



# CEI Overview

## Brownfields Inventory

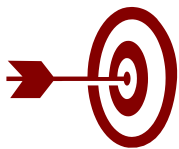
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A Brownfields Inventory is a valuable planning tool for communities looking to identify and prioritize areas for redevelopment. CEI's Brownfields Inventories aim to identify and rank Brownfield sites in a community with the greatest potential for redevelopment and put the community on-track to obtain funding for assessment and streamlined remediation activities.

CEI's approach to developing a Brownfields Inventory considers the objectives of the U.S. Environmental Protection Agency (EPA) Integrated Approach for Brownfields Redevelopment Study. These include:

- Create investment opportunities in urban areas which ultimately provide increased tax revenues and jobs.
- Reduce human health and environmental risk.
- Provide benefits to low income and minority populations by revitalizing their neighborhoods.

CEI's inventory approach and reproducible methodology can serve as a reference to substantiate requests for assistance from the many federal and state Brownfield programs that are readily available. The following is a brief summary of the inventory process.



### STEP 1 - Target Brownfields Sites

A practical method to select target brownfields sites is to focus attention on sites that are eligible for various grants that provide funds to assess and remediate Brownfields sites. Therefore, sites eligible for these grants would have potential funding for redevelopment in the future. Using the EPA Brownfields Assessment and Cleanup Grant guideline, owner-liable/affiliated with contamination that are designated on certain regulatory records are ineligible for grant funding. Consequently, these listed sites and those that have owner liability issues are less desirable for redevelopment.



### STEP 2 - Target Geographic Areas

An approach to identify brownfields sites with a potential for successful redevelopment is to focus on sites located in commercial/industrial neighborhood business areas and mixed-use geographic areas. According to the EPA's Integrated Approach for Brownfield Redevelopment Study, brownfields redevelopment located within these types of geographic areas is most likely to be successful. In addition, characteristics of these geographic areas may assist in achieving objectives for brownfields redevelopment projects. For example, redevelopment in a mixed-use area could address environmental justice issues related to low income and minority populations by providing economic and social benefits through the revitalization of the neighborhood. Redevelopment in commercial/ industrial/neighborhood

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business areas can create economic benefits associated with increased tax revenues and jobs creation.



### **STEP 3 - Characterize Marketability of Target Brownfields Sites**

To assess the marketability of potential brownfields sites, the site's characteristics, including its geology and landscape are evaluated. CEI uses a detailed criteria to help in determining brownfields sites with high market potential.



### **STEP 4 - Use of Local Knowledge in Site Prioritization**

It is extremely useful to take into account any local knowledge that exists within the community when prioritizing brownfields redevelopment sites.

Understanding the goals of local officials as well as residents and other stakeholders will provide opportunities to add or remove sites from the priority list. For example, a city or town may have an existing Master Plan or a Downtown Development Plan where specific geographic areas are identified in which the city or town would like to focus future economic development.