

BROWNFIELDS!



Presented by:

Gregory M. Firely, BCES and
Peggy Lee-Clark, Pottstown Area Industrial Development

With collaboration from:

- Centre County
- Redevelopment Authority of Washington County
- Greene County
- Municipality of Norristown
- Lackawanna County

Brownfields – Diamonds in the Rough

- Valuable resource
- Local to transportation routes
- Local workforce
- Infrastructure in-place
- Opportunity for grant funding



Grants and Funding

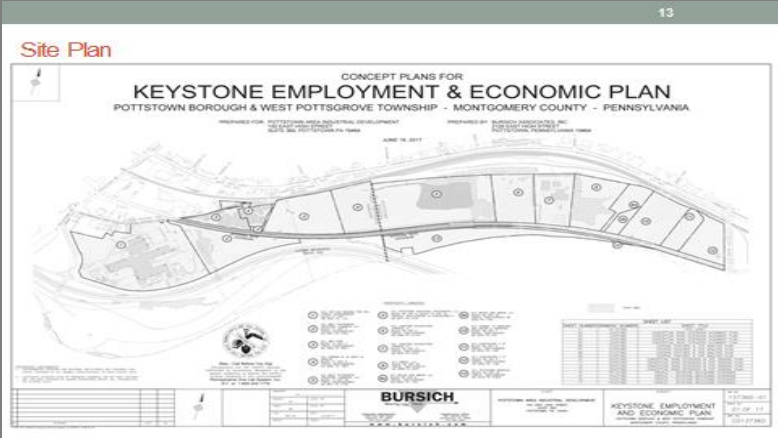
- US EPA Brownfields
- Pennsylvania Department of Community and Economic Development
 - Industrial Sites Reuse
 - Pennsylvania First
 - Business in Our Sites Loan
 - Local Share Account
- Tax incentive zones



KEEP PROJECT

POTTSTOWN AREA INDUSTRIAL DEVELOPMENT

Keystone Economic & Employment Plan: An Overview



Purpose

- To create conditions that support public-private partnerships in the development of a new and vibrant employment center that maximizes the area which is now made up of unutilized and underutilized property.

- Grant

Beginnings:
Funding received

- PAID acquired funding (Local Share Account (Gaming \$)), from Commonwealth Financing Agency



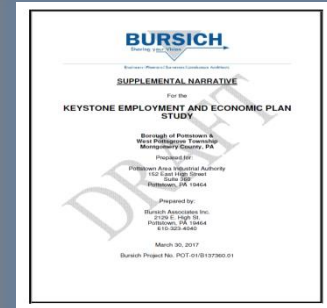
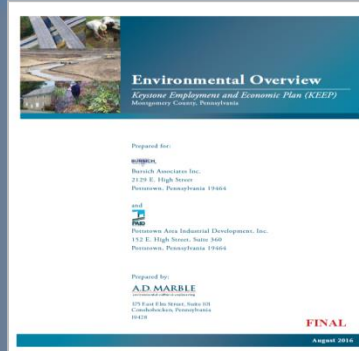
Beginnings:

Memorandum of Understanding (MOU)

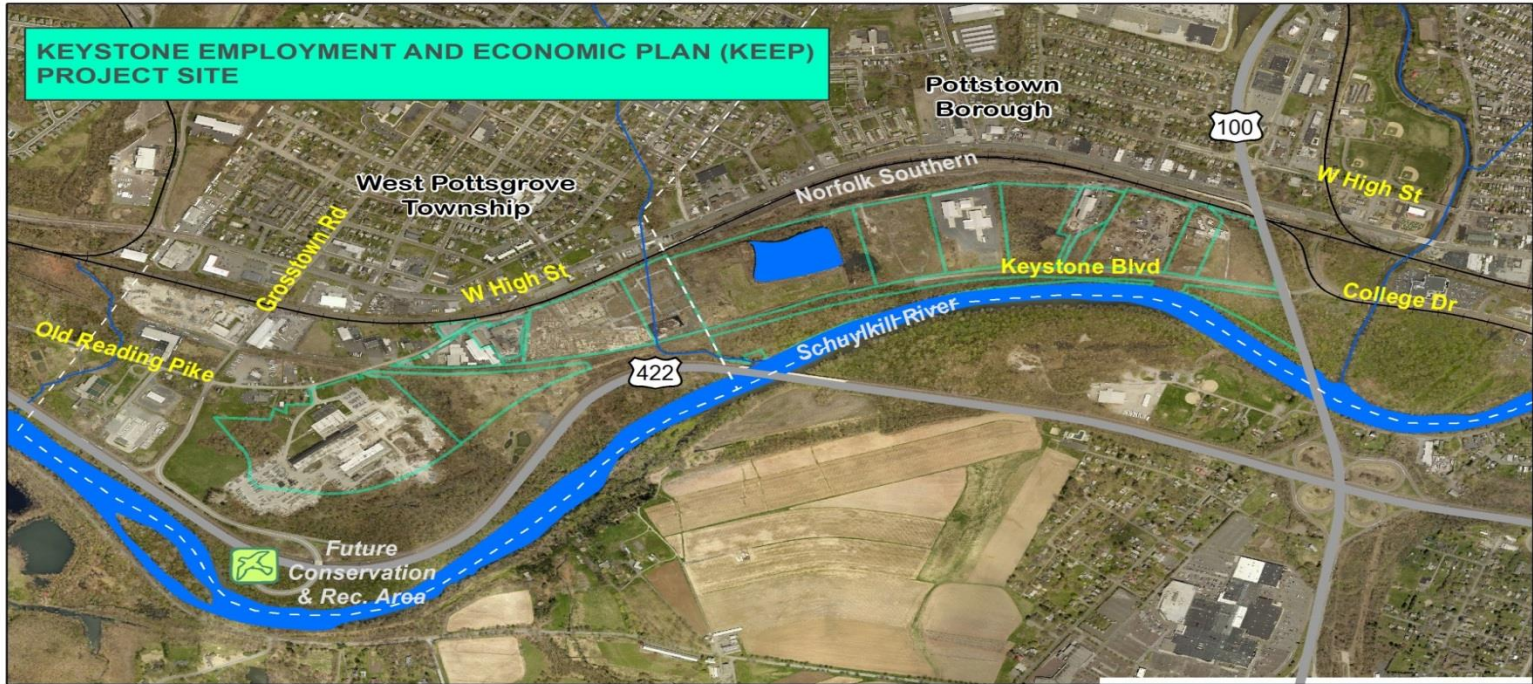
- MOU
 - ...between Pottstown Borough and West Pottsgrove Township for redevelopment of KEEP Project Site
 - Created Oversight Committee to implement goals of MOU.
 - » One, municipality, one vote
 - » Also includes PAID and MCPC (both non-voting)
 - » Communication w/property owners, Specific Plan, RFI

Ongoing Study: Specific Plan RFI

- Specific Plan
 - Montgomery County Planning Commission, Bursich Engineers, A.D. Marble
 - Supersedes zoning
 - Direct to final plan approval
 - Preferential treatment of funding applications
- Request for Interest (RFI)



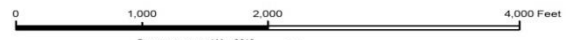
KEEP PROJECT SITE



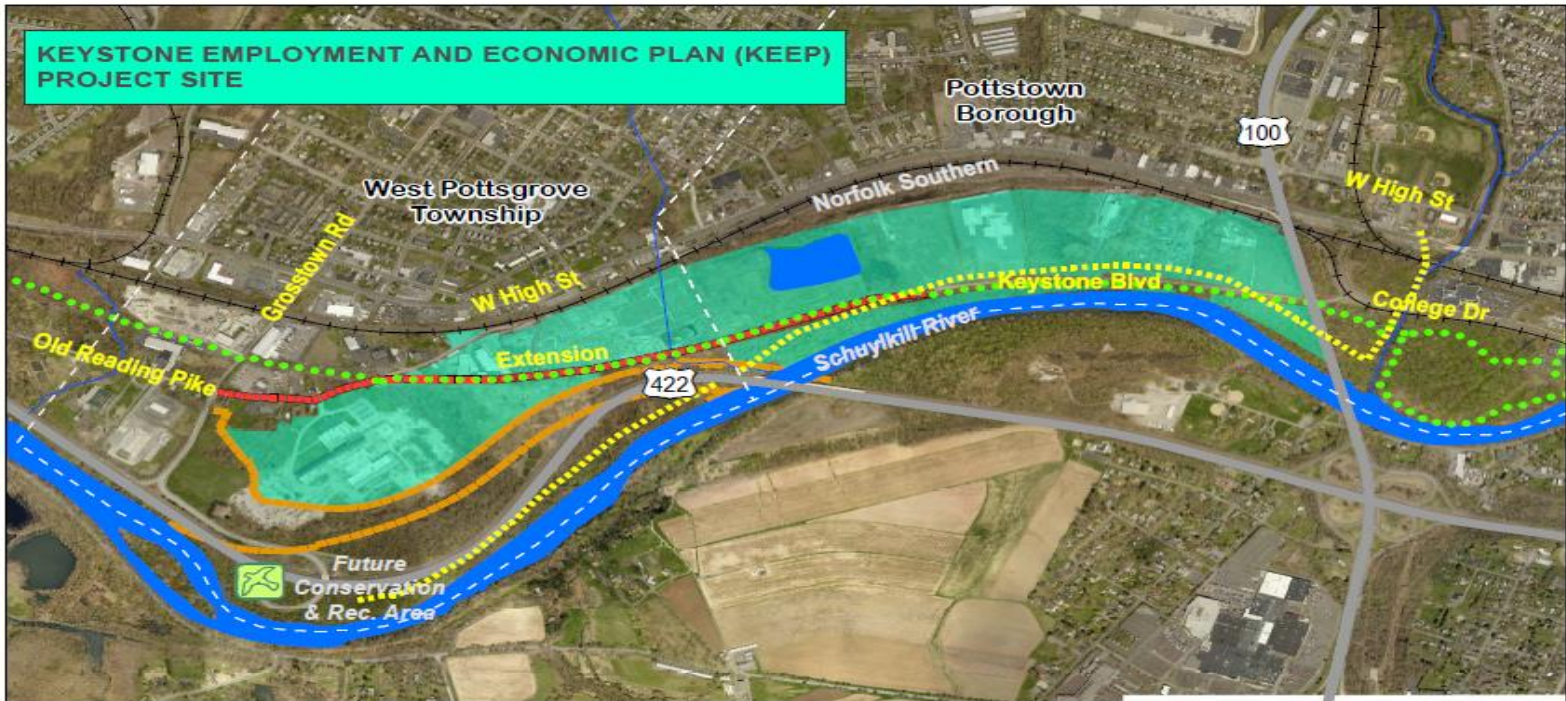
- Municipal Boundaries
- Major Roadways
- Existing Trails
- Future Keystone Boulevard
- Streams
- Water Bodies
- Future 422 ROW
- KEEP Project Site
- Railroad
- Parcels
- Floodway
- Passive Rec.

Montgomery County Planning Commission
 Montgomery County Courthouse - Planning Commission
 PO Box 311 • Norristown PA 19404-0311
 (p) 610.278.3722 • (f) 610.278.3941
www.montcopa.org/plancom


This map is based on 2015 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

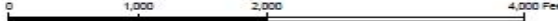



KEEP PROJECT SITE



- Municipal Boundaries
- Major Roadways
- Existing Trails
- Future Keystone Boulevard
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- KEEP Project Site
- Railroad
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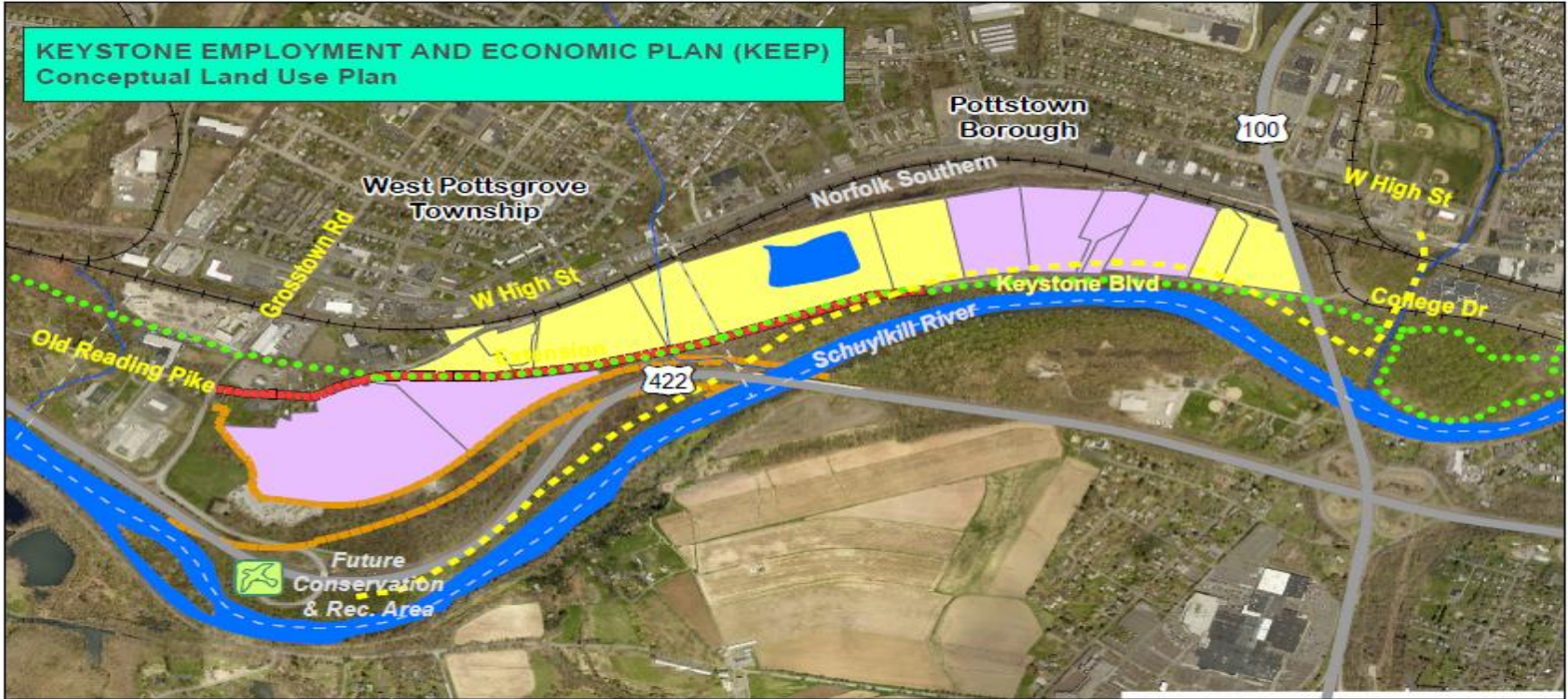

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 0 1,000 2,000 4,000 Feet
Base map prepared May 2018


 N

This map is based on 2018 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

KEEP CONCEPTUAL LAND USE PLAN



- Municipal Boundaries
- Major Roadways
- Existing Trails
- Future Keystone Boulevard
- Streams
- Water Bodies
- Future 422 ROW
- Office / Industrial
- Residential Units
- Railroad
- Floodway

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Concept Illustration

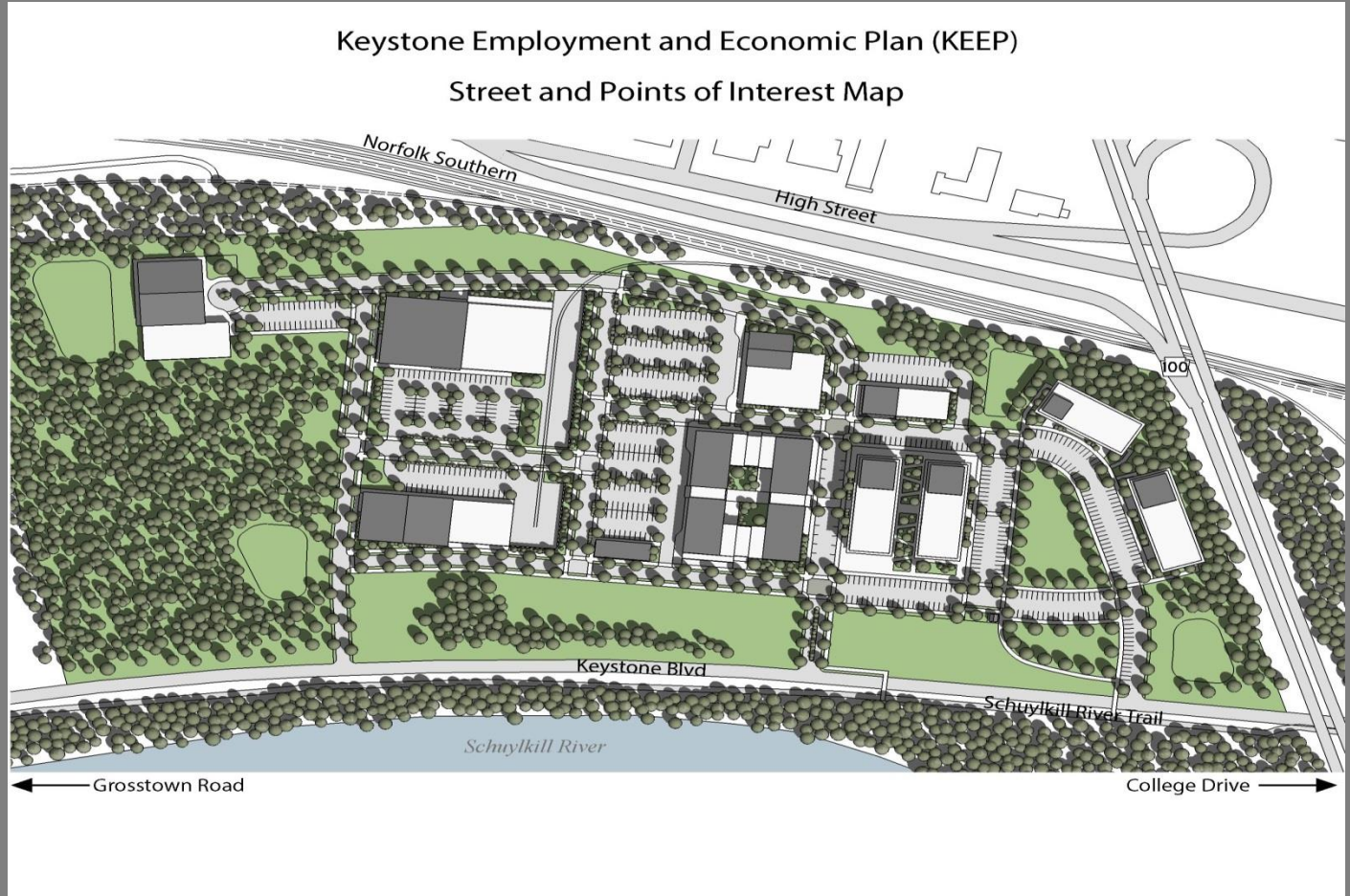
From PA 100, looking
west



2018 PA Brownfields Conference

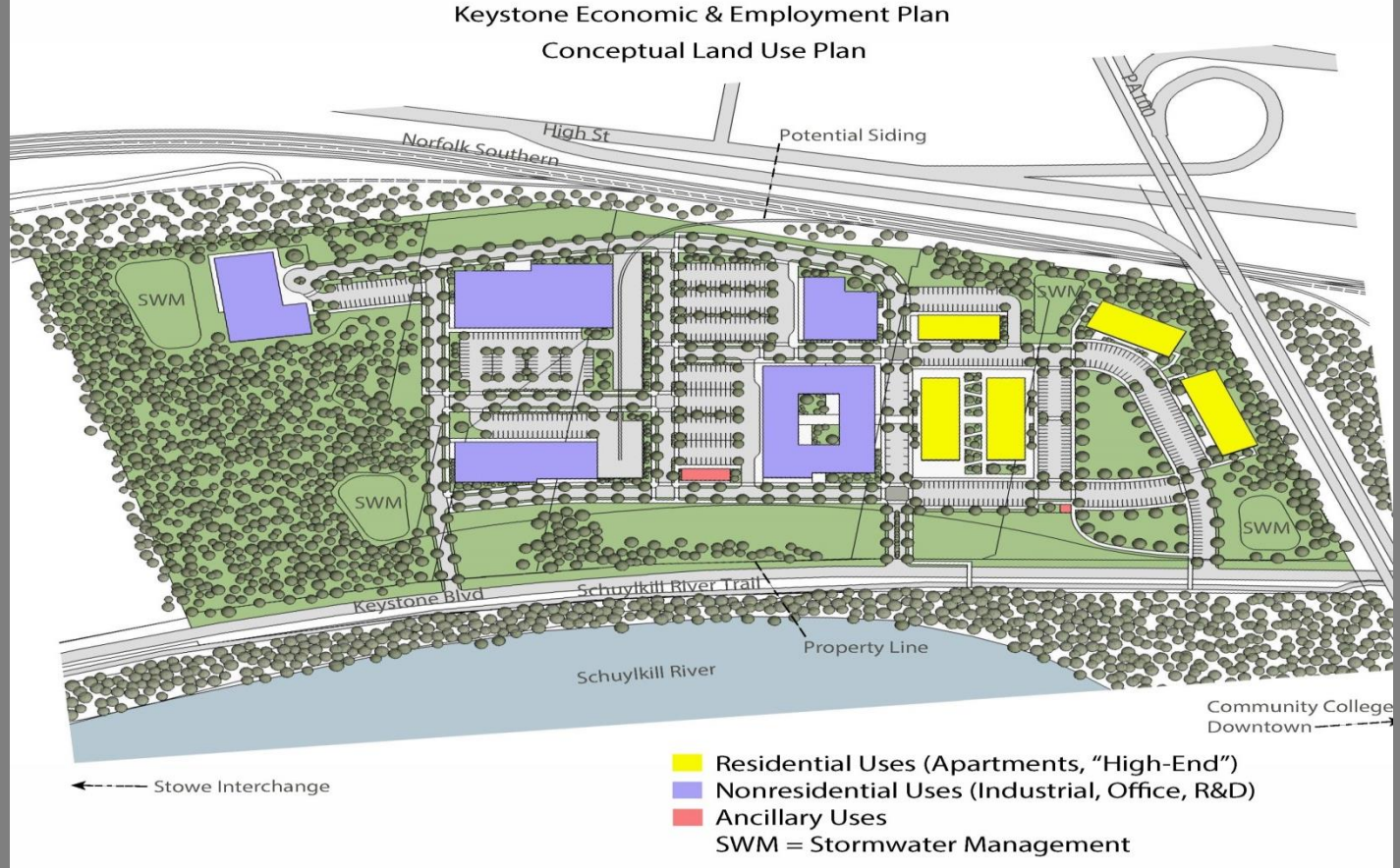
Concept Illustration

Easternmost portion of KEEP project site



Concept Illustration

Easternmost portion of KEEP project site



Concept Illustration Easternmost portion of KEEP project site



FLYOVER VIEW

Concept Illustration Easternmost portion of KEEP project site



FLYOVER VIEW

Valley Forge

KEYSTONE EMPLOYMENT & ECONOMIC PLAN

CONCEPT PLAN
MCPC 9.28.17

Site Plan

CONCEPT PLANS FOR

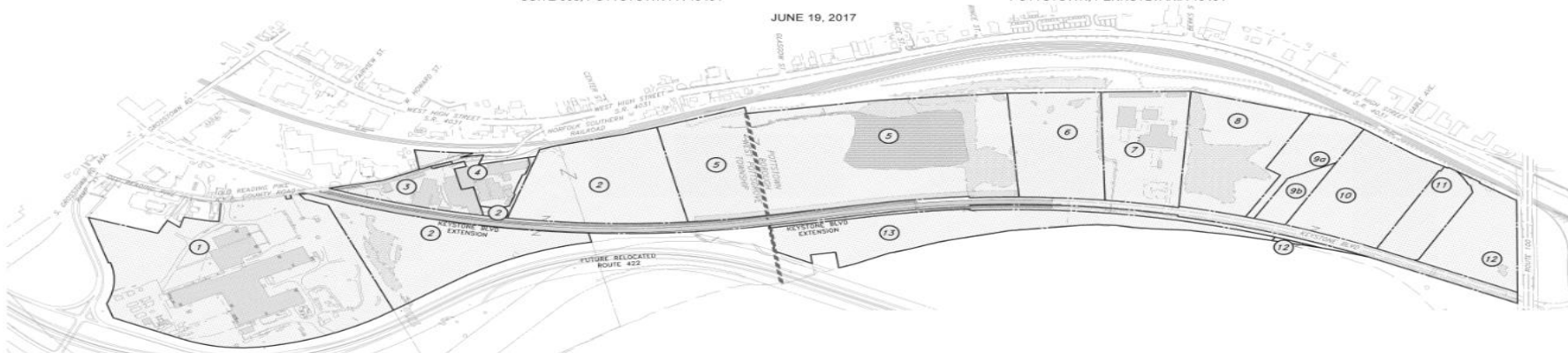
KEYSTONE EMPLOYMENT & ECONOMIC PLAN

POTTSTOWN BOROUGH & WEST POTTS GROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

PREPARED FOR: POTTSTOWN AREA INDUSTRIAL DEVELOPMENT
152 EAST HIGH STREET
SUITE 360, POTTSTOWN PA 19464

PREPARED BY: BURSICH ASSOCIATES, INC.
2129 EAST HIGH STREET
POTTSTOWN, PENNSYLVANIA 19464

JUNE 19, 2017



PROPERTY OWNERS

- | | | | | | |
|---|--|----|---|----|--|
| 1 | N/L 400 OLD READING FIRE INC.
PARCEL: 84002626007
BLOCK: 07 UNIT: 1
DB 5287 PG 1123 | 5 | N/L POTTSTOWN INDUSTRIAL INVESTMENTS, LLC
BLOCK: 28 UNIT: 0, BLOCK: 17 UNIT: 24
PARCELS: 8000150384 & 8000048816
DB 5877 PG 2743 | 9b | N/L WELLS AND SHANK, LLC
BLOCK: 08 UNIT: 28
PARCELS: 76111516003 & 5502 PG 1763 |
| 2 | N/L WEST POTTSBORO INDUSTRIAL COMPANYS LLC
BLOCK: 17 UNIT: 0
PARCEL: 84001384081
DB 5673 PG 2741 | 6 | N/L LANDTRON ACQUISITIONS COMPANY LP
BLOCK: 06 UNIT 27
PARCELS: 16013254009
DB 5890 PG 0743 | 10 | N/L THOMAS R. BRANCHING AND MERCH A. BRANCHING
BLOCK: 09 UNIT 1
PARCELS: 80013254001
DB 5890 PG 470 |
| 3 | N/L VAN CORP
BLOCK: 09 UNIT: 0
PARCEL: 84003626007
DB 5669 PG 2637 | 7 | N/L LANDTRON ACQUISITIONS COMPANY LP
BLOCK: 06 UNIT: 27
PARCEL: 16013254016
DB 5890 PG 3375 | 11 | N/L CONSUMERS E LP
BLOCK: 08 UNIT: 0
PARCEL: 16013254006
DB 5824 PG 1183 |
| 4 | N/L KOSMAN K & SNEYD M.
BLOCK: 07 UNIT: 4
PARCEL: 84001003804
DB 4826 PG 0036 | 8 | N/L SHOOT, LLC
BLOCK: 04 UNIT: 08
PARCEL: 84011133014
DB 5254 PG 2927 | 12 | N/L CONSUMERS E LP
BLOCK: 08 UNIT: 0
PARCEL: 16013254002
DB 5824 PG 1186 |
| 5 | N/L WEST POTTSBORO INDUSTRIAL COMPANYS, LLC
BLOCK: 17 UNIT: 0
PARCEL: 84001384083
DB 5877 PG 2740 | 9a | N/L WELLS AND SHANK, LLC
BLOCK: 08 UNIT: 0
PARCEL: 80013254003
DB 5502 PG 1756 | 13 | N/L POTTSTOWN BOROUSH
PARCEL: 76011480004
DB 5319 PG 0166 |



Stop - Call Before You Dig!

Pennsylvania Act 191 (2007) requires notification by excavators, designers, or any person operating to disturb the earth's surface operators in the Commonwealth Pennsylvania One Call System, Inc. 811 or 1-800-242-1776

REFERENCE DOCUMENTS:
* CONCEPTUAL DESIGN FOR KEYSTONE EMPLOYMENT AND ECONOMIC PLAN (DEPT, PREPARED BY A.S. MARBLE, CONRADY-OSWELL, PA DATED AUGUST 2016)
* ELECTRONIC AUTOCAD FILES OF PROPOSED DRAWINGS FOR SHEETS 01, SECTIONS 901 AND 902, PROVIDED BY ARCHITECTURAL GROUP, INC., PHILADELPHIA, PA, IN 9/16/16, 2016.

SHEET LIST		SHEET TITLE
01	0137360	TITLE SHEET
02	100237360	CONCEPTUAL ROAD EXTENSION ALIGNMENT PLAN
03	100337360	CONCEPTUAL ROAD EXTENSION ALIGNMENT PLAN
04	100437360	CONCEPTUAL ROAD EXTENSION ALIGNMENT PLAN
05	100537360	CONCEPTUAL ROAD EXTENSION ALIGNMENT PLAN
06	11237360	EXISTING FEATURES & SITE ANALYSIS PLAN
07	11237360	EXISTING FEATURES & SITE ANALYSIS PLAN
08	11437360	EXISTING FEATURES & SITE ANALYSIS PLAN
09	11537360	EXISTING FEATURES & SITE ANALYSIS PLAN
10	08237360	CONCEPTUAL ROAD EXTENSION & SITE GRADING PLAN
11	08337360	CONCEPTUAL ROAD EXTENSION & SITE GRADING PLAN
12	08437360	CONCEPTUAL ROAD EXTENSION & SITE GRADING PLAN
13	08537360	CONCEPTUAL ROAD EXTENSION & SITE GRADING PLAN
14	16137360	PROFILE - KEYSTONE BOULEVARD EXTENSION
15	16237360	PROFILE - KEYSTONE BOULEVARD EXTENSION
16	16337360	PROFILE - KEYSTONE BOULEVARD EXTENSION
17	16437360	PROFILE - KEYSTONE BOULEVARD EXTENSION

NO.	REVISION	DATE	BY



MANAGER	DATE	DRAWN BY

BURSICH
Sharing your Vision

Copyrighted Registration
FOR THE YEAR 2016
MONTGOMERY COUNTY, PA
REGISTRATION NO. 131460
www.bursich.com

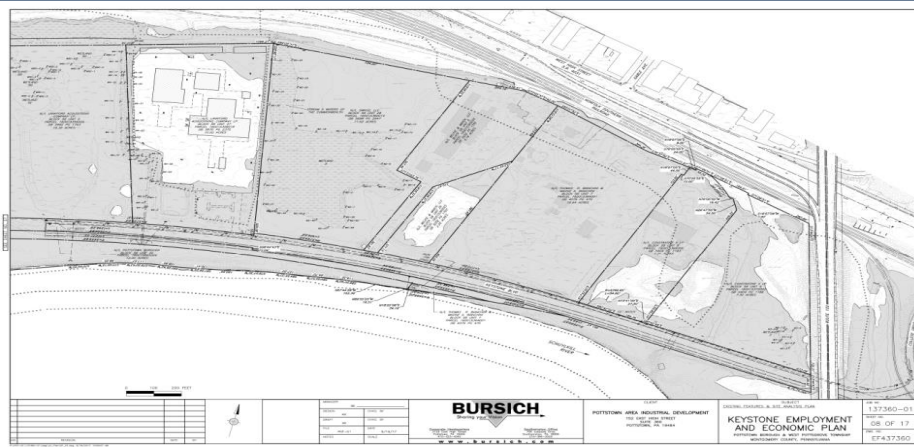
CLIENT
POTTSTOWN AREA INDUSTRIAL DEVELOPMENT
SUITE 360
152 EAST HIGH STREET
POTTSTOWN, PA 19464

SUBJECT
KEYSTONE EMPLOYMENT
AND ECONOMIC PLAN
POTTSTOWN BOROUGH & WEST POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.
137360-01
SHEET NO.
01 OF 17
DRAWING NO.
CO137360

Challenge: “COST PREMIUM”

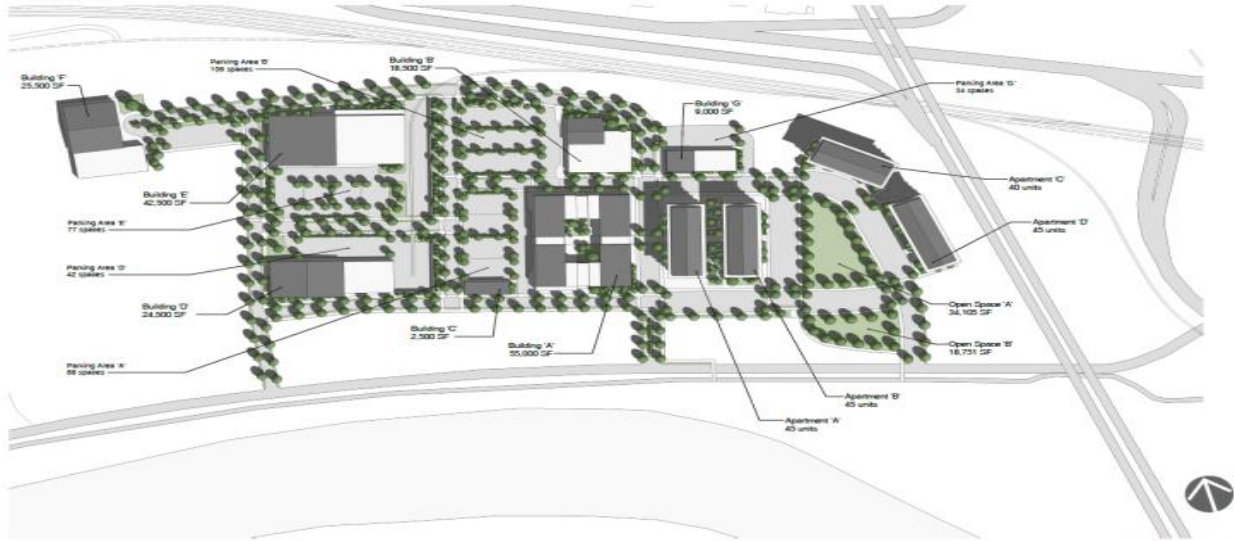
- ...defined as that additional cost for developing on the KEEP project site instead of another site— where “another site” not affected by floodplain and floodway, and no need for road..



- Estimated at \$118,000/acre
 - \$68,000 for fill for land development
 - \$50,000 attributable to Keystone Blvd. extension
- Cost premium likely needs to be mitigated in order for development to occur.

Implementation

- Specific Plan, including principles for development. Municipal governing bodies and Regional Planning Committee adopt.
- Request for Expressions of Interest (RFI). Sent to development community to gauge level of interest.
- Consider public opportunities and strategies for reducing cost premium



ILLUSTRATIVE PLAN

Centre County



Population

Centre County's population *increased 13%* between the 2000 and 2010 Census. Compared to neighboring counties (Blair, Clearfield, Clinton, Huntingdon, Mifflin, and Union), Centre County experienced the largest regional population growth, *a trend that is expected to continue.*

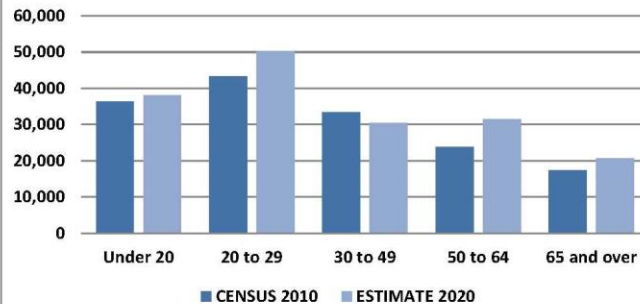
COUNTY	2000 CENSUS	2010 CENSUS	POPULATION CHANGE (%)
Blair	129,144	127,089	- 1.6%
Centre	135,758	153,990	13.4%
Clearfield	83,382	81,642	- 2.1%
Clinton	37,914	39,238	3.5%
Huntingdon	45,586	45,913	Less than 1%
Mifflin	46,486	46,682	Less than 1%
Union	41,624	44,947	8%

In Centre County, the 2010 median age for males is 27.6 years, and the median age for females is 30.2 years.

Population in Age Brackets

Based on current trends within population brackets and the average county-wide population growth per decade since 1990 (11.1%), the graph below forecasts population shifts among certain cohorts between now and the next census. Centre County is expected to draw retired persons in the next decade.

CHANGE IN POPULATION BY AGE BRACKETS:
CENSUS 2010 AND ESTIMATE 2020



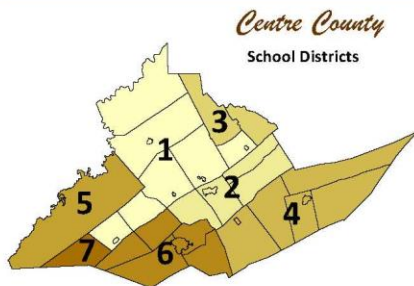
Sixty-seven percent (*67%*) of the population *live in urbanized areas* or urban clusters. The remaining 33% of residents live in rural areas.

Sources: U.S. Census Bureau, 2010, 2000, and 2010. American Community Survey (ACS) 2008-2012.

CENTRE COUNTY, PA

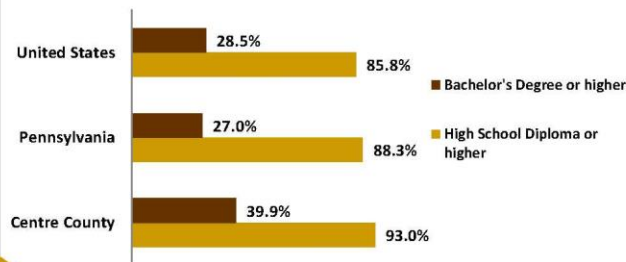
Education

Centre County continues to see *increases in educational attainment* levels in the adult population. Seven public school districts cover the county that collectively enroll over 20,000 students. In addition, **private and charter schools** are gaining popularity. Of particular interest is the adult population that has *attained some college* education but did not graduate.



KEY #	DISTRICT	ENROLLMENT 2012
1	BALD EAGLE	1,826
2	BELLEFONTE	2,811
3	KEYSTONE CENTRAL	4,312
4	PENNS VALLEY	1,484
5	PHILIPSBURG-OSCEOLA	1,780
6	STATE COLLEGE	6,794
7	TYRONE	1,911

Educational attainment in the population 25 years of age and older: United States, Pennsylvania, and Centre County (American Community Survey)



Centre County continues to have a greater percentage of adults with post-high school education, compared to the nation and the state.

Countywide, **13.1%** of the adult population has **some college** education **but never graduated**. This figure is down from 13.3% in the year 2000.

The Pennsylvania State University and the students enrolled at the University Park Campus certainly contribute to county's educational attainment figures. The 2011-2012 student population on campus was 44,000.

Sources: U.S. Census Bureau, Census 2000. U.S. Census Bureau, American Community Survey (ACS) 2008-2012. Pennsylvania Department of Education, 2013.

Transportation

Centre County serves as a transportation hub in Pennsylvania. The completion of Interstate 99 and the proposed realignment projects on U.S. Route 322 pose to make access throughout and across the county easier on both daily commuters and visitors. The county's *public transportation system*, operated by the Centre Area Transportation Authority (CATA), serves the greater State College area.

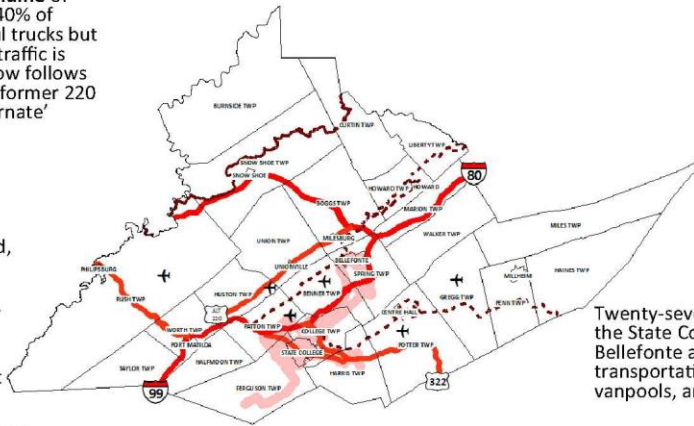
Major Highways

Interstates 80 and 99 carry a combined annual average daily traffic volume of over 400,000 vehicles. Nearly 40% of Interstate 80 traffic is long-haul trucks but less than 20% of Interstate 99 traffic is truck traffic. U.S. Route 220 now follows Interstates 80 and 99, and the former 220 Route is designated as an 'alternate' route.



Airports

University Park Airport is the county's most frequently used, and offers daily flights to and from Philadelphia, Chicago, Detroit, and Washington, D.C.

Other airports that accommodate smaller aircraft include: Mid-State Airport, Bellefonte Airport, Centre Airpark, Penns Cave Airport, and Ridge Soaring Glider Port.



Bike Paths, Greenways and Rail Trails

- Rail Trails existing 
- Rail Trails planned 

Bike paths, trails, and related greenways offer **alternate modes** of transportation in addition to recreational and health benefits. Feasibility studies have been conducted on several proposed trails county-wide. The Centre Region has 15 off-road and 15 on-road bike paths. Rail trail development is a key strategy in promoting greenway connects.

Public Transportation

Twenty-seven (27) regular bus routes serve the State College area and portions of Bellefonte and Boalsburg. CATA offers other transportation options including RideShare, vanpools, and Park-and-Ride programs.

Centre County's Office of Transportation serves all regions of the county.

Underutilized Building – 1081 Zion Road, Bellefonte, PA 16823



15,000 square feet
Former Armory National Guard

7.5 – acres
1-mile from interstate interchange

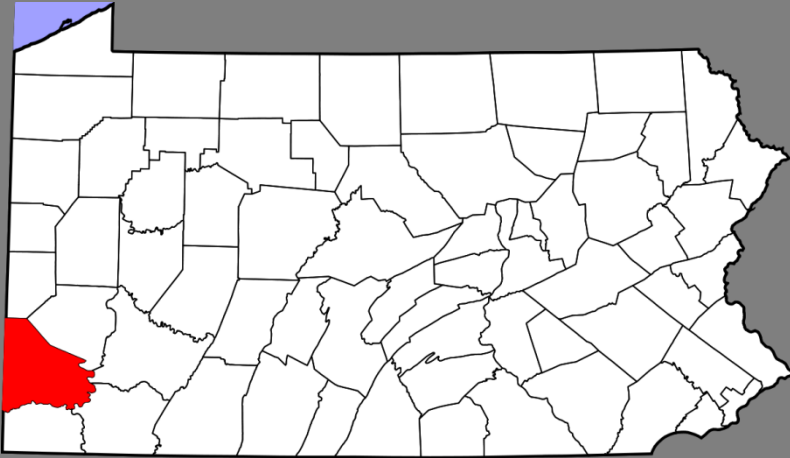
Underutilized Building – 238 South Thomas Street, Bellefonte, PA 16823



- 2-miles from interstate
- 6,000 sq ft
- On-site Parking
- Waterfront Business District
- 1.5 acres

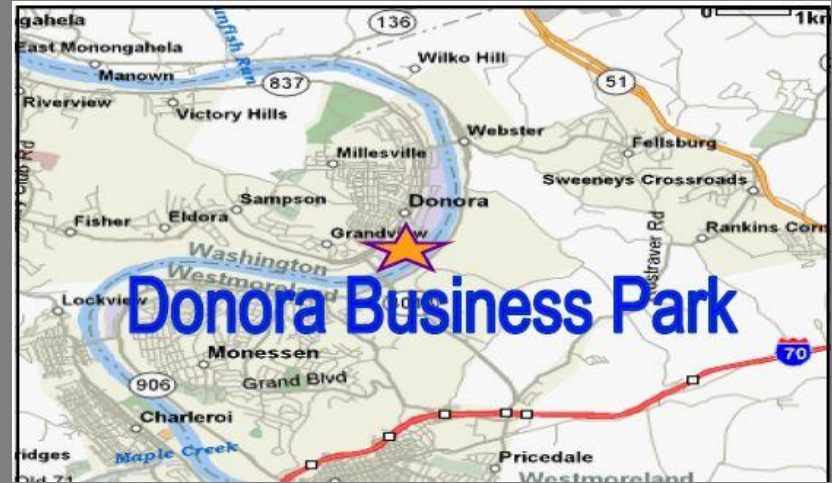
Washington County

PENNSYLVANIA



DONORA INDUSTRIAL PARK

- Adjacent Donora Central Business District
- Access to I-70 and Rt. 88
- Zoned Industrial / Mixed Use
- 11-acres available
- Environmental Clearance Complete – Act 2
- Enterprise Zone – 5 year tax abatement on new construction
- Business Loans Available





Discover Lackawanna
Open for Business!



Lackawanna
County
COUNTY COMMISSIONERS
Patrick M. O'Malley • Jerry Notarianni
Laureen A. Cummings

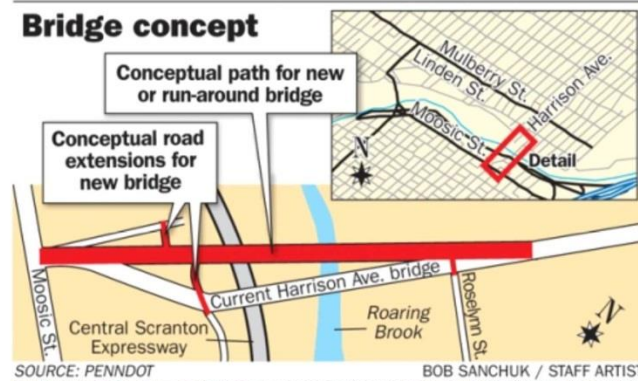
Gateway to the Northeast United States

- As a major gateway to the Northeast, Lackawanna County, Pennsylvania is strategically located on the I-80/I-81 Corridor, where its businesses are within 500 miles of 96 million American and Canadian consumers.

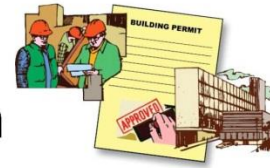


Transportation Infrastructure Improvement Fund

- Annual \$1.5 million budget allocation for targeted infrastructure improvements that encourage commerce, attract employers, and foster small business growth.
- Right: \$42 million road upgrade to service the Wilkes Barre-Scranton Int'l Airport and an adjacent business park.



Land Development Fee Waiver Program



- Reimbursement of all municipal fees and construction permits associated with a business' relocation or expansion in Lackawanna County.

- Designed to incentivize businesses creating permanent, full-time jobs in Lackawanna County.





- New business parks and high-tech incubators are being developed throughout the region offering over 5,200 acres of mixed use space in 26 parks throughout Lackawanna County.

Game Changers in Move-In Ready Real Estate





NORRISTOWN RIVERFRONT REDEVELOPMENT

5 October 2017 - Project No. 200094801

Norristown

- Growing population
- Minutes from Philadelphia and King of Prussia
- Public transportation hub
- Schuylkill River Trail
- Available grants and incentives



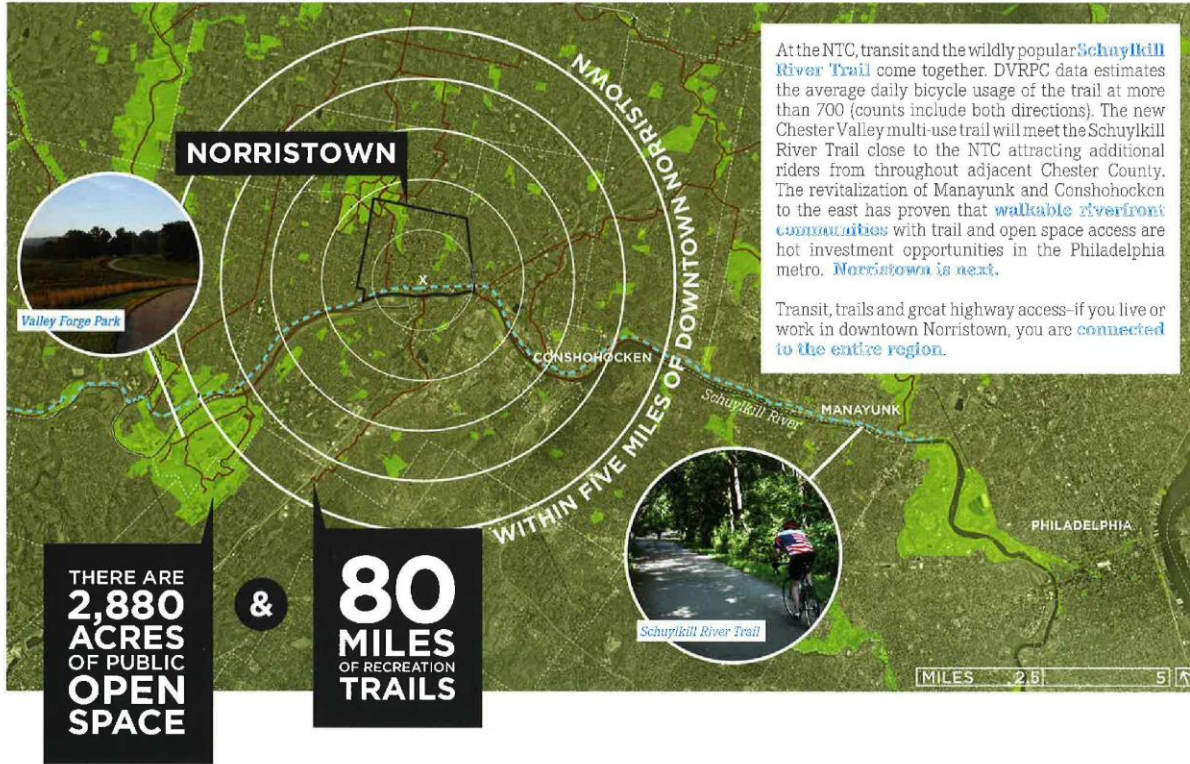
ACCESSIBLE.

Norristown's location and access to major roads make it easy to get from A to B.

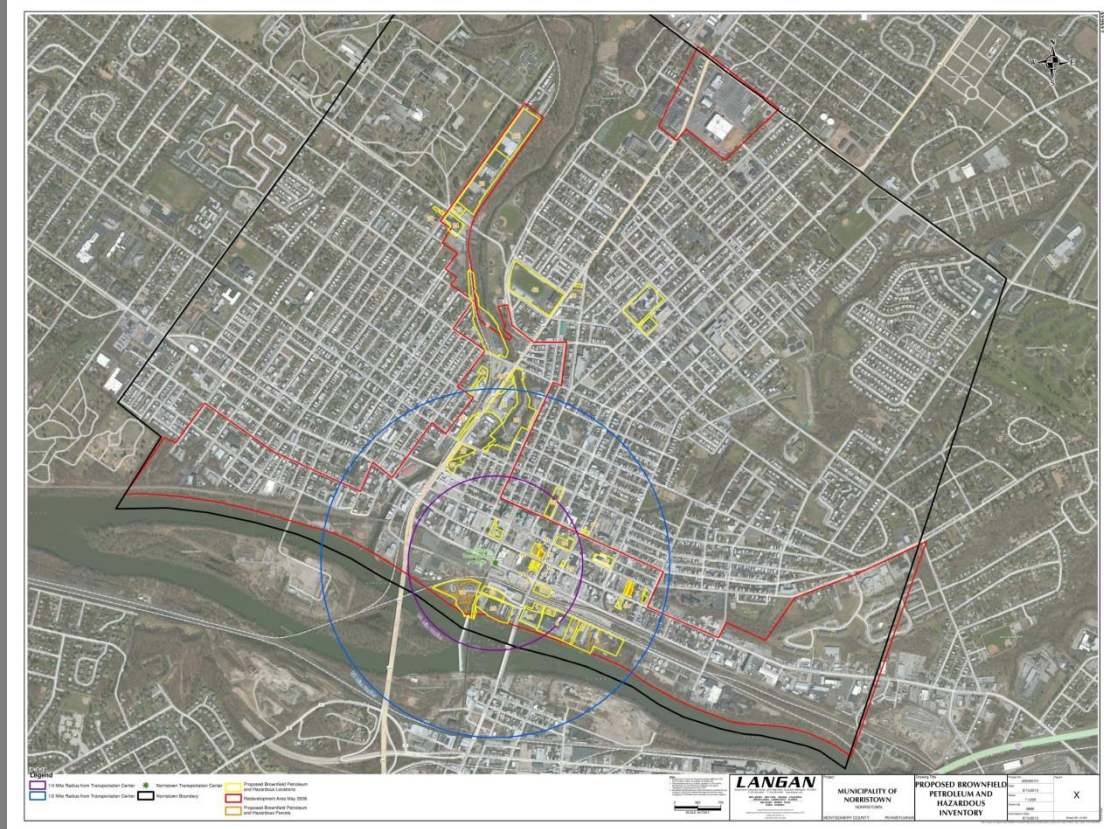


CONNECTED TO THE GREAT OUTDOORS.

Eighty miles of trails and 2,880 acres of open space are located within a five-mile radius of downtown Norristown.



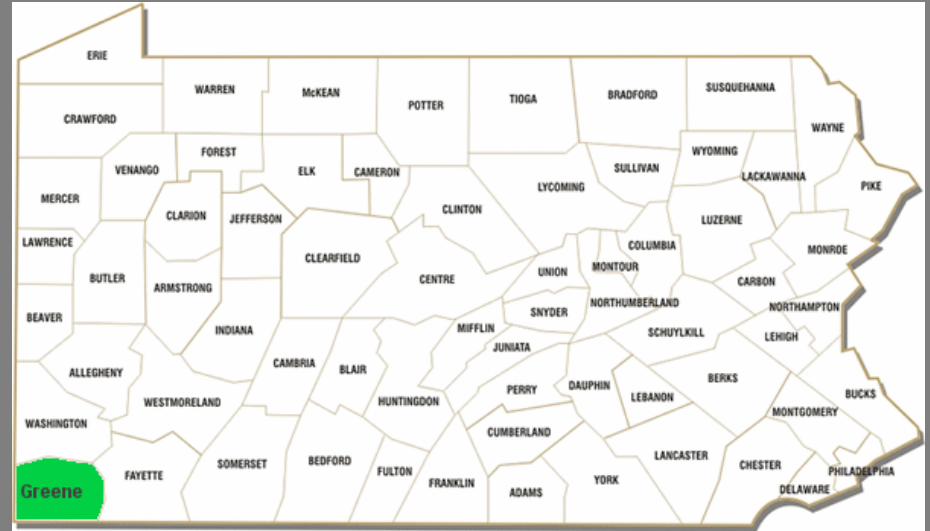
Norristown – Site Inventory



Norristown Redevelopment

- Numerous Sites along riverfront and within walking distance of public transportation
- New attractions
- Planning and zoning to entice development

Greene County



Greene County

- 60-minutes from Pittsburgh
- 500 miles from six of the 10 largest metropolitan areas in the nation
- Transportation via interstate, air, rail or river
- Marcellus Shale Region
- US EPA Brownfields Grant
- Industrial Park Space Available

Questions?

Contact

Gregory M. Firely, BCES

Langan Engineering and Environmental Services

215-491-6535

gfirely@langan.com