

Questionnaire

The Western Pennsylvania Brownfields Center at Carnegie Mellon is designing a multi-attribute decision making tool to assist in prioritizing brownfields for redevelopment. The tool will allow the user to optimize their site selection process by weighting criteria of local and immediate interest as they determine where to allocate environmental **assessment** funds.

The tool is unique in that it uses a comprehensive list of factors to measure a site's redevelopment potential and assigns the site a score. To each site's score is then applied a set of weights, as determined by each unique municipality. The weighted scores are then ranked to determine which sites would yield the greatest benefit.

The five main criteria in which the data are grouped are Development Champion Indicator, Development Potential indicator, Socio-Economic Indicator, Environmental Indicator, and Infrastructure Indicator; each of which is defined in a series of questions.

We hope to elicit your feedback on this site questionnaire, which is being tested. Please fill out the questionnaire as completely as you can for a minimum of three sites in your area. Your participation and input will help us to finalize the questionnaire before it is more widely distributed.

Thank you for your input!

Before you begin...

Omitted Answers

It is extremely important to answer all questions as accurately as possible. The omission of an answer will result in an automatic 0 for the score on that question. When weighted and averaged with the rest of the scores, this 0 can sometimes cause the sub-score to be negative. Since the sites with the highest scores are given the highest priority, it is unwise to omit answers.

As a reminder, this questionnaire was designed to be simple for users to complete. To that end, we provide the most basic background information that the user may need to answer any question. Alternatively, we provide the option of answering 'not sure' on some select questions. This answer will not result in a score of 0.

Qualitative vs. Quantitative

The questionnaire is designed to elicit qualitative answers, so the task of answering questions is more manageable for the user. For example:

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

- ☐ *Very supportive*
- ☐ *Supportive*
- ☐ *Indifferent*
- ☐ *Unsupportive*
- ☐ *Very unsupportive*

It would have been difficult for the user to quantitatively answer this question with the same accuracy of the qualitative answers provided. After all questions have been completed by the user, the answers are scored according to a key. The key converts the word answers into a quantity that will be added into the raw score.

Scoring

Almost all of the questions are multiple choice questions. The score is assigned in a way so that each question is normalized on a 1-5 scale. The number of possible choices per question range from 2 choices to 5 choices. It is important to remember that there is no right or wrong answer to each question, the questionnaire is meant to evaluate the situation, not test your knowledge of the site. Please only select one answer per question.

Understanding the “actors”

There are several key people in this prioritization process that you should be aware of.

The decision maker – They use the tool to prioritize the sites and decide how the assessment funds will be allocated. The decision maker is the public sector entity that has access to brownfield assessment funds.

The information provider – He or she completes the questionnaire for specific sites. This person is unbiased towards the site and understands the role the site plays in the community. We presume that the information provider is a local municipal official.

The site owner – He or she may or may not be contacted by the information provider for data collection purposes. It is not necessary for the site owner to be involved in the data collection or prioritization process. Should their site be ranked among the top and chosen for fund allocation, then the owner should be notified and further steps can be taken.

Property Attributes

The following fields will not be scored – they are for cataloging purposes. This information will allow the decision makers to filter prioritization results based on different attributes.

Date: _____ Project Code (office use only): _____

Municipality: _____

Questionnaire Completer

Last Name: _____ First Name: _____

Position in municipality: _____

The Site

Name (if applicable): _____

Address: _____ Street _____

City _____ State _____

County _____ Zip _____

Latitude _____ Longitude _____

Tax parcel ID # (if known): _____

Tax millage rate (if known): _____

Any tax liens?	<input type="checkbox"/> Yes	Any ongoing operations?	<input type="checkbox"/> Yes
	<input type="checkbox"/> No		<input type="checkbox"/> No
	<input type="checkbox"/> Not sure		<input type="checkbox"/> Not sure

Property Owner

Name (if known): _____

Contact Information: _____ Street _____

City _____ State _____ Zip _____

Phone _____ e-mail _____

Will the property owner cooperate if you decide that you would like to begin some discussions regarding site development?

- ☐ Yes ☐ No ☐ Not Sure

Land

Size of property (acres):

- ☐ 0 – 1 ☐ 1 – 5 ☐ 5 – 10 ☐ 10 – 20 ☐ 20 +

Zoning/Land-use Restrictions:

- ☐ Residential ☐ Industrial
☐ Commercial ☐ Mixed use ☐ Other _____

Underutilized? (More than 25% vacant)

- ☐ Yes ☐ No ☐ Not Sure

Buildings

Number of buildings/structures on property:

- ☐ 0 ☐ 1 – 5 ☐ 5 +

Condition of buildings/structures on property:

- ☐ Good (#: _____) ☐ Fair (#: _____)
☐ Poor (#: _____) ☐ Not sure (#: _____)

Approximate age of buildings/structures:

- ☐ < 10 yrs ☐ 10 – 20
☐ > 20 yrs ☐ Not sure

Is it a site of historical value?

- ☐ Yes ☐ No ☐ Not Sure

Environment

Has phase 1 ESA been performed (within last year)?

☐ Yes ☐ No ☐ Not Sure

Has phase 2 investigation been performed?

☐ Yes ☐ No ☐ Not Sure

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

☐ Yes ☐ No ☐ Not Sure

If YES, please explain: _____

Indicator Questions

A. *Development Driver/Champion Indicator*

The champion is an entity, preferably an individual, who takes on the role of the organizer, the instigator, the cheerleader and the connector. He or she “drives” the redevelopment effort. They might be part of a private sector developer, a community-based organization, or a local redevelopment authority.

1. To what level has a developer (or other private sector investor) expressed an interest in the site?
 - ☐ Interested, and has funds for redevelopment
 - ☐ Interested, but does not have adequate funding
 - ☐ Somewhat, but only has a preliminary interest
 - ☐ No one has expressed an interest

2. Is the redevelopment of this site a priority for the municipality?
 - ☐ Yes
 - ☐ No

B. Development Potential Indicator

This indicator assesses the likelihood that a site will be redeveloped. There are five sub-indicators within development potential: end use, funding, time, labor market and property ownership. Using your answers, we will be able to assess what sites stand a better chance of redevelopment.

End Use

The end use plan is a realistic plan that integrates important details like current land use, demographics, community master plans, historical development patterns, etc... The existence of an end use plan indicates that site champions have put some level of thought into the site.

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

- ☐ Very consistent
- ☐ Consistent
- ☐ Somewhat consistent
- ☐ Inconsistent
- ☐ No end use has been determined

4. How beneficial will the proposed end use be to the community?

- ☐ Very beneficial
- ☐ Beneficial
- ☐ Neither beneficial nor detrimental
- ☐ Detrimental
- ☐ No end use has been determined

5. How many long term jobs would be supported on this site?

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

Funding

Finding sufficient funding for a project can be challenging due to a variety of reasons, including the lenders' fear of environmental liabilities. However, there are a variety of available funding sources – both public and private – that are specifically targeted at brownfields.

6. Are there at least partial funds for the environmental investigation?

- ☐ Private ☐ Public ☐ Both ☐ None

7. Are there at least partial funds for the environmental remediation?

- ☐ Private ☐ Public ☐ Both ☐ None

8. Are there at least partial funds for site development?

- ☐ Private ☐ Public ☐ Both ☐ None

Time

Please answer the following questions as if the necessary funds were available.

9. Estimated time to complete the remediation (in months)

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

10. Estimated time to complete the infrastructure (in years)

- ☐ 0 – 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 +

Labor Market

The population that is available for the ‘labor market’ is defined as the population that is between ages 16 and 64.

11. In Pennsylvania, 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: _____%

12. The percentage of Pennsylvanian 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...

- ☐ lower ☐ approximately the same ☐ higher

Property Ownership

The number of owners a piece of property potentially influences the ease of property acquisition. Getting permission from the owner(s) to assemble all sites and/or occupy them can be challenging.

13. How many entities own the brownfield property?

- ☐ 0 ☐ 1 ☐ 2 ☐ Multiple ☐ Unknown

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

- ☐ Yes ☐ No ☐ Not sure

C. Socio-Economic Indicator

The socio-economic indicator is designed to assess the social and economic benefits of redeveloping a site for the surrounding community. The site must ultimately be socially and economically integrated into the local community.

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 other (non-brownfield) properties in the area.

15. 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 sites
16. What is the difference in potential tax revenue from surrounding sites from that of this site?
- ☐ Surrounding properties have significantly higher tax revenue than site's
 - ☐ Surrounding properties have moderately higher tax revenue than site's
 - ☐ Surrounding properties have slightly higher tax revenue than site's
 - ☐ Surrounding properties tax revenue is comparable to site's
 - ☐ Surrounding properties have lower tax revenue than site's

Environmental Justice

As defined by the EPA, environmental justice "will be achieved when everyone, regardless of race, color, national origin or income, enjoys the same degree of protection from environmental and health hazards and equal access to the decision-making process to have a healthy environment in which to live, learn, and work " Redeveloping brownfields may be a step towards achieving environmental justice.

17. In Pennsylvania, the statewide percent of people identified as non-white is 14.3%. How would you describe your municipality's percentage of non-white people?
- ☐ lower ☐ approximately the same ☐ higher
18. In Pennsylvania, the statewide percent of residents below the poverty line is 11.6%. How would you describe your municipality's percentage of residents below the poverty line?
- ☐ lower ☐ approximately the same ☐ higher
19. In Pennsylvania, the statewide percent of rental units is 28.7%. How would you describe your municipality's percentage of rental units?
- ☐ lower ☐ approximately the same ☐ higher

Community Support

Brownfields have been shown to be an integral component of the fabric of the communities in which they sit. Historically, community involvement has an obstructionist reputation – especially in federally influenced redevelopment activities. But due to the complexity of the site histories, legal and financial issues and environmental contamination, community engagement is very important to brownfield redevelopment.

20. How supportive is the surrounding community of redevelopment of this site (generally)?

- ☐ Very supportive
- ☐ Supportive
- ☐ Indifferent
- ☐ Unsupportive
- ☐ Very unsupportive

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

- ☐ Very interested
- ☐ Interested
- ☐ Indifferent
- ☐ Uninterested
- ☐ Very uninterested

Quality of Life

Many times, and especially in older communities, the land occupied by brownfields can be a key remaining asset of the neighborhood.

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

- ☐ Many more recreational opportunities
- ☐ Some recreational opportunities
- ☐ No recreational opportunities
- ☐ No end use has been determined
- ☐

23. If the end use is determined, will the redevelopment provide more green space for the community?

- ☐ Much more green space
- ☐ Some green space
- ☐ No green space
- ☐ No end use has been determined

D. Environmental Indicator

The environmental indicator is designed to estimate both the likelihood and magnitude of environmental contamination of a site, either real or suspected. It is often very difficult and laborious to get site specific environmental data related to potential contamination, so we used the following qualitative metrics to assess the potential level of environmental impact and implications for public health.

Contamination

24. 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: _____

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

- ☐ 0 ☐ 1 ☐ 2 ☐ Multiple ☐ Unknown

Previous Use of Site

Identifying and documenting the historical uses of the site can play an important role in estimating the source and type of contamination with the eventual goal to determine an appropriate remediation strategy.

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

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

27. Is the previous/current owner a documenter polluter?

- ☐ Yes ☐ No ☐ Not sure

28. How long has the site been underutilized? (in years)

- ☐ 0 ☐ 1 – 5 ☐ 6 – 10 ☐ 11 – 15 ☐ 16 +

Location

The locations referred to in the following series of questions are all centers of human activity and/or important resources for the community. The distance that contamination lies away from these locations may dictate the urgency of remediation.

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

Distance to:

29. Schools: _____ miles

☐ 0 – 2 ☐ 3 – 5 ☐ 6 – 8 ☐ 9 – 11 ☐ 12 +

30. Public recreation areas _____ miles

☐ 0 – 2 ☐ 3 – 5 ☐ 6 – 8 ☐ 9 – 11 ☐ 12 +

31. Properties with high market value: _____ miles

☐ 0 – 2 ☐ 3 – 5 ☐ 6 – 8 ☐ 9 – 11 ☐ 12 +

32. Residential neighborhoods: _____ miles

☐ 0 – 2 ☐ 3 – 5 ☐ 6 – 8 ☐ 9 – 11 ☐ 12 +

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

☐ 0 – 2 ☐ 3 – 5 ☐ 6 – 8 ☐ 9 – 11 ☐ 12 +

E. Infrastructure Indicator

The infrastructure indicator estimates the availability of infrastructure adjacent to a site. The infrastructure can be a strength or weakness of a project based on conditions and capacity. A great benefit of redeveloping brownfields instead of greenfields is that brownfields will often have existing infrastructure. The required resources for creating new infrastructure on a greenfield may be saved and used to improve other areas of a brownfield. For these criteria, we ask for feedback on the transportation system and public utilities.

Transportation System

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

34. Interstate

☐ 0 – 2 ☐ 3 – 5 ☐ 6 – 8 ☐ 9 – 11 ☐ 12 +

35. Highway

☐ 0 – 2 ☐ 3 – 5 ☐ 6 – 8 ☐ 9 – 11 ☐ 12 +

36. Railway

☐ 0 – 2 ☐ 3 – 5 ☐ 6 – 8 ☐ 9 – 11 ☐ 12 +

37. River

☐ 0 – 2 ☐ 3 – 5 ☐ 6 – 8 ☐ 9 – 11 ☐ 12 +

38. Airport

☐ 0 – 2 ☐ 3 – 5 ☐ 6 – 8 ☐ 9 – 11 ☐ 12 +

39. In what condition are the access roads?

☐ Excellent ☐ Good ☐ Fair ☐ Poor

Public Utilities

Does the site have curb connection/access to the following? Please answer all...

40. Municipal water:

☐ Yes ☐ No

41. Power grid:

☐ Yes ☐ No

42. Sewage system:

☐ Yes ☐ No

43. Septic:

☐ Yes ☐ No

44. Cable/DSL:

☐ Yes ☐ No

45. Phone:

☐ Yes ☐ No

46. Cellular service:

☐ Yes ☐ No

47. Fiber Optic:

☐ Yes ☐ No

Thank you for completing the WPBC Brownfield Prioritization Method Questionnaire!

What happens next?

You're done!

If you've completed questionnaires for at least three sites, then you have reached the end of the data collection process! Thank you so much for the time and effort that you've put into this part. Please submit the questionnaires any of three ways:

Fax: (412)268-5229

Mail: 1209 Hamburg Hall
4800 Forbes Ave
Pittsburgh, PA 15213

Email: daisyw@andrew.cmu.edu

The information's journey

The information that you have provided for us is going to be scored. The score will provide us with raw data points that will be weighted and added up into a final score. The final score will ultimately be ranked against the scores of your other sites. Then we will report back to you with the scores and the rankings.

Your next step:

Soon, we will be sending you two items: (1) an evaluation form and (2) instructions for designing a unique set of weights for your information. Please complete the evaluation sheet and return it to us in a timely manner. Your feedback is important to us, especially since we are in the process of tailoring the questionnaire and tool to fit the needs of our users.

In a subsequent document, we are going to ask you to develop a weighting scheme that is consistent with your priorities. (Don't panic, this effort will be much less time consuming!) This is a critical part of the prioritization process; it is what makes our tool adaptable to any community.

Thank you for your patience and continued support. In the near future, the questionnaire and tool will be put online for your convenience. If you have any further questions about this process, feel free to contact us!

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