

# Attachment Three

## Undertaking Eco-industrial Development

### Project Organization and Initial Planning

- Develop High Performance Eco-Industrial Development Scope
- Identify Eco-industrial Principles and Goals
- Develop Stakeholders Oversight Committee
- Establish Communication Approaches Among Stakeholders
- Determine Project Partners and Resources
- Identify Local and State Public and Private Champions



### Baseline Investigation

- Inventory Site, Community and Regional Assets Including Existing Infrastructure
- Analyze Local Private & Public Sector Flows of Raw Materials, Goods & Services
- Analyze Regional Flows of Raw Materials & Finished Goods
- Determine Alignment with Community Goals and Strategies
- Identify Underutilized Facilities, Equipment



### Analyses and Planning

- Conceptualize Proposed Industrial Systems and Specific EID Strategies
- Identify and Profile Actual and/or Prospective Anchor and Ancillary Enterprises
- Conduct Feasibility Studies for Eco-industrial Park or Regional Cluster
- Determine Structure of Networks for Anchor and Ancillary Enterprises
- Conduct Supply Chain Analysis Including Market Applications
- Determine the Alternatives for Renewable Energy Generation
- Establish Sustainable Design Guidelines for Site and Buildings
- Conceptual Site Design Including Scale of Shared Facilities (energy, raw materials, recycling/reuse, waste water treatment)



### Business and Community Development Activities

#### ***Anchor Enterprises***

- Identify Champion/s for Anchor Enterprise Development
- Identify Existing Anchor Enterprises and/or Entrepreneurs
  - ✓Potential Core Tenant Eco-Enterprises
  - ✓Potential Local Business Expansions
  - ✓Independent Entrepreneurs
- Begin Recruitment Dialogue with Interested Parties
  - ✓Emphasize Eco-industrial Advantages
  - ✓Align Local Incentives and Controls
  - ✓Apply External Incentives Available
- Integrate External Stakeholders into Recruitment Dialogue
  - ✓State Agencies
  - ✓Federal Agencies (Agriculture, Energy, EDA)
  - ✓Local Commercial Banks and/or Equity Investors
- Select Anchor Enterprise/s and Commence Development Program
- Develop Plan to Address Infrastructure Needs
- Review Workforce Requirements for Anchor Enterprises
- Coordinate Raw Material Supply Systems

#### ***Ancillary Enterprises***

- Identify Existing Ancillary Enterprises and/or Entrepreneurs
  - ✓Qualify Anchor Tenant/s Interest in Ancillary Enterprise Development
  - ✓Supply Chain Vendors
  - ✓Independent Entrepreneurs
- Same Recruitment Process As Above
  - ✓Can Occur Simultaneously
  - ✓Development Parameters Dependent on Anchor/s



### Policy, Regulatory, Infrastructure Activities

#### ***Local Incentives***

- Identify Local Incentives for Eco-Industrial Development Program
  - ✓Property tax incentives
  - ✓Water, wastewater, electricity, energy efficiency
  - ✓Permitting streamlining
  - ✓Renewable energy, distributed generation, combined heat and power

#### ***Local Controls***

- Identify Local Controls for Eco-Industrial Development Program
  - ✓Changes to building, zoning codes
  - ✓Codes, covenants & restrictions attached to properties
  - ✓Changes to community comprehensive plan
  - ✓Explore potential for innovation in applicable State and County regulations
  - ✓Mandate performance guidelines for facilities and industrial process emissions

#### ***Infrastructure***

- Identify Necessary Infrastructure Investments
  - ✓Site specific – utilities, access, low-impact design
  - ✓Community wide (water, wastewater, electricity, access)
  - ✓Evaluate graywater recovery systems use as source water to crushing/refining operations
  - ✓Determine fuel use for energy peaking plant, steam/hot water production and potential end uses

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