

Summary of Charlie Stephens' Suggestions

Relocalize our Food

1. Preserve/restore existing agricultural land
2. Rebuild the local and regional food processing industry & make it resource-efficient
3. Promote local, organic farming
4. Revise property tax structure to exempt food production land
5. Nurture small food-related businesses

Moving Freight/Passengers

1. Freight and passenger capacity requirements will be significantly lower
2. Don't give up **any** railroad ROW or trackage without serious study
3. Plan on more tracks, more trains
4. Don't invest in new major highway projects
5. Start investing now to lower maintenance, resource use/cost in the future
6. Start investing in rail transportation access
7. Fuel will be biodiesel

Planning for Personal Mobility

1. Fewer people will be able to afford vehicles
2. Vehicles will:
 - Be smaller
 - Be electric or plug-in hybrid
 - Have to last longer
 - Have to be simpler, lower tech, easily maintained
 - Be made locally or regionally
3. Commuting distances must be shorter
4. We'll need less pavement (travel and parking)
5. Need to change rules to accommodate the use of smaller, alternative vehicle types

Land Use and Development Changes

1. Change zoning rules to allow people to work close to where they live
2. Create "neighborhood centers" with retail, professional and civic services within walking distance
3. Reduce development pressure on agricultural land
4. Re-establish neighborhood schools
5. Institutionalize sustainable development practices that reduce resource use on a life-cycle basis
6. Avoid stranded investment, especially in long-lived infrastructure

Reduce Building Energy Use – A Lot

1. 40% of U.S. energy use in buildings=huge potential for reductions
2. Most investment needed in existing buildings, and the need is huge
3. This work is a great source of good jobs

4. Most building energy use will have to be renewable electricity
5. Many buildings have available roof area with good solar access – use it!
6. Water efficiency is important, too

Sustainable Economic Development Business Infrastructure

1. Create new indicators/benchmarks for quality of life & sustainable development progress (economic, social, environmental, and political)
2. Inventory assets, analyze imports, and assess which local businesses will survive the transition. Support and protect businesses that reduce imports and have a place in our sustainable future.
3. Re-establish entrepreneurship and mentorship programs that support local business development.
4. Create programs that keep our best and brightest close to home.
5. Support local business networks.

Sustainable Economic Development Financial Infrastructure

1. Redesign local financial infrastructure to support local commerce and investment
2. Inventory subsidies, and remove all public support for non-local businesses and unsustainable practices.
3. Reinvent the tax code.
4. Create a local currency and “buy local” programs.
5. Create local credit/debit card networks.
6. Support local banking and insurance.