1.1 Support Redevelopment of Brownfield Sites

5 – 90 Points

Action Updates

This action has been revised for the **current certification cycle**. A version of this action from the prior program year is available for comparison. Edits are highlighted in yellow. (Last update 2020)

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 or other stakeholders to implement this Action, please describe the partnership in the "partners" box of your submission. Please also consult this guidance document to help your municipality earn points for actions pursued in partnership. Regional collaboration and other forms of partnership are highly encouraged.

The more you do, the more points you earn.

1. Create a municipal or regional brownfields inventory. Any private properties should be listed only with the owner's consent. The inventory should include each site's name, address, zip code, parcel number, status, site type, site size, current zoning, current owner, tax payment status, existing buildings and their square footage, and the availability of site photos and site documents as outlined in the attached template. Consider partnering with neighboring municipalities, or working through your council of governments to create the inventory. Ideally, the inventory should be updated as soon as any sited is identified, assessed or remediated. Inventories containing fewer than 5 sites may earn 5 points, those with 5-10 sites may earn 10 points, and those with more than 10 sites may earn 15 points. **(5-15 points)**

    Submit: The brownfield inventory in the format provided in this template or a comparable format.

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 map of brownfield sites listed in the inventory. For maps available online, please provide the electronic file or a screenshot, not a website link.

3. For communities with at least 10 brownfield sites, 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. Prepare a grant proposal for site assessment or clean-up. **(10 points)**

   Submit: A copy of the verification of submission of the grant proposal, and where possible, a copy of the grant proposal. Please also indicate in your submission whether the grant proposal is pending, or if a decision was rendered, whether or not the submission was funded.

5. Collect additional information for one or more priority sites. Have a licensed environmental professional conduct a Phase I or Phase II environmental assessment, create a remedial action plan, market analysis report, land use analysis or study, end usage report and/or a remediation report. **(10 points per assessment, up to 20 points, either one assessment per site or two assessments on the same site)**

   Submit: The assessments, plans and/or reports outlined above for which points are being sought for one or more priority sites, ideally incorporating photographs.

6. 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. **(5 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.

7. 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: Screenshots of any redevelopment opportunities for your municipality's brownfield site(s) posted online. Also submit any printed materials used to market them. Screenshots must have been taken within 1 year of submission, and printed materials must have been developed or revised within 3 years of the submission of the application for certification.

8. Remediate a brownfield site and redevelop the site for housing, recreation, commercial development, government or other productive uses. **(15 points)**

   Submit: A brief summary of the redevelopment project, a discussion of your municipality's specific role in actualizing the redevelopment, and at least one photograph of the redeveloped site.

Credit for Past Action

For spring certification, count back from February 1st of the current year. For fall certification, count back from August 1st of the current year. For further clarification on determining if your prior work is eligible to earn points, click here.

- With the exception of Steps 7 and 8 (see below), the look-back period for each step in this action is up to three years.

- For step 7, screenshot must have been taken within the past year, and printed materials must have been developed or revised within the past 3 years.

- For step 8, redevelopment must have been completed within the past ten years.

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.

- Targeted Brownfield Development Loan Program
- Dry Cleaning Establishment Remediation Fund
- Urban Act Grant Program
- Municipal Grant Program (MGP)
- 2020 Sustainable CT Community Match Fund

- Municipal Grant Program
- Targeted Brownfield Development Loan Program
- 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 Brownfields Initiative
- 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 of Potentially Contaminated Sites in Connecticut
- Environmental Business Council New England, Inc.
- U.S. Environmental Protection Agency (EPA) Brownfields Program
- AdvanceCT (formerly the Connecticut Economic Resource Center, CERC)
- Connecticut Brownfield Land Bank, Inc.
- Kansas State University Technical Assistance to Brownfields

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

- 2018 Bristol - Inventory

- Connecticut Office of Brownfield Remediation and Development Success Stories

- East Hampton Brownfields Inventory Update,

- Meriden Blight and Brownfield Committee

Success Stories Test

- Test Town - Jul 2020 Certification