2.1 Support Redevelopment of Brownfield Sites

10 – 85 Points

Action Updates

This action was last updated in 2024. The previous version of this action is available for comparison. Edits are highlighted in yellow.

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. **(10 points)**

   For an additional **5 points,** 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. This map must be submitted with the completed inventory and may not be submitted alone.

   Submit: The completed brownfield inventory in the format provided in this template. Optional: 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). If your inventory was created more than three years ago, include a brief description of how the inventory is still relevant and used by your municipality.

2. 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. If the community engagement process to prioritize brownfield sites took place more than three years ago, include a brief description of how the priority sites list is still relevant and used by your municipality.

3. Prepare and submit a grant proposal for site assessment or clean-up. The grant must have been prepared and

submitted within the last three years. **(10 points)**

Submit: A copy of the verification of submission of the grant proposal, including the date of submission. 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.

4. Conduct additional analysis for one or more priority sites. Have a licensed environmental professional complete at least one of the following: 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. If the assessments were completed more than three years ago, include a brief description of how they are still relevant and used by your municipality.

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. The public engagement event(s) must have taken place in the last three years. **(5 points)**

   Submit: A list of reuse options, which may be general to any brownfield site or specific to one or more brownfield sites; a brief overview of the public engagement strategies (suggested 5 sentences maximum), including target populations (if any); dates of events; and at least one example of educational materials disseminated, which could include flyers, articles, letters, newsletters, presentations, or digital communications. For websites, submit both a hyperlink and a screenshot of the relevant webpage(s).

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 hyperlink and a screenshot of the relevant webpage(s) of any redevelopment opportunities for your municipality's brownfield site(s) posted online. Optional: if applicable, also submit at least one example of printed materials disseminated, which could include flyers, articles, letters, newsletters, presentations, or digital communications.

7. Remediate a brownfield site and redevelop the site for housing, recreation, commercial development, government or other productive uses. The brownfield remediation and redevelopment must have been completed within the last three years. **(15 points)**

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

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
- Sustainable CT Community Match Fund
- State Funding Readiness Project
- Brownfield Revolving Loan Fund (RLF) 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
- University of Connecticut, Technical Assistance for Brownfields Program, Municipal Assistance Program
  - Provides assistance to participating communities through the activities of the service-learning Brownfields Redevelopment courses at UConn

Organizations and Relevant Programs

- UConn Technical Assistance for Brownfields Program
- 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
- 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

- Stonington - Oct 2022 Certification
- Vernon - Oct 2022 Certification
- New Haven - Sep 2023 Certification
- Colchester - May 2024 Certification
- Old Saybrook - May 2024 Certification
- West Hartford - Oct 2024 Certification