

Brownfields Site Evaluation Criteria

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?

Possible Points

Yes = continue
 No = Not eligible

Scoring

Project Location (8 points total)

Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area (as identified in the most recently adopted regional plan)?
 Is the project located within a designated state center? (Including areas with pending applications)
 Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it (or public plans to be served)?
 Is the project located within 1/2 mile of a public transit stop?

(Yes=2, No=0) 2
 (Yes=2, No=0) 2
 (Yes=2, No=0) 2
 (Yes=2, No=0) 2

Environmental Cleanup Potential (12 points total)

Is the project located adjacent to another brownfields site?
 Has the applicant completed prior assessment or cleanup work, or is the applicant willing to cost-share on future assessment work?
 Does proposed site cleanup mitigate impacts to surface water?

Up to 2 points 2
 Up to 5 points 5
 Up to 5 points 5

Project Economic Impact (20 points total)

Is the project located in an area where the poverty rate is higher than the County-wide average?
 Will the project **directly** create or retain permanent jobs?
 Will the project lead to **temporary or indirect** job creation?
 Does the project advance goals, strategies, and actions in the region's CEDS (Comprehensive Economic Development Strategy)?

< 50% of county: 1 point
 50-75% of county: 2 points
 75-100% of county: 3 points 5
 100-150% of county: 4 points
 >150% of county: 5 points
 1 point per FTE equivalent job, up to 5 points 5
 Up to 5 points 5
 1 point per goal / action / strategy, up to 5 points 5

Commercial Potential (20 points total)

Will site cleanup enable high density commercial development as planned by the municipality and the region?
 Is the project a mixed-use project?
 Will the project support workforce development in target economic sectors as outlined in the regional plan?
 Will the project directly support businesses with majority ownership by members of disadvantaged communities?

Up to 5 points 5
 Up to 5 points 5
 Up to 5 points 5
 Full = 5 points
 Partial = 3 points
 None = 0 points 5

Housing Potential (30 points total)

Will site cleanup enable high density housing development as planned by the municipality and the region?
 If the project will enable housing construction, will a percentage of them be permanently affordable?

1 point per DU / acre of density, up to 20 points 20
 1/2 point per percentage point affordable, up to 10 points 10

Open Space and Recreation Potential (10 points total)

Will site cleanup enable provision of public space or public amenities that are readily accessible by an underserved population?
 Will site cleanup involve creating or improving parks, greenways, or recreational space?

Up to 5 points 5
 Up to 5 points 5

Additional Notes:

What is anticipated value of final investment, if known?
What is project timeline, if known?

Total Score	100
100 points possible	

