

## Greenfield Sites

Land that has not been previously developed or that has a history of only agricultural use is considered a greenfield site. Greenfields may also consist of parks, marshes, forests, and open plains, and have the ability to absorb heavy rains and provide a filtering effect before rainwater re-enters the groundwater. Greenfields clean the air by converting carbon dioxide into fresh air, and provide a habitat for other vegetation and animals. The IgCC permits development in greenfields, but contains some specific limitations related to access to transit service, locations adjacent to existing developed areas, site disturbance, and type of building proposed for the greenfield sites (such as agriculturally related buildings to serve agricultural land). [Ref. 402.8]

## Brownfield Sites

Public Law 107-118, the Small Business Liability Relief and Brownfields Revitalization Act, defines a brownfield site as “real property, the expansion, redevelopment, or reuse that may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” In jurisdictions that have brownfield sites, with or without buildings on those sites, they present unique challenges because of the pollution issue (Figure 6-12).

These sites may also be considered as prime candidates for redevelopment, as they already have existing utilities in place, and many jurisdictions may be able to provide financial incentives because such new development will improve the neighborhood and in turn raise the property values of the original brownfield site along with the values of those neighboring buildings. The IgCC contains some requirements for storm-water management in brownfields. [Ref. 403.1.3]



FIGURE 6-12 A revitalization plan for an existing neighborhood may include proper clean-up of sites that may be contaminated from earlier uses