

Purpose:

To support state policy preventing urban sprawl

In a way that

- Cleans-up environmental eyesores and hazards
- Improves quality of life regardless of where one lives (i.e. equal education, travel time, air, water, countryside)
- Fosters economic development through creation of jobs & taxes

So that we perpetuate the character of Connecticut.

Metrics of Success

Ratio of Todlers to Greenfields

of toddlers redeveloped vs. greenfields

Rate of conversion of toddlers

Time to convert toddlers

Benchmarkable Todler Process:

Flexibility in administering standards

Public participation

Predictability

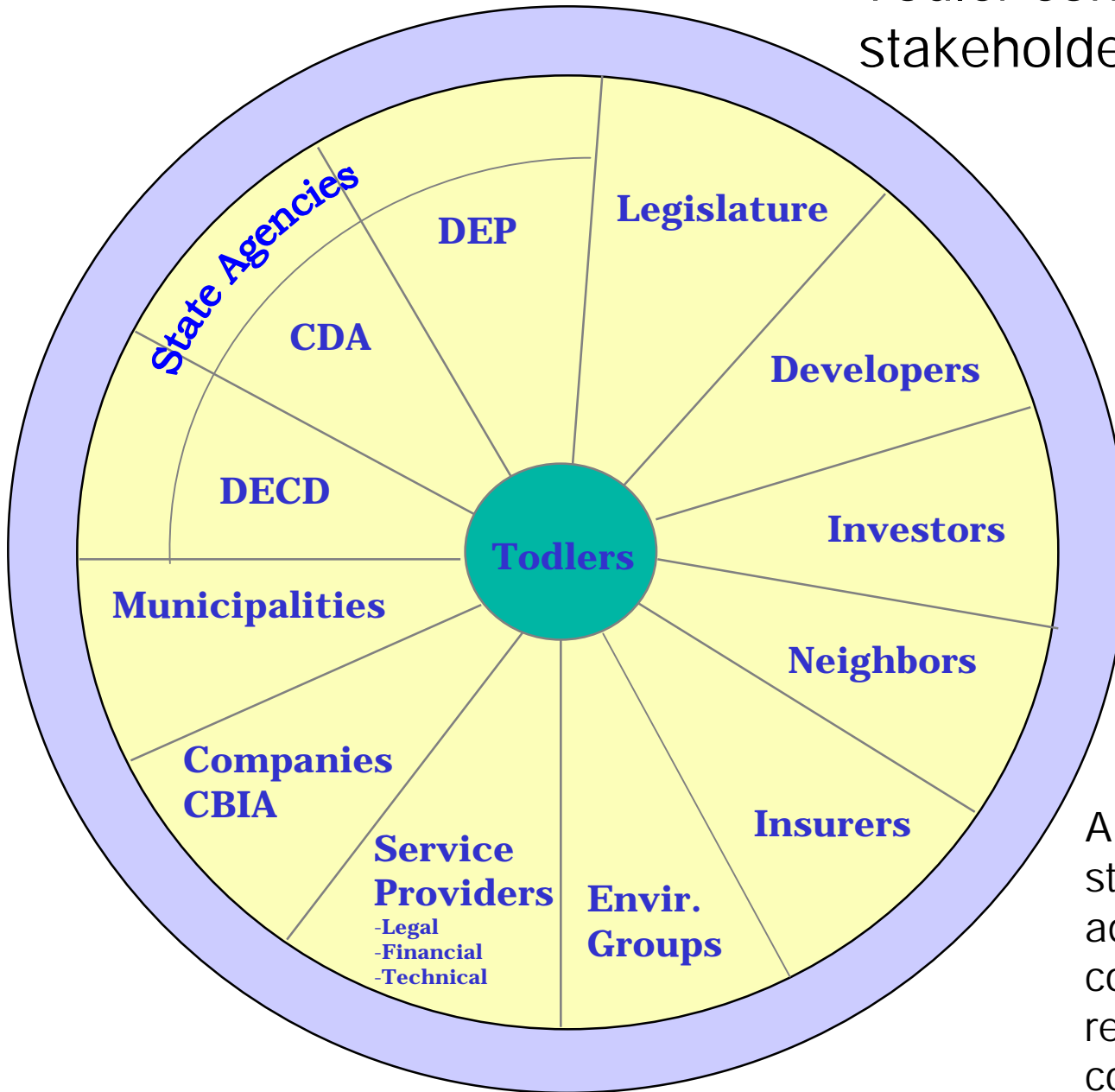
Clearly defined

Timeline < 1yr.

Funding strategies incentivizing clean-up

Safe and developable properties available

Todler conversion is a multi-stakeholder process

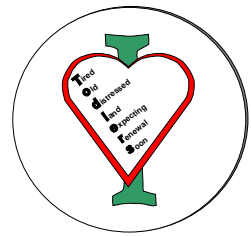


A fluid process of stakeholder teaming addresses the collaborative strategies required to shift the todler conversion rate.

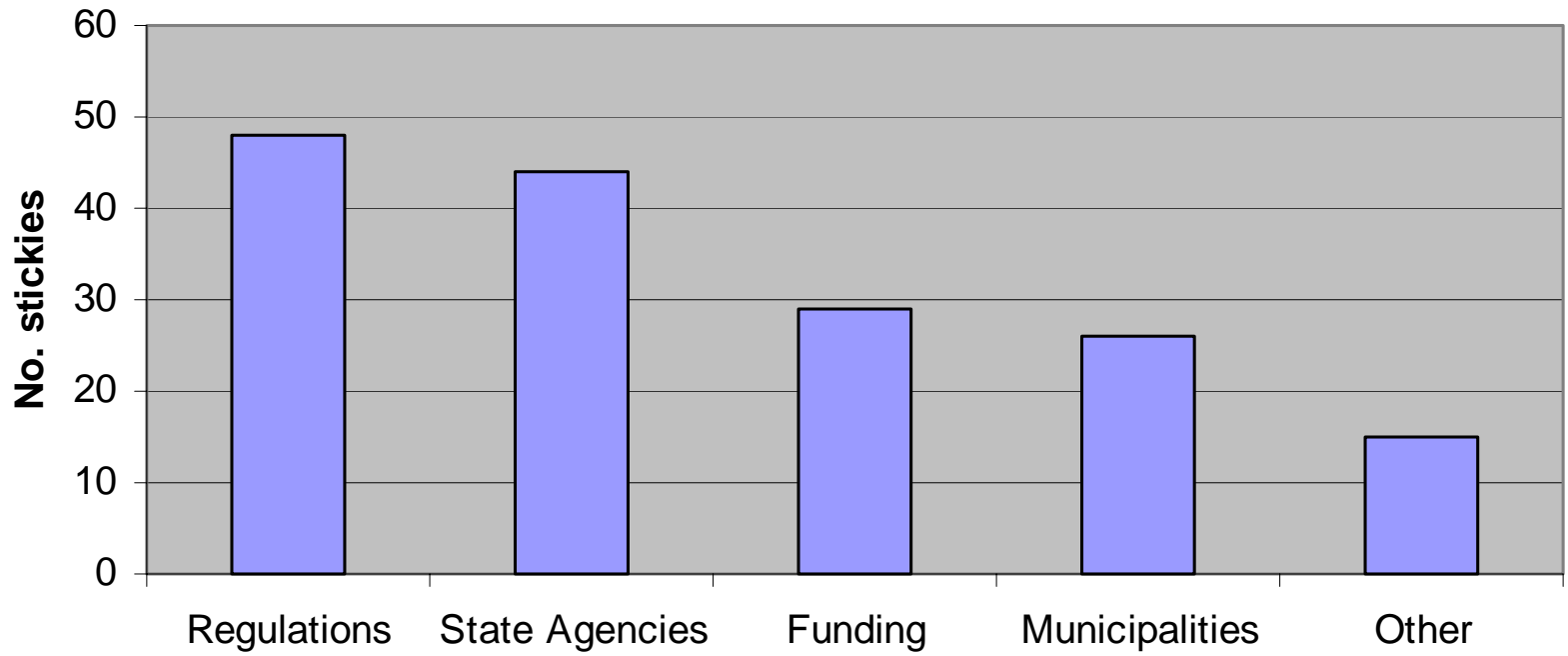
AD's Premises **revised by the group 6/7/06:**

all other used sites that are either underutilized or abandoned

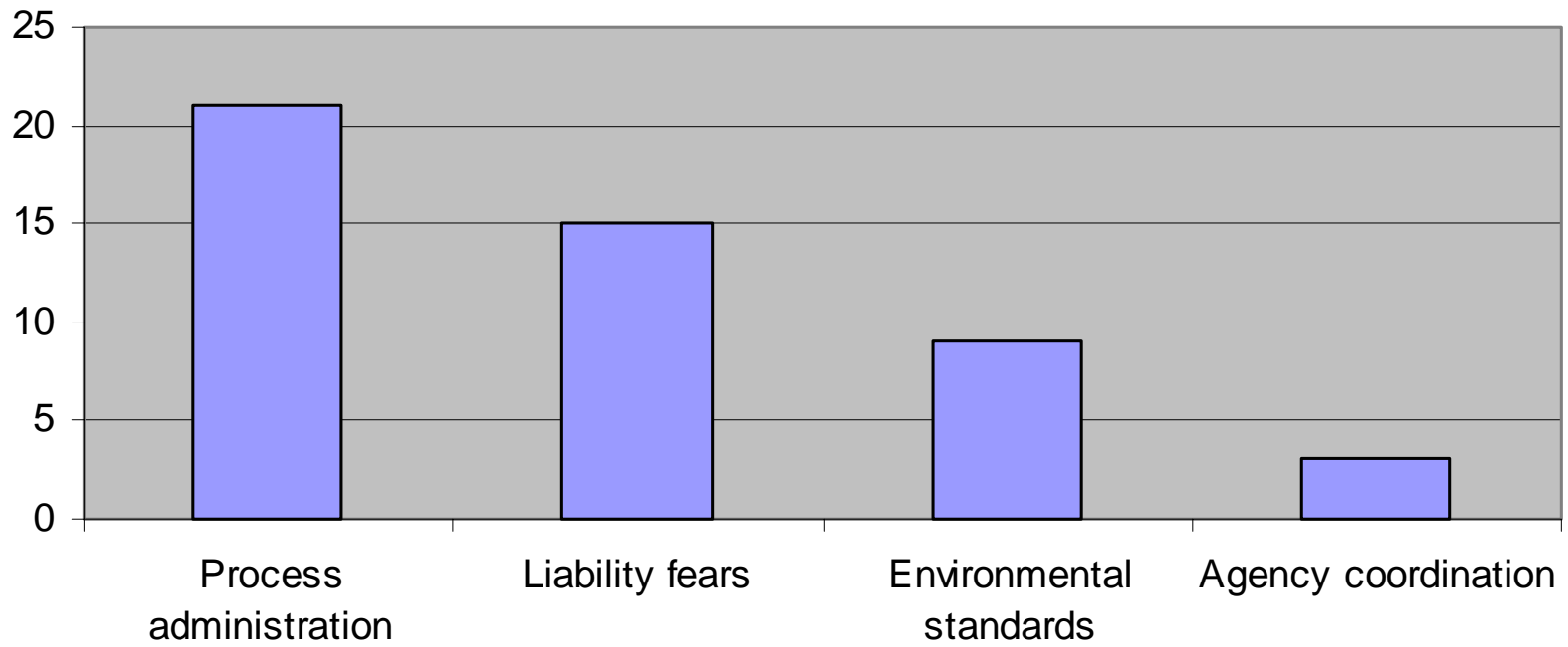
1. "Toddlers" = Brownfields + ~~all potentially contaminated sites~~ (abandoned or environmentally impaired)
2. ~~Open space~~ **Balanced use of land** is important to the lifestyle of Connecticut.
3. "Toddlers" + greenfields + developed sites - (**protected open spaces + undevelopable land**) = Total available building sites
4. **Generally speaking**, Greenfields are ~~the path of least resistance~~ **more desirable** for developers.
5. Complexity of developing "Toddlers" drives people to greenfields **due to the cost & uncertainty**.
6. **In general**, recycling "Toddlers" means ~~more~~ the same to built-out, urban areas and townships.
7. **"Remediated"** property means risks have been **addressed/managed**, not eliminated (over for drawing).
8. Vested interests and differing agendas restrict possibility thinking.
9. **Funding + Market potential + Policy + Process + Regulations** yields a "toddler" conversion rate that is representative of Connecticut's ~~current~~ **lack of a coherent** development strategy.
10. Developers **& businesses avoid or** walk-away from CT at a rate greater than we might believe.
11. The regulations are ~~not~~ the problem, **&** it is the way the regulations are administered.



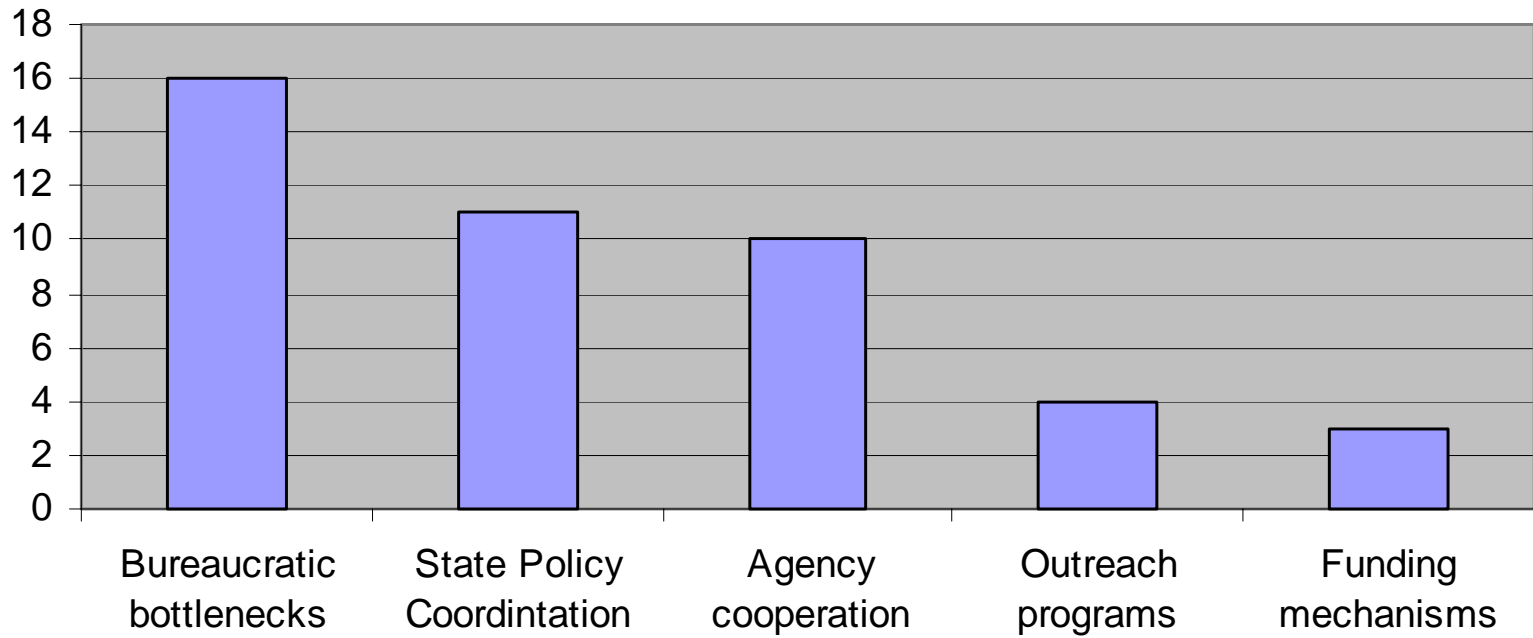
Overall Pareto 162 Stickies



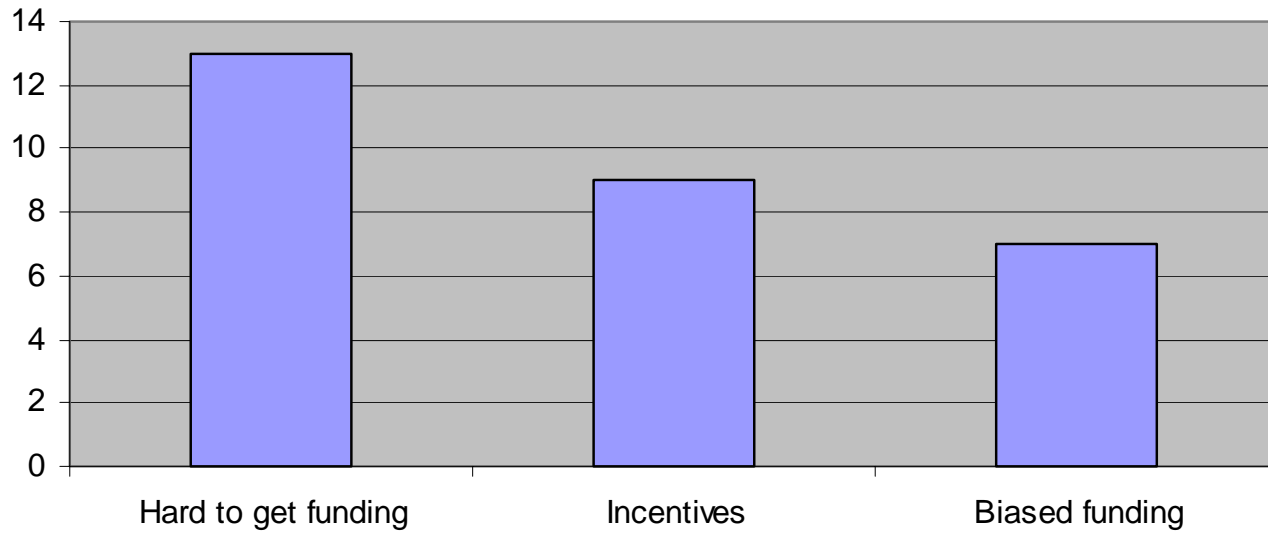
Regulations



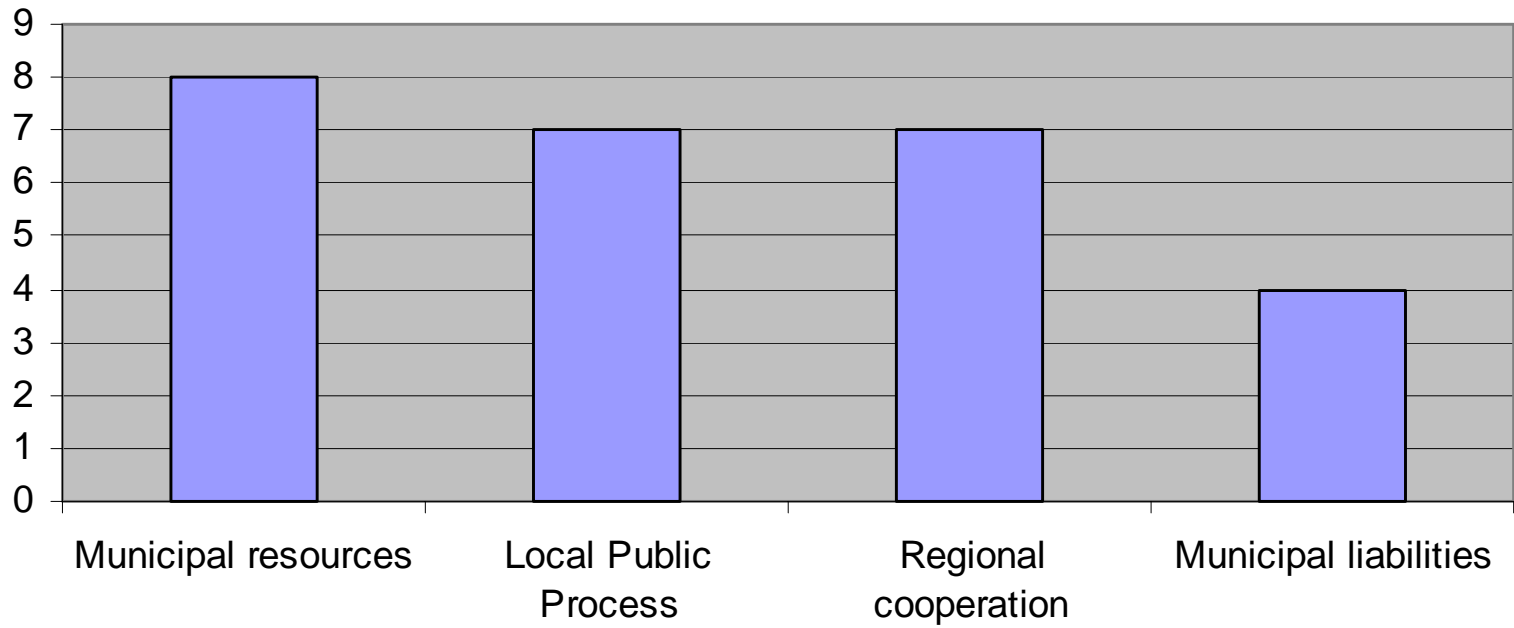
State Agencies



Funding



Municipalities



Other

