

Chittenden County Brownfields Program -Guiding Principles for Site Selection
Working Draft for Brownfields Advisory Committee Review
New text in blue compared to 2016-2022 version

Eligibility Requirements

- The site is nominated for inclusion in the program. The property owner is willing to sign a Participation Agreement and Site Access Agreement.
- **If using EPA funds**, the site meets DEC eligibility criteria for petroleum sites and EPA eligibility criteria for hazardous sites.
- **If using ACCD funds, the property is enrolled in BRELLA or has submitted an application for enrollment.**
- **The proposed end use of the project is allowed-generally consistent with current municipal zoning.**

Commented [DS1]: Remove from eligibility requirements but require documentation with application materials.

Guiding Principles for Site Selection

- Sites should generally be located in areas that have existing infrastructure and provide community benefits.
- Reuse of the property should support local and/or regional goals for housing, economic development or open space/recreation.
- **In general, projects that create new housing units in areas of existing infrastructure planned for growth are the top priority for assessment funding.**

Commented [TN2]: Do we want to define this better?

Commented [DS3R2]: ECOS Planning Areas planned for growth?

Commented [DS4]: Reference CEDS

Guiding Principles for funding of Phase I Assessments

- **Applications from non-profit organizations and municipalities that meet eligibility and site selection criteria above will generally be fully funded (100%) as long as provided the application they meets a minimum score of XX on the criteria score sheet.**
- **Applications from private entities for projects that create at least X new housing units or create at least XX,000 square feet of commercial space will generally be fully funded (100%) provided the application as long as they meets a minimum score of XX on the criteria score sheet.**
- **Applications to update an existing Phase I assessment that has expired will generally not be funded. However, applications to update an existing Phase I assessment for a project involving the development of new housing will be fully funded (100%).**

Guiding Principles for Phase II Assessments and Corrective Action Planning

- The owner/developer has at least a rough plan for reuse of the site. The owner/developer has contacted the appropriate municipal planning and zoning staff. (This is important in determining the appropriate level of assessment and corrective action.)
- **The owner/developer is committed to community involvement in redevelopment planning. Too vague, strike this.**
- The anticipated cost of the study is within the program's budget or ability to leverage other assistance programs.

Commented [TN5]: What are we thinking for %? Like 80% for housing in areas planned for growth? And maybe 50% for all other projects?

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Site Evaluation Criteria

The Brownfields Advisory Committee shall use the attached Brownfield Site Evaluation Criteria form to “score” the relative adherence of a proposed project to the principles above.

This “scoring” shall be used as a tool by the Committee to decide first, if to provide funding and/or technical support to a project and if so, to what degree given available funds and other considerations.

