



Standard Guide for Brownfields Redevelopment¹

This standard is issued under the fixed designation E 1984; the number immediately following the designation indicates the year of original adoption or, in the case of revision, the year of last revision. A number in parentheses indicates the year of last reapproval. A superscript epsilon (ε) indicates an editorial change since the last revision or reapproval.

1. Scope

1.1 This guide covers redevelopment of a Brownfields property for all stakeholders. This guide identifies impediments to Brownfields development and suggests solutions to facilitate redevelopment. The sustainable Brownfields redevelopment process is a voluntary effort that actively engages property owners, developers, government agencies, and the community in conducting corrective action, economic evaluation, and other actions to promote the long-term productive reuse of a Brownfields property.

1.2 It is the intent of this guide to encourage a sustainable Brownfields redevelopment process through responsible private/public investment and redevelopment of Brownfields properties. Brownfields redevelopment is not strictly an environmental issue. In some cases, the environmental issues may be a minor component of the redevelopment project. The interrelated financial, regulatory, and community participation aspects of Brownfields redevelopment should also be addressed. Decisions made in one of these areas may affect responses in other areas. The “quality of life” issue is often a major focus of the community. For example, a community’s goals for the ultimate use of a property may affect corrective action and the cost of potential remedial action that, in turn, may enhance the redevelopment.

1.3 This guide is intended to describe a highly flexible process. This process is not linear, and not every project requires full use of all components of the process for effective implementation. The key to the process is the active engagement of government, developers, and the community to ensure successful sustainable Brownfields redevelopment process.

1.4 *This practice offers a set of instructions for performing one or more specific operations and should be supplemented by education, experience and professional judgment. Not all aspects of this guide may be applicable in all circumstances. The ASTM Standard Guide does not necessarily represent the standard of care by which the adequacy of a given professional service must be judged, nor should this document be applied*

without consideration of a project’s unique aspects. The word “standard” in the title means only that the document has been approved through the ASTM consensus process.

2. Referenced Documents

2.1 ASTM Standards:

- E 1527 Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process²
- E 1528 Practice for Environmental Site Assessments: Transaction Screen Process²
- E 1739 Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites²
- E 1912 Guide for Accelerated Site Characterization for Confirmed or Suspected Petroleum Releases²
- E 1943 Guide for Remediation by Ground Water by Natural Attenuation at Petroleum Release Sites²
- E 2081 Guide for Risk-Based Corrective Action for Chemical Releases²
- E 2091 Guide for Activity and Use Limitations, Including Institutional and Engineering Controls²
- E 2137 Guide for Estimating Monetary Costs and Liabilities for Environmental Matters²
- E 2205 Guide for Risk-Based Corrective Action for the Protection of Ecological Resources²

3. Terminology

3.1 Definitions of Terms Specific to This Standard:

3.1.1 *activity and use limitation*—legal or physical restrictions or limitations on the use of, or access to the property to eliminate or minimize potential exposures to chemicals of concern.

3.1.2 *Brownfields*—Real properties where expansion or redevelopment is complicated by the potential or confirmed existence of chemical(s) of concern environmental media.

3.1.3 *Brownfields redevelopment coordinator*—a local or regional government official, economic development agency, or nonprofit organization responsible for facilitating Brownfields redevelopment.

¹ This guide is under the jurisdiction of ASTM Committee E50 on Environmental Assessment and is the direct responsibility of Subcommittee E50.02 on Commercial Real Estate Transactions.

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² *Annual Book of ASTM Standards*, Vol. 11.04.