

# **Institutional/Land Use Controls—The Long and Winding Road**

**Joe Schilling**  
**Metropolitan Institute**  
**Virginia Tech, Alexandria, VA**  
[jms33@vt.edu](mailto:jms33@vt.edu)



# Preview

---

- Where have we been?
- What have we accomplished?
- Where are we going?
- How do we get there?

A decorative graphic consisting of a red-to-white gradient bar on the left, a blue-to-white gradient bar below it, and a black crosshair.

---

[www.mi.vt.edu](http://www.mi.vt.edu)

## Mission

Policy and applied research on the key forces shaping metropolitan growth and development

## Major Initiatives

- The New Metropolis
- Fair Growth
- [Green Regions](#)
- Smart Governance
- World Cities



# Rock n Roll is Here to Stay

---

Describe the current state of  
E-LUCs/ICs through the:

- Title of a song
- Name of an album
- Song lyrics



# Overall E-LUCs Observations

---

- E-LUCs complete the Brownfields Redevelopment Cycle
- E-LUC complexities demand collaboration among sectors and disciplines
- Effective systems require:
  - Solid state environmental law and program
  - Tracking and information network
  - Implementation planning



# The Long and Winding Road

---

- Countless workshops, meetings, conferences—Everybody's Talking at Me
- Today's Agenda—De Je Vu?
- Reports, articles, publications
- Brownfields redevelopment niche'



# What Have We Accomplished?

---

- Basic Information/Tracking Systems
- State Environmental Programs and Covenants
- Pockets of Innovations
  - Policies
  - Programs
  - Projects
- Growing Private Sector Innovations



# Outstanding Challenges—What's Missing?

---

- Work in relative isolation—The Fool on the Hill?
- Incremental institutional commitment
- Lack of public trust and credibility
- Perceived as a technical issue





# Common Principles

---

- Create a holistic blueprint premised on a public driven mission
  - Revitalization of Vacant Properties
  - [www.vacantproperties.org](http://www.vacantproperties.org)
- Enhance existing infrastructure and capacity
  - Policies and Programs
  - Management Systems
  - People and Protocols
- Engage the public and its communities
- Plan for revisions and reinvention



# Action Agenda 2010

---

- **Who?** Federal and state leadership with local and community administration
  - BFs E-LUC Pilot Program
  - Amend the BFs Act of 2002
- **How?** Engage in a collaborative policy making process
  - Expand the ECOS-DoD Dialogue



# Action Agenda 2010

---

- **What?** Commit the resources and financing to build the infrastructure
  - LUCIPs
  - Training and TA
  - Policy Research and Social Marketing:
    - Best Practices
    - Costs and benefits
    - Financing tools
    - Enforcement and Systems Testing



We Built This City on Rock n Roll

---