

Brownfields Site Evaluation Criteria (Draft for final consideration at October 14 committee meeting)

Project Name:

Address/Project Location:

Applicant:

Reviewer:

Required Characteristics

Is the property owner willing to sign a Participation Agreement and Site Access Agreement?
 Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility criteria for hazardous sites?
 Is the planned use consistent with current zoning?

Score

Yes = continue
 No = Not eligible

Project Location (10 pts Total)

Is the project located in Burlington or Winooski? (Yes=2, No=0) #
 Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area (as identified in the most recently adopted regional plan)? (Yes=2, No=0) #
 Is the project located within a designated state center? (Including areas with pending applications) (Yes=2, No=0) #
 Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it? (Yes=2, No=0) #
 Is the project located adjacent to another brownfields site? (Yes=2, No=0) #

Project Location Economic Conditions (5 pts Total)

Is the project located in an area where the poverty rate is higher than the County-wide average? (Yes=5, No=0) #

Housing Potential (30 points total)

Will site cleanup enable housing development in an area planned for high density housing or mixed-use development by the municipality? Up to 10 points #
 Will site cleanup contribute to alleviating identified housing need as identified in relevant adopted municipal documents? 1/2 point per unit, 20 points maximum. #
 Will site cleanup allow multiple housing units (in excess of what is already on site) to be built? #

Commercial Potential (20 points total)

Will site cleanup enable commercial development in an area planned for high density commercial or mixed-use development by the municipality and region? Up to 20 points #
 Is the project a mixed-use project? #

Open Space and Recreation Potential (10 points total)

Will site cleanup enable improvement or construction of a park in an area where it can be readily accessed by an underserved population? Up to 10 points #
 Will site cleanup involve creating or improving open or recreational space as part of a housing or commercial project? #

Project Economic Impact (25 pts Total)

Does the project have the potential to create or retain jobs? 1 point per FTE job, up to 10 points
 If no direct jobs are created or retained, does the project lead to indirect job creation? Up to 15 points #
 Does the project have other economic development benefits? #

Initial Score	
100 points possible	0

Bonus Categories

If the project will enable housing unit construction, will a percentage of them be permanently affordable? 1/2 point per percentage point affordable, up to 20 points. #
 Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan? (Yes=15, No=0) #
 Will site cleanup reduce contamination of surface water or groundwater? (Yes = 10 No = 0) #

Additional Notes:

Bonus Score	
45 points possible	0

TOTAL SCORE	0
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