



UConn TAB Presents

Using Brownfield Funding for Local Planning

A Planner's Perspective

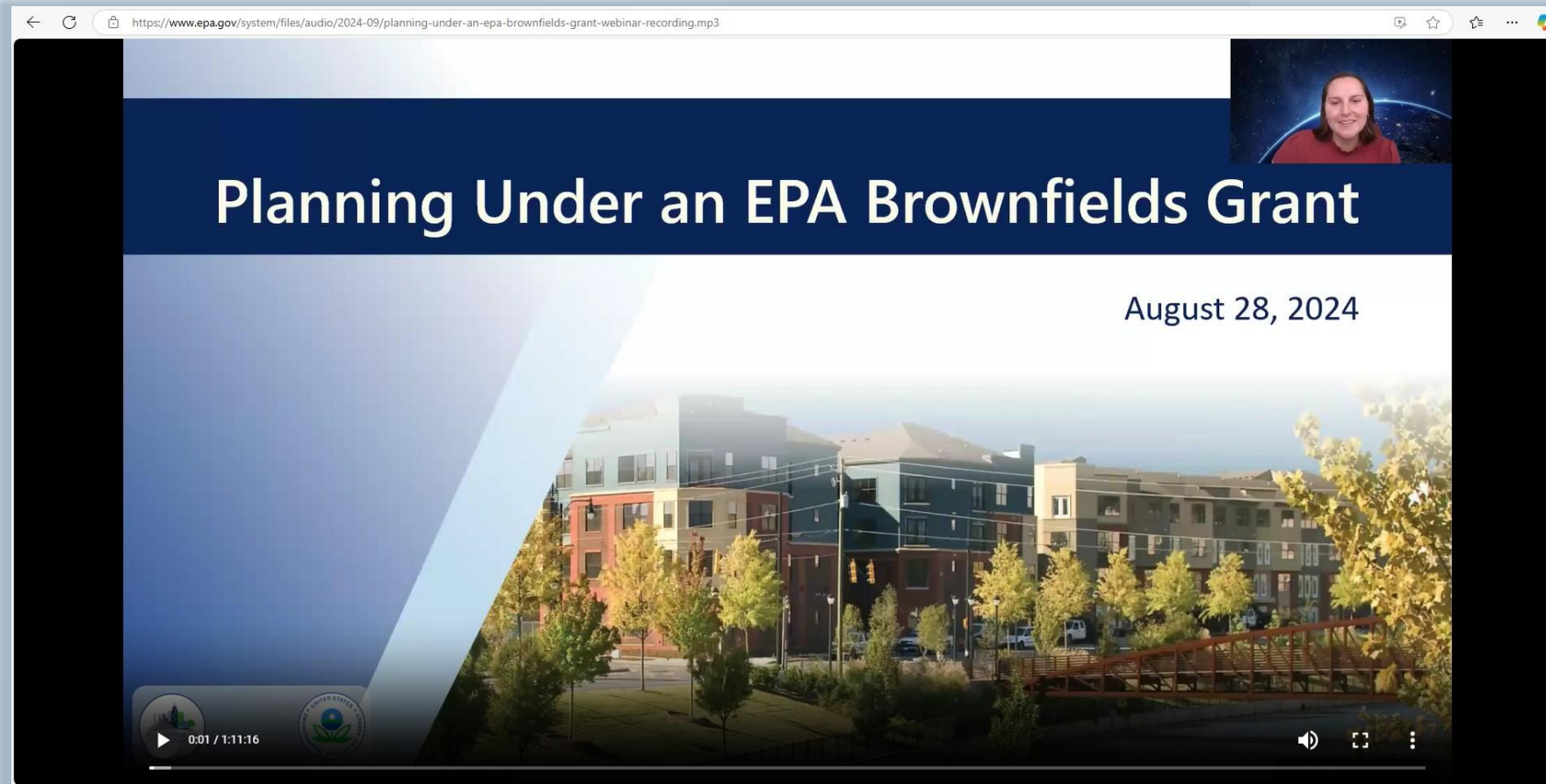
Presentation Date: April 16, 2025

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USING BROWNFIELD FUNDING FOR LOCAL PLANNING

What this presentation is and is not



Is not intended to duplicate the information contained in the EPA Land Revitalization Program's "Planning Under an EPA Brownfields Grant" webinar from 8/28/24. If you decide to proceed with applying for funding or using an existing grant for planning activities **WATCH THIS WEBINAR**, it is great!

Is intended to complement this webinar and expound upon the explanations of what types of planning activities are Eligible and Ineligible under specific brownfield grants, what resources are currently available through EPA, and how to find them!

Link: [epa.gov/system/files/audio/2024-09/planning-under-an-epa-brownfields-grant-webinar-recording.mp3](https://www.epa.gov/system/files/audio/2024-09/planning-under-an-epa-brownfields-grant-webinar-recording.mp3)



USING BROWNFIELD FUNDING FOR LOCAL PLANNING

What is Planning in the Context of Brownfields?

General Goal: Proper assessment/characterization, cleanup/remediation and productive (re)use!



(RE)USE

Industrial/Commercial
Residential/Mixed-Use
Recreation
Municipal
What is/are need(s)?
How is need demonstrated?



FEASIBILITY

Existing Plans
Regulatory Framework
Infrastructure Availability
Environmental Limitations
Site Constraints
Market Viability
Funding



COMMUNITY BENEFITS

Tax Revenue
Job Creation (Workforce)
Housing Opportunity
Improved Health
Blight Elimination
Improved Resilience



NEIGHBORHOOD IMPACTS

Representative Process
Catalyze Private Investment
Area Revitalization
Raise Property Values
Local Wealth Building
Gentrification/Displacement

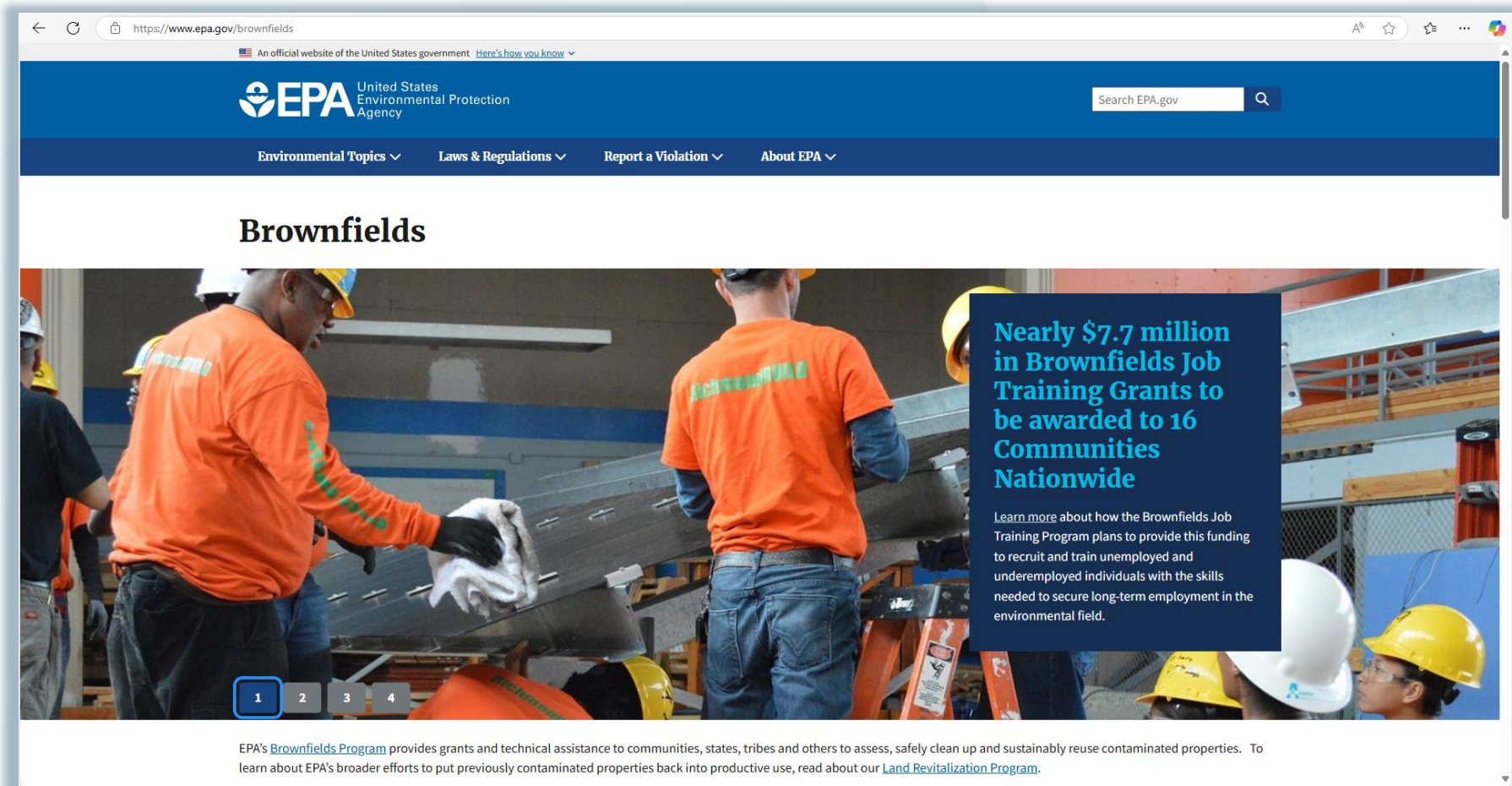


"Without a plan, there's no attack. Without attack, no victory."

- Ack Ack Raymond, One Crazy Summer

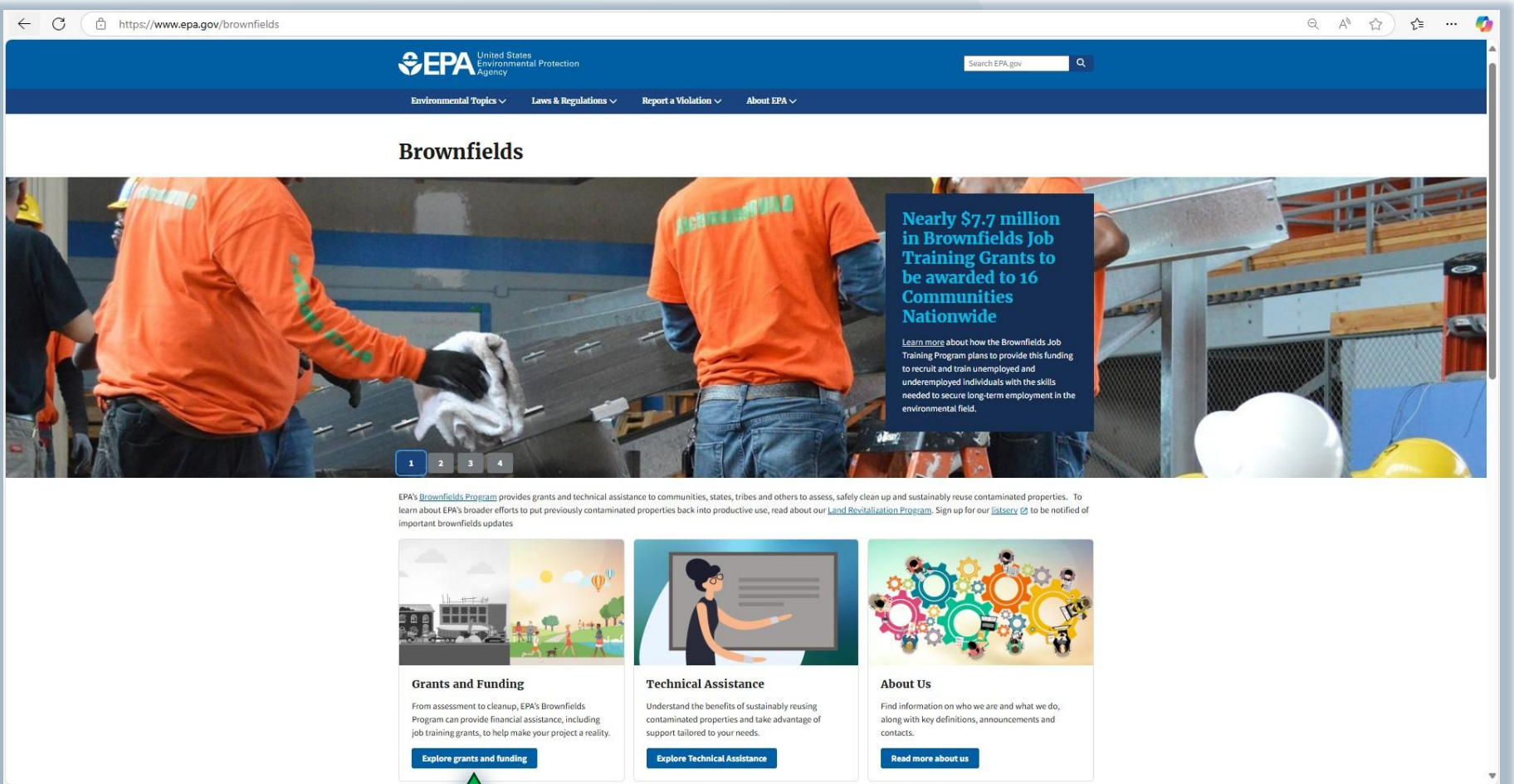
USING BROWNFIELD FUNDING FOR LOCAL PLANNING

Navigating www.epa.gov/brownfields



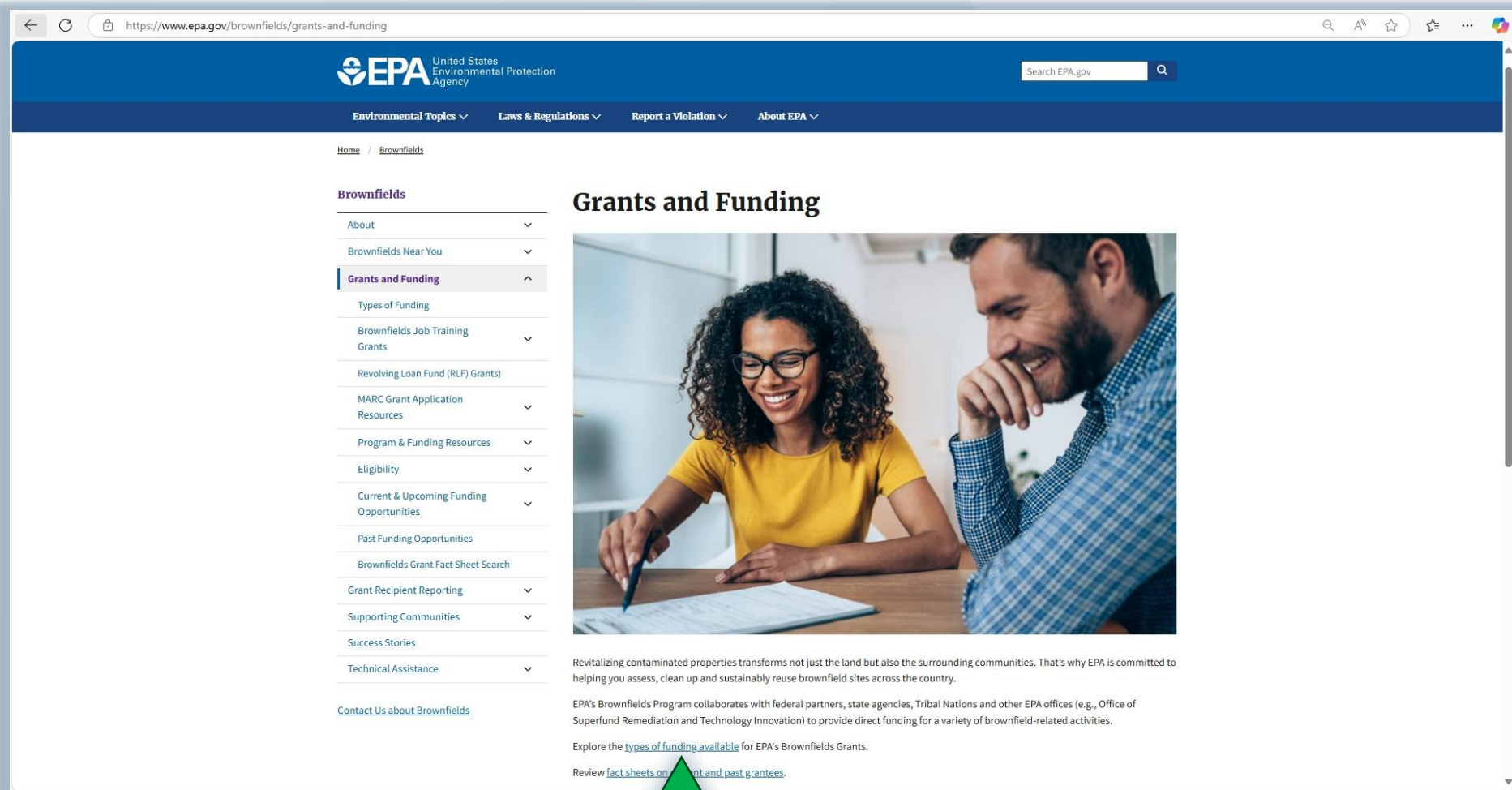
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Navigating www.epa.gov/brownfields/grants-and-funding



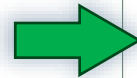
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Navigating www.epa.gov/brownfields/types-funding

Types of Brownfield Funding:
Assessment; Cleanup; **Multipurpose;**
Revolving Loan Funds (RLF); Job
Training; Technical Assistance

Specified Planning Activities that focus
on brownfield reuse are eligible under
an EPA Brownfield **Assessment** or
Multipurpose Grant (Note:
Multipurpose grants were not offered
for FY25 but will be available for FY26).

Under the **Assessment Grants**
heading, the second item in the **Learn
More** box is **Information on Eligible
Planning Activities**.



The screenshot shows the EPA website page for 'Types of Brownfield Funding'. The URL in the address bar is <https://www.epa.gov/brownfields/types-funding>. The page content includes a paragraph about 'drawn down' funds, a section for 'Community-wide Assessment Grants for States and Tribes' with a bulleted list of details, a 'Learn More' box containing links to various resources, and a 'Cleanup Grants' section. A green arrow points to the 'Information on Eligible Planning Activities' link in the 'Learn More' box.

from EPA (also known as 'drawn down'), and drawn down funds have been disbursed, for at least 70.00% of each Assessment and Multipurpose cooperative agreement they have with EPA by **October 1, 2024**, in order to apply for an FY25 Assessment Coalition Grant.

Community-wide Assessment Grants for States and Tribes

- Only available to states, Federally recognized Tribal Nations and eligible native corporations in Alaska to address brownfield sites in their jurisdiction.
- Applicants may request up to \$2,000,000 to assess sites contaminated by hazardous substances, pollutants, contaminants or petroleum.
- Awards are funded under the Infrastructure Investment and Jobs Act. Therefore, activities carried out at each approved, eligible site may exceed \$200,000 per grant.
- Performance period is up to 5 years.
- Current EPA Brownfields CWAGST Grant recipients must demonstrate that payment has been received from EPA (also known as 'drawn down'), and drawn down funds have been disbursed, for at least 60.00% of the CWAGST cooperative agreement they have with EPA by **October 1, 2024**, in order to apply for an FY25 CWAGST Grant.

Learn More

- [Assessment Grant Fact Sheet \(pdf\)](#) (481.62 KB, EPA-560-F-22-309)
- [Information on Eligible Planning Activities](#)
- [Frequently Asked Questions](#)
- [Assessment Coalition Memorandum of Agreement](#)
- [Entities Eligible for Assessment Grants](#)
- [Grant Application Resources](#)
- [Current and Upcoming Funding Opportunities](#)
- Contact a Brownfields Program representative in your [EPA regional office](#).

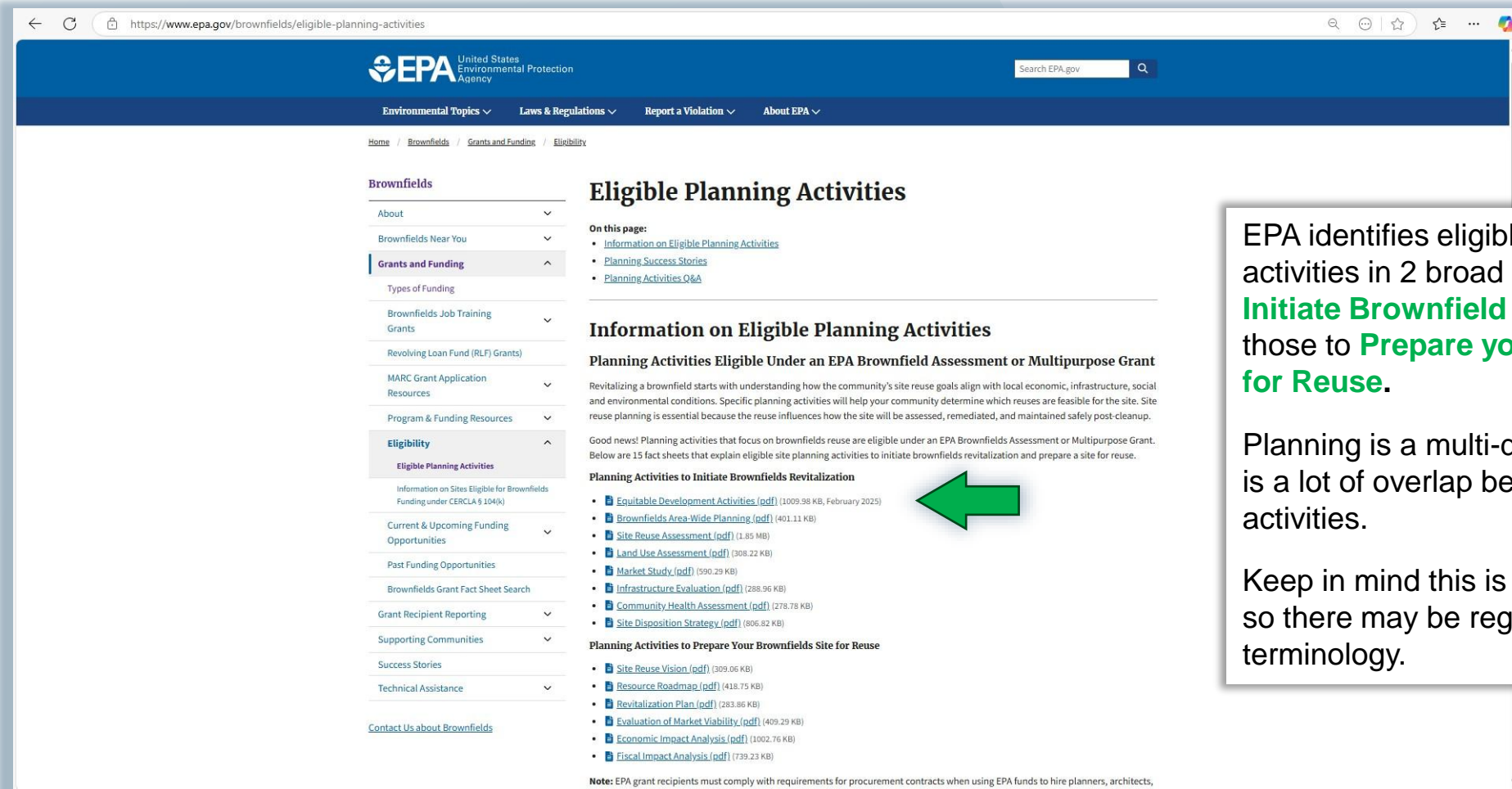
Cleanup Grants

Cleanup Grants provide funding to carry out cleanup activities at brownfield sites owned by the applicant.



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Navigating www.epa.gov/brownfields/eligible-planning-activities



https://www.epa.gov/brownfields/eligible-planning-activities

EPA United States Environmental Protection Agency

Search EPA.gov

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Brownfields

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- Types of Funding
- Brownfields Job Training Grants ▾
- Revolving Loan Fund (RLF) Grants
- MARC Grant Application Resources ▾
- Program & Funding Resources ▾
- Eligibility** ▴
- Eligible Planning Activities**
- Information on Sites Eligible for Brownfields Funding under CERCLA 9 104(k)
- Current & Upcoming Funding Opportunities ▾
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- Brownfields Grant Fact Sheet Search
- Grant Recipient Reporting ▾
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Eligible Planning Activities

On this page:

- [Information on Eligible Planning Activities](#)
- [Planning Success Stories](#)
- [Planning Activities Q&A](#)

Information on Eligible Planning Activities

Planning Activities Eligible Under an EPA Brownfield Assessment or Multipurpose Grant

Revitalizing a brownfield starts with understanding how the community's site reuse goals align with local economic, infrastructure, social and environmental conditions. Specific planning activities will help your community determine which reuses are feasible for the site. Site reuse planning is essential because the reuse influences how the site will be assessed, remediated, and maintained safely post-cleanup.

Good news! Planning activities that focus on brownfields reuse are eligible under an EPA Brownfields Assessment or Multipurpose Grant. Below are 15 fact sheets that explain eligible site planning activities to initiate brownfields revitalization and prepare a site for reuse.

Planning Activities to Initiate Brownfields Revitalization

- [Equitable Development Activities \(pdf\)](#) (1009.98 KB, February 2025)
- [Brownfields Area-Wide Planning \(pdf\)](#) (401.11 KB)
- [Site Reuse Assessment \(pdf\)](#) (1.85 MB)
- [Land Use Assessment \(pdf\)](#) (308.22 KB)
- [Market Study \(pdf\)](#) (590.29 KB)
- [Infrastructure Evaluation \(pdf\)](#) (288.96 KB)
- [Community Health Assessment \(pdf\)](#) (278.79 KB)
- [Site Disposition Strategy \(pdf\)](#) (806.82 KB)

Planning Activities to Prepare Your Brownfields Site for Reuse

- [Site Reuse Vision \(pdf\)](#) (309.06 KB)
- [Resource Roadmap \(pdf\)](#) (418.75 KB)
- [Revitalization Plan \(pdf\)](#) (283.86 KB)
- [Evaluation of Market Viability \(pdf\)](#) (409.29 KB)
- [Economic Impact Analysis \(pdf\)](#) (1002.76 KB)
- [Fiscal Impact Analysis \(pdf\)](#) (739.23 KB)

Note: EPA grant recipients must comply with requirements for procurement contracts when using EPA funds to hire planners, architects,

EPA identifies eligible planning activities in 2 broad categories: those to **Initiate Brownfield Revitalization**; and those to **Prepare your Brownfield Site for Reuse**.

Planning is a multi-disciplinary, so there is a lot of overlap between these activities.

Keep in mind this is national guidance, so there may be regional differences in terminology.



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Eligible Planning Activities to Initiate Brownfield Revitalization

Equitable Development Activities

- Why:** Ensure existing community has meaningful input in process and that brownfield redevelopment benefits historically underserved and/or impacted populations.
- What:** Assess and address needs articulated by the community residents;
Community outreach, conversations, interviews, forums;
Remove barriers to participation (location, childcare, refreshments, translation services);
Set goals that prioritize quality of life, community health, local wealth building, engagement.
- When:** ASAP! Be proactive.... outcomes can affect assessment decisions.
- Who:** Community representatives (especially the immediate neighborhood); multi-disciplinary team including community engagement specialists, planners, landscape architects, market analysts, financial strategists, environmental professionals, etc.
- Cost:** \$50,000 - \$100,000



[Link to Full EPA Fact Sheet](#)



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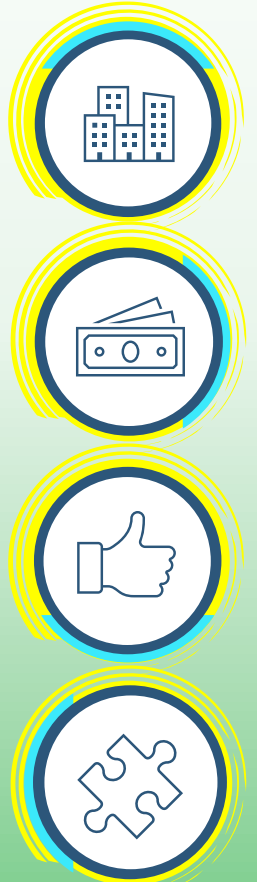
Eligible Planning Activities to Initiate Brownfield Revitalization

Brownfield Area-Wide Planning

- Why:** Use community input and research results to identify the catalyst, high-priority brownfield site(s) which, once remediated and reused, have the strongest potential to spur additional revitalization within the project area.
- What:** Comprehensive study and data analysis for both near and long-term goals;
Identify and prioritize key sites to catalyze additional investment and area-wide revitalization;
Develop assessment, cleanup and reuse strategies;
Identify resources and/or leveraging opportunities for implementation.
- When:** Early in reuse discussion, prior to or during assessment.
- Who:** Multi-disciplinary team including community engagement specialists, planners, landscape architects, market analysts, financial strategists, environmental professionals, engineers, etc.
- Cost:** \$50,000 - \$200,000 (very much scale dependent)



[Link to Full EPA Fact Sheet](#)



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Eligible Planning Activities to Initiate Brownfield Revitalization

Site Reuse Assessment

- Why:** Knowing the potential site reuse helps to plan efficient characterization and cleanup of contamination and prospectively target appropriate real estate markets.
- What:** Gathering and reviewing available site documentation.
Interviews with key community members, local elected leaders and land use officials.
Developing an inventory of site assets and infrastructure, assess market conditions.
Analyzing opportunities and constraints, identifying potential site reuse options.
- When:** As soon as possible after selecting the target brownfield site.
- Who:** Experienced multi-disciplinary brownfields reuse team including community engagement specialists, planners, market analysts, environmental professionals, etc.
- Cost:** \$50,000 - \$200,000 (scale dependent)



[Link to Full EPA Fact Sheet](#)

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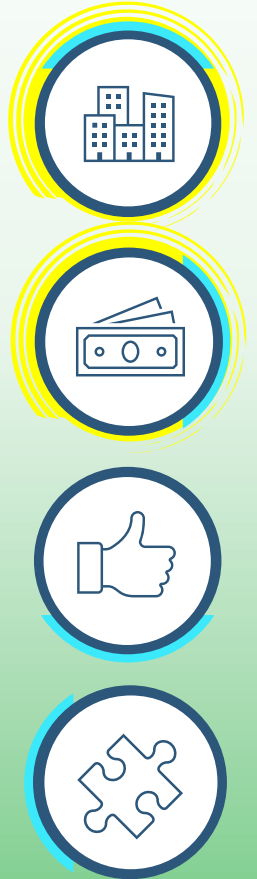
Eligible Planning Activities to Initiate Brownfield Revitalization

Land Use Assessment

- Why:** Assesses surrounding land uses, local, regional and state land use regulations and strategies that pertain to redevelopment of the brownfield site.
- What:** Includes review of local zoning laws, specialty zones and incentives, land use planning documents and other entitlement (approval) requirements;
Interviews of key land use officials;
Thoroughly documents the necessary permitting process(es).
- When:** Early in the site reuse planning process. Typically, part of a site reuse assessment, but can be completed independently.
- Who:** An experienced multi-disciplinary brownfields reuse team including planners, engineers, and environmental professionals, among others.
- Cost:** \$5,000 - \$10,000



[Link to Full EPA Fact Sheet](#)



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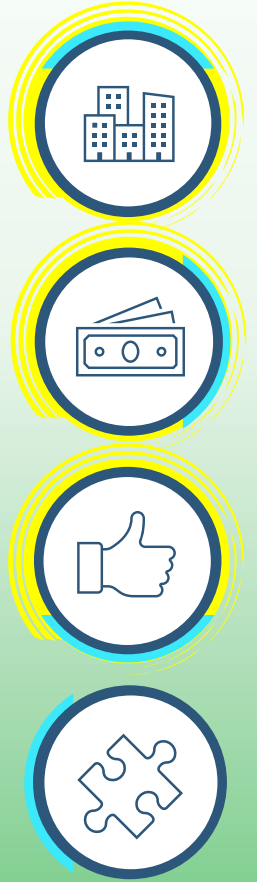
Eligible Planning Activities to Initiate Brownfield Revitalization

Market Study

- Why:** Gain an upfront understanding of whether the site can support residential, commercial or some other type of reuse is critical to site disposition and redevelopment decisions.
- What:** Desktop review of publicly available real estate and economic development data, including recent development activity in the area. Identifies key trends and demographics; Solicit stakeholder input to identify community needs. Discuss market study results with local real estate and economic development professionals to obtain insights and feedback.
- When:** Early in the reuse planning process. As a preferred site reuse scenario emerges, an interested developer will usually prepare a more thorough market analysis and/or property valuation to fill data gaps.
- Who:** Experienced multi-disciplinary brownfields reuse team including a real estate professionals, market analysts and planners.
- Cost:** \$20,000 - \$50,000



[Link to Full EPA Fact Sheet](#)



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Eligible Planning Activities to Initiate Brownfield Revitalization

Infrastructure Evaluation

- Why:** Provides availability, location and evaluation of infrastructure servicing the site, including utilities (water, sewer, electric, gas, broadband, etc.), roads, transit and on-site improvements.
- What:** Infrastructure serving the site including water, sewer, electric, natural gas, fiber optic cable, stormwater, wastewater systems and other utilities or resources;
Onsite infrastructure such as fire and life safety; utilities such as boiler house, electrical substation; security; specialized industrial equipment, assets, services and chemicals.
- When:** Early in the site reuse planning process. Typically, part of a Site Reuse Assessment, but can be completed independently.
- Who:** Condition Assessment: Multi-disciplinary consulting firm/team;
Condition and Capacity Study: Utility Company for fee or Professional Engineer.
- Cost:** Condition Assessment: \$10,000 - \$20,000; Condition and Capacity Study: \$40,000+



[Link to Full EPA Fact Sheet](#)

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Eligible Planning Activities to Initiate Brownfield Revitalization

Community Health Assessment

- Why:** Determines how community health needs and issues can be addressed through brownfield site assessment, cleanup and reuse.
- What:** Analyzes existing community health information;
Engages various community organizations to gain perspectives on community health, environmental hazards and social challenges affecting the brownfields area;
Links baseline health and environmental measures to inform redevelopment options.
- When:** Implement early in the site selection and planning process to ensure that community health challenges are addressed to the greatest extent possible.
- Who:** A local government agency, nonprofit, university or multi-disciplinary brownfields reuse team. Must be designed and implemented in collaboration with local, state or tribal health agencies.
- Cost:** \$15,000 - \$50,000



[Link to Full EPA Fact Sheet](#)



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Eligible Planning Activities to Initiate Brownfield Revitalization

Site Disposition Strategy

- Why:** Establishes a framework for deciding how to transfer a brownfield site in a manner that provides value to the seller and buyer and supports site goals for sustainable reuse and remediation.
- What:** Evaluates and compares disposition alternatives for the brownfield site, such as property sale, ground-lease, or lease with option to-purchase;
Framework includes an analysis of pros/cons that characterize risks associated with transfer;
Recommends a preferred alternative and associated actions for implementation.
- When:** Early stages of the reuse planning process. Reviewed and updated as new information becomes available.
- Who:** Typically prepared by a multi-disciplinary team including a environmental professionals, real estate professionals, insurance consultants, planners and/or other related professionals.
- Cost:** \$35,000 - \$100,000



[Link to Full EPA Fact Sheet](#)



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Eligible Planning Activities to Prepare your Site for Reuse

Site Reuse Vision

- Why:** Illustrates the location of proposed site structures and features in accordance with the desired reuse scenario(s). Helps reposition the site for redevelopment and attract interested developers, tenants, end users, funding and financing.
- What:** Design concepts include visual representations such as sketch illustrations, renderings and/or 3D models of the potential and preferred brownfield site reuse options;
Reflects the community's reuse priorities, integrates site assets and limitations, incorporates neighborhood features and satisfies market demand;
Complements the Brownfields Revitalization Plan.
- When:** Once site revitalization goals are defined and individual project components and are identified.
- Who:** Typically prepared by an experienced site planner, landscape architect or multi-disciplinary brownfields redevelopment firm/team.
- Cost:** \$35,000 - \$100,000



[Link to Full EPA Fact Sheet](#)



USING BROWNFIELD FINDING FOR LOCAL PLANNING

Eligible Planning Activities to Prepare your Site for Reuse

Resource Roadmap

- Why:** Serves as a strategic guide to project leveraging by matching individual project components to appropriate funding and financing sources.
- What:** Defines the specific components and/or phases for each priority brownfield project; Estimates costs and identifies funding sources for each component and phase; Includes a chart or matrix with this information and a timeline for implementation; Can be updated as funding opportunities are pursued and commitments secured.
- When:** Once site revitalization goals are defined and individual brownfields project components and phases are identified.
- Who:** Typically developed by the organization or team overseeing the brownfields revitalization project – requires detailed knowledge of brownfield processes and funding sources.
- Cost:** \$20,000 - \$35,000



[Link to Full EPA Fact Sheet](#)



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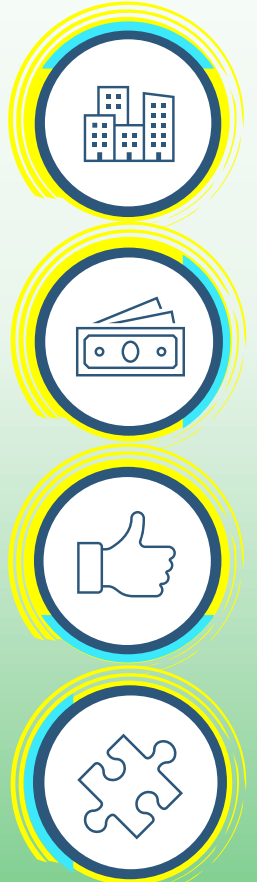
Eligible Planning Activities to Prepare your Site for Reuse

Revitalization Plan

- Why:** Synthesize reuse feasibility studies, community involvement and the preferred design concept(s) for brownfield site(s) into a cohesive, actionable plan. Prioritize public funding opportunities and incentives to attract private capital, developers, tenants and other interested end-users to the site(s).
- What:** Articulates site revitalization goals, objectives, and reuse concepts/designs; Identifies regulatory requirements, processes, and necessary site improvements; Implementation strategy, including potential funding sources, opportunities and constraints.
- When:** Whenever large and/or multiple brownfield sites need to be redeveloped - guides short and long-term implementation.
- Who:** Typically developed by an experienced multi-disciplinary firm/team including planners, market analysts, environmental professionals, engineers, etc.
- Cost:** \$50,000 - \$175,000



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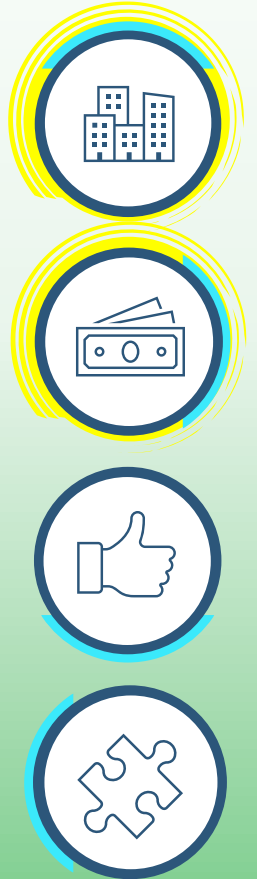
Eligible Planning Activities to Prepare your Site for Reuse

Evaluation of Market Viability

- Why:** Identify sources of serious interest in brownfield site redevelopment and the range of potential end users. Process typically includes testing the market through an Expression of Interest (EOI) and/or Request for Proposals (RFP).
- What:** EOI process to gauge interest of qualified (re)developers and identify potential opportunities; RFP is a competitive process to solicit acquisition and redevelopment offers; Both EOI and RFP require provision of available information relating to the subject brownfield site and solicitation of responses in accordance with the specifics of the request(s).
- When:** Early to mid-term in reuse planning process.
- Who:** Typically administered by a public agency or private redevelopment consultant.
- Cost:** \$25,000 - \$50,000



[Link to Full EPA Fact Sheet](#)



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Eligible Planning Activities to Prepare your Site for Reuse

Economic Impact Analysis

- Why:** Determine how the economic impact of reuse alternatives align with local and regional economic development and workforce goals.
- What:** Uses site and use-specific data within economic models to provide a dollar-value estimate of economic activity generation and projected job creation;
Also considers potential spillover effects in related industries/markets;
May help guide site prioritization as well as assessment, cleanup and reuse strategies.
- When:** Early to mid-term in reuse planning process.
- Who:** Economic analyst, uniquely qualified planner, redevelopment specialist or multi-disciplinary firm/team.
- Cost:** \$15,000 - \$70,000



[Link to Full EPA Fact Sheet](#)



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Eligible Planning Activities to Prepare your Site for Reuse

Fiscal Impact Analysis

- Why:** Will help the community make an informed decision on what level of public investment is warranted based on the planned reuse and the costs/benefits associated therewith.
- What:** Uses current public data (budgets, policies, tax rates, incentives) and site-specific reuse details (use type, square footage, improvements, construction costs, maintenance costs); Estimates expected changes to public sector revenue and expenses; May help guide site prioritization as well as assessment, cleanup and reuse strategies; Costs are of particular concern, especially if contemplated reuse is municipal.
- When:** Early in reuse planning process – important for “highest + best” use determination.
- Who:** Economic analyst, planner, redevelopment specialist or multi-disciplinary firm/team.
- Cost:** \$10,000 - \$70,000



[Link to Full EPA Fact Sheet](#)



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Ineligible Planning Activities

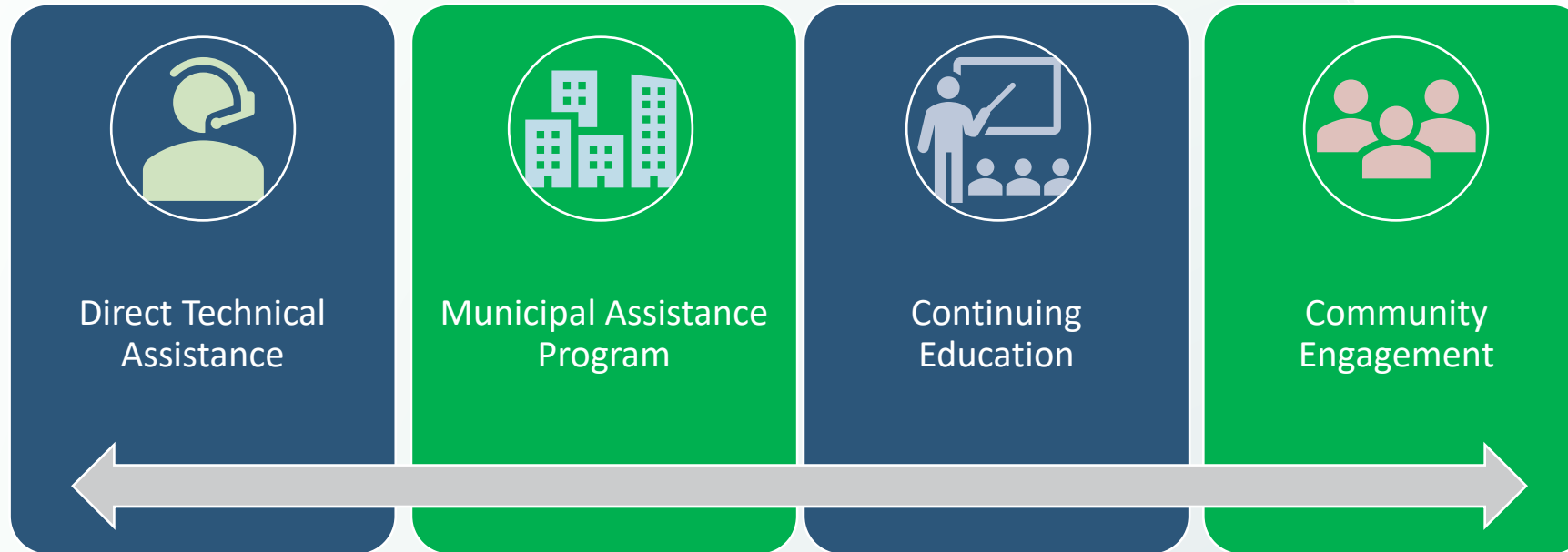
Not Eligible Under Assessment & Multipurpose Grants

- What:** General planning activities such as development of city or region-wide plans;
Site or area master planning unrelated to brownfields;
General land use ordinances and/or regulations;
Marketing activities designed to help sell or transfer the brownfield(s) or other properties;
Survey, design, development or collection;
Fundraising.
- Why:** Because brownfields grant funds cannot be used for these activities.
- Also:** Planning Activities are not allowable under the EPA Targeted Brownfield Assessment (TBA) Program.

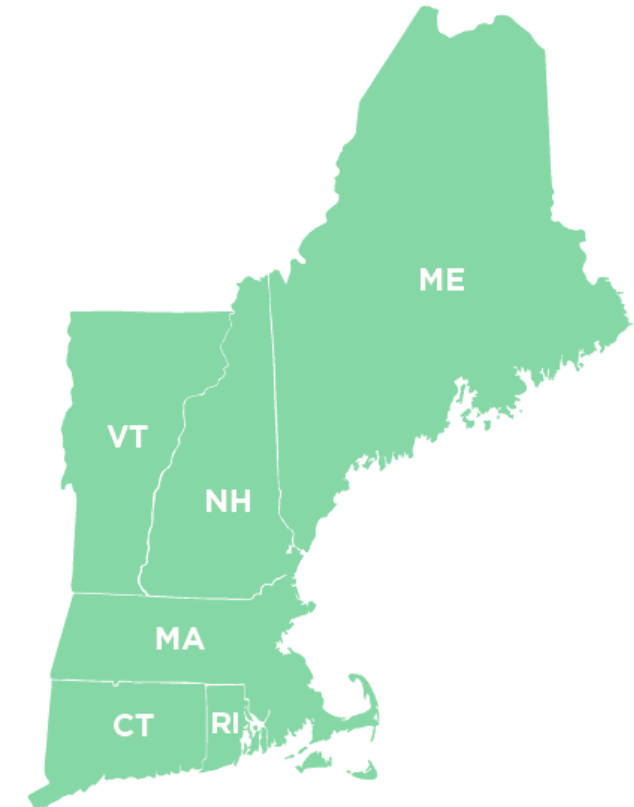


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Can UConn TAB Help You?



Equal Distribution of
Resources in all 6 New
England States and Tribes



[Link to the UConn Technical Assistance to Brownfields \(TAB\) Website](#)

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Can UConn TAB Help You?



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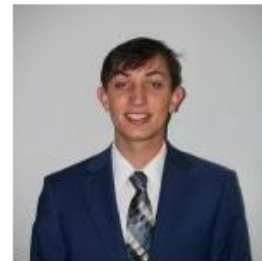
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USING BROWNFIELD FINDING FOR LOCAL PLANNING

Questions & Thank You!

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