

ASSESSMENT OF ASSETS AND BARRIERS TO COMMUNITY REVITALIZATION

READINESS PHASE

Pre-conditions for redevelopment put in place

- Weak networks and leadership
- Conflicting vision and goals for community or site
- Outdated zoning and building codes
- Lack of policies and incentives
- Lack of seed funding

- Existing networks and leadership
- Basic plans and consensus on goals
- Zoning and building codes
- Policies and incentives
- Seed funds

ASSETS

PRE-DEVELOPMENT PHASE

Realistic redevelopment strategies identified and developed

- Incomplete inventory of assets and barriers
- Information and capacity gaps
- Lack of understanding of opportunities
- Brownfield reuse not a priority
- Disincentives abound

- Inventory of assets and barriers complete:
 - - Locational
 - - Transportation
 - - Natural resources
 - - Institutional supports
 - - Political and community support/will
 - - Existing businesses
 - - Labor force
 - - Assessment of available sites
- Brownfield reuse is a priority

ASSETS

BARRIERS

REDEVELOPMENT PHASE

Collect financing and support for the site end user

- No capable entrepreneur(s)
- Mismatch of sites and uses
- Unrealistic time frame for redevelopment
- Lack of resources or financing
- Policy or incentives not politically viable

- Capable entrepreneur(s)
- Right site for the right use
- Realistic time frame
- Resources and financing
- Policies and incentives available

ASSETS

BARRIERS

Delta Institute has identified three phases in the community revitalization process, which apply to redeveloping brownfield sites and broader initiatives.

At each stage in the process different assets must be present and barriers overcome to avoid pitfalls and achieve community revitalization.

Delta Institute has worked with many communities at each phase in the process to help them build their assets and eliminate barriers to successful redevelopment.