

City of Columbus
Brownfield Candidate Site and Ranking Criteria Policy

To qualify for the City of Columbus Brownfield Program candidate sites will need to meet the following eligibility criteria:

Brownfields status: Sites must meet the U.S. EPA definition of a “Brownfields” site.

Current ownership: A responsible party, applying for a Phase II assessment, must not own a petroleum-contaminated property (I'm not sure if this is true- will double check)

Site access: Sites should be readily accessible to City of Columbus staff and the City’s contractor for the purpose of performing Site Assessment fieldwork (e.g., on-site reviews, interviews of persons knowledgeable regarding the property history, soil borings, monitoring well installation, or sampling).

The applicant must include written authorization from the landowner, allowing site access and the landowner may be asked to sign a formal site access agreement. The site should be cleared of excess vegetation and/or any other physical barriers that would impede the collection of samples under the Site Assessment.

Ranking Criteria

Due to the number of anticipated applications and the limitation of available funding, actual Phase I Site Assessment will generally be awarded in the range of \$3,000 to \$10,000 and Phase II Site Assessment will generally be awarded in the range of \$50,000 to \$100,000. Sites will be ranked considering the factors below:

The purpose of this task is to find marketable sites that meet developer needs and determine sites that best promote economic development in Columbus.

High Priority Sites

- Property is located within the targeted redevelopment areas
- Property owner is willing to redevelop the property
- Removal of urban blight
- Feasibility of clean up
- Redevelopment stimulates other projects
- Development plan in place (rezoning, plat, etc.)
- Finances secured for development
- Leverage through partnerships (federal entities, non-profits)
- Property transfer potential
- Clean up level meets neighborhood goals-
- Size of parcel
- The site/property qualifies for EPA assessment grant funds

Low Priority Sites

- An environmental investigation or remediation is not complete or in-progress
- Site location promotes the creation of jobs and public amenities
- Increased land value
- Located within/near Census poverty tracts
- Public owned property
- High traffic areas (traffic count data)
- Infrastructure available/improvements
- Ability to attract incentives (renewable energy, historic, job tax breaks)
- Community identified value
- Perceived Public value (crime reduction)

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