



THE BROWNFIELDS REDEVELOPMENT PROCESS

MassDEP proactively encourages Brownfields redevelopment to revitalize derelict contaminated sites, protect human health and the environment, and promote sustainable development. Successful Brownfield development involves four steps: planning, assessment, cleanup, and redevelopment.

Planning

Brownfield redevelopment is essentially the marriage of environmental cleanup and economic development. That is, two key upfront considerations are (1) what are the resources available for environmental investigation and cleanup of the property and (2) how will the property be redeveloped and/or marketed for redevelopment. Considering these issues early can make a big difference in successfully meeting your community redevelopment goals, as you can better tailor the proposed remediation with the planned redevelopment. In addition to [Regional Planning Authorities](#), [MassDevelopment](#), [the Environmental Protection Agency \(EPA\)](#), [Department of Housing and Community Development \(DHCD\)](#) and others provide resources for planning.

Assessment

Any party, developer or community interested in undertaking a site assessment at a property should hire a Licensed Site Professional (LSP). LSPs are licensed by the Commonwealth to oversee assessment and cleanup work in Massachusetts. MassDEP oversees the process via the MCP. Assessment funds are available via [Regional Planning Authorities](#), [MassDevelopment](#), and the [EPA](#).

Cleanup

The results of a site assessment facilitated by an LSP will determine if clean up is necessary and the type of clean up required. MassDEP and the MCP provide flexible cleanup standards based on a number of factors. These factors include location, type and amount of contaminant(s) present, how widespread and deep the contamination is, and the intended future use of the property. [Regional Planning Authorities](#), [MassDevelopment](#) and the [EPA](#) all provide various forms of cleanup grants and revolving loan funds.



THE BROWNFIELDS REDEVELOPMENT PROCESS

Redevelopment

After assessment is complete and remedial actions have taken place or plans are developed for resolving unacceptable environmental risks, the property is ready for redevelopment. The four redevelopment categories are:

Vertical Development is development that is focused on commercial, residential housing, mixed-use, industrial, municipal buildings, etc.

- **The River Mills Project in Chicopee, MA** redeveloped 65 acres of Brownfields with nearly three million square feet of crumbling structures into a LEED Silver certified Senior Center. (image)

Horizontal Development is transit-oriented development (TOD) that focuses land uses around a transit station or within a transit corridor.

- As part of the **Downtown Revitalization Project in Attleboro MA**, the City of Attleboro is redeveloping seven contaminated properties into an intermodal transportation center (image).

Sustainable Development introduces wind, solar and renewable energy sources on redeveloped Brownfield sites.

- **The Indian Orchard Business Park in Springfield MA**, consists of four former industrial manufacturing properties encompassing 54 acres. This property was redeveloped into a business park of which 12 acres were transformed into a 2.2 megawatt solar power generating facility of 8,200 solar panels (image).

Healthfields are urban farms, community gardens, green/open space, parks, and playgrounds that are derived from Brownfield sites.

- **Fisherville Mill in Grafton MA**, was a former textile mill manufacturing facility that was redeveloped to support mixed-use development. 12 of its 35 acres were developed into public open space (image).