



Plan for Brownfields Redevelopment Success
Site Reuse 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:

- Identify potential reuse assets and barriers specific to our brownfield site.
- Understand the range of sustainable reuse options for our brownfield site.

How a Site Reuse Assessment can help: Provides a full evaluation of the opportunities, constraints and range of redevelopment possibilities related to the reuse of a brownfield site. Includes:

- Site characteristics and needs
- Area economy and demographics
- Physical, environmental conditions
- Applicable regulations
- Real estate market conditions

Influence on brownfields assessment, cleanup and reuse: Knowing the potential site reuse helps to plan efficient characterization and cleanup of contamination, and prospectively target appropriate real estate markets.

What is involved?

- Site walkthrough.
- Gathering and reviewing available site documentation.
- Interviews with key community members including local elected leaders and land use officials.
- Developing an inventory of site assets and infrastructure.
- Assessing market conditions.
- Analyzing opportunities and constraints.
- Identifying potential brownfield site reuse options.

When to conduct? As soon as possible after selecting the brownfield site to redevelop. Can be initiated anytime during the environmental investigation process, such as before, during or after the Phase I or Phase II environmental site assessments.

A Site Reuse Assessment can take **six months or longer** to complete, depending on the size and complexity of the site. Budget, timing and circumstances will determine whether a community completes the various activities concurrently vs. separately.

What does it typically cost? Costs range from \$35,000-\$75,000 depending on the size, location and complexity of the site and its assets, and whether it requires base mapping or specific research.

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