

Brownfields Prioritization Process, Trenton, NJ

The City of Trenton's Priority list was created using the following variables: Human and/or Ecological Hazard; Development Potential; Blight Reduction and Ownership. These variables were selected as those that are the most important in deciding which sites to remediate and which sites have the highest potential for revitalizing the City.

Sites with the potential to impact human health or the environment are given high priority, and are also given the highest combined weight (5). Development potential and blight reduction potential are important in the development decision-making process, for economic development and quality-of-life issues, respectively, and are each given a weight of 3. Site ownership is considered to be less important, given a weight of 1. The City has the most "leverage" and "ability to act" on a city-owned site, and the least leverage on privately-owned sites.

Additional details on priority calculations is as follows:

- Human and/or ecological hazard – sites with minimal contamination, historic fill or a restricted use "NFA" letter is typically a 1. Sites with higher levels of contamination, or additional, specific areas of concern would typically be a 2. Sites with potential LNAPL, DNAPL or other hazards, such as vapor intrusion, is a 3. Sites with higher potential to impact human health or the environment, or those needing significant remediation, is a 4. Allowances are also made for proximity to sensitive receptors. No sites warranted a 5 for hazard in Trenton.
- Development potential – Sites with active or near active development projects rank the highest, while sites with little or no potential receive the lowest. Sites in redevelopment areas or sites with some level of development planning rank in the middle.
- Blight reduction potential: ranking based primarily on the perceived impact to neighborhoods should a site be redeveloped. Sites with some level of development, or those not considered "blighted" scored lowest;
- Owner: 5 is city-owned; 3 or 4 for other government or non-profit owned sites (higher score for existing relationships/plans); 1 or 2 for privately-owned (higher score for existing relationships/plans).