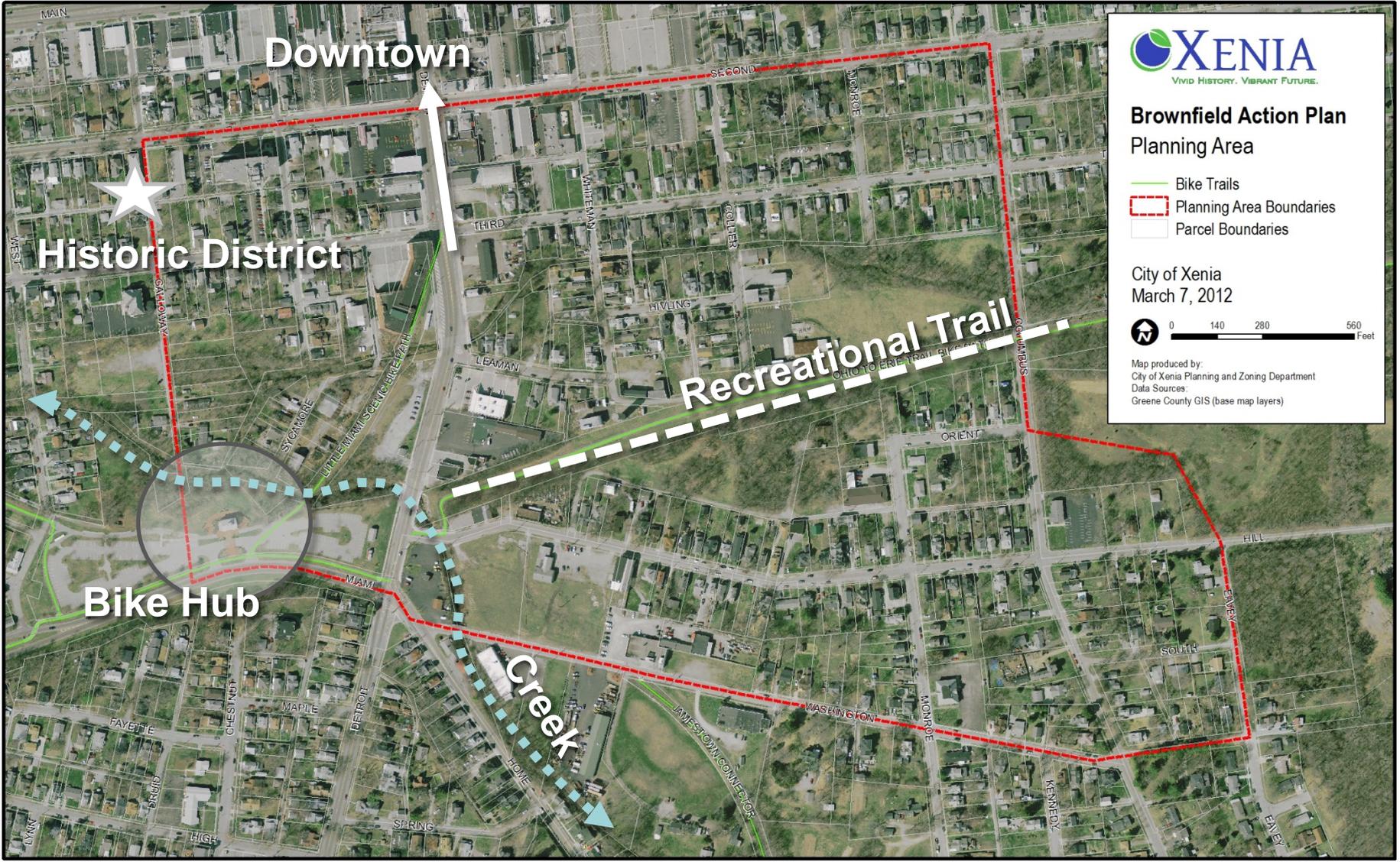
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Brownfield Action Plan Program: Where are we now

- First Action Plan done in August-September
- Continuing on until early next year
- Most done with existing conditions- moving on to public input and developing potential redevelopment scenarios and strategies
- Phase 1 ESAs being applied for
- Brainstorming for use of implementation dollars



Brownfield Action Plan Program: Lessons Learned*

- More people = more input = more coordination = more time
- Sometimes people don't want to be involved (partners)
- Legal questions are most common
- Education is a huge need
- Things change over time
- Our capabilities are limited

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“What good is technology if it takes six seconds to send a message but six months to get someone to act on it?!”

* still learning!

Brownfield Action Plan Program: Future Goals

- Permanent program
- Technical assistance vs. implementation dollars??
- Stable funding
- Take on larger areas
- Involvement from new entities – transportation, health, natural resources, etc.





Thank you!

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