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Standard Guide for Process of Sustainable Brownfields Redevelopment¹

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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. ~~Both government and community groups are concerned with the quality of Brownfields redevelopment and wish to ensure that the redevelopment will not only protect public health and environment, but also be economically viable and benefit the community.~~ 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. ~~The process can make great strides toward sustainable redevelopment since it encourages economic vitality of an area which in turn can reduce other social problems at Brownfields properties including poverty, unemployment, and crime.~~ 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:

¹ This guide is under the jurisdiction of ASTM Committee E50 on Environmental Assessment and is the direct responsibility of Subcommittee E50.032 on Global Sustainability/Pollution Prevention—Commercial Real Estate Transactions.

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