



My Project

SMARTe's "My Project" is intended to allow stakeholders to work together in a project "team room" and evaluate different reuse options for their specific situation. My Project is accessible via the right hand log-in screen as shown below. As indicated, if a member of a project team wishes to start a new project, he/she must sign up by creating a Project ID and Password which can then be shared with other stakeholders.

The screenshot shows the SMARTe.org homepage with the navigation menu on the left and a central banner. On the right side, the 'MY PROJECT LOGIN' section is circled in red. It contains a search bar, a 'Go' button, and a login form with fields for 'Project ID' and 'Password'. Below the form are links for 'New Project? Sign up here' and a 'Sign In' button. At the bottom right, there is a 'SPONSORS' section featuring the logo of the United States Environmental Protection Agency.

After successfully signing in, the use of My Project is introduced with some general information and explanation of its purpose, as shown below. To navigate within My Project, open the folders on the right hand side by clicking on the plus sign. Close them by clicking on the minus sign. Add additional reuse options by clicking on "Add a revitalization option."

The screenshot shows the SMARTe.org 'My Project' interface. The central banner reads 'Welcome to SMARTe-My Project'. Below the banner, there is a welcome message and a list of navigation areas. The 'MY PROJECT' sidebar on the right is circled in red. It contains a 'Log Out' button and a list of project-specific files and folders, including 'My Project Help', 'Development Costs', 'Soft Costs', 'Environmental Costs', 'Operating Costs', 'Revenues', 'Tax Credits', 'Financing', 'Community Value', 'FutureLandUse', 'RevitalizationPlan', 'RiskAssessment', 'Datasets', and 'Documents'. The sidebar also includes a 'Feedback' link and a 'Feedback' button.

To begin entering data for Option 1, click on any of the market cost/revenue categories shown above, for example, Environmental Costs, and click “submit”. As seen below, these inputs may be entered as constants or as distributions (see hint in gray box) if the true value is uncertain. Providing information using distributions allows for a comparison of uncertainty between options. Repeat the process for all other market cost/revenue categories and for each option.

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Environmental Risk Management Costs [Feedback](#)

Environmental costs include those costs associated with environmental assessment, remediation, monitoring, institutional controls as well as any associated environmental insurance that may be applicable for the revitalization project. This includes the cost of risk-based corrective actions, techniques or approaches to manage risks identified during risk assessment. These case-specific approaches to reduce the risks to an acceptable level include institutional controls, engineering controls, remedial actions, remediation, corrective actions or response actions.

You may choose to add uncertainty for each of the cost components below by clicking on the "Add Uncertainty" button. If you are unfamiliar with the distribution choices try triangular and input your guesses for Low, Most Likely, and High.

Environmental Consultants:
What is the expected cost, in dollars, for environmental consultants required for this project?
distribution: Low: Most Likely: High:

Environmental Remediation:
What is the expected cost, in dollars, required to clean up the site for the anticipated future use?
distribution: Low: Most Likely: High:

Environmental Monitoring:
What is the expected annual cost, in dollars, for environmental monitoring?
distribution: Low: Most Likely: High:

Institutional Controls:
What is the expected annual cost, in dollars, for maintaining institutional controls?
Constant:

Environmental Insurance:
What is the expected one-time cost, in dollars, of environmental insurance for this site?
Constant:

WELCOME TO SMARTe!
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Federal Ministry of Education and Research

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Once the submit button is pressed (and after the user has provided input for all market cost/revenue categories), the complete results are shown in a Net Benefits Table as seen below. All equations can be viewed by clicking on the lifesaver above the Table. This Table is also accessible at any time by clicking on “Net Benefits” on the right side menu (see above).

 [Description of Net Benefit Equations and Inputs](#)

Cost Element	Minimum	Mean	Maximum
Fixed Costs			
Total Development Costs	\$1,385,610	\$1,666,664	\$2,016,614
Total Soft Costs	\$203,001	\$242,070	\$281,454
Environmental Development Costs	\$565,288	\$827,631	\$1,082,187
Total Fixed Costs	\$2,274,496	\$2,736,365	\$3,205,522
Annual Net Revenue			
Total Revenue	\$806,744	\$939,951	\$1,064,855
Net Operating Income	-\$9,973	\$264,592	\$539,996
Annual Interest Payment	-\$11,439	\$16,666	\$51,661
Annual Principle Payment	-\$6,863	\$10,000	\$30,997
Annual Net Cash Flow	-\$48,039	\$237,926	\$510,214
Financial Analysis			
Cash Subsidies and Credits	\$1,500,000	\$1,500,000	\$1,500,000
Loan Needed	-\$114,390	\$166,664	\$516,614
Property Value	-\$199,451	\$5,291,850	\$10,799,924
Loan To Property Value Ratio	-119.3%	3.8%	161.5%

The Community Value input screen appears slightly differently from the market cost/revenue input screens. The Community Value information is not currently included in the overall cost-benefit analysis, and must be considered separately. After reviewing the text above the slider scale (see below), provide a number that best represents the relative value to the community of this option compared with the other option(s), and click “save”. Repeat for all options.

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Option1 Community Value [Feedback](#)

There are many aspects of communities that might be considered in setting Community Value. The impact of the proposed new site use should be assessed for these types of possible changes:

- Value to community of new and retained jobs
- Additional services that will be offered due to property taxes resulting from reusing the site
- Value to the community of this use of the site (compared to having it remain in its current condition)
- Anticipated positive or negative effects on poor and minority communities, including the potential for educational opportunities, job training, short-term and long-term jobs, affordable housing, etc.
- Change in public health and safety
- Aesthetics and cleanliness of the area
- An increased or decreased sense of "place" and "community"
- Impact on natural systems (e.g., wetlands, stormwater management, native species)
- Impact on existing infrastructure and need for additional infrastructure

The value to the community of a revitalization option is very subjective, and therefore should be discussed and agreed upon by the Project Team. A number from 0 to 10 is used to represent the value from to the community for the reuse associated with this revitalization option. This number will be used to allow a comparison of the options for this project.

Community Value:
What is the relative value to the community of this proposed option on a scale from 0 to 10?

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When all information has been input for all options being considered, the options can be compared by opening the "Revitalization Plan" folder on the right side menu, and clicking on "Compare Options" as shown above. The following screen allows the user to select the options to be compared.

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Compare Revitalization Options [Feedback](#)

Revitalization options can be compared based on the net revenue they will generate (and the associated uncertainty) as well as the community value assigned to each.

Select the Revitalization Options you would like to compare:

Option1
Option2

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Once clicking on submit, there are two selections on the left side menu (underneath the main menu) that can be used to see the following results (note: only one "mean net benefit" figure is shown):

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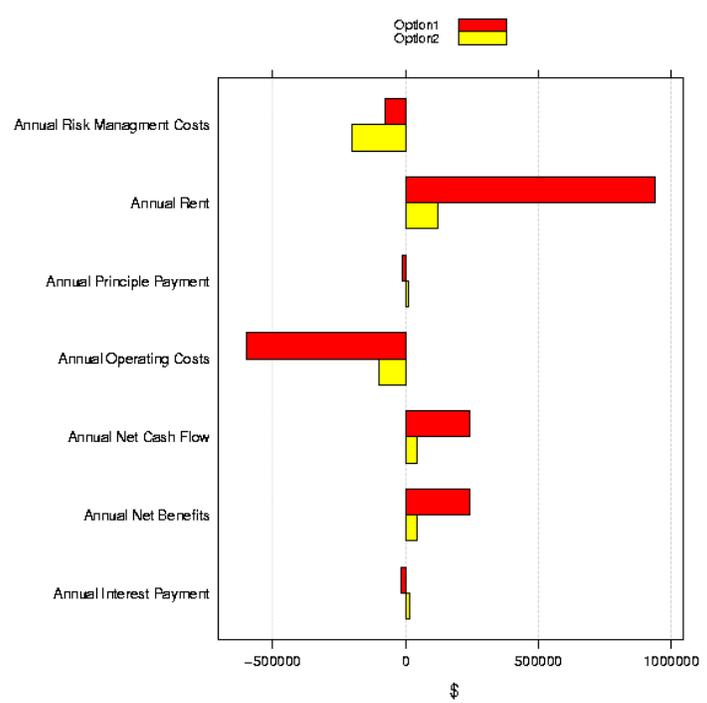
Options Comparison [Feedback](#)

Comparison of Mean Values [Feedback](#)

Net Benefits Comparison [Feedback](#)

These two figures provide a breakdown of the components of each option's mean net benefits. The information in the two figures is the same just grouped by the option in the first and by the component in the second

Annual Net benefits components grouped by option



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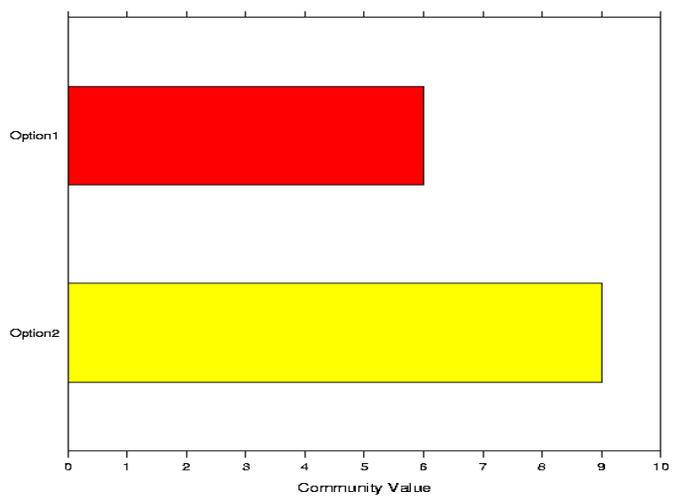
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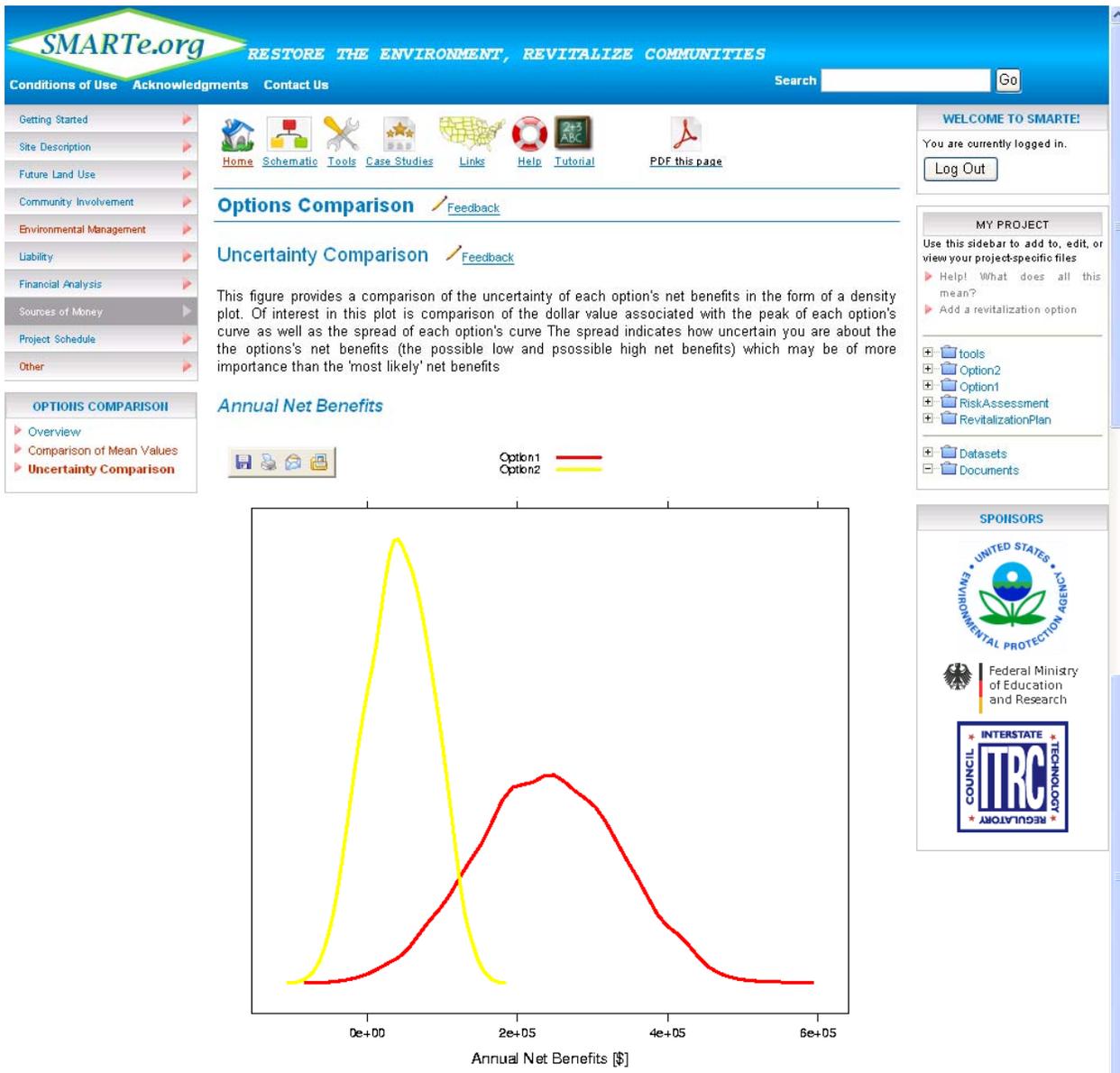
Community Value [Feedback](#)

This figure provides a comparison of community values attributed to each redevelopment option.

Community Value



The Uncertainty Comparison results are shown below.



As can be seen, Option 1 may provide greater net benefits, but has more uncertainty than Option 2. Using these results pages, members of different stakeholder groups within the project team should begin a discussion about trade-offs, and ideally create a win-win option that meets most stakeholders' needs.