

1.1 Support Redevelopment of Brownfield Sites

5 – 50 Points

Objective

Remediate and redevelop “Brownfields,” sites that are unused or underutilized because of contamination or the reasonable perception of contamination.

[Free technical support resource to implement this action and get points towards certification is available. Learn more and apply.](#)

What to Do

If you collaborate with other municipalities to implement this Action, each municipality will receive points.

The more you do, the more points you earn.

1. Create a municipal or regional brownfields inventory by consulting the [Department of Energy and Environmental Protection lists](#) and searching other resources. Any private properties should be listed only with the owner’s consent. The inventory should include each site’s location, size, environmental assessment (if known), site photograph(s), ownership (private versus public), current zoning, tax payment status, and any other relevant information. Consider partnering with neighboring municipalities, or working through your council of governments to create the inventory. Designate at least one person to update the inventory as soon as any sited is identified, assessed or remediated. **(10 points)**

Submit: The brownfield inventory and the name of the person(s) responsible for updating the inventory.

2. Create a map of the brownfield sites within your community, either by marking up an existing municipal map manually, or by using an electronic Geographic Information System (GIS) base map. **(5 points)**

Submit: A link to the map of brownfield sites listed in the inventory.

3. Engage the community to prioritize brownfield sites for redevelopment. Priority sites may include critical brownfield sites that must be addressed because they pose a hazard, or brownfield sites that hinder the community meeting certain goals. You may consider factors like ownership, size, redevelopment potential, human health risk, ecological health risk, potential for open space, location within a redevelopment area, and potential for reducing blight. In addition to large downtown or waterfront projects with higher economic return, consider smaller sites that counter divestment, foster neighborhood cohesion, and build community wealth by creating jobs, educational youth development opportunities, and multiple entry points for residents to become long-term stewards of local, favorite places. Use a transparent public process to ensure that community members agree on the critical factors to consider in the site prioritization process. **(10 points)**

Submit: The list of priority sites and the dates of the community planning meeting(s) or workshop(s) held.

4. Collect additional information for priority sites: gather additional site history, have a licensed environmental professional conduct a Phase I environmental assessment, identify key stakeholders, conduct a site visit to verify information about the site and visually determine accessibility to

transportation corridors, understand and analyze the land uses of adjacent properties, and determine if there are any applicable redevelopment or rehabilitation area designations. **(5 points)**

Submit: A written summary of the information outlined above for each priority site, incorporating photographs.

5. Hold a process of public engagement to identify potential reuse options that are connected to the broader community vision and revitalization priorities. You may engage the public by discussing various reuse options in a single public meeting, or by holding a series of design charrettes to develop reuse options or design criteria, or by other forms of public engagement. **(10 points)**

Submit: A list of reuse options, which may be general to any brownfield site or specific to one or more brownfield sites, and the dates of any community planning events.

6. Communicate and actively market brownfield redevelopment opportunities. Information about potential redevelopment sites should include but not be limited to location, acreage, redevelopment context, ownership and who to contact for more information. List privately-owned sites only if you have permission from the property owner. Market redevelopment opportunities online at your municipality's website, online databases of available commercial properties (like Connecticut Economic Resource Center Site Finder), the U.S. Environmental Protection Agency's brownfield map, and other websites that appropriately advertise opportunities for redevelopment. **(10 points)**

Submit: A list of links to any websites that post redevelopment opportunities for your municipality's brownfield site(s). Also submit any printed materials used to market them. Website links must be current at the time of submission of the application for certification, and printed materials must have been developed or revised within 3 years of the submission of the application for certification.

Potential Municipal and Community Collaborators

Municipal planners, economic development representatives, representatives from local environmental, conservation, inland wetland, historic preservation and land use and zoning commissions, and any municipal attorney are important stakeholders in implementing this action. Other key partners include licensed environmental professionals, brownfield site property owners, neighborhood property owners, community residents, and relevant local businesses and nonprofit groups.

Funding

Below are potential funding sources specific to this Action. For a complete listing of potential funding opportunities to assist with implementing Sustainable CT Actions, please visit the [Sustainable CT Grants Portal](#), which is searchable by Action. Please also visit the [Sustainable CT Resources for Certification](#) page for opportunities for technical assistance and other supports.

- [Municipal Grant Program](#)
- [Targeted Brownfield Development Loan Program](#)
- [Dry Cleaning Establishment Remediation Fund](#)
- [Area-Wide Planning Grant](#)
- [Brownfields Assessment Grants](#)
- [Brownfields Revolving Loan Fund Grants](#)
- [Training, Research, and technical Assistance Grants](#)
- [New Markets Tax Credits](#)

Resources

Toolkits, Calculators, Guidance Documents

- [Connecticut Department of Economic and Community Development: Interactive Map of CT Brownfield Inventory](#)
- [U.S. Environmental Protection Agency Interactive Brownfield Map](#)

- [Sanborn Fire Insurance Maps](#)
- [Tax Assessor's database](#)

Organizations and Relevant Programs

- [Connecticut Office of Brownfield Remediation and Development](#)
- [Connecticut Department of Energy and Environmental Protection \(DEEP\) Brownfields Inventory](#)
- [DEEP: Licensed Environmental Professional Program](#)
- [DEEP: List of Contaminated or Potentially Contaminated Sites in Connecticut](#)
- [Environmental Business Council New England, Inc.](#)
- [U.S. Environmental Protection Agency \(EPA\) Brownfields Program](#)
- [Connecticut Economic Resource Center](#)
- [Connecticut Brownfield Land Bank, Inc.](#)

Benefits

Once you have addressed a site's environmental contamination and remediated it, results include positive environmental impacts, including less redevelopment pressure on open land, potential increased health and wellness of local residents, and community-building. Specifically, remediated sites can provide housing, retail establishments, or public recreational and green space, among other potential uses for redevelopment, enhancing safety and promoting more active living and social interactions in a perhaps previously blighted area. Additionally, brownfield remediation and redevelopment can contribute to economic well-being and equity by improving the local economy and increasing the municipal tax base.

CT Success Stories

- [Connecticut Office of Brownfield Remediation and Development Success Stories](#)
- [East Hampton Brownfields Inventory Update](#)
- [Meriden Blight and Brownfield Committee](#)

Credit for Past Action

- Website links must be current at time of submission and printed materials must have been developed or revised 3 years prior to application submission.
- With the exception of Step 6 (see above), the look-back period for each step in this action is up to five years prior to application submission.