



PLANNING TOOLKIT FACT SHEET

Brownfield Redevelopment

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INTRODUCTION

Brownfields are underutilized properties with the known or possible presence of hazardous substances, pollutants or contaminants, all of which can complicate a property's expansion, redevelopment or reuse.

Remediating brownfields can be costly, but they can also be development opportunities to transform a neighborhood or community.

There are over 450,000 brownfield sites in the U.S., left behind by railroads, gas stations, oil refineries, dry cleaners, liquid or chemical storage facilities, manufacturing plants, and even farms that have stored pesticides or fertilizers.

Depending on its location,, a brownfield site can be redeveloped for a wide range of uses like housing, retail, parks, recreation or municipal facilities. They can be redeveloped by private developers, local governments or through public-private partnerships.

If municipalities are involved, it's important that the project is a part of a larger comprehensive or revitalization plan to ensure that the end use is consistent with the community vision. It's also good to make sure local zoning and land development ordinances are being followed.

In many communities, specific brownfield sites are identified through the planning process, which can provide a framework for prioritizing sites, identifying stakeholders and generating support.

Municipalities can partner with developers by guaranteeing loans, providing assessments or offering remediation funds.

The PA Department of Environmental Protection strongly encourages local governments to use its brownfields inventory program to identify and market available sites.

Under the Land Recycling & Environmental Remediation Standards Act of 1995, thousands of brownfield sites have benefited PA communities by returning to productive use.

The Environmental Protection Agency's [Brownfields Program](#) is designed to empower states, communities and stakeholders to work together to prevent, assess, clean up and sustainably reuse brownfields. The program also provides grants and technical assistance to help with the process. Grants can be used for revitalization efforts, environmental assessment, clean-up and job training.





- [GreenTree Business Center, Lancaster County](#)
- [Roberto Clemente Park, Lancaster County](#)

[RELATED FACT SHEET ON PLANNINGTOOLKIT.ORG](#)

- Green Building Standards

TIPS TO CONSIDER

- CONDUCT AND EVALUATE BROWNFIELD ASSESSMENTS TO LOCATE AND IDENTIFY SITES LOCATED IN A MUNICIPALITY.
- ADDRESS REDEVELOPMENT INCENTIVES IN LOCAL PLANNING, ORDINANCES AND PROGRAMS

Visit our toolkit page at www.planningtoolkit.org for more planning topics:

BENEFITS

- Redevelopment of abandoned or underused sites into beneficial reuses.
- Improve local environments and communities by cleaning up contamination.
- Remediating contaminant can benefit public health.
- Facilitate redevelopment rather than development of green sites.
- Can accommodate development where infrastructure is readily available.

DRAWBACKS

- Risk or liability concerns for developers and future property owners.
- Can be costly and time-consuming.

RESOURCES

- [PA DEP Brownfield Basics Webinar](#)
- [PA DEP Brownfield Development Guide](#)
- [PA DEP Brownfield Incentives and Funding](#)
- [PA DEP Brownfield Success Stories](#)
- [Overview of EPA's Brownfield Program](#)
- [Hamilton Health Center Dauphin County](#)

PLANNING TOOLKIT

TCRPC launched this online planning toolkit in 2022 as a service to Central Pennsylvania's municipalities, as well as citizens and local governments around the commonwealth.

The downloadable files, organized by topic, offer a wide range of policies and techniques that promote Smart Growth principles and good government practices. Each includes an overview of the topic along with resources available at the local, regional and state levels.

We've also included a section of model ordinances that can be adapted for local needs.

If there's a topic you'd like us to include, please [let us know](#).



CREATED BY

[TRI-COUNTY REGIONAL PLANNING COMMISSION](#)

112 Market St., 2nd Fl., Harrisburg, PA 17101

(717) 234-2639

planning@tcrpc-pa.org