

Reconnecting Communities - A Brownfields Success Story Along The Tacony-Bridesburg Waterfront In Northern Philadelphia

Mr. Jeffrey A. Smith, PG

Mr. Spencer Finch, PE, LEED-AP BD+C
Langan

Mr. Thomas Dalfo

Philadelphia Industrial Development Corporation (PIDC)

Opportunity - North Delaware Riverfront Greenway



A Long-term Vision for Renewal and Redevelopment

“Essential to the Plan is the idea of opening up the riverfront as a new and continuous public domain, a park with related recreational and riverfront amenities.”

... the Greenway

Challenges – Industrial Legacy



Seeds of Brownfields Re-Development North Delaware Riverfront



Various Contamination Sources

Former Frankford Arsenal

- Potential USTs /ASTs
- Potential PCB-Containing Transformers and Electrical Equipment
- Chemical, Hazardous Material, and Raw Material Storage
- Sumps, Pits, and Floor Drains
- Acid / Underground Neutralization Pits
- Demolition and Debris Piles
- Asbestos and Lead-based Paint
- Metal Plating Operations
- Radiological research/manufacturing
- Munitions and Explosives of Concern (MEC)

Current Environmental Overview



- Cleanup by U.S. Army Corps of Engineers (USACE) under the federal Formerly Used Defense Sites (FUDS).
 - A Final Decision Document for Area I Soils June 2015 – no further action warranted.
 - Localized residual soil impacts remain below the water table and/or areas that that precluded their removal during past remedial efforts.
 - Langan & Philadelphia Industrial Development Council Final Act Report approval and Release of Liability for soils obtained December 8, 2017.
 - The soil contaminants that remain > PADEP Non-Residential Soil Statewide Health Standards include: inorganics (arsenic, chromium, lead and mercury), Volatile Organic Compounds (VOCs) (PCE, TCE, benzene, carbon tetrachloride and 2,4-DNT), and Polychlorinated Biphenyls (PCBs).
-
- A black and white icon of a castle or fortress with three towers and a central gate, enclosed in a square border.
- Site-wide groundwater is obligation of USACE.
 - Final report expected to not pose unacceptable risk for current land use. The final decision is likely to require a notice regarding a potential Vapor Intrusion (VI) risk from TCE.
 - A Material Management Plan provides guidelines for handling, reuse, management and disposal of exported materials, primarily soils/fill, during re-development.

Project Summary

Complex multi-party real estate transaction involving an environmentally-challenged, historic industrial site requiring land swaps of parkland owned by the Commonwealth of Pennsylvania and the City of Philadelphia.

Project Summary

...that needed to occur in less than 5 months

Project Summary

...and that required coordination of 17 separate federal, state & local entities.

Agency Coordination & Approvals

Local

- Philadelphia City Council
 - Land transfers and re-zoning
- Philadelphia City Planning Commission
- Philadelphia Streets Department
- Philadelphia Water Department
- Philadelphia Department of Parks & Recreations
- Philadelphia Department of License & Inspections
- Philadelphia Solicitor's Office

Agency Coordination & Approvals

State

- PA Department of Conservation of Natural Resources (DCNR)
- PA Fish & Boat Commission
- PA Office of the Attorney General
- PA Department of Environmental Protection (PADEP)
- PA Department of Transportation (PennDOT)
- PA Historical and Museum Commission
 - State Historic Preservation Office (SHPO)

Agency Coordination & Approvals

Federal

- National Park Service
 - Land & Water Conversation Fund
 - Federal Lands to Parks Program
- U.S. Army Corps of Engineers
- U.S. Advisory Council on Historic Preservation







Project Outcomes

- 200,000 SF refrigerated distribution facility
- Reconfigured & improved boat launch
- Site for new 10-acre waterfront park
- New 30-acre industrial development site

Win-Win: North Delaware Riverfront Parkland Reconfiguration



Win-Win: North Delaware Riverfront Parkland Reconfiguration



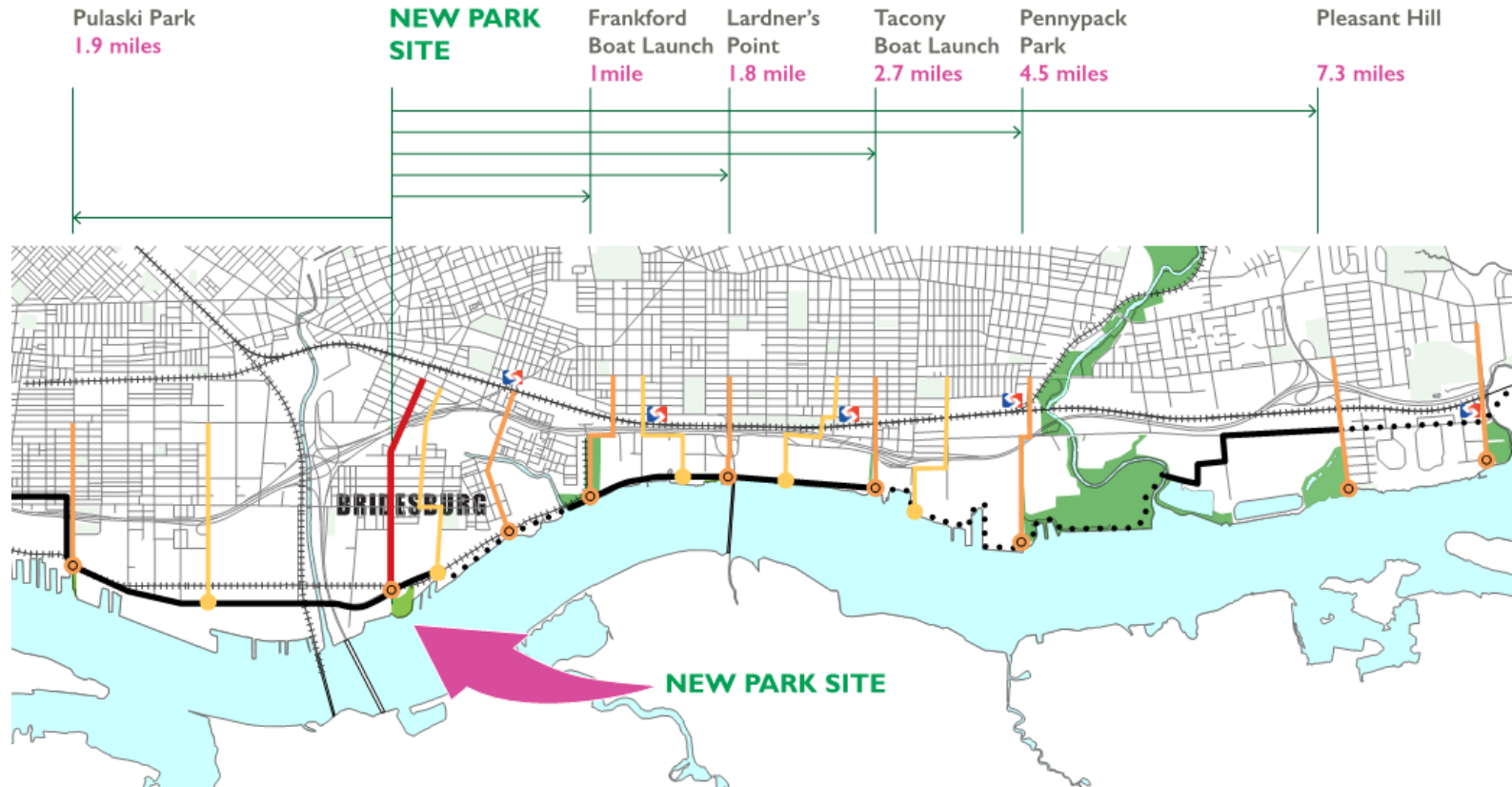
Win-Win: North Delaware Riverfront Parkland Reconfiguration



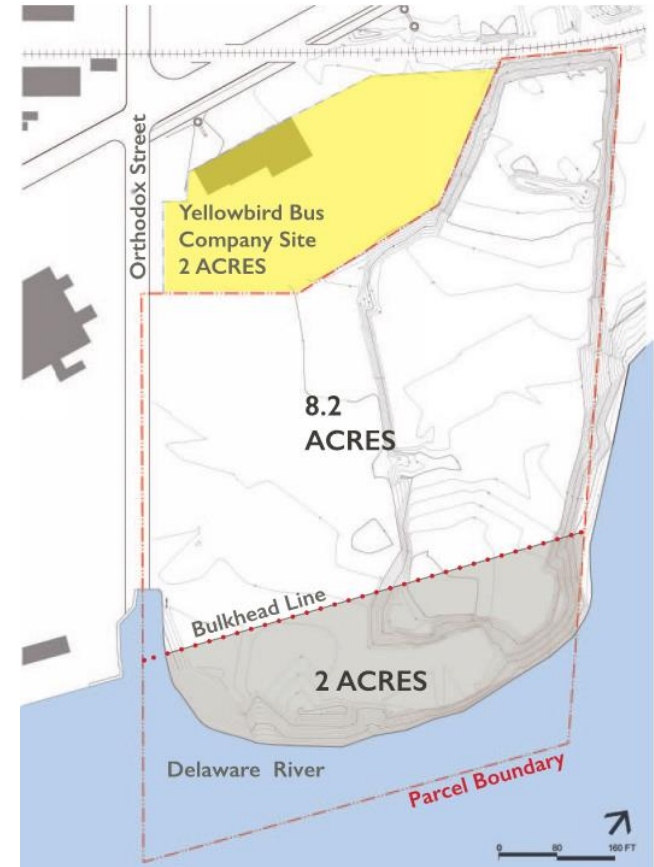
Win-Win: North Delaware Riverfront Parkland Reconfiguration



Win-Win: North Delaware Riverfront Parkland Reconfiguration



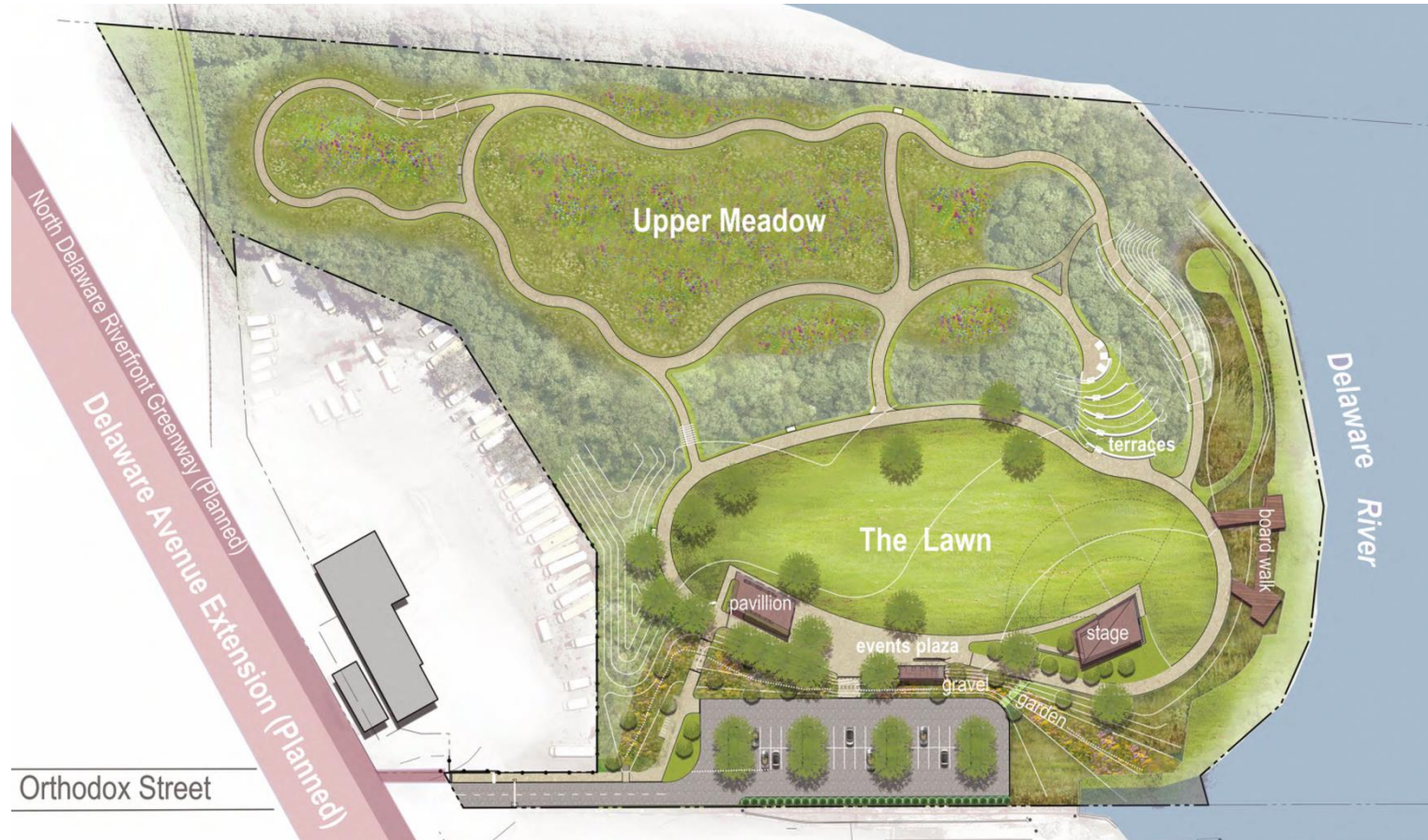
Win-Win: Bridesburg Riverfront Park



Win-Win: Bridesburg Riverfront Park



Win-Win: Bridesburg Riverfront Park



Win-Win: Bridesburg Riverfront Park



Questions?

