ACHIEVING SUPERIOR ENVIRONMENTAL PERFORMANCE

ER3 defines superior environmental performance as the integration of the best sustainable environmental principles and practices in the redevelopment and reuse of a previously contaminated facility.

These principles and practices are woven into ER3's sustainability criteria.

SUSTAINABILITY CRITERIA

Sustainable development, as promoted through ER3, offers environmental, financial, and social benefits above and beyond the usual redevelopment practices. To promote these benefits, ER3 calls for superior standards in environmental design and construction.

Each ER3 project is unique and must be evaluated individually. ER3 projects should consider the following elements in their design and implementation:

- High Performance "Green" Building Design, Construction, and Operation
- Incorporation of Smart Growth Principles
- Advanced Storm Water and Waste Water Management
- Ecological Enhancement and Habitat Preservation
- Renewable Energy Sources and Energy Efficiency
- Environmental Management Systems
- Pollution Prevention
- Waste Minimization and Recycling
- Design for the Environment (www.epa.gov/dfe)
- Industrial Ecology

WHAT TO DO WHEN YOU IDENTIFY AN ER3 PROJECT?

If you identify a potential project, please submit the ER3 Sustainable Development proposal form found on the ER3 web site.

MORE INFORMATION

www.epa.gov/compliance/cleanup/revitalization/er3

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ER3

Environmentally Responsible Redevelopment and Reuse

ER3 VISION

To help promote a more sustainable future, EPA, in collaboration with other federal, state, public, and private partners, will identify, develop, and deliver incentives to help facilitate environmentally responsible redevelopment and reuse of contaminated properties.

ER3 PROJECT CANDIDATES

Any contaminated, abandoned, or inactive site that will undergo redevelopment or reuse may be a candidate for an ER3 pilot. In general, EPA is looking for former contaminated, inactive, or abandoned sites where:

1. There is a potential developer;
2. Real or perceived liability concerns are hindering the redevelopment of the property;
3. The site is at the beginning of the development process; and
4. The developer is willing to work with the Agency to incorporate sustainable development concepts into the project.

Park created through partnering efforts

THE POWER OF PARTNERSHIPS

ER3 taps into the sustainable development expertise found in EPA, other federal agencies, states, as well as non-profits, and the private sector to offer incentives and assistance to redevelopment projects at contaminated sites to incorporate "green" elements into the design and construction.

ER3 partners can provide information on:

- Design charettes
- "Green" building concepts
- Low-impact building
- Energy efficiency
- Ecological enhancements and habitat protection
- Other sustainable development attributes

EPA is continuing to seek new partners. For more information on becoming an ER3 partner, please see our website (www.epa.gov/compliance/cleanup/revitalization/er3).

PILOT PROJECTS

The following projects are excellent examples of how to responsibly transform contaminated sites back into environmental and economic assets for the community. They prove that environmentally responsible redevelopment at formerly contaminated sites can be achieved through cooperation and collaboration with federal, state, public, and private partners.

Empire Canyon, Green Resort and Spa


EPA Administrator Stephen L. Johnson makes remarks at the Empire Canyon announcement

In April 2007, Administrator Stephen L. Johnson announced the first ER3 agreement to cleanup and sustainably redevelop the Daly West Mine Superfund Site in Empire Canyon, an historic ore mining and processing area located in Park City, Utah. EPA provided liability relief from certain future EPA enforcement actions in exchange for DV Luxury Resort, LLC's (DVLR) assistance in completing cleanup actions and commitment to sustainable redevelopment at the site. DVLR agreed to develop a "green" hotel, spa and condominium project, known as the Montage Resort & Spa, by incorporating specific "green" features into the design, construction, and operation.


Artist rendering - Montage Resort & Spa

Muskegon Heights, Sustainable Neighborhood


RCRA Brownfields Pilot Team meeting to discuss cleanup and redevelopment

Muskegon Heights, Michigan is working to revive their once vibrant economy, which fell victim to the exodus of industrial jobs, like many other "rust belt" communities.


Former water treatment plant

This disadvantaged town is creatively engaging with local developers, the State, EPA, and other stakeholders to transform a contaminated wastewater treatment plant that sits fenced and idled into a moderately priced, socially and environmentally sustainable neighborhood and housing development, to be named Mona Terrace. The plan was conceived at a design charette that included involvement from the community and the local government. In cooperation with ER3 partners, key stakeholders hold a vision of a sustainable future for Muskegon Heights and have contributed resources towards making this project a success, while exploring enforcement incentives.


Artist rendering of the Muskegon Heights redevelopment

ER3 INCENTIVES

To facilitate ER3, EPA utilizes enforcement related incentives to accommodate redevelopment that is consistent with superior environmental performance. Examples of ER3 enforcement incentives include:

- **Prospective Purchaser Agreements**
  Clarifies and settles the responsibilities and/or liabilities of a prospective purchaser.
- **Comfort / Status Letters**
  Explains EPA's current knowledge of the existing environmental and regulatory status of a contaminated site targeted for redevelopment or reuse.
- **Streamlined Orders**
  EPA will work with developers to ease and hasten the order process.

ER3 also provides publicity and recognition, and a network of partners with a wide range of expertise in various aspects of sustainable development.