



Plan for Brownfields Redevelopment Success

Climate-Smart Brownfields Planning

Successful brownfields revitalization doesn't just happen. It's planned for.

Approach brownfields revitalization through creative, inclusive, and efficient planning activities.

- Early in the site selection process, consider the range of realistic site reuse options.
- Create a brownfields revitalization plan based on the community's need and vision, and site and surrounding area conditions such as environmental, economic, real estate market, assets, challenges, and vulnerabilities. These factors will directly influence how the site is assessed and remediated.

Planning activities focused on brownfields revitalization and as described in this fact sheet are eligible under an EPA Brownfields Assessment or Multipurpose Grant.

Our community needs to:

- Ensure brownfields redevelopment is resilient and sustainable over the long term, given changes to local climate conditions.
- Identify where we can safely reuse brownfields as buffer properties to protect vulnerable community members, amenities, and investments.

How climate-smart brownfields planning can help: Climate-smart brownfields planning evaluates how current and projected climate hazards will affect the immediate and long-term safety and protectiveness of the site. This climate information will inform decision-making for resilient cleanup and reuse.

Influence on brownfields assessment, cleanup, and reuse: Ensuring the safe, long-term reuse of the site requires identifying changing climate conditions such as increases in the frequency and severity of flood events, drought, extreme temperatures, and wildfires. Factoring these climate conditions into decision-making will influence how the site can be cleaned up and redeveloped, including design and placement of structures, treatment or monitoring systems, and engineering controls.

What is involved? Climate-smart brownfields planning activities include:

- **Site-specific analysis:** Integrate future climate projections into brownfield inventories and screen for vulnerable sites across a community to prioritize resilient investments. Use the best available city, local or site-level future projections and sources such as the [Climate Mapping for Resilience and Adaptation \(CMRA\) Assessment Tool](#).
- **Area analysis:** Identify how climate hazards will affect buildings and infrastructure surrounding the site, and how those hazards will affect site safety following cleanup. Document costs of resilience measures as well as costs of delay and inaction to help justify climate-smart brownfields investments.
- **Visual tools:** Develop maps, site renderings, etc., to protect assets and demonstrate how anticipated climate exposures will create vulnerabilities and risks at and around the brownfield site.
- **Disproportionate impacts analysis:** Consider how youth, disabled, health-compromised, low-income, or older residents will experience the effects of climate change, and use community engagement opportunities to seek brownfield assessment, cleanup, and reuse solutions that build their resilience.

When to conduct?

Screen for climate vulnerabilities on and around the site as early as possible during the site assessment and reuse planning process. Considering this information upfront will help your community make targeted, cost-effective assessment, cleanup, and investment decisions that will lead to more sustainable and resilient site reuse choices.

What does it typically cost?

Costs may range from \$5,000 to \$15,000 if using free tools and in-house expertise to conduct initial, high-level analyses. Complex analyses involving climate consultant(s) may cost \$25,000 to \$50,000, depending on the size of the geographic area.

Who should participate?

Initial, high-level analyses may be conducted by a local or regional agency (e.g., planning, public works department), climate-focused nonprofit, or university. Consultants with climate data expertise, resilience planning/design, and/or engineering experience will be needed to conduct more complex analyses. Involve community members to help ground truth data.