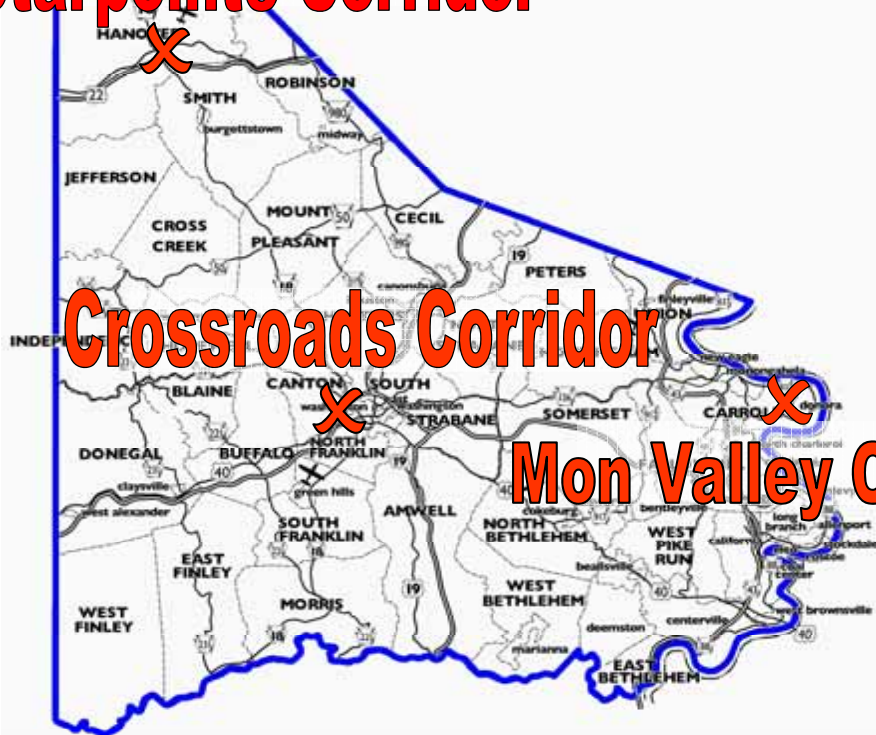


Washington



Pennsylvania

Starpointe Corridor



Crossroads Corridor

Mon Valley Corridor

Redevelopment Authority of the County of Washington

Board of Directors

Joe Gower - Chairman

Ann Dugan - Vice Chairman

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Revitalizing Communities

Washington County's Plan for
Brownfield Redevelopment
Susan L. Morgan



Our Past

- Glass Factories
- Zinc Works
- Steel Mills
- Mining
- Oil Wells
- Donora – Smog of 1948
- Market Change



Our Brownfields

- **Former Industrial Sites**
 - Closed Factories and Mills
 - Closed Chemical Plants
- **Mine Scarred Land**
 - Former Strip Mines
 - Mine Refuse Piles
- **Former Service Stations**
 - Gas Stations with old underground storage tanks
 - Maintenance & Repair Shops with petroleum and/or cleaning solvent contamination



Our Plan

RACW's *High Priority*: Remediate & Reuse Brownfields

- Benefits of Brownfield Redevelopment
 - Increase local tax bases
 - Facilitate job growth
 - Utilize existing infrastructure
 - Improve blighted property
 - Take development pressure off undeveloped open land



Our Plan

- RACW developed basic strategies:
 - Identify all brownfields
 - Create a brownfield inventory & database
 - Communicate regularly with elected officials and stakeholders



Our Plan

- Obtain public financing when private funds are not sufficient to redevelop brownfield properties
- Complete redevelopment projects and return properties to productive use
- Identify and prioritize brownfield projects



Plan Implementation

- Municipal leaders were contacted to identify and provide information on local Brownfields
- Grant applications were submitted to and approved by the US EPA
 - Petroleum Assessment (\$200K)
 - Hazardous Assessment (\$200K)



Plan Implementation

- Inventory of 140 brownfields:
 - Hazardous Contaminants
 - Petroleum Products
- Database to maintain information about properties
- Input from elected officials, community-based organizations, stakeholders & public



Plan Implementation

- Educational meetings held
- Brownfield Assessment Program Guidelines & Application developed





Brownfield Assessment Program

- Contract executed with CEC, an environmental consultant, for professional services:
 - Phase 1 Environmental Site Assessments (Total of 10-20)
 - Phase 2 Environmental Site Assessments (Total of 5-10)
 - Reuse plans



Site Reuse Plans

- Site Reuse Plans based on Phase 2 findings
 - Risk Evaluation
 - Cleanup Plans
 - Cleanup Cost Estimates
 - Brochures to assist property owner with marketing property
- Enables landowners and perspective purchasers to negotiate sale price based on fact rather than perception.
- Highlights property's potential BEFORE the sale, increasing value to perspective purchasers and sale price for landowner.



Site Selection

- Limited funds for ESA's
- RACW requested Western PA Brownfield Center provide assistance with site selection process
- Collaborated to develop a transparent, rational tool for site selection



Site Selection

- Site selection process includes review of property attributes
- Brownfield properties selected for Environmental Site Assessments (ESA) based on ranking



Creating the Tool



- Indicator categories and assessment criteria developed
 - Indicators include the property attributes and related categories that are site and community specific



Indicator Categories

- **Development Driver/Champion Indicator**
- **Development Potential Indicator**
- **Socioeconomic Indicator**
- **Environmental Indicator**
- **Infrastructure Indicator**



Site Census

- Created Site Census and Tool based on these categories/criteria
 - The Site Census gathers information for the Tool from municipal officials regarding property information, development potential, funding, socioeconomics, environmental factors and infrastructure condition and availability



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.



1. Site Census Distributed
2. Information Entered into Tool





Indicator Categories

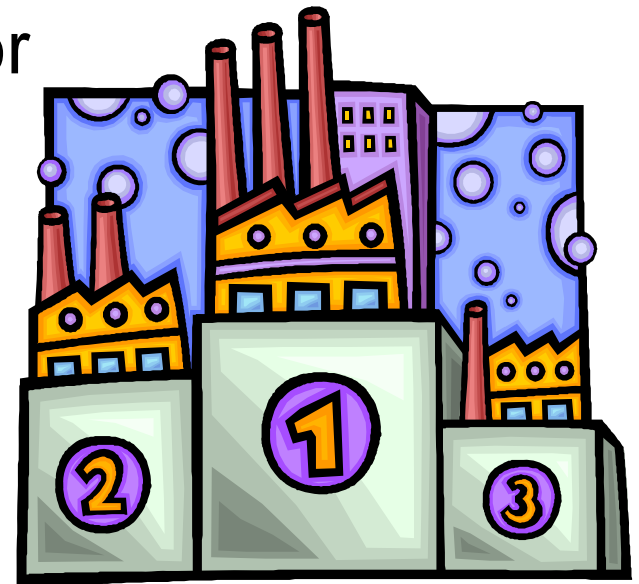
- **Developmental Driver Indicator**
 - Developer Champion
 - Municipal Champion
- **Developmental Indicator**
 - End Use
 - Funding
 - Time
 - Property Ownership
- **Socioeconomic Indicator**
 - Economic Potential
 - Environmental Justice
 - Community Support
 - Quality of Life
- **Environmental Indicator**
 - Contamination
 - Previous Use of Site
 - Location
- **Infrastructure Indicator**
 - Transportation System





Weighting Process

- RACW ranks five main indicators as well as sub-indicators
 - Sum of 5 indicator weights must equal 1
 - Sum of sub-indicators within each main indicator category must equal 1



RACW Multi-Attribute Site Selection Tool

Site 1

Site 2



WEIGHT	QUESTIONS	Site 1	Site 2
DEVELOPMENT DRIVER/CHAMPION INDICATOR			
	1] Interested developer		
	2] Municipal Priority		
		RAW SCORE	
		SUBSCORE	
DEVELOPMENTAL INDICATOR			
End Use			
	3] Has an end use been determined?		
	3a] Is the end use consistent with the surrounding land use?		
	3b] Percentage Green Space		
	3c] How beneficial will the end use be to the community?		
Funding			
	4] Funds for implementation of remediation plan?		
	5] Funds for preliminary site assessment?		
	6] Funds for full scale site investigation?		
	7] Funds for site preparation and grading?		
	8] Funds for infrastructure improvements?		
	9] Funds for onsite structures?		
Time			
	10] Estimated time to completion of remediation		
	11] Estimated time to completion of infrastructure		
Labor Market			
	12] Unemployment Rate of township		
	13] Percent residents with high school diploma		
Property Ownership			
	14] Number of owners		
	15] Land private/public?		
	16] Tax Liens		
	17] On-going operations		
	18] Defined realistic pathway to site assembly and control?		
		RAW SCORE	
		SUBSCORE	
SOCIOECONOMIC INDICATOR			
Economic Potential			
	19] Surrounding property values vs. site		
	20] Surrounding tax revenue vs. site		
	21] Character of Development		
	22] Approximate jobs gained from redevelopment		
Environmental Justice			
	23] Percentage people identified as racial minority		
	24] Percentage people whose income is below \$25,000		
	25] Percentage people renting homes		
Community Support			
	26] How supportive is community of redevelopment?		
	27] How interested is community in promoting redevelopment?		
Quality of Life			
	28] The redevelopment provides more recreational opportunities		
	29] The redevelopment provides more green space		
		RAW SCORE	
		SUBSCORE	
ENVIRONMENTAL INDICATOR			
Contamination			
	30] Documented releases from site		
	31] Any perceived contamination?		
	32] Any environmental response?		
Previous Use of Site			
	33] Former activities		
	34] Previous owner documented polluter?		
	35] Length of underutilization		
Location			
	36] Distance to schools		
	37] Distance to public recreation areas		
	38] Distance to properties with high market value		
	39] Distance to residential neighborhoods		
	40] Distance to surface waters (closest water source)		
		RAW SCORE	
		SUBSCORE	
INFRASTRUCTURE INDICATOR			
Transportation System			
	41] Distance to interstate		
	42] Distance to highway		
	43] Distance to railway		
	44] Distance to river		
	45] Distance to airport		
	46] Access roads in good repair		
Public Utilities			
	47] Municipal Water		
	48] Power grid		
	49] Sewage system		
	50] Septic		
	51] Cable/DSL		
	52] Phone		
	53] Cellular Service		
	54] Fiber Optic		
		RAW SCORE	
		SUBSCORE	



Petroleum Sites Ranked

PETROLEUM SITES

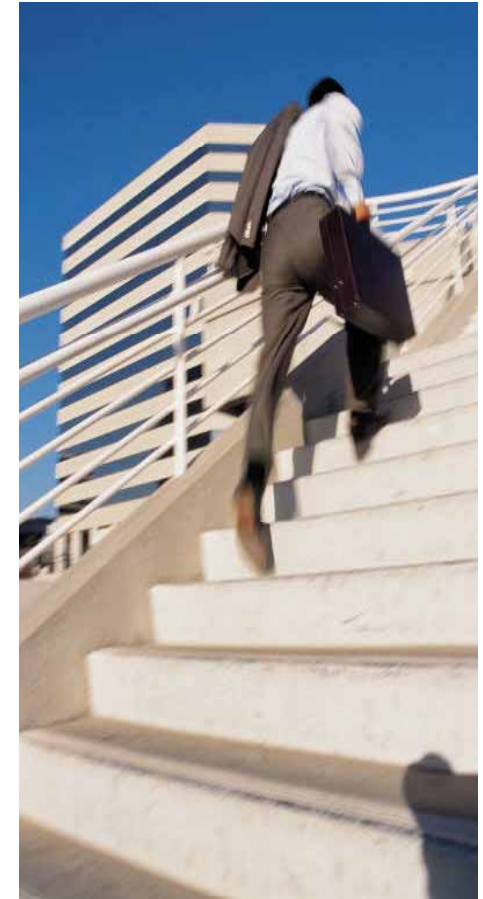
April 6, 2009

Municipality	Parcel ID	Property Owner	Score	Rank
Hanover	340-001-01-02-0001-00	Tri-State	63.08	1
	340-001-01-02-0002-00			
New Eagle	480-012-00-02-0012-01	Old Trocco	61.76	2
Cecil	140-009-00-00-0023-00	ABB	56.78	3
West Bethlehem	660-001-00-03-0001-00	Roth	56.50	4
North Strabane	520-013-13-00-0006-00	Thomaston Land Co.	54.67	5
Washington	770-002-00-01-0006-00	Salsberry Bump Shop	53.00	6
West Bethlehem	660-001-00-01-0003-00	Risbin 0003	51.25	7
Monongahela	440-004-00-02-0007-00,	Ford Sales & Repair building	50.79	8
	440-004-00-02-0008-00			
West Bethlehem	660-001-00-01-0004-00	Risbin 0004	50.70	9
Monongahela	440-008-00-02-0006-00,	Ford Parking & Garage	50.32	10
	440-008-00-02-0007-00			
Monongahela	440-007-00-01-0006-00,	Ford Used Car Lot	47.62	11
	440-007-00-01-0007-00			



Future Steps

- Conduct additional Phase I & Phase 2 environmental assessments
- Obtain cleanup grants
- Develop RLF Program
- Facilitate redevelopment of brownfields





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R·A·C·W

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