



REDEVELOPMENT AUTHORITY OF THE COUNTY OF WASHINGTON

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July 7, 2008

Dear Municipal Official:

The Redevelopment Authority of the County of Washington (RACW) was recently awarded two U. S. EPA Brownfield Assessment grants. Phase I and limited Phase II environmental assessments of brownfield properties located throughout Washington County will be funded with these grants. In order to utilize these funds effectively, RACW has collaborated with the Western Pennsylvania Brownfields Center at Carnegie Mellon to create a **Multi-Attribute Prioritization Tool**. This tool creates a site selection process that weights criteria of importance, evaluates sites according to the criteria, and then ranks the brownfield sites.

This tool is unique in that it combines a comprehensive list of factors that are designed to measure a site's redevelopment potential. Each site will receive a score and be ranked to determine the sites that could potentially yield the greatest benefit to Washington County communities. The information to be collected about each site is grouped into five main criteria:

- I. Development Driver/Champion Indicator
- II. Development Potential Indicator
- III. Socio-Economic Indicator
- IV. Environmental Indicator
- V. Infrastructure Indicator

You are being asked to answer questions about each brownfield site in your municipality. The enclosed **Site Census** gathers the specific information needed about each site for the Multi-Attribute Prioritization Tool. Please fill out this form as completely as possible for each brownfield in your municipality. If you previously provided us with information about brownfields in your municipality, we have enclosed that information. It will take approximately ten minutes to complete a Site Census for a brownfield.

Thank you for your time and input. If you have any questions regarding the Site Census, please feel free to contact Tyler Linck or me at 724-228-6875.

Sincerely,

Susan L. Morgan
Brownfields & Municipal Planning Manager

Enclosure

RACW Brownfield Site Census

Date: _____

Municipality: _____

Person that completed Site Census: _____

Position with Municipality: _____

Name of Brownfield Site (if applicable): _____

Address: _____

Latitude & Longitude: _____

Tax Parcel ID #: _____

Property Owner: _____

Owner's Contact Information: _____

PROPERTY ATTRIBUTES

Size of property (acres)	
Zoning/land use restrictions (residential, industrial, etc...)	
Number of buildings/structures on property	
Condition of buildings/structures on site (good, fair, poor, etc.)	
Approximate age of buildings/structures	
Underutilized/Vacant Buildings (more than 25% vacant)	
Suspected Petroleum Contamination (former gas station, etc.)	
Historical (listed by PA Bureau for Historic Preservation)	

I. DEVELOPMENT DRIVER / CHAMPION INDICATOR

1. Has a developer expressed interest in the site?

- Yes, and has funds for redevelopment
- Yes, but they do not have adequate funding
- Somewhat, but only a preliminary interest
- No, no one has expressed interest

2. Is redeveloping this site a priority for the municipality?

- Yes
- No

II. DEVELOPMENT POTENTIAL INDICATOR

The Development Potential Indicator is designed to measure the degree of developmental progress of a particular site and determine how easy redevelopment of that site will be.

A. End Use

3. Has an end use been determined?

- Yes, full plan has been drafted
- Yes, in the planning stages
- Yes, determined but as yet unplanned
- There are some ideas for end use, but none determined
- No ideas have been put forward

Please answer the following three questions (3a, 3b, 3c) if you answered Yes in the question above.

3a. How consistent is the end use with the surrounding land use?

- Very Consistent
- Consistent
- Somewhat Consistent
- Inconsistent
- Very Inconsistent

3b. Is green space incorporated in the planned end use?

- Yes
- No

3c. How beneficial will the end use be to the community?

- Very Beneficial
- Beneficial
- Neither Beneficial nor Detrimental
- Detrimental
- Very Detrimental

B. Funding

4. Are there funds for the implementation of a remediation plan?

- Private
- Public
- Both
- None

5. Are there funds for the preliminary environmental site assessment?

- Private
- Public
- Both
- None

6. Are there funds for a full scale environmental site investigation?

- Private
- Public
- Both
- None

7. Are there funds for site preparation and grading?

- Private
- Public
- Both
- None

8. Are there funds for infrastructure improvements?

- Private
- Public
- Both
- None

9. Are there funds to build onsite structures?

- Private
- Public
- Both
- None

C. Time

Answer the following questions as if the necessary funds were available to complete the redevelopment of the brownfield site.

10. Estimated time to complete the remediation (in months): _____ months

- 0-6 7-12 13-18 18-24 25+

11. Estimated time to complete the infrastructure (in years): _____ year

- 1 2 3 4 5+

D. Labor Market

12. The statewide average unemployment rate is 3.5%. How would you describe your municipality's unemployment rate?

- lower approximately the same higher

If you know the unemployment rate for your municipality, please provide it here: _____%

13. The percentage of state residents, 25 years of age and older, with at least a high school diploma is 81.9%. The percentage of your municipality's population, 25 years and older, with at least a high school diploma is...

- higher approximately the same lower

E. Property Ownership

14. How many entities own the brownfield property?: _____

- 1 2 3 4 5+

15. Is the land privately or publicly owned?

- Private Public Both

16. Are there any Tax Liens on the property?

- Yes No

17. Are there any on-going operations?

- Yes No

18. Has a redevelopment plan that includes acquisition, site assembly, etc. been completed?

- Yes No

III.SOCIO-ECONOMIC INDICATORS

The Socio-Economic Indicator is designed to measure both the social and economic benefits of redeveloping a site for the surrounding community.

A. Property and Wage Values

In order to better understand the surrounding community in which the brownfield site is located, please provide answers to the comparisons of this site with some of the surrounding sites in the area.

19. What is the difference in the surrounding property values from that of this site?

- Surrounding property values are significantly higher than site's
- Surrounding property values are moderately higher than site's
- Surrounding property values are slightly higher than site's
- Surrounding property values are comparable to site's
- Surrounding property values are lower than site's

20. What is the difference in the tax revenue from surrounding sites from that of this site?

- Surrounding properties have significantly higher tax revenue than site
- Surrounding properties have moderately higher tax revenue than site
- Surrounding properties have slightly higher tax revenue than site
- Surrounding properties tax revenue is comparable to site's
- Surrounding properties have lower tax revenue than site

Please answer the following two questions (21 and 22) if an end use is known.

21. The development of the site would be primarily:

- Industrial or Commercial
- Residential or Green Space

22. Please estimate the number of jobs that could be created from the redevelopment of the site:

- 0-25 26-50 51-75 76-100 100+

B. Environmental Justice

Please do not complete questions 23, 24, and 25. This information will be retrieved from the census and completed by RACW.

The percentage of people:

23. Identified as non-white (within municipality): _____ % (statewide: 14.3%)

- ≤4% 5-7% 8-10% 11-13% 14%+

24. Residents below poverty line (within municipality): _____ % (statewide: 11.2%)

- ≤3% 4-5% 6-7% 8-9% 10%+

25. Rental Units: _____ % (statewide: 28.7%)

- ≤2% 3-10% 11-18% 19-26% ≥27%

C. Community Support

26. How supportive is the surrounding community of redevelopment of this site?

- Very Supportive
- Supportive
- Indifferent
- Unsupportive
- Very Unsupportive

27. How interested is the surrounding community in promoting redevelopment?

- Very Interested
- Interested
- Indifferent
- Uninterested
- Very Uninterested

D. Quality of Life

28. If the end use is determined, will the redevelopment provide more recreational opportunities for the community?

- Yes No

29. If the end use is determined, will the redevelopment provide more green space?

- Yes No

IV. ENVIRONMENTAL INDICATORS

The Environmental Indicator is designed to measure both the likelihood and degree of environmental contamination of a site, either real or suspected.

A. Contamination

30. Is there any perceived contamination on the site?

- Yes No

If YES, please check all relevant Hazardous / Petroleum products

- Controlled Substances
- Asbestos
- PCBs
- VOCs
- Lead
- PAHs
- Radioactive materials
- Other Metals: _____
- Other Contaminants: _____

31. Please give the number of documented releases of contaminants from the site:

- 0 1 2 3 4+

32. Have there been any US EPA or PA DEP environmental responses to the site?

- Yes No

If YES, please explain.

B. Previous Use of Site

33. Please check the types of activities that the site has been used for:

- Industrial – What type of industry? _____
- Residential
- Commercial
- Green Space

34. Is the previous/current owner a documented polluter?

- Yes No

35. How long has the site been underutilized? (in years): _____

- 0 1-5 6-10 11-15 15+

C. Location

Please give the shortest distances (in miles) to each as accurately as possible.

Distance to:

36. Schools: _____ miles

- 0-2 3-5 6-8 9-11 12+

37. Public Recreation Areas _____ miles

- 0-2 3-5 6-8 9-11 12+

38. Properties with high market value: _____ miles

- 0-2 3-5 6-8 9-11 12+

39. Residential neighborhoods: _____ miles

- 0-2 3-5 6-8 9-11 12+

40. Closest water source (river, lake, stream): _____ miles

- 0-2 3-5 6-8 9-11 12+

V. INFRASTRUCTURE INDICATORS

The Infrastructure Indicator measures the availability of infrastructure in and surrounding a site.

A. Transportation System

Please give the distances (in road miles) to each as accurately as possible.

Distance to:

41. Interstate: _____ miles

- 0-2 3-5 6-8 9-11 12+

42. Highway: _____ miles

- 0-2 3-5 6-8 9-11 12+

43. Railway: _____ miles

- 0-2 3-5 6-8 9-11 12+

44. River: _____ miles

- 0-2 3-5 6-8 9-11 12+

45. Airport: _____ miles

- 0-2 3-5 6-8 9-11 12+

46. In what condition are the access roads?

- Excellent Good Fair Poor

B. Public Utilities

Does the site have connection/access to the following?

47. Municipal Water:

Yes No

48. Power grid:

Yes No

49. Sewage system:

Yes No

50. Septic:

Yes No

51. Cable/DSL:

Yes No

52. Phone:

Yes No

53. Cellular service:

Yes No

54. Fiber Optic:

Yes No

Thank you for completing the Brownfield Site Census.