

Integrating Brownfields into  
Community Planning & Economic Goals

# Area-Wide Planning for Redevelopment Districts



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Design with community in mind



A photograph of a modern urban park. In the background, there is a large brick building and a tall, modern tower with 'TEWELLS' written vertically on its facade. In the foreground, a paved path runs alongside a stream. The stream is bordered by large, light-colored concrete blocks and is surrounded by greenery and young trees. A person is riding a bicycle on the path. The sky is clear and blue.

“one of the most sustainable things we can do is focus growth in existing cities”

Existing cities can help solve some of today's biggest challenges & public needs



Population  
Growth



Housing  
Capacity



Business &  
Start-ups



Culture &  
Gathering

Slows Our Urban Footprint



# Redevelopment is challenging



Development  
Costs



Regulations



Infrastructure  
Demand



Perceptions





Vacant  
Property



Existing  
Buildings



Unknown  
Contamination  
Conditions

EPA Brownfield  
Grants



Vacant  
Property



EPA Grants  
Fund Studies

Phase  
I

Phase  
II



Environmental  
Site Assessments  
(ESAs)



Existing  
Buildings

# Area-Wide Planning (AWP)



Create Your  
Redevelopment  
Roadmap



# Area-Wide Planning (AWP)



Define a  
Community's  
Vision



Explore Opportunities



Define action strategy



Address brownfields



# Working Case Study: Charleston District Center Bremerton, Washington



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Create a renewed  
**vision** for the district

# Working Case Study: Charleston District Center Bremerton, Washington



Attract Catalyst  
Development



Fill Empty  
Storefronts

# Working Case Study: Charleston District Center Bremerton, Washington



Market  
Analysis  
Phase



Expert Interviews



Demographics



Development Trends



# Working Case Study: Charleston District Center Bremerton, Washington



Community  
Visioning Phase  
(in progress)



## Working Case Study: Charleston District Center Bremerton, Washington



Capital  
Projects



Regulation &  
Policy



Marketing  
Plan



Create your **implementation**  
strategy and action items

# Area-Wide Planning Brownfield Inventory



**Research**  
Site History



**Verify** Data  
in the Field



**Select**  
Priority Sites

-  Callow Avenue Focus Area
-  Blocks
-  Environmental Listing
-  Parcels
-  Confirmed Catalyst Site - High Priority
-  Confirmed Catalyst Site - Medium Priority



# Area-Wide Planning: Using the inventory to inform redevelopment



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