2.1 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 updated 2020)

Objective

Remediate and redevelop "Brownfields:" sites that are unused or underutilized because of contamination or the reasonable perception of contamination.

Free technical support to implement this action and get points towards certification is available. Learn more and apply.

What to Do

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 completed brownfield inventory in the format provided in this template or a comparable format, containing the same information.

   Timeframe for Credit: Eligible for new action credit and rolling credit. This action falls under the action type "Websites, Maps, Inventories, Checklists, Assessments, Plans, Ordinances, Policies, Regulations and Resolutions" (see "Timeframe for Credit" Guidance Document for submission requirements).

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 a hyperlink and a screenshot of the relevant webpage(s).

   Timeframe for Credit: Eligible for new action credit and rolling credit. This action falls under the action type "Websites, Maps, Inventories, Checklists, Assessments, Plans, Ordinances, Policies, Regulations and Resolutions" (see "Timeframe for Credit" Guidance Document for submission requirements).

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.

Timeframe for Credit: Eligible for new action credit. This action falls under the action type "Implementation Projects" (see "Timeframe for Credit" Guidance Document for submission requirements).

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.

   Timeframe for Credit: Eligible for new action credit. This action falls under the action type "Implementation Projects" (see "Timeframe for Credit" Guidance Document for submission requirements).

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.

   Timeframe for Credit: Eligible for new action credit. This action falls under the action type "Implementation Projects" (see "Timeframe for Credit" Guidance Document for submission requirements).

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.

   Timeframe for Credit: Eligible for new action credit. This action falls under the action type "Implementation Projects" (see "Timeframe for Credit" Guidance Document for submission requirements).

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: A hyperlink and a screenshot of the relevant webpage(s) of any redevelopment opportunities for your municipality's brownfield site(s) posted online. Also submit any printed materials used to market them.

   Timeframe for Credit: Eligible for new action credit and rolling credit. This action falls under the action type "Outreach, Education, Programs, Campaigns, Recognition/Designation in External Program, and Funding" (see "Timeframe for Credit" Guidance Document for submission requirements).

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.

Timeframe for Credit: Eligible for new action credit. This action falls under the action type "Implementation Projects" (see "Timeframe for Credit" Guidance Document for submission requirements).

Timeframe for Credit

Actions can either be "New" or considered for "Rolling Credit."

New Action Credit. Any action completed within the past three years (from January 1 of the year seeking certification) is eligible for potential certification points. If you are applying for recertification in your year of expiration, you may not claim New Action Credit for items that previously received credit.

Rolling Credit. For any action older than three years (from January 1 of the year seeking certification), you must demonstrate ongoing, currently relevant, and meaningful impact in your community to be considered for certification points. If you are applying for recertification in your year of expiration, you must apply for Rolling Credit for any item that previously received credit, even if it was completed within the past three years.

View the "Timeframe for Credit" Guidance Document for detailed submission requirements.

Engaging Partners

Sustainable CT encourages regional collaboration and other forms of partnership. For every action, please complete the "Partners" box in your submission, indicating the name(s) of any municipalities and/or organizations you partnered with (if any) and a brief description of your municipality's role. If you collaborate with other municipalities, each community will receive points. For additional information, please see the "Partners Guidance Document".

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

If available, 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 Support for Your Town page for opportunities for technical assistance and other supports.

- Urban Act Grant Program
- Municipal Grant Program (MGP)
- 2021 Sustainable CT Community Match Fund

- 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

- Bristol - Oct 2018 Certification
- Vernon - Oct 2019 Certification
- New Haven - Oct 2019 Certification
- Bristol - Oct 2020 Certification
- Meriden - Oct 2020 Certification
- Old Saybrook - Oct 2020 Certification
- Stratford - Oct 2020 Certification
- Waterbury - Oct 2020 Certification