



CENTRAL VERMONT BROWNFIELDS PROGRAM Site Selection Criteria

Projects nominated to receive Brownfields funding are reviewed by the CVRPC Brownfields Advisory Committee for their potential to achieve the mission of the program and result in successful re-use of the site. The Advisory Committee uses the criteria below to guide its evaluation of the overall strength of the site and redevelopment proposal. Sites will be selected for the program based upon its responsiveness to the criteria, other demonstrated strengths toward achieving reuse, and the amount of grant funds available.

CVRPC staff will provide recommendations on each criteria based upon information provided by the program applicant, as well as independent research. Criteria are evaluated in light of what is appropriate for the proposed redevelopment. Certain criteria are more applicable to some projects than others. Not all criteria are requisite, but all will be looked upon favorably when addressed by a project.

Site Name _____ Date of Review _____

Review Prepared By _____

Threshold Criteria

Is the property eligible under U.S EPA regulations? Yes No

Has the property owner provided site access and agreed to conditions of participation?

Yes No

Qualitative Criteria

How does the project demonstrate potential for successful re-use in response to this criteria?

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<p>2) Is there a prospective purchaser, investor, developer, etc.?</p>	<p><i>What is the background, expertise, and/or redevelopment track record of the owner and/or developer?</i></p> <p><i>Is the owner the developer? An owner-developer partnership?</i></p> <p><i>Is the owner-purchaser relationship developed to a place appropriate for the proposal and timeline?</i></p> <p><i>Are negotiations going well so far?</i></p> <p><i>Is the property listed at an unrealistic price?</i></p>
<p>3) Site redevelopment potential:</p> <ul style="list-style-type: none"> a) Are conceptual site plans available? b) Would redevelopment conform to local zoning regulations? c) Other: _____? 	<p><i>What level of investment has the owner/developer put into planning for the project?</i></p> <p><i>Is there a risk the project would be denied permitting?</i></p>
<p>4) Will the site assessment and/or reuse assist in addressing:</p> <ul style="list-style-type: none"> a) Public health b) Environmental quality c) Land use issues (Local & Regional land use goals) d) Other: _____? 	
<p>5) To what degree does the site assessment and redevelopment have community and/or municipal support?</p>	<p><i>Is the community likely to oppose the project or approve, volunteer and make financial commitments toward achieving project success?</i></p> <p><i>How has this support/commitment been demonstrated?</i></p>

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<p>6) Will redeveloping the site offer public benefit, such as:</p> <p>a) Housing, b) Parkland/greenspace, c) Economic development job creation/retention or d) Other:_____?</p>	
<p>7) Has the owner or developer provided willingness to carry out clean up, if it is necessary? Can they provide financial support/in-kind help for it?</p>	<p><i>Is there documentation of their ability to finance clean up?</i></p>
<p>8) Are results achievable?</p> <p>a) Is the project financially feasible? b) Is the timeline realistic? c) Is there commitment from necessary partners (public &/or private)? d) Other_____?</p>	<p><i>Is the plan for how each stage and component of the redevelopment will be financed realistic? Is the timeline realistic in terms of securing financing, permitting, property aquisition How does proposal demonstrate each of these criteria?</i></p>

Additional items for consideration:

- Municipal, non-profit vs. private ownership/development?
- historic preservation?
- Eligibility for State Brownfields Programs for clean-up and/or assessment funding?
- Eligibility for US EPA Clean-up funds?

Enrollment Determination

Determination of the Brownfields Advisory Committee regarding enrollment, and recommendation to the CVRPC Executive Committee regarding the amount of funding to authorize for expenditure to cover assessment or clean up planning activities.