



Plan for Brownfields Redevelopment Success
Land Use Assessment

Successful brownfields revitalization doesn't just happen. It's planned for.

Approach brownfield revitalization through creative, inclusive, and efficient planning activities.

- Early on in the site selection process, consider the range of realistic site reuse options.
- Create a brownfields revitalization plan based on the community's vision, site and surrounding area conditions such as environmental, economic, real estate market, assets, challenges and vulnerabilities. These factors will directly influence how the site is assessed and remediated.

Planning activities that focus on brownfields revitalization are eligible under an EPA Brownfields Assessment or Multipurpose Grant.

Our community needs to:

- Understand regulatory opportunities and constraints for a brownfield site.
- Learn the land entitlement process, timeframes and potential approval barriers that can add time and money to our brownfields revitalization project.

How a Land Use Assessment can help: Analysis reveals surrounding land uses and local, regional and state land use regulations and strategies that pertain to redevelopment of the brownfield site. Includes review of local zoning laws, specialty zones and incentives, land use planning strategies and other entitlement requirements.

Influence on brownfields assessment, cleanup and reuse: Identifies land use incentives and opportunities to drive redevelopment. Targets potential and desired land uses based on community and economic development priorities. Clarifies the land entitlement process and timeline/strategy needed to obtain regulatory approvals and permits.

What is involved?

- Identifying, collecting, and reviewing local, regional and state land use regulations.
- Interviewing key land use officials.
- Documenting the necessary approval and permitting processes.

When to conduct? Early in the site reuse planning process. Typically, part of a site reuse assessment, but can be completed independently.

What does it typically cost? Costs range from \$5,000-\$10,000 depending on the location and complexity of the site. Land use assessments generally are done in conjunction with site reuse assessments.

Who can perform? An experienced multi-disciplinary brownfields reuse team including a planner, engineer, and environmental professional, among others.