Brownfields Site Reuse Assessment

Student Names

Prepared for

ENVS 3991/ ENVE 3995

Brownfield Practicum

Date

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**SECTION 1 INTRODUCTION & OBJECTIVES**

**SECTION 2 SITE INFORMATION**

* Location within the town, acreage, ownership
* Current and past uses
* Buildings, existence and current condition
* Environmental setting (Proximity to receptors, like surface water, groundwater classification, water supplies, topography)

*This can be taken from any environmental reports available for the site*

**SECTION 3 NEIGHBORHOOD CHARACTERISTICS**

**3.1 Demographics**

*Use EJSCREEN and look up demographics (race and age) in relevant block groups around your site*

<https://ejscreen.epa.gov/mapper>

**3.2 Public** (schools, hospitals, municipal services)

*Use Google maps (add other sources below) in 1 mile radius*

* *Schools* [*https://nces.ed.gov/ccd/schoolmap/*](https://nces.ed.gov/ccd/schoolmap/)
* *Healthcare* [*https://data.hrsa.gov/maps/map-tool/*](https://data.hrsa.gov/maps/map-tool/)

**3.3 Food Access**

*Use USDA Food Access Research Atlas to identify food sources in 1 mile radius*

[*https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/*](https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/)

**3.4 Businesses**

Use ct-data.org to identify types of businesses in Connecticut

[Business Data by CTData — CTData](https://www.ctdata.org/business)

For other states, use Google maps to identify businesses in 1 mile radius

**3.5 Community Stakeholders** (churches, citizen groups, local organizations)

* Churches – *Google maps*
* Community groups and organizations – *google, check with community representatives and check town/city website*

**SECTION 4 SUMMARY OF PLANNING STUDIES**

* List all documents you identified**.** If there is a specific market study, list it; if not, say there isn’t one.
* Summarize relevant items for your neighborhood (previous plans or if applicable economic development priorities for the area or town)

**SECTION 5 SITE-SPECIFIC CONSIDERATIONS**

**5.1 Zoning Regulations**

* Highlight current zoning and state if there are potential plans to change it based on projected use
* Use zoning regulations for projected use for further analysis; highlighting features like
* Footprint and height of building
* Parking requirements
* Limitations on number of apartments or businesses (if applicable)
* Setback requirements

**5.2 Floodplains**

* Are they present? If yes, show on which portion of the site
* Discuss implication for development

*FEMA maps or environmental reports have this information*

<https://msc.fema.gov/portal/home>

<https://www.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>

**5.3 Wetlands**

* Are they present? If yes, show on which portion of the site
* Discuss implication for development

*CT-ECO map*

<https://cteco.uconn.edu/index.htm>

Nationwide <https://www.fws.gov/wetlands/data/mapper.html>

**SECTION 6 TRAFFIC & INFRASTRUCTURE ASSESSEMENT**

**6.1 Utilities**

* Water, sewer, electric, gas, high speed internet

*Check environmental site assessment reports; Ask town*

**6.2 Traffic Assessment**

* Proximity to highways
* distance to public transportation (bus and rail)
* description of site access (width and traffic pattern on road and where their entrance is),
* parking availability in the area

*Use Google maps; Ask town*

<https://cttravelsmart.org/>

<https://mass511.com/>

**SECTION 7 ENVIRONMENTAL ASSESSMENTS**

**7.1 Summary of Environmental Site Assessments**

List what phase investigation reports are available

For each of the reports, take executive summary and list key findings

**7.2 Remedial Restrictions**

* If these are mentioned in any of the reports/RAP/ABCA documents, list them. If not, say that it is not currently known whether there will be any

**SECTION 8 REDEVELOPMENT SCENARIOS**

**8.1 Criteria for Reuse Assessment**

## 8.2 Reuse Alternatives

**REFERENCES**

**APPENDICES**