


BROWNFIELDS SITE ASSESSMENT PROGRAM

THE PROGRAM

The Regional Planning Commission of Greater Birmingham has secured an EPA Brownfields Site Assessment Grant to help local communities in the Greater Birmingham region conduct Phase I and Phase II Site Assessments. These assessments will allow for greater development opportunities and private investment in our region.

The goal of this program is to help local municipalities prepare their underutilized commercial and industrial properties and alleviate the financial burden of getting sites "shovel-ready" for potential investors.

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THE PROBLEM

What are Brownfields?

The U.S. Environmental Protection Agency (EPA) defines brownfields as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."



Why are they important?

A property may be initially identified as a brownfield based on real or perceived contamination. Developers, financial lenders, and investors, may view properties where environmental contamination may have occurred as high risks and unpredictable development ventures. Consequently, brownfield properties are often avoided until an environmental assessment is conducted that clearly defines any environmental issues and remediation costs.



Why should I redevelop Brownfields in my area?

Underutilized industrial and commercial properties have economic value to a community, and they can function as a catalyst for additional development. These properties typically have access to existing infrastructure (roads, sewer, etc.), reducing development costs. Redevelopment will increase property values, create job opportunities, and enhance the public and environmental health of the area while putting the properties back into productive use.