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The State of Brownfields Along the I-95 Corridor

The Construction Institute, Fairfield County

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Some Projects

- **Harbor Point, Stamford**
- **District 95/7 and the Maritime, Norwalk**
- **Kings Crossing, Fairfield**
- **Steelpointe Harbor, Bridgeport**
- **North Haven Commons, North Haven**
- **Georgetown Green, Georgetown**
- **Redevelopment of I-95 and Route 15 Service Areas**



How is the State Encouraging Brownfields Development?

- **People/Resources:**
 - **Office of Brownfields Remediation and Development, DECD (P.Simons and B.Dillon)**
 - **CT Brownfields Redevelopment Authority, CDA (C.Petruzello)**
 - **Dep't Environmental Protection**
- **Liability Protection**
 - **Covenant not to sue**
 - **Third Party Liability Protection (CGS 22a-133ee)**



State Encouragement - Financing

- **SCPRIIF loans (DECD)**
- **Urban Sites Grant (DECD/DEP)**
- **Tax Incremental Financing (CBRA)**
- **Urban and Industrial Sites Reinvestment Tax Credit**
- **Brownfield Municipal Pilot Program (DECD)**
- **Targeted Brownfield Development Loan Program (DECD)**
- **Abandoned Brownfields Program (pilot) (DECD)**



Impediments to Brownfield (Re-)Development

- **The ECONOMY**
- **Complexity and uncertainty (real and perceived) of remedial requirements**
- **Zoning requirements can discourage “smart growth”**
 - **Density, parking, mixed-use projects**
- **Financing**
- **Liability concerns of original owner**



When do Brownfields work (best)?

- **Site already remediated or seller responsibility**
- **Public/Private Partnerships**
 - State or local funding/tax incentives
 - Public amenities
 - Increased densities or other recognition of urban or TOD development needs
- **Development and remediation are coordinated**



Questions?

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