**PDC’S PROPERTY PROFILE**



*Complete on per property - fill in as much information as possible.*

**GENERAL INFORMATION** Date:

Name and title of person completing the profile:

Name of organization:

Address: Phone number:

E-mail:

**PROPERTY OWNER**

Name of site (if applicable):

Address: Street:

City: Zip:

County: E-mail:

Is the owner open to redevelopment options? ☐Yes ☐No ☐Not sure

**SITE INFORMATION**

Name of site (if applicable):

Address: Street:

City: Zip

County

Municipality:

Tax parcel ID# Tax millage rate:

Are there any tax liens currently on the property? ☐Yes ☐No ☐Not sure

Are there any ongoing operations on the property? ☐Yes ☐No ☐Not sure

Size of property (acres): Zoning:

Is the property more the 25% vacant? ☐Yes ☐No ☐Not sure

Number of structures on the property: ☐0 ☐1-5 ☐5+

Condition of structures: ☐good (#\_\_\_\_\_) ☐fair (#\_\_\_\_\_) ☐poor (#\_\_\_\_\_) ☐Not sure

Age of structures: ☐< 10 yrs ☐10 to 20 yrs: ☐>20 yrs ☐Not sure

Does the property have historical value? ☐Yes ☐No ☐Not sure.

Has a phase I ESA been preformed? ☐Yes ☐No ☐Not sure

Has a phase II ESA been preformed? ☐Yes ☐No ☐Not sure

Has there been any US EPA or PA DEP environmental response to the site?

☐Yes ☐No ☐Not sure

If YES please explain:

Describe surrounding uses/neighborhood:

**Please include pictures of the site, and if available, site plan, floor plan, and other report that might be available.**

**ENVIRONMENTAL INFORMATION**

This environmental information will help us 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.

Is there, or has there ever been, any perceived contamination on the site?

☐Yes ☐No ☐Not sure

If YES, please check all relevant Hazardous/Petroleum products (see appendix A for more information)

☐Controlled Substances

☐Asbestos

☐PCBs - Polychlorinated Biphenyls

☐VOCs -Volatile Organic Compounds

☐Lead

☐PAHs - Polycyclic Aromatic Hydrocarbons

☐Radioactive materials

☐Other Metals: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

☐Other Contaminants: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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.

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

☐Industrial – What type of industry?

☐Commercial - What type of commercial?

☐Residential

☐Green Space

Is the previous/current owner a documenter polluter?

☐Yes ☐No ☐Not sure

How long has the site been vacant? (in years)

☐0 ☐1-5 ☐6-10 ☐more than 10

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

☐0 ☐1-5 ☐6-10 ☐more than 10

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:

* 1. Schools: miles

☐0 – 2 ☐3 – 5 ☐6 – 8 ☐9 – 11 ☐12 +

* 1. Public recreation areas miles

☐0 – 2 ☐3 – 5 ☐6 – 8 ☐9 – 11 ☐12 +

* 1. Properties with high market value: miles

☐0 – 2 ☐3 – 5 ☐6 – 8 ☐9 – 11 ☐12 +

* 1. Residential neighborhoods: miles

☐0 – 2 ☐3 – 5 ☐6 – 8 ☐9 – 11 ☐12 +

* 1. Closest water source (river, lake, stream): miles

☐0 – 2 ☐3 – 5 ☐6 – 8 ☐9 – 11 ☐12 +

**LOCAL DEMOGRAPHICS**

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.

In Pennsylvania, the statewide average unemployment rate is 7.4%[[1]](#footnote-1). Describe your municipality’s unemployment rate?

☐Lower ☐Approximately the Same ☐Higher

The percentage of Pennsylvanian residents, 25 years of age and older, with at least a high school diploma is 86.5%. The percentage of your municipality’s population, 25 years and older, with at least a high school diploma is…

☐Lower ☐Approximately the Same ☐Higher

In Pennsylvania, the statewide percent of people identified as non-white is 14.3%. Describe your municipality’s percentage of non-white people:

☐Lower ☐Approximately the Same ☐Higher

In Pennsylvania, the statewide percent of residents below the poverty line is 11.6%. Describe your municipality’s percentage of residents below the poverty line:

☐Lower ☐Approximately the Same ☐Higher

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

**Appendix A**

**Polychlorinated Biphenyls**

Although no longer commercially produced in the United States, PCBs may be present in products and materials produced before the 1979 PCB ban. Products that may contain PCBs include:

* Transformers and capacitors
* Other electrical equipment including voltage regulators, switches, reclosers, bushings, and electromagnets
* Oil used in motors and hydraulic systems
* Old electrical devices or appliances containing PCB capacitors
* Fluorescent light ballasts
* Cable insulation
* Thermal insulation material including fiberglass, felt, foam, and cork
* Adhesives and tapes
* Oil-based paint
* [Caulking](http://www.epa.gov/epawaste/hazard/tsd/pcbs/pubs/caulk/index.htm)
* Plastics
* Carbonless copy paper
* Floor finish

The PCBs used in these products were chemical mixtures made up of a variety of individual chlorinated biphenyl components, known as congeners. Most commercial PCB mixtures are known in the United States by their industrial trade names. The most common trade name is Aroclor. – *U.S. EPA website*

**Volatile Organic Compounds**

VOCs are organic compounds that can be isolated from the water phase of a sample by purging the water sample with inert gas, such as helium, and, subsequently, analyzed by gas chromatography. Many VOCs are human-made chemicals that are used and produced in the manufacture of…

* paints
* adhesives,
* petroleum products
* pharmaceuticals
* refrigerants

They often are compounds of

* fuels
* solvents
* hydraulic fluids
* paint thinners
* dry-cleaning agents

VOC contamination of drinking water supplies is a human-health concern because many are toxic and are known or suspected human carcinogens. - *U.S. Geological Survey, 2005*

**Polycyclic Aromatic Hydrocarbons**

PAHs are a group of chemicals that are formed during the incomplete burning of coal, oil, gas, wood, garbage, or other organic substances, such as tobacco and charbroiled meat. There are more than 100 different PAHs. PAHs generally occur as complex mixtures (for example, as part of combustion products such as soot), not as single compounds. PAHs usually occur naturally, but they can be manufactured as individual compounds for research purposes; however, not as the mixtures found in combustion products. As pure chemicals, PAHs generally exist as colorless, white, or pale yellow-green solids. They can have a faint, pleasant odor. A few PAHs are used in medicines and to make dyes, plastics, and pesticides. Others are contained in asphalt used in road construction. They can also be found in substances such as crude oil, coal, coal tar pitch, creosote, and roofing tar. They are found throughout the environment in the air, water, and soil. They can occur in the air, either attached to dust particles or as solids in soil or sediment.

Although the health effects of individual PAHs are not exactly alike, the following 17 PAHs are considered as a group in this profile:

* acenaphthene
* acenaphthylene
* anthracene
* benz[a]anthracene
* benzo[a]pyrene
* benzo[e]pyrene
* benzo[b]fluoranthene
* benzo[g,h,i]perylene
* benzo[j]fluoranthene
* benzo[k]fluoranthene
* chrysene
* dibenz[a,h]anthracene
* fluoranthene
* fluorene
* indeno[1,2,3-c,d]pyrene
* phenanthrene
* pyrene

These 17 PAHs were chosen to be included in this profile because (1) more information is available on these than on the others; (2) they are suspected to be more harmful than some of the others, and they exhibit harmful effects that are representative of the PAHs; (3) there is a greater chance that you will be exposed to these PAHs than to the others; and (4) of all the PAHs analyzed, these were the PAHs identified at the highest concentrations at NPL hazardous waste sites. – *Center of Disease Control - Agency for Toxic Substances and Disease Registry*

1. U.S. Bureau of Labor Statistics, February 2011 [↑](#footnote-ref-1)