

Site Attribute Questionnaire

For Potential Brownfields Consideration

The Navajo Nation Environmental Protection Agency Brownfields Program is presenting this multi-attribute decision making tool to assist us in prioritizing sites in Navajo Chapters for potential brownfields redevelopment. A brownfield is an abandoned or underused industrial or commercial facility where expansion or redevelopment is complicated by real or perceived environmental contamination.

A site is classified as a brownfield by having an environmental assessment done on the property. The environmental assessment determines the extent of real or perceived contamination. While traditionally seen as an urban issue, brownfields exist in rural areas as well. Consider the former gas station, an old rail yard or abandoned junk yard. Soil, water and air contamination can be caused by many different land use activities.

The community benefits from brownfield redevelopment include but are not limited to:

- removing health and environmental concerns or perceptions
- promoting smart growth (reusing of property instead of vacant land)
- promoting economic growth (creating jobs)
- removing blighted property
- building ties among residents, businesses, and all parties involved
- building community awareness and empowering communities to address a problem that directly affects them

There are several programs to aid property owners in the cleanup and redevelopment of Brownfield sites. Some of the assistance includes;

- various federal grants and low interest loans
- federal technical assistance programs

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.

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.

The decision maker: The decision makers use this questionnaire 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.

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.

Property Attributes

(NNEPA use only):	Date: _____ Project Code _____
	Chapter: _____

The following fields **will not** be scored – they are for cataloging purposes.

Questionnaire Completer

Last Name: _____ First Name: _____

Position in Chapter: _____

The Site

Name (if applicable): _____

Address: Street (if applicable): _____

Mailing City, State: _____

County, Zip: _____

Latitude Longitude: _____

Any tax liens?

☐ Yes ☐ No

Any ongoing operations?

☐ Yes ☐ No ☐ Not sure ☐ 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 +

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:

- ☐ less than 10 yrs
- ☐ 10 – 20 yrs
- ☐ more than 20 yrs
- ☐ Not sure

Is it a site of historical value?

- ☐ Yes ☐ No ☐ Not Sure

Environment

Has phase 1 Environmental Site Assessment (ESA) been performed with in last year?

- ☐
- Yes
- ☐
- No
- ☐
- Not Sure

Has phase 2 investigation been performed?

- ☐
- Yes
- ☐
- No
- ☐
- Not Sure

Have there been any Navajo RPA or US EPA or environmental responses to the site?

- ☐ Yes ☐ No ☐ Not Sure

If YES, please explain:

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Questions

A. Development Driver or Champion

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 a chapter member only or 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 Chapter?

- ☐ Yes ☐ No

B. Development Potential

This indicator assesses the likelihood that a site will be redeveloped. There are five sub-indicators within development potential: end use, funding, property ownership, community support, and quality of life. 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 redevelopment of 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 by the end use plan on this site?

☐ 0 – 25

☐ 26 – 50

☐ 51 – 75

☐ 76 – 100

☐ 100 +

☐ unknown

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 available right now for the environmental investigation?

☐ Private

☐ Chapter

☐ Both

☐ None

☐ Completed Already

7. Are there at least partial funds available right now for the environmental cleanup?

☐ Private

☐ Chapter

☐ Both

☐ None

☐ Completed Already

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

☐ Private

☐ Chapter

☐ Both

☐ None

☐ Completed Already

9. Are there at least partial funds for construction costs?

☐ Private

☐ Chapter

☐ Both

☐ None

☐ Completed Already

PROPERTY OWNERSHIP

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

10. How many entities have done business at the property throughout the years?

☐ 0 ☐ 1 ☐ 2 ☐ Multiple ☐ Unknown

11. Has a plan that includes site acquisition, site withdrawal, 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.

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

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

13. How interested is the surrounding community in taking action and promoting redevelopment?

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

QUALITY OF LIFE

Many times, the land occupied by brownfields can be a key asset of the Chapter.

14. 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

15. 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. ENVIRONMENT

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

16. 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: _____

17. 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 cleanup strategy.

18. 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

19. Is there a current land user?

- ☐ Yes ☐ No ☐ Not sure

20. Is the previous or current land user a documented polluter?

- ☐ Yes ☐ No ☐ Not sure

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

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

22. Are there any use restrictions on the property (fencing, warning signs, etc.)?

- ☐ Yes ☐ No ☐ Not sure

PUBLIC UTILITIES

Does the site have property-edge connection or access to the following? Please answer all.

23. Municipal water:

- ☐ Yes ☐ No

24. Power grid:

- ☐ Yes ☐ No

25. Sewage system:

- ☐ Yes ☐ No

26. Septic:

☐ Yes ☐ No

27. Cable/DSL:

☐ Yes ☐ No

28. Phone:

☐ Yes ☐ No

29. Cellular service:

☐ Yes ☐ No

30. Fiber Optic:

☐ Yes ☐ No

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.

31. On the Navajo Nation the average unemployment rate is ____%. How would you describe your Chapter's unemployment rate?

☐ lower ☐ approximately the same ☐ higher

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

32. The percentage of Navajo Nation residents, 25 years of age and older, with at least a high school diploma is ____%. The percentage of your Chapter's population, 25 years and older, with at least a high school diploma is

☐ lower ☐ approximately the same ☐ higher

PROPERTY VALUES

In order to better understand the surrounding community in which the site is located, please provide answers to the comparisons of this site with other (non-contaminated) properties in the area.

33. 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

34. If your chapter IS a certified chapter, 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
- ☐ Does not apply to my chapter

35. If your chapter IS NOT a certified chapter, what is the difference in potential perceived value from surrounding sites from that of this site?

- ☐ Surrounding properties have significantly higher perceived value than site's
- ☐ Surrounding properties have moderately higher perceived value than site's
- ☐ Surrounding properties have slightly higher perceived value than site's
- ☐ Surrounding properties perceived value is comparable to site's
- ☐ Surrounding properties have lower perceived value than site's
- ☐ Does not apply to my chapter

LOCATION

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

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

39. Closest water source (arroyo, stream, pond, lake): miles

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

E. INFRASTRUCTURE

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 is that brownfields will often have existing infrastructure.

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

40. Interstate

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

41. Paved Road

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

42. Commercial Airport

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

43. In what condition are the access roads?

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

What happens next?

YOU'RE DONE!

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

Your information's journey

The information gathered will be scored and weighted according to the criteria Navajo EPA has defined. The final score will ultimately be ranked against the scores of others of yours if there are any, and other sites on the Navajo Nation. 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 convenience. Feel free to contact us if you have any questions or concerns.

Pam Maples, Remedial Project Manager

Navajo Nation EPA; Superfund

Mailing address

Phone

e-mail

Someone Else

Navajo Nation EPA; Superfund

Mailing address

Phone

e-mail

Someone Else

Navajo Nation EPA; Superfund

Mailing address

Phone

e-mail