11th Annual New Partners for Smart Growth Conference
Yolanda Bouchee, Green Preservation Specialist, U.S. EPA Region 5
Purpose

- Promote the reuse of historic buildings as part of an overall green building strategy
- Stress the inherently green aspects of older buildings
Problems

- Real and perceived barriers to sustainable preservation of buildings
  - Stumbling blocks in the regulatory/review process; code compliance

- Lack of communication between stakeholders
  - Need to work together to promote energy-efficient, location efficient investments

- Proper restoration and maintenance seem too costly
  - Lack of awareness of tools and incentives
Reinvestment in Historic Communities as Sustainable Development Strategy

Challenges:

- Compliance with accessibility requirements
- Compliance with energy efficiency building code
- Updating existing building infrastructure
- Accurate gauge of value of proposed units
Strategy

- Hold stakeholder meetings with other regional offices focusing on issues applicable to that part of the country
- Demonstrate findings with involvement in on the ground projects
- Influence policy to facilitate Green Preservation

  - Focus on Identifying Barriers
  - Form a National Green Preservation Advisory Group

Logos of National Park Service, National Trust for Historic Preservation, ACHP, and NCPTT.

- Greening Historic Communities-Wilmington, De.
  June 2011
  - Identify Roadblocks to Greening Historic Communities and propose solutions for removing them
  - Codes, Incentives, Zoning, Energy Efficiency
Making The Case For Green Preservation
– San Francisco–Nov. 2012

- Technology – Life Cycle Analysis, Material Reuse, Climate Change, Deconstruction Techniques, Embodied Energy and Green Products

Green Preservation and Economic Development-Atlanta, Ga.- Late 2012

- Green Preservation’s ability to spur job growth, and development
Preservation is sustainable development and recycling in the highest form.

Before urban sprawl most communities were already designed in a walkable, livable, manner.

You can grow and redevelop an entire community based on one anchor development.
EPA Project Involvement

- Sponsor technical assistance to projects that involved Greening Historic Buildings to become anchor projects in community revitalization
  - Moline, Illinois Transit Station
  - Concord, Delaware Main Street
Moline High Speed Rail Station

- Redevelop an existing urban Brownfield site
- End goal is LEED-certified multimodal facility
- Building is contributing structure to the Moline Downtown Commercial Historic District
  - National Register of Historic Places (2007)
- Long term – Housing
Partnership in Action: Moline, IL

- Technical Assistance
  - Green building evaluation
  - Case studies of best practices
- EPA Collaboration w/ FTA, DOT, and City of Moline

**INITIAL LEED ANALYSIS: BASIC PROJECT CHARACTERISTICS**

<table>
<thead>
<tr>
<th>Certification Categories</th>
<th>Maximum Points Available</th>
<th>Points Likely*</th>
<th>Additional Points Possible **</th>
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* Points indicated as "likely" are not guaranteed by Delta.
** Excludes 4 credit points suggested by Delta as unlikely to be obtained.
Technical Assistance Project
Concord, New Hampshire

EPA Office of Sustainable Communities

Goals:
I. To identify solutions to the known barriers to achieving sustainable redevelopment of historic properties, and
II. To identify incentives and develop tools that can be used to facilitate their sustainable redevelopment
Concord’s Vision = Green Historic Community

EPA’s Definition of a “Green Historic Community”

A vibrant community that incorporates principles of:

- Green building.
- Historic preservation.
- Smart growth.