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## Southwest Region Brownfields Assessment Program

### Site Selection Criteria

**Threshold Criteria.** The site must satisfy each of these criteria to be considered further.

1. Property owner is not responsible for the contamination.
2. Property owner is willing to participate in the Brownfields Program.

SWRPC will contact property owner if additional information is required to apply the following criteria.

**Tier 1 Criteria.** A site must satisfy a majority of these criteria to be considered further – and will be ranked among other candidate sites by direct comparison of these criteria.

1. Municipal Ownership
2. Legal Status regarding Access to the Property
3. Level of Threat to Public Health and Safety
4. Level of Other Environmental Risk
5. Readiness of Redevelopment Plans  
(*best circumstance: Brownfields funds will trigger planned redevelopment activity*)
6. Consistency of Site Redevelopment with Municipal Zoning and Master Plan
7. Development Potential
  - a. Transportation access to the site
  - b. Availability of off-site public/private utilities and public services
  - c. Clean-up cost and nature of contamination relative to post-development value
  - d. Soundness of on-site conditions: utilities, buildings, other structures, drainage
  - e. Feasibility/probability of remediation
  - f. Suitability of site as public greenspace

**Tier 2 Criteria.** Candidate sites may be ranked among other candidate sites by comparison of these criteria.

1. Job Creation by Redevelopment
2. Participation by other Funders toward Clean-Up and Redevelopment
3. Magnitude of Value added to Property Value by the use of Brownfields Funds
4. On-Site and Neighborhood Historic Preservation Benefits of Redevelopment
5. Environmental Justice Benefits of Redevelopment
6. Housing Benefits of Redevelopment
7. Other Enhancements to Quality of Life, e.g. Greenspace, Recreation, Community Character, etc.