

Site-Selection Tool

Managing Brownfields as Assets
Business of Brownfields Conference
April 18, 2008



R·A·C·W

REDEVELOPMENT AUTHORITY of
the COUNTY of WASHINGTON

WESTERN PENNSYLVANIA  Carnegie Mellon.
BROWNFIELDSCENTER

Washington County's Brownfield Plan

- Inventory
- Outreach
- Site Assessments
- Remediation
- Incentives for Redevelopment



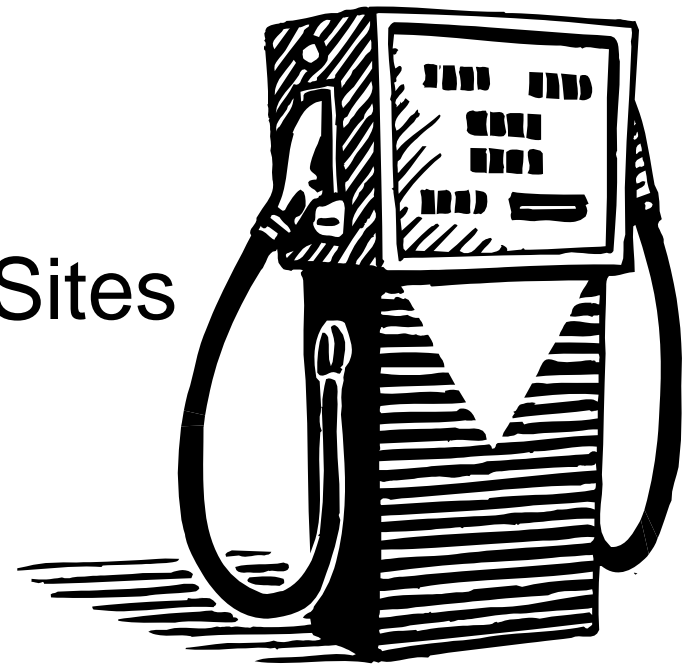
Petroleum Site Identified

- Location: Midway Borough
- Owner: Bank
- Property Status
 - Potential contamination
 - Subdivided from residential property
 - Underground tanks on separate parcel
 - Parcel is in developed area & 100 yards from stream



County Environmental Assessment Program

- EPA Funds of \$400K
- Inventory Brownfield Sites
 - Hazardous Substances
 - Petroleum Products
- Community Outreach
- Assessment of Brownfield Sites
- Facilitate Redevelopment



EPA Grants

- RACW received EPA funds for assessments
- More brownfields than funding!



Goal

- Select sites for environmental assessments
- EPA assessment funds are limited
- Involve **Community** in site selection process
- Develop transparent, rational tool for site selection



Goal

- Contacted Western PA Brownfields Center
- Developed tool based on multi-attribute decision-making method
 - Collect information on a site for categories important to the municipal officials, stakeholders, community organizations, and RACW



Creating the Tool



- Developed Indicator categories and assessment criteria
- Ranking Session with RACW
- Created site census based on these categories/criteria for municipal officials
- Score these and enter into tool
- Each indicator weighted according to the RACW's priorities

How to Judge a Site: 5 Indicators Defined

- **Development Driver/Champion Indicator**
 - Is there a developer or municipality driving development
- **Development Potential Indicator**
 - The degree of developmental progress on a particular site and the expected ease of redevelopment
- **Socioeconomic Indicator**
 - The social and economic benefits of redeveloping a site for the surrounding community
- **Environmental Indicator**
 - The likelihood and degree of environmental contamination of a site, either real or suspected and the environmental benefits of redevelopment
- **Infrastructure Indicator**
 - The degree of infrastructure in and surrounding a site

Drilling Down: Sub-Indicators

- **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
 - Public Utilities



Developed Site Census Based on Indicators

- **For example:**

- Development Driver/Champion Indicator

- “**Has a developer expressed interest in the site?**”

- Yes, and has funds for development

- Yes, but does not have adequate funding

- Somewhat, but only a preliminary interest

- No, no party has expressed interest

- Infrastructure Indicator

- “**Does the site have connection/access to...**”

- Municipal water

- Sewage System

- Power Grid



1. Site Census Distributed and Collected
2. Information Entered into Tool



Weighting

- RACW ranked five main indicators as well as sub-indicators
- They decide which scores are most significant!



Future Steps

- Select Sites
- Conduct Phase I & Phase 2 environmental assessments
- Facilitate redevelopment of brownfields



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