



LEED® for New Construction (NCv2.2) Rating System Guide for MCAA Contractors

Sustainable Sites Credit 3

MCAA Contractor Involvement -NONE

One Point - Brownfield Redevelopment

Intent

Rehabilitate damaged sites where development is complicated by environmental contamination, reducing pressure on undeveloped land.

Requirements

Develop on a site documented as contaminated (by means of an ASTM E1903-97 Phase II Environmental Site Assessment or a local Voluntary Cleanup Program) OR on a site defined as a brownfield by a local, state or federal government agency.

Potential Technologies & Strategies

During the site selection process, give preference to brownfield sites. Identify tax incentives and property cost savings. Coordinate site development plans with remediation activity, as appropriate.

Definition of Brownfield by the EPA:

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment.

Costs of these lands can be considerably cheaper, and many contractors looking to expand their own operations can find good deals in great locations if they are willing to take on the cleanup aspect. There can be federal and local incentives to remediate the toxic areas and redevelop the site. Remediation involves the removal of hazardous material from the site's groundwater and soil.

The EPA has a [dedicated website for brownfields](#) that includes laws and funding requests for redevelopment.

Another helpful website is the [Brownfield and Land Revitalization Technology Support Center](#)

How MCAA Contractors Can Impact This Credit

Treatment of contaminated sites typically involves a specialized contractor. For contractors cleaning up groundwater, LEED prefers onsite "pump and treat" methods to pump out contaminated groundwater and treat it through a chemical or physical process.

↻ Synergies Available

- SS credit 1 - Site Selection
 - SS credit 5.1 - Site Development, Protect and Restore Habitat
-

Primary Responsible Parties

The primary responsible party for this credit is the owner or developer for the determination of the site location and the decision to rehabilitate brownfields. A third party remediation company is responsible for the brownfield remediation.