

Commonwealth of PA Industrial Site Inventory and Readiness Analysis
Request for Information

Thank you for your support of ramping up Pennsylvania's competitiveness. Your time and effort on behalf of your community is valuable and appreciated!

Please find below links to the slide deck and a recording of the Intro Webinar conducted on Aug 27 2024.

[Webinar/Presentation](#)
[SlideDeck](#)

Instruction:

- Each site submission requires an individual RFI response. Understanding that a lot of information is being requested in a short amount of time, please prioritize site submissions in order of importance to your region.
- The intent of this exercise is to cast a wide net capturing both greenfield and brownfield opportunities for new construction and redevelopment. Sites with existing, vacant, usable industrial space (such as might be viewed on CoStar) should be deprioritized.
- For rural locations, a target minimum size of a site is 20 acres; for urban locations, a target minimum size is 5 acres.
- Section 1 of the RFI will be utilized to conduct state-wide analysis of PA's industrial site inventory, compare available sites to the requirements of key priority sub-sectors, and to begin to build a baseline of the Commonwealth's overall site readiness. This section is REQUIRED.
- Section 2 of the RFI gets to a level of detail necessary to position a site for rapid business expansion or attraction. While this section is not required, any additional information you are able to provide will assist Team PA and DCED in understanding where short-term opportunities exist.
- Responses to this RFI will be analyzed using the approach of a corporate site selection project. Including as much information as you are able on the site option will directly impact the quality of feedback provided on the site's relative readiness for an investment project.
- SAVE YOUR WORK: At the bottom of each page, there is a "Save" button. Clicking the "Save" button will exit your survey and generate a unique URL link that you can use to return to your work. Click the "Save" button each time you want to save your contents and return later. The same URL link will be generated each time you click "Save". After you click "Submit" on the final page of the survey, you can use the same URL link to return to your survey and complete additional sections.

Schedule of Deadlines

Deadline	Description of Requirements
Wed Sep 18	<ul style="list-style-type: none">Due date for sites to receive site readiness feedback and qualify for additional due diligence
Fri Oct 4	<ul style="list-style-type: none">Due date for sites to be included in statewide industrial site inventory

SECTION 1 - REQUIRED

Getting Started

Contact Information

Company / Organization Name:	
Contact Name:	
Contact Position:	
Best Phone Contact:	
Email Address:	

1. How much of your organization's annual resources (financial and human) are engaged in support of industrial site availability and readiness?
 - a) <25% (not a primary activity)
 - b) 25-75% (one of the many priorities we juggle)
 - c) >75% (this is our primary role)

General Site Information

Site Identification

Site Name:	
Street Address (if available):	
Latitude / Longitude (of centroid of site): <i>Use Google Maps, navigate to the site location, and right-click the centroid of the site to view and copy/paste the coordinates</i>	
Link URL to Site Location on Google Maps: <i>Copy/paste the Google Maps URL used to generate the Latitude/Longitude coordinates from above</i>	
Maximum Land Plot Size (acres): <i>This represents the maximum amount of acreage contained in the land plot submitted</i>	

2. Would you like this site to be kept confidential at this time? If you answer yes, please note that the site information will be shared with Team PA, PA DCED, and the PA Office of Transformation and Opportunity and will be kept confidential. If you answer no, the information submitted could be eligible to appear on either PA Site Search or a future state-level web-based site inventory.

	Yes	No	If yes, please describe rationale
Confidential site?			

Ownership / Entitlements / Zoning - REQUIRED

3. Is the site controlled by a single owner, whereby the owner of the site can provide proof documentation around land title and authority to sell?
- a. Y/N/Don't know

4. Who is the owner(s)/ownership (e.g. LLC, LLP) of the site?
- b. Owner 1: _____
 - c. Owner 2: _____
 - d. Owner 3: _____
 - e. Owner 4: _____

5. How is the site currently being marketed to prospective tenants?

	For sale	For Lease	Not on market	Don't know	If on market for sale or lease, provide available listing price	If site is on LoopNet or CoStar, provide link
On-market?						

6. Which of the below descriptors best describes the current zoning? Please visit the land registry in your region and select the option below that best matches the listed zoning status of the site.
- a. Agriculture
 - b. Industrial (specify light, heavy, other): _____
 - c. Commercial
 - d. Residential
 - e. Other (please specify): _____

Ease of Development - REQUIRED

7. Are there any existing, unoccupied buildings on the site that would require significant retrofit for a new industrial tenant? Indicate the number existing buildings on-site, the corresponding aggregate square footage, and the previous use. If no buildings on-site, indicate “0” in the space provided. If square footage is not documented, use [Google Maps](#) to measure the approximate dimensions and provide an estimate.

	# of buildings	Estimated aggregate square footage (If unknown, indicate “Don’t know”)	Previous use (If unknown, indicate “Don’t know”)
Buildings on-site?			

8. Approximately what portion of the land plot is considered “pad-ready”, i.e. with land clearance and land grading activities already undertaken? Indicate the amount of acres of the land plot that is “pad-ready”, and indicate “0” if not applicable.
- a. # of acres: _____
9. How would you primarily characterize the topography of the site (outside of any portion that is considered “pad-ready”)? Select the one choice that best represents the majority of the site.
- a. Flat, cleared
 - b. Flat, grassland/farmed crops
 - c. Flat, lightly wooded
 - d. Flat, heavily wooded
 - e. Gently rolling, cleared
 - f. Gently rolling, grassland/farmed crops
 - g. Gently rolling, lightly wooded
 - h. Gently rolling, heavily
 - i. Significant elevation change, cleared
 - j. Significant elevation change, grassland/farmed crops
 - k. Significant elevation change, lightly wooded
 - l. Significant elevation change, heavily wooded
10. How would you primarily characterize the immediate surrounding area of the site (within 0.5 mile radius of the site)? Select as many of the following choices that apply.

	Other industrial	Commercial	Residential	Agriculture	Natural features	Other Communal (church, school, etc)
North						
South						
East						
West						

11. To the best of your knowledge, are you aware of any of the following impediments to development on the site? For flood hazard related impediments, please visit FEMA's [Flood Data Viewers and Geospatial Data](#) to view site-specific information.
- a) 100-year or 500-year floodplain: Y/N
 - b) Stream or waterway: Y/N/Maybe; If Y, please describe:
 - c) Wetlands: Y/N/Maybe; If Y, please describe:
 - d) Utility or Transport Easement: Y/N/Maybe; If Y, please describe:
 - e) Mines: Y/N/Maybe; If Y, indicate what type of mining activities took place:

Environmental - REQUIRED

12. Are you aware if the following site readiness studies been conducted on the site? If yes, indicate the year in which the study was/will be completed. If no, indicate "No" in the space provided.

	Yes	No	Don't know	If yes, indicate the year in which the study was or will be completed.
Environmental Phase 1:				
Geotechnical study:				
Wetlands delineation:				
Archaeological study:				
Wildlife/Endangered Species study				
Historical/cultural survey:				

13. Is the site a brownfield site? According to the Pennsylvania Department of Environmental Protection (DEP), a [brownfield](#) is a commercial or industrial property that is currently vacant or underutilized and where there is known or suspected discharge of a contaminant making it difficult to redevelop, expand, or reuse the property.

	Yes	No	Don't know	If Yes, describe the previous use of the site. If the site was previously used as a mine indicate whether it was ever strip mined for pyrite.
Brownfield site?				

14. If the site is a brownfield site, have the appropriate remediation activities taken place according to a [Multi-Site Remediation Agreement](#) regulated by the Department of Environmental Protection?

	N/A; not brownfield	Yes	No	In Progress	Don't know	If Yes or In Progress, what is the estimated date of completion?
Multi-Site Remediation Agreement?						

Utilities - REQUIRED

15. What is the distance of the site to the nearest power infrastructure elements listed below?
Indicate the approximate distance from the site to each infrastructure item in miles.
- Nearest power substation 1: # of miles OR “Don’t know”
 - Nearest power substation 2: # of miles OR “Don’t know”
 - Nearest High-voltage transmission line: # of miles OR “Don’t know”
 - Nearest Distribution line 1: # of miles OR “Don’t know”
16. What is the distance of the site to the nearest water infrastructure elements listed below?
Indicate the approximate distance from the site to each infrastructure item in miles.
- Water lines (1. Treated potable and 2. Reclaimed grey): # of miles OR “Don’t know”
 - Natural waterway that can be used for water intake: # of miles OR “Don’t know”
17. What is the approximate distance of the site to the nearest natural gas infrastructure elements listed below?
- Gas distribution line serving the site: # of miles OR “Don’t know”
 - Gas transmission line serving the site: # of miles OR “Don’t know”
18. What is the approximate distance of the site to the nearest wastewater infrastructure elements listed below?
- Wastewater treatment facility: # of miles OR “Don’t know”
 - Natural waterway for water discharge: # of miles OR “Don’t know”
19. What is the distance to the nearest telecommunications lines (e.g. fiber optic) serving the site? Please include all potential lines that could service the site.
- Line #1; # of miles OR “Don’t know”
 - Line #2; # of miles OR “Don’t know”

Transportation / Logistics - REQUIRED

20. How many ingress / egress points currently provide access to the site parcel?
- None; no easements exist that provide site access
 - One
 - Two
 - More than two
 - Don’t know
21. What is the current condition of the access road(s) that lead up to and provide entry to the site parcel?
- Dirt
 - Gravel
 - Concrete – M30 grade (light traffic and residential areas)
 - Concrete – M40 to M50 grade (heavy traffic and industrial areas)

- e. Don't know
22. What is the distance of the site to the nearest highway infrastructure? According to the Department of Transportation, a highway can be a 2-lane road with wide shoulders where vehicles might enter through traffic light crossings and/or intersections at the road level, and with higher speed limits than other roads due to their purpose as main arteries for shorter distance travel through urban, suburban and rural areas. A freeway is distinct in that it is a divided arterial highway with full control of access through designated on-ramps and off-ramps, and with uninterrupted traffic flow due to absence of traffic signals and intersections. An interstate is a freeway that crosses state boundaries and is part of the National System of Interstates.
- a. Highway: # of miles
 - b. Freeway or Interstate: # of miles
23. Please list the DISTANCE IN MILES of the two largest commercial service airports and two largest cargo service airports in reasonable proximity of the site (<250 miles), using the Federal Aviation Administration's definition of airport activities at this [link](#).
- a. Commercial service airport 1: # of miles
 - b. Commercial service airport 2: # of miles
 - c. Cargo service airport 1: # of miles
 - d. Cargo service airport 2: # of miles
24. To what extent is/can the site be rail-served?
- a) Not at all / unlikely
 - b) It is currently rail served
 - c) It is in a rail-served park and a spur can be extended
 - d) A rail spur can likely be extended from a nearby rail line
 - e) Don't know / Additional analysis is requested

Future State Site Readiness Metrics - REQUIRED

25. How much additional contiguous land adjacent to the site could be available for potential expansion of the site, i.e. land with joint ownership or with a potentially willing seller? If none, indicate "0" in the space provided. If don't know or are unsure, enter "TBD".
- a. Contiguous land for expansion: # of acres
26. Are there any site planning or upgrade projects that are currently being undertaken? Select all that apply. If yes, indicate the estimated date of completion in the space provided.
- a. Construction of site access roads: Y/N/Don't know; estimated date of completion
 - b. Land clearing: Y/N/Don't know; estimated date of completion
 - c. Land grading: Y/N/Don't know; estimated date of completion
 - d. Extension of power transmission/distribution infrastructure: Y/N/Don't know; estimated date of completion
 - e. Construction of power substations: Y/N/Don't know; estimated date of completion

- f. Extension of water/wastewater line infrastructure: Y/N/Don't know; estimated date of completion
- g. Extension of natural gas line infrastructure: Y/N/Don't know; estimated date of completion
- h. Construction of storm water drainage / retention system: Y/N/Don't know; estimated date of completion
- i. Construction / extension of rail spur: Y/N/Don't know; estimated date of completion
- j. Wetlands mitigation: Y/N/Don't know; estimated date of completion

Requested Images - REQUIRED

27. Please upload an **aerial photo** of the site that demonstrates a clear delineation of the site boundaries and which illustrates the surrounding use within 0.5 mile of the site. It is sufficient to provide a Google Maps or Google Earth image of the site, edited to delineate a clear depiction of the boundaries of the site. Only image files can be uploaded (e.g. JPEG, GIF, PNG).

SECTION 2 - OPTIONAL

Section 2 is HIGHLY ENCOURAGED for sites seeking more competitive consideration by company prospects. The information requested should be provided on an "as available" basis, and **if some or part of the answer is unknown or not available, please leave the section blank**. The following questions are standard questions included in an RFI for an actual site selection project. To the extent that a submitting entity compiles this information, industry experience suggests that the site is more likely to be **considered for a site selection project and not eliminated due to lack of sufficient information** to determine the site's ability to meet a project's needs.

Responses to Section 2 will be analyzed using the approach of a corporate site selection project, and will receive an additional layer of feedback on top of the feedback provided to Section 1 information.

Ease of Development - OPTIONAL

28. Has a topographical study been conducted for the site?

	Yes	No	Don't know	If Yes, indicate the depth that the study covered (1',5',10',etc)
Topo study?				

29. Approximately what portion of the site is located in a 100-year or 500-year floodplain, and where on the site is it located?

Floodplain type	Estimated # of acres	Location of floodplain acreage on site (e.g. NW quad, SW quad, etc)

100-Year		
500-year		

30. Is the site bisected by any streams or waterways? If Yes, where on the site is it located?

	Yes	No	Don't know	If Yes, indicate the location of the site that is bisected.
Streams or waterways?				

31. Does the site possess any development or limitations related to its use? Indicate Yes or No for each of the following options, and if yes, provide a brief description.

	Yes	No	Don't know	Description
Building height limitation				
Building coverage ratio – the max portion of the site that can be covered by an impervious surface (e.g. building footprint and parking lots)				
Minimum setback lines				
Property Use				
Operating Hours				

32. What types of easements (e.g. gas transmission line, municipal water/sewer, rail, etc) bisect the site and where is their location on the site? For each easement that you are aware of, indicate whether it can be moved, demolished, or built over.

Easement type	Yes	No	Location of easement on site	Impact on developability		
				Easement can be moved	Easement can be built over	Easement cannot be moved or built over
Gas						
Electric						
Telecom						
Municipal water						
Sewer						
Rail						

Utilities - OPTIONAL

33. What is the name of the company providing service to the site for each of the utilities listed below? List as many that apply.

	Provider 1	Provider 2	Provider 3	Don't know
Electricity				
Natural Gas				
Water				
Wastewater				
Telecommunications				

34. Given current infrastructure and local demand, what is the type of power service that can be predictably supplied to the site today? Indicate the following parameters of power service available to the site in its current state. Provide a **best estimate range** assuming a 24/7 operation requiring uninterruptible power at 70-80% load factor.

- a. Electrical capacity currently available: # of MW (max load)
- b. Voltage of nearest electric line: # of kV (nearest electric line)
- c. Dual-feed service from two independent substations: Y/N

35. Given current infrastructure and local demand, what is the type of water service that can be predictably supplied to the site today? Indicate the following parameters of water service available to the site in its current state.

Water type	Size of line (# of inches)	Current available capacity (# of MGDs)
Treated potable water		
Reclaimed water (grey)		

36. Given current infrastructure and local demand, what is the type of natural gas service that can be predictably supplied to the site today? Indicate the following parameters of natural gas service available to the site in its current state.

- a. Size of line: # of inches
- b. Current available capacity: # of MMSCF per day
- c. Current/latent pressure: # of PSI

37. Given current infrastructure and local demand, what is the type of wastewater service that can be predictably supplied to the site today? Indicate the following parameters of wastewater service available to the site in its current state.

- a. Size of line: # of inches
- b. Current available capacity: # of MGD
- c. Ability to treat "total dissolve solids": Y/N

Site Studies - OPTIONAL

38. If a geotechnical study has been conducted, are any of the following items listed?

	N/A; Geotech not completed	Yes	No	If Yes, indicate depth
Bedrock requiring blasting				
Ground water				

39. If the site has received a Wetlands Delineation, approximately what portion of the site contains jurisdictional wetlands, and where on the site are they located? If no jurisdictional wetlands were noted in the report, please respond “0” and “NA” to each question.

Type	N/A; no Wetlands Delineation completed	# of acres	Location of wetlands acreage on site
Jurisdictional wetlands			

40. If a Phase 1 Environmental has been completed, did it note any findings of concern regarding environmental contamination currently present on the site?

	N/A; Phase 1 not completed	Yes	No	If Yes, describe the findings of concern	If Yes, was a Phase 2 required?
Findings of Concern?					

Transportation / Logistics - OPTIONAL

41. What is the distance of the site to the nearest port/waterway infrastructure within 250 miles of the site? An inland port is defined as a port on an inland waterway connected to the [Inland Marine Highway](#). A maritime container port is defined as a facility at a port that handles the loading, un-loading, storage, and transfer of shipping containers. A dry port is an inland intermodal terminal directly connected by road or rail to a seaport, operating as a center for the transshipment of sea cargo to inland destinations.

- a. Inland port 1: # of miles, name
- b. Inland port 2: # of miles, name
- c. Maritime container port 1: # of miles, name
- d. Maritime container port 2: # of miles, name
- e. Dry port 1: # of mile, name
- f. Dry port 2: # of miles, name

Requested Documents if Available - OPTIONAL

42. Please upload an image of the **FEMA-produced Flood Insurance Rate Map** of the site which identifies the exact position of the site relative to the floodplain
43. Please upload an image(s) of the **Utility Maps** showing existing infrastructure for all utilities (electric, natural gas, water, wastewater)
44. Please upload an image of the **Wetlands Delineation** (if completed)
45. Please upload an image of the **Alta Survey** (if completed)
46. Please upload an image of the **Topographical Survey** (if completed)