

Savanna Industrial Park Sustainability Overlay Guidelines

A sustainability overlay creates an additional set of guidelines on existing residential, commercial, and industrial zoning districts, and is designed to provide guidance, identify priorities, and create opportunities for a comprehensive sustainable development program for the Savanna Industrial Park.

The Jo Carroll Depot Local Redevelopment Authority (LRA) and the Upper Mississippi International Ports District (UMRIPD) are working in partnership to create and attract port and multi-modal development at the Savanna Industrial Park. The redevelopment planning by both agencies centers around the creation of a 21st century port. A 21st century port will incorporate a wide spectrum of sustainable practices that will include Environmental Responsibility, Economic Opportunity, and Implementation Strategies to support this vision. As an initial step in that direction, both the Jo Carroll LRA and UMRIPD boards are requested to adopt the following language as “overlay” to the existing zoning uses of the site. This overlay represents guidelines at this time but is the basis for all attracting, retaining, and expanding future green development for the Savanna Industrial Park.

- **Environmental Responsibility** - The challenge will be the creation of economic opportunities in a manner that preserves rather than degrades the natural environment. Redevelopment of the Savanna Industrial Park shall be based on the principle of sustainability, which seeks to manage natural, economic, social systems, and resources in a way that enhances quality of life yet does not diminish the ability of future generations to also meet their needs. Sustainable design reflects an appreciation of the unique qualities of the Savanna Industrial Park and the opportunity to optimize redevelopment potential.
- **Economic Opportunity** - The Savanna Industrial Park shall be a regional center for job creation in diverse fields with emphasis on emerging green technologies and industries that support and expand port and multimodal development. The Savanna Industrial Park will provide an environment that encourages innovation. The development and operations of the Savanna Industrial Park must generate an economic and social return on investment for the local community and region.
- **Implementation Strategies**— The partnership between the LRA and UMRIPD will focus on developing sustainable, implementable strategies for business attraction and retention at the Savanna Industrial Park. This will include consolidating the authority, skills and capabilities to successfully pursue sustainable redevelopment of the Savanna Industrial Park over many years. Formulating a phasing program that seeks to strengthen and respond to market opportunities while effectively managing financial risk. Establishing creative funding mechanisms for key infrastructure improvements, while leveraging those investments to attract a diverse industry base to support all aspects of multi-modal development infrastructure.