**Building for the Future: A New Federal Guide to Infrastructure Planning and Design**

<http://portal.hud.gov/hudportal/documents/huddoc?id=BAInfraResGuideMay2015.pdf>

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Guiding Principles for Predevelopment

• Base Project Objectives on Regionally or Locally Established Plans and Policies. Federal investment in communities that have adopted broadly supported comprehensive plans can reduce risk, mobilize diverse stakeholder support, ensure a pipeline of ready and worthwhile projects, and provide improved project outcomes more likely to serve multiple economic, environmental, and social equity interests.

• Conduct and Utilize Comprehensive Analysis to Determine Needs and Approaches. Federal agencies should prioritize investment in communities that employ rigorous analysis to inform project design decisions during the predevelopment phase. Analysis should come from a broad range of information and best available data, including projected future risks from climate change, and costs and benefits of alternative investment strategies.

• Seek Broad Community Engagement and Support. Community outreach by project sponsors can ensure that projects fully consider diverse community needs and opportunities for multiple benefits, minimizing opposition that can stall projects at later stages and waste time and resources. Outreach creates links between the project, regional or community-wide plans, and local interests directly affected by the potential infrastructure investment. Federal participation can promote projects with multiple benefits, including strong labor standards and workforce development.

• Position Communities to Advance Equity. Predevelopment activities should ensure that resulting infrastructure investments maximize total social value, advance environmental justice objectives, avoid disproportionate impact on vulnerable communities, and create opportunities to address economic inequities facing local communities. Planning and governance mechanisms for future infrastructure investments can make equity considerations a primary driver of project design, development, and financing criteria.

• Foster the Potential for Multiple Funding Sources. When the predevelopment process focuses on the strategic use of each public fund and targets multiple benefits with each dollar of investment, it opens the door to multiple financing sources, including private investment. Identifying diverse funding sources means that multiple public and/or private entities (including Federal agencies) can be engaged to coordinate and align resources and requirements.

• Consider Multiple Potential Scenarios for Achieving Desired Outcomes. As innovation and rapid change have come to characterize many sectors of the economy influencing infrastructure it is important to consider future scenarios with varying factors such as demographics and public demand. Scenarios should integrate resilient solutions into project design and can build on recently emerging opportunity indices.

• Coordinate with Other Infrastructure Investments. Local planning efforts increasingly integrate across topics to achieve more effective community outcomes, considering infrastructure systems in concert with broad community goals, such as housing and good jobs. As a best practice, Federal investments should promote this kind of integration and linkage across infrastructure types (transportation, broadband-telecommunications, energy, water and sewer, climate resilience) at the project development and implementation stages. A coordinated predevelopment process should make it possible for communities to ‘dig once,’ streamline permitting and environmental review, minimize disruption, reduce expense, and maximize the delivery of coordinated benefits.

• Employ Adaptable and Reliable Technologies that Look to the Future. In the rapidly evolving economic context affecting local communities, it is important for Federal infrastructure investments to leverage smart and relevant developments so emerging projects minimize the risk of becoming prematurely obsolete. These investments must promote an integrated, holistic approach to address the increasing reliance of infrastructure assets on information and communications/broadband technology and should catalyze private sector innovation in this arena.

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Outcomes and Benefits from Well-Executed Predevelopment

Investments in comprehensive and well-executed predevelopment can provide a substantial return by driving outcomes that increase the investment attractiveness of the project and expand community benefits in the short and long term. Increased attention to predevelopment can support a range of important objectives, such as making the ultimate projects more:

• Resilient. Projects will have the ability to anticipate, prepare for, and adapt to changing conditions and withstand, respond to, and recover rapidly from changes to climate, rising sea levels, natural or man-made disasters and other shocks and disruptions.

• Fiscally Attractive. Projects will attract new and expanded potential financing options, and provide public sponsors with greater ability to successfully engage private and non-profit investors.

• Well-Informed. Projects will use comprehensive analysis to inform decisions throughout the predevelopment process and ensure investment opportunities consider and address a range of potentially relevant impacts.

• Broadly Beneficial. Projects will promote equitable development serving diverse economic interests and will support economic growth.

• Innovative. Projects will advance the next generation of infrastructure innovation and practice, and be built with long-term needs in mind.

• Cost-Effective. Projects demonstrate positive cost-benefit analysis and have the potential for achieving less typically considered community benefits.

• Job Creators. Projects will stimulate additional investment that can create good jobs, train a next-generation workforce, and contribute to local economic growth and vitality.

• Scale-Appropriate. Projects will be sensitive to community context and regional economies.

• Adaptive. Projects will have the flexibility to address changing community conditions.

• Regionally Coordinated. Projects will promote regional collaboration and planning, as applicable, to help ensure investments support regional goals.