Site Attribute Questionnaire

Pennsylvania Downtown Center and The Western Pennsylvania Brownfields Center at Carnegie Mellon is designing a multi-attribute decision making tool to assist in prioritizing sites in Core Communities for redevelopment. The tool will allow Keystone C.O.R.E Services (KCS) to optimize their site selection process by weighting criteria of local and immediate interest as they determine where to allocate environmental assessment and predevelopment funds.

KCS first develops a weighting system to emphasize what is important to them. Then the tool uses a comprehensive list of factors to measure a site’s redevelopment potential and assigns each site a score. These scores are adjusted according to the weighting scheme dictated by KCS. The weighted scores are then ranked to determine which sites would yield the greatest benefit.

For your convenience, the survey has been split into two parts; the first part was the property profile you completed which is necessary for a score to be calculated. The second part is the site attribute questionnaire which is attached. The questionnaire asks for information which is publicly available. KCS will work with the community to fill out the questionnaire as completely as possible. The community’s participation and input will help us to improve the questionnaire and prepare it for broad distribution.

Thank You,
Eddy Kaplaniak
Keystone C.O.R.E. Services
Before you begin

Omitted Answers

This questionnaire was designed to be as user friendly as possible; to that end there is the option to submit a “not sure” response. Please submit this answer if you are unsure instead of leaving the question blank.

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.

For some quantitative questions, the answers are split into sections, for example “5-10 years”. If you know the exact answer, please write that down.

Understanding the “actors”

There are several key people in this prioritization process.

The decision maker – They use the tool to prioritize the sites and decide how the assessment/predevelopment funds will be allocated. The decision maker is the entity that has access to funding. In this case the decision maker is Keystone C.O.R.E. Services

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.

The site owner – It is not necessary for the site owner to be involved in the data collection or prioritization process unless their data is needed to provide an accurate survey of the site. 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.
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. OPTIONAL QUESTION 2: To what level has the municipality or other non-profit NGO 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

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
4. Given today’s economic and development climate in the area, 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
   - Completed

7. Are there at least partial funds for the environmental remediation?
   - Private
   - Public
   - Both
   - None
   - Completed

8. Are there at least partial funds for pre-development costs; such as engineering and permitting?
   - Private
   - Public
   - Both
   - None
   - Completed

9. Are there at least partial funds for construction costs?
   - Private
   - Public
   - Both
   - None
   - Completed

Time

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

10. If the environmental investigation would begin today, how long would it take to complete? (in months)
    - 0 – 6
    - 7 – 12
    - 13 – 18
    - 18 – 24
    - 25 +

11. Estimated time to complete the remediation (in months)
    - 0 – 6
    - 7 – 12
    - 13 – 18
    - 18 – 24
    - 25 +

12. Estimated time to complete the infrastructure (in years)
    - 0 – 1
    - 2
    - 3
    - 4
    - 5 +
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 property of interest?
   - [ ] 0
   - [x] 1
   - [ ] 2
   - [ ] Multiple
   - [ ] Unknown

14. Has a plan that includes site acquisition, site assembly, etc. been completed?
   - [ ] Yes
   - [ ] No
   - [ ] Not sure

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.

15. How supportive is the surrounding community of the redevelopment plan for this specific site (generally speaking)?
   - [ ] Very supportive
   - [ ] Supportive
   - [ ] Indifferent
   - [ ] Unsupportive
   - [ ] Very unsupportive
   - [ ] No current redevelopment plan exists

16. How interested is the community in promoting brownfield development (generally speaking)?
   - [ ] 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 asset to the community.

17. 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

18. 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

C. 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

19. Is there any perceived contamination on the site?
   - Yes
   - No

   If YES, please check all relevant Hazardous/Petroleum products
   - Controlled Substances
   - Asbestos
   - PCBs - Polychlorinated Biphenyls (see appendix A for more information)
   - VOCs -Volatile Organic Compounds (see appendix A for more information)
   - Lead
   - PAHs - Polycyclic Aromatic Hydrocarbons (see appendix A for more information)
   - Radioactive materials
   - Other Metals: ___________________
   - Other Contaminants: ______________

20. 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.

21. Please check the types of activities that the site has been used for:
   - Industrial – What type of industry? __________________________________________
   - Residential
   - Commercial - What type of commercial? _______________________________________
   - Green Space

22. Is the previous/current owner a documenter polluter?
   - Yes
   - No
   - Not sure

23. How long has the site been vacant? (in years)
   - 0
   - 1 – 5
   - 6 – 10
   - 11 – 15
   - 16 +

24. How long has the site been underutilized? (in years)
   - 0
   - 1 – 5
   - 6 – 10
   - 11 – 15
   - 16 +

25. Are there any deed restrictions on the property?
   - Yes
   - No
   - Not sure

Public Utilities

Does the site have curb connection/access to the following?

26. Municipal water:
   - Yes
   - No

27. Power grid:
   - Yes
   - No

28. Sewage system:
   - Yes
   - No

29. Septic:
   - Yes
   - No

30. Cable/DSL:
   - Yes
   - No

31. Phone:
   - Yes
   - No

32. Cellular service:
D. Market Information

Labor Market

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

1) In Pennsylvania, the statewide average unemployment rate is 8.5%. How would you describe your municipality's unemployment rate?
   □ lower □ approximately the same □ higher

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

3) 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 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.

4) What is the difference in the surrounding property values from that of this site?
   a) Surrounding property values are significantly higher than site's
   b) Surrounding property values are moderately higher than site's
   c) Surrounding property values are slightly higher than site's
   d) Surrounding property values are comparable to site's
   e) Surrounding property values are lower than site's

5) What is the difference in potential tax revenue from surrounding sites from that of this site?
   a) Surrounding properties have significantly higher tax revenue than site's
   b) Surrounding properties have moderately higher tax revenue than site's
   c) Surrounding properties have slightly higher tax revenue than site's
   d) Surrounding properties tax revenue is comparable to site's
   e) 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.

6) 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

7) 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

8) 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

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. Note that if all of the brownfields you are comparing are in the same area geographically, the answers to the below questions would all be the same and so it is unnecessary to fill them out.

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

Distance to:
   a) Schools: __________ miles
      □ 0 – 2 □ 3 – 5 □ 6 – 8 □ 9 – 11 □ 12 +

   b) Public recreation areas __________ miles
      □ 0 – 2 □ 3 – 5 □ 6 – 8 □ 9 – 11 □ 12 +

   c) Properties with high market value: __________ miles
      □ 0 – 2 □ 3 – 5 □ 6 – 8 □ 9 – 11 □ 12 +

   d) Residential neighborhoods: __________ miles
      □ 0 – 2 □ 3 – 5 □ 6 – 8 □ 9 – 11 □ 12 +

   e) Closest water source (river, lake, stream): __________ miles
      □ 0 – 2 □ 3 – 5 □ 6 – 8 □ 9 – 11 □ 12 +
Infrastructure Indicator

The infrastructure indicator estimates the availability of infrastructure adjacent to a site. 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. Note that if all of the brownfields you are comparing are in the same area geographically, the answers to the below questions would all be the same and so it is unnecessary to fill them out.

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

   a) Interstate
      - □ 0 – 2
      - □ 3 – 5
      - □ 6 – 8
      - □ 9 – 11
      - □ 12 +

   b) Highway
      - □ 0 – 2
      - □ 3 – 5
      - □ 6 – 8
      - □ 9 – 11
      - □ 12 +

   c) Railway
      - □ 0 – 2
      - □ 3 – 5
      - □ 6 – 8
      - □ 9 – 11
      - □ 12 +

   d) River
      - □ 0 – 2
      - □ 3 – 5
      - □ 6 – 8
      - □ 9 – 11
      - □ 12 +

   e) Airport
      - □ 0 – 2
      - □ 3 – 5
      - □ 6 – 8
      - □ 9 – 11
      - □ 12 +

   f) In what condition are the access roads?
      - □ Excellent
      - □ Good
      - □ Fair
      - □ Poor

Thank you for completing the WPBC Brownfield Prioritization Method Questionnaire
What happens next?

You’re done!

Thank you so much for the time and effort that you’ve put into this part.

The information’s journey

The information gathered will be scored and weighted according to the preferences KCS has defined. The final score will ultimately be ranked against the scores of yours and other sites. You will receive a report of the final scores.

Thank you for your patience and continued support. In the near future, the questionnaire and tool will be put online for your convenience. Feel free to contact us if you have any questions or concerns.

The Pennsylvania Downtown Center
(717) 233 - 4675
www.padwontown.org
Bill Fontana – Executive Director billfontana@padwontown.org

Keystone C.O.R.E Services
(717) 233 - 4675 ext 118
Eddy Kaplaniak – Projects Coordinator eddykaplaniak@padwontown.org

The Western Pennsylvania Brownfields Center
(412) 268 - 7121
Carnegie Mellon University
http://www.cmu.edu/steinbrenner/brownfields/index.html
Deborah Lange – Executive Director dlange@andrew.cmu.edu
Daisy Wang – Research Assistant daisyw@andrew.cmu.edu
Zhe Zhuang – Research Assistant zzhuang@andrew.cmu.edu
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
- \texttt{Caulking}
- 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. – \textit{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. - \textit{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*

---