



---

**Philadelphia Authority for Industrial Development**

November 15, 2011

Mr. Don West  
Environmental Management Support, Inc.  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Mr. Tom Stolle  
Regional Brownfield Coordinator (3HS51)  
USEPA Region III  
1650 Arch Street  
Philadelphia, PA 19103

Dear Mr. West and Mr. Stolle:

On behalf of the Philadelphia Authority for Industrial Development (PAID), I am pleased to submit this application for a \$200,000 EPA Brownfields Cleanup Grant for the former U.S. Gypsum wallboard factory at 3000 South 56<sup>th</sup> Street, Philadelphia, PA. The remediation of this site will aid in the revitalization of an area that has been steadily losing jobs since the 1990s, now largely blighted, and will provide opportunities for economic growth and protection of public health and the environment.

In response to the Environmental Protection Agency's FY12 solicitation of applications for Brownfields Cleanup Grants, the Philadelphia Authority for Industrial Development is pleased to submit the following information:

- 1) Applicant:
  - a) Philadelphia Authority for Industrial Development
  - b) 1500 Market Street, Ste 2600
  - c) Philadelphia, PA 19102
- 2) DUNS number: 101446474
- 3) Funding Requested:
  - a. Grant type: Cleanup
  - b. Federal Fund Requested: \$200,000:
  - c. Contamination: \$200,000 for Petroleum
- 4) Location: City and county of Philadelphia, Pennsylvania.
- 5) Property Name and Address: U.S. Gypsum. 3000 South 56<sup>th</sup> Street, Philadelphia, PA 19143.

6) Contacts:

a. Project Director:

Liz Gabor, Real Estate Manager  
Philadelphia Industrial Development Corporation  
1500 Market Street, Ste 2600  
Philadelphia, PA 19102  
215.596-8142 (Phone) 215.568.2453 (Fax)  
egabor@pidc-pa.org

b. Chief Executive:

Mr. James McManus  
Board Chair  
Philadelphia Authority for Industrial Development  
1500 Market Street, Ste 2600  
Philadelphia, PA 19102  
215.496-8020(Phone) 215.977.9618 (Fax)

7) 5. Date Submitted: November 28, 2012.

8) 6. Project Period: Three years from acceptance of EPA Grant.

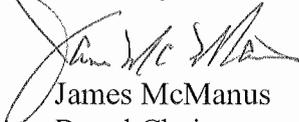
9) 7. Population: 1,526,006.

10) The Commonwealth of Pennsylvania Department of Community and Economic Development awarded \$1 million towards this cleanup.

11) This community is affected by the recent announcement of Sunoco, Inc. to sell its Philadelphia refinery facilities by July 2012 or close should a sale not occur by this date. Approximately 900 jobs are at risk.

PAID is committed to the remediation of this contaminated property within the City of Philadelphia and committed to the continued responsible redevelopment and economic growth of this great City. Thank you for your consideration of this proposal. If you have any questions, please do not hesitate to contact us.

Sincerely,



James McManus  
Board Chair

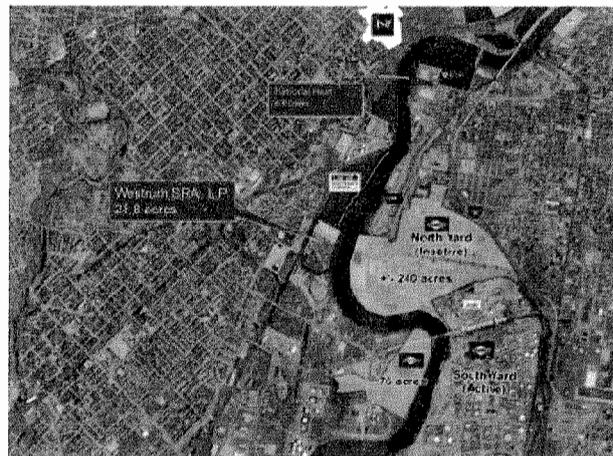
# NARRATIVE PROPOSAL RANKING CRITERIA for CLEANUP GRANT

## 1. Community Need

### a. Health Welfare and Environment

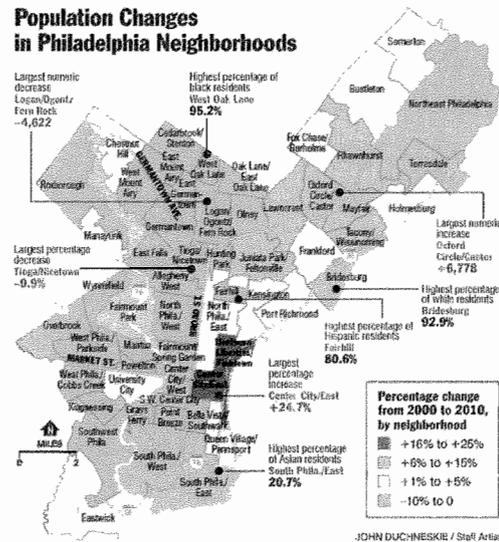
All cities struggle with the proximity of industry to residential communities due to density of development, however, in the City of Philadelphia, industry and working class neighborhoods are particularly intertwined as they evolved together and consequently, many of the properties impacted by redevelopment in the City are brownfields. Philadelphia was historically the manufacturing capital of the United States due to its extensive rivers used for commerce, seaport and rail access. After World War II, it suffered a loss of over one million people and a large percentage of its' industrial base to other countries and states. The infrastructure and intermodal transportation still exists and should be capitalized on in order to redevelop brownfields, not greenfields, and improve the health, welfare and environmental conditions of the suffering communities that were once heavily populated and thriving.

This left a legacy of industrial brownfields which remains to this day, including many of the approximately 18,000 existing industrially zoned acres with historic uses such as paint manufacturers, refineries, printing, shipbuilding, scrap metal, smelting, pharmaceutical, battery production, and munitions. The collapse of Philadelphia's industrial sector hit the Lower Schuylkill River District particularly hard, leaving a once-proud 3,700 acre district littered with vacant and under-utilized brownfield sites. Currently 68% of the City's vacant and under-utilized industrial land is concentrated in the LSRD. Particularly, there is an 9.02 acre property at 3000 South 56<sup>th</sup> Street that contributes to this blight. Used by the nation's largest wallboard manufacturer at one time, these activities ceased in 1988 when it was used for a concrete mixing plant until 2002, then leaving the site inactive and contaminated.

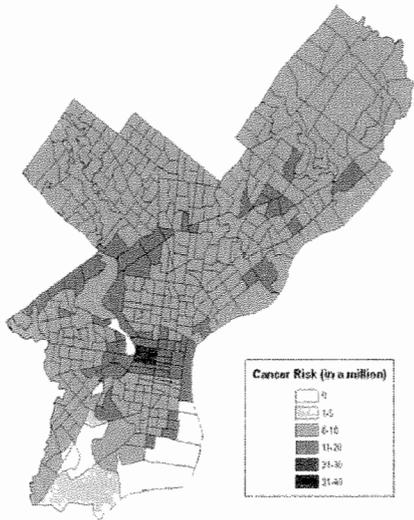


The US Gypsum site is bounded by 56<sup>th</sup> Street to the north, the Schuylkill to the east, a property referenced as Transmontaigne, and rail to the west. It sits in the larger community of Lower Schuylkill. The Lower Schuylkill River is home to 99,346 residents (roughly 6% of citywide population) and 5,094 acres of industrial lands (28% of industrial lands in the city). The 20th Century saw an exponential growth of industry in this area. As railroads made their way to Philadelphia through the district, supporting industries grew along the rail lines. Brill Company, the Troemner Company, the Fels & Co. soap factory (at the time the largest soap manufacturer in the country), and the colossal GE Switchgear Plant at 1.5 million square feet all have closed and gone, and no longer employ local residents. Additionally a number of these plant closures are very recent: DuPont's Marshall Laboratory (closed in 2009, 263 jobs lost), Sunoco Philadelphia Refinery (2009 downsizing and ongoing staff reductions), MAB Paints (closed in 2005), U.S. Gypsum (closed in the early 1990's), and National Heat and Power (closed in the late 1990's). The Sunoco oil refinery is the oldest continuously operating petroleum facility in the world, dating back to the late 19th Century when it was operated by the Atlantic Refining & Marketing Company. The refinery currently employs 900 people and can process more than 300,000 barrels of crude oil a day, but has recently announced its plans to sell the facility and if a sale does not occur before July 2012 the facilities will close. This puts another 900 jobs at risk.

As the stigma around blighted industrial sites leads to lower property values, it is endemic that the population in these neighborhoods are below poverty levels. In fact, a public housing complex sits next to the target property for this grant, and residents trespass this contaminated the site to fish in the river. Environmental justice and access to quality employment are now a main economic development issue in this once “workshop of the world” The existing residents are disproportionately affected due to the amount of vacancy and historic proximity to industrial use properties in their communities. Specifically in this area, 33% of the population is below the poverty line, per the US Census Bureau, 2005-2009 American Community Survey. The 2009 American Communities Survey reports that Philadelphia’s 12% unemployment rate is well above the national average of In addition to jobs loss, the population is declining in this which could be indicative of a poor quality of life, lack of nearby job opportunities, or other factors.



7% area,



Philadelphia’s Air Quality Report 2010 tracked pollutants in this target area through its “SWA” or Southwest Airport site at 8200 Enterprise Avenue and “RIT” site at 24<sup>th</sup> and Ritner Streets. These sites track petroleum and toxics or metals in the air, as well as ozone, benzene, sulfur dioxide, carbon dioxide, nitrogen, and lead. This area has a high level of ozone, above the acceptable Clean Air Act standards. As part of the EPA’s National Air Toxics Assessment (NATA) activities, benzene was tracked in 2005 to present a higher cancer risk in this area compared the rest of the city. Benzene is a contaminant found on the target to exceed state-wide acceptable standards and is connected to the cause of a number of cancers, such as leukemia. In 2005, the Sunoco refinery alone emitted 4.1 tons of benzene and 2.1 tons of formaldehyde.

According to the 2010 Household Health Survey from the Philadelphia Department of Public Health, 16% of this area’s residents are foreign born, 17% is uninsured and 26.5% have Medicaid. Approximately 1/3 of adults and children are obese, there are high levels of adults and children with asthma, and the area had the highest incidence of mental health problems. The health statistics are summarized in the table below and compared to Philadelphia as a whole.

Health Indicator	Percent in Target Area	Percent in Philadelphia
Uninsured	17%	13.4%
Obesity	33.6%	32%
Asthma	19.1%	16.3%
Diabetes	12.3%	13.0%
Heart disease	38.6%	35%

In this target area, the 2010 Health Center Service Area Reports says the leading cause of death among 15 to 24 year olds is assault (homicide) and the leading causes of death in those older than 24 are heart

disease and cancer. Note that the hospitalization rates for asthma in children less than 15 is 5 times higher in this area than in the rest of the city. Higher than average percentage of mothers under 18 and infant mortality rate were also reported. Based on this data, it is clear that this target area is a high risk area and would benefit greatly from community revitalization through investment in improving air quality, increasing green space, creating jobs and providing services.

The Philadelphia Authority for Industrial Development has followed a model to buy and assemble land, clean and prepare it for industrial or commercial development, and then market it to a larger population as an attraction tool to create jobs in the area. Many private businesses do not have the long-term stewardship ability to buy land and take it through an assessment or cleanup process, and the nearby community suffers from blight and subsequent crime from the inability to remediate these sites. PAID’s goal is to have the investment in the remediation result in reactivation of the property and job creation. The hope is that this EPA grant will lead to the development of the Schuylkill River and that public capital investment will spur private investment and employment opportunities. The cleanup grant will be used to perform LNAPL recovery including treatment and disposal of impacted soil and groundwater recovery at the site in order to reduce the potential for discharge to the Schuylkill River, and for the future attainment of the State Act 2 Standard. This will be carried out in an aggressive twelve month schedule through excavation combined with groundwater pumping and LNAPL skimming using interceptor trenches to facilitate recovery.

This large footprint for industry along the riverfront offers an opportunity for wholesale distribution operations similar to the US Post Office facility that opened nearby and employs a thousand people. This development was the single largest job growth generator in the area in the last eight years. This industrial segment has been identified in planning studies by the City as an economic opportunity because of its proximity to the airport, highways, and rail, and the large undeveloped parcels of land which are needed for the layout of modern industrial buildings and operations. The main issue is making large assembled, clean, developable sites available to private business to use for employment nodes.

**b. Financial Need**

According to the U.S. Census Bureau 2009 American Community Survey Philadelphia is the fifth most populous city in the country with an estimated population of 1,526,006. African Americans make up an estimated 43.4% of the City’s population, 12.3% of the population is Hispanic or Latino, and 6.3% of the population is of Asian descent. The median household income in the City is \$36,959 with an estimated 24.5% of the population considered falling below the poverty level. 31.5% of those below the poverty level are children under 18.<sup>1</sup> By comparison, 14.3% of the national population exists below the poverty level and 18.2% of those are children under 18.

	Lower Schuylkill	City	State	National
Population	99,346 <sup>2</sup>	1,531,112 <sup>3</sup>	12,702,379	308,745,538
Unemployment	17%	12%	7%	9.6%
Poverty Rate	33%	24.5%	12.5%	14.3%
Percent Minority	84%	56%	16%	26.7%
PerCapita Income	\$14,233	\$20,882	\$26,678	\$26,530

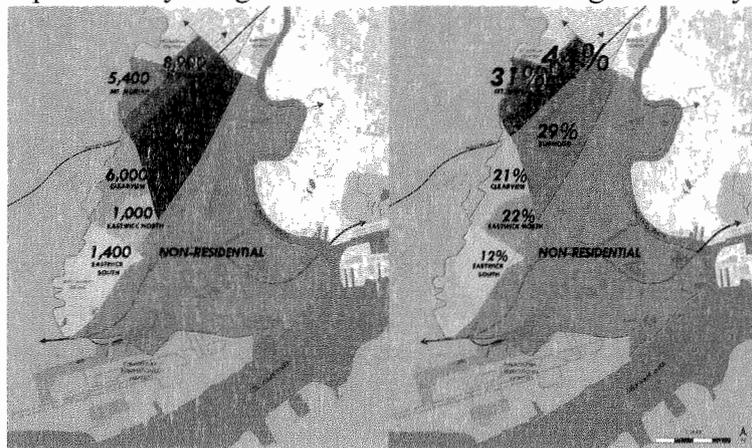
\*Per capita Income for the Lower Schuylkill is an average across the 24 census tracts.

<sup>2</sup> 2009 American Community Survey

<sup>3</sup> 2010 Us Census State & County QuickFacts

Neighborhoods within and surrounding the Lower Schuylkill River area are some of the poorest, most economically disadvantaged communities in the United States. Along with per capita and household income, educational attainment and family composition reveal the economic disadvantages. For the population over age 25, 40% did not graduate from high school and only 13% obtained a post-secondary degree (compared to 27% citywide). Educational attainment is often an indicator of lifetime earnings, putting these communities at a distinct disadvantage. Revitalizing the LSRD as a 21st century industrial campus will provide new economic opportunities, including jobs that match the educational and skill profile of the surrounding communities.

Population by Neighborhood      Person Living In Poverty



Overall, the transportation and warehousing industry experienced the most significant job growth, adding an estimated 1,276 new jobs over the eight year period. Much of this growth can be attributed to the opening of the United States Postal Service Processing and Distribution Center in 2005. The largest decline was within the manufacturing industry, which lost an estimated 949 jobs. This is expected to spike in the next year as Sunoco shuts their 800 acre refinery.

The City of Philadelphia’s financial condition, not unlike many other municipalities, is dire this year. Mayor Michael Nutter has projected over a \$1 billion deficit to accrue over the next five years unless substantial savings and service reductions are realized. The Commonwealth of Pennsylvania is in similar fiscal straits, and financial assistance from the State for brownfield redevelopment is anticipated to be scarce, if available at all. PAID and PIDC subsist on fees generated from financial products, real estate transactions, or consulting services provided to a private, non-profit, municipal, or state entity. In light of the current state of the banking industry, our ability to process loans and generate fees is seriously impacted and dramatically reduces ability to proactively invest in site development. We cannot protect public health and environment and incentivize private parties to invest in their area without the assistance of this Cleanup Grant.

**2. Project Description and Feasibility of Success**

**a. Project Description:**

The former US Gypsum property was once part of the Gibson Point Terminal of the Gulf Oil Corporation. In 1929, this property was converted to a gypsum manufacturing company which operated until 1988. Subsequent to 1988, the US Gypsum site was converted to a concrete mixing plant that receive aggregate from barges which appears to have ceased operations in 2002. Three above ground storage tanks were reported to be on this site. Structures and tanks at US Gypsum were demolished and removed in 2007.

Gasoline and heating oil have been the predominant products stored at the facility during its use in the 20th century.

The Site has undergone considerable environmental assessment in response to two reported releases of petroleum at the site, assessments conducted for apparent due diligence purposes, and to conduct tank closure activities under the Commonwealth of Pennsylvania's Land Recycling and Environmental Remediation Standards Act (Act 2) and the Storage Tank and Spill Prevention Act (Act 32/Chapter 245) programs. As many as 200 subsurface explorations have been completed through the use of soil borings and test pits to assess environmental conditions. Also, 15 additional test pits were excavated to evaluate geotechnical suitability of site soils. Twenty-one groundwater monitoring wells also were installed across the site to assess groundwater quality with respect to the presence of petroleum hydrocarbons. Groundwater monitoring elevation data has indicated that the flow direction is to the east-northeast, toward the Schuylkill River. These site explorations have indicated the presence of free-phase petroleum (light non-aqueous phase liquids or "LNAPL") in the soils and on the groundwater table at the site as well as elevated concentrations of certain substances of concern in the site soils. The area of LNAPL at the site is estimated to be approximately 4 acres in size.

A Site Characterization/Remedial Investigation Report/Cleanup Plan (SC/RIR/CP) prepared for the Properties by Pennoni Associates, Inc. (Pennoni) and dated July 8, 2011, was submitted to Pennsylvania Department of Environmental Protection (PADEP) for review. Major substances of concern at the Site include certain volatile and semi-volatile organic compounds and inorganics related to the former use of the Site as a petroleum terminal. Accordingly, petroleum related compounds such as benzene, methyl-tert butyl ether (MTBE), polynuclear aromatic hydrocarbons (PAHs), chlorinated solvents, and lead have been identified as substances of concern. Also, substances related to the presence of historic fill at the site have been identified in Site soils, these were antimony, arsenic, chromium and cadmium.

In the SC/RIR/CP, the remedial strategy for the site includes recovery of LNAPL through a trench and collection system coupled with bulk excavation of petroleum impacted soils. The remedial goals established for the site were attainment of Statewide Health Standards, as applicable, and Site-Specific Standards using Pathway Elimination measures incorporated into the development of the Properties for Non-Residential and/or Commercial use. Engineering and institutional controls would be documented in an environmental covenant and a Post-remedial Care Plan would be developed. PADEP approved this remedial approach by correspondence dated, September 12, 2011).

Routine monitoring to determine the rate of recovery of LNAPL from the trench, management of surface storage of recovered LNAPL, and disposal of recovered LNAPL will be required. Monthly monitoring records documenting the operation of the skimming system and recovery of LNAPL will be prepared and forwarded to PADEP.

The soil contaminants will be managed through an institutional control by capping the site with the future redevelopment project (building and parking lot) and requiring a land use deed restriction for industrial purposes only.

A conceptual planning effort suggests that 3 buildings totaling 258,000 square feet of distribution space can be accommodated on this site. We use a formula of 1,000 SF of distribution space employs 1 person, so 258,000 SF would likely create 258 jobs in this district and at this property that currently sits blighted, vacant, and inactive.

**b. Budget for EPA Funding and Leveraging Other Resources**

**i) The following table outlines the estimated budget for this proposal:**

<b>Budget Category</b>	Community Outreach	Oil Recovery System	Soil Excavation	Off-site Treatment	Backfill and Compaction	Total
Personnel	in kind					
Contractual		State grant	\$200,000	State grant	State grant	\$200,000
Travel						
Supplies	in kind					
Equipment						
Other: Advertising Marketing	in kind					
<b>Total</b>			\$200,000			<b>\$200,000</b>

PAID has received a cost estimated from two engineering firms providing professional services on the investigation and cleanup of this site. We intend to conduct a competitive bid to select the actual contractor in January 2012. The preliminary cost estimates project the total remedial efforts to cost approximately \$2.5 million, with the largest cost being the excavation and trucking to a nearby facility to treat and/or clean the soil from petroleum product (or burning) as well as trucking the fill back to the site.

**Task 1 - Community Outreach:**

*Community Outreach tasks will not be charged to this Grant, and will be an in-kind contribution.*

PAID will provide in-kind personnel and supplies and travel costs for community outreach activities, which will be planned in consultation with its project partners listed below.

PIDC has a stakeholder group of nearly 50 people who represent regulatory, community and business organizations in this target area. Representatives include, for example, the Philadelphia International Airport, Sunoco, the Philadelphia Housing Authority, the PA Department of Conservation and Natural Resources, the Pennsylvania Environmental Counsel, and the Southwest Community Development Corporation. *PIDC has employees capable of and experienced in communicating with the many diverse cultural groups in the City.* PIDC has gained a high level of trust in Philadelphia and with its partners will utilize these relationships to ensure that community concerns regarding these projects are addressed.

During the remedial work, staff will attend monthly civic and business association meetings to discuss the project and the project goals and to answer questions. Workshops will be held to explain the results to the residents and other stakeholders and potential courses of action. All documents that are developed will be made available to the community.

**Task 2 – Oil Recovery System**

Subsurface explorations have indicated the presence of free-phase petroleum (light non-aqueous phase liquids or “LNAPL”) in the soils and on the groundwater table at the site. The area of LNAPL is approximately 5 acres and the average thickness of LNAPL-impacted soils was observed to be 3 feet.

Generally, LNAPL impacted soils lie above and within the groundwater table, which varies from 4 to 9 feet below grade.

PAID has received PADEP approval for a Cleanup Plan to address LNAPL at the Site through construction and maintenance of an product recovery trench followed by bulk soil removal once product recovery is no longer effective. Post-remedial, in-situ soil sampling will be performed to demonstrate attainment of cleanup goals. Soils will be visually reviewed for the presence of LNAPL. Cleanup goals require no visible sheens on the groundwater table.

### **Task 3 – Soil Excavation**

Soil will be reviewed in the field by the site engineer. Soils will be visually segregated as petroleum and non-petroleum impacted. Non-petroleum-impacted soils will be stockpiled onsite for later backfilling. Petroleum-impacted soils will either be loaded onto trucks for off-site treatment or placed on-site to allow for draining prior to loading for off-site treatment. It is estimated that 32,000 cubic yards of soil will need to be moved during this project.

### **Task 4 – Off-site Treatment**

The Contract Documents envision that soils treated off-site for petroleum hydrocarbons will be returned to the site and used for backfill. Contractor will be required to obtain necessary laboratory testing for impacted soil and water disposal to obtain approvals from the selected licensed disposal facilities.

### **Task 5 – Backfill and Compaction**

Site soil determined to be non-impacted can be used as fill material also, approximately 10,000 cubic yards of clean fill is stockpiled on-site and will be reused as backfill; soil excavated and treated will be returned to the site for reuse, or off-site clean borrow material to be used to return the site to pre-work elevation, if soils are approved by the Site Engineer and meet the requirements of Clean Fill as defined in the PADEP Management of Fill Document.

*No funds for staffing are requested in this grant because PAID believes the best use of these grant dollars is for environmental remediation. The estimated contribution of in-kind services associated with this grant for project and grant management is \$40,000.*

## **ii. Leveraging**

Intra- and intergovernmental coordination is essential to accomplish the economic development goals encompassed in PAID's mission. Building relationships with developers and development organizations is crucial to the site restoration process.

The PAID grant would be administered by the staff of PIDC whose central strategy is to leverage financing and real estate resources to retain and to grow employment in Philadelphia and the examples below show its proficiency to leverage funding. PIDC also coordinates tax incentive and work force development programs offered by the City and the Commonwealth. Clients range from the traditional base of commercial and industrial businesses to the developers of large, public purpose facilities to non-profits, in all neighborhoods of Philadelphia. A thirty-member Board of Directors appointed by the Mayor of Philadelphia and the President of the Greater Philadelphia Chamber of Commerce governs PIDC. The Staff includes 60 full-time employees and the annual budget is funded largely from service fees generated by PIDC's business activities. Throughout its fifty year history, PIDC has settled 5,490 transactions (including \$9.5 billion of financing, 3,000 acres of land sales, five million square feet of

leased space), have leveraged over \$16 billion in total investment and have assisted in retaining and creating 450,000 jobs in Philadelphia.

Implementation of The Navy Yard Master Plan continues at a rapid pace. During the eight plus years of PAID ownership, approximately \$100 million of public investment in planning, site improvements and infrastructure has leveraged approximately \$400 million of private capital at The Navy Yard. In 2010, the U.S. Navy, Aker Philadelphia Shipyard, Urban Outfitters, Tasty Baking, Ben Franklin Technology Partners and 80 private companies employed approximately 7,000 people at The Navy Yard.

The Philadelphia Authority for Industrial Development acquired the 66 acre “52<sup>nd</sup> Street Station” from Conrail in January 1987, making it was the second largest inner city industrial park in the United States at the time. PAID acquired the property for \$765,000, and invested \$6 million in environmental cleanup, site preparation, and infrastructure investment. PIDC invested \$2.5 million of its own money, and received strong support from local, state, and federal government in the form of grants as follows: \$1.85 million from City of Philadelphia Capital Program dollars, \$1 million from Commonwealth of Pennsylvania Business Improvement Program, \$850,000 from the federal Economic Development Administration, \$205,000 from Pennsylvania Enterprise Zone, and \$285,000 from Industrial Sites Reuse Program. This investment is anticipated to create 900 jobs when the industrial park is completely occupied.

The William Penn Foundation recently donated private foundation funding totaling \$500,000 to assist the City of Philadelphia and PAID in a strategic plan for the Lower Schuylkill River District, which includes the target property.

For this project, PAID has been awarded a \$1 million grant from the Pennsylvania Department of Community and Economic Development Industrial Site Reuse Program. We are required to use this grant in full in the year 2012. Therefore, we intend to aggressively keep with the projected timeline of a 12 month construction schedule. The additional funds needed for the project will be funded by the City’s Land Bank fund unless other sources cannot be identified. The Land Bank fund is used generally to acquire and improve land for economic development purposes. If we are required to use these funds for this project, we risk an opportunity cost of investing in another project; therefore, PAID intends to seek other funds to leverage the full cost of this remediation effort. PAID has a proven track record of leveraging private and public funding and will be able to maximize the initial grant investment. Possible funding sources for clean-up and redevelopment include the federal, state, local grant programs described above as well as others and private investment.

### **c. Programmatic Capability**

PAID has previously been awarded an EPA Brownfield Assessment Grant in FY10 for \$200,000 and is actively working on this grant. To date, we have conducted five Phase I’s with this resource, and has approximately \$150,000 for future assessments.

PAID and PIDC have long-established practices for all aspects of grant management including a full complement of accounting and auditing systems for all grant funds, formal policies for expenditure of funds, contract bidding and selections, and has staff experienced in project management and tracking. PIDC staff that will oversee the implementation of this grant have direct experience in the management and reporting requirements of federal grant programs. No adverse audit reports have ever been received by PAID or PIDC.

PIDC is currently administering several grants and revolving loan funds, including Urban Development Action Grant, Defense Conversion, HUD108, Brownfield Economic Development Initiative, New Market Tax Credit allocations, Community Block Grants, and various Commonwealth of Pennsylvania grant programs.

Grant Management:

PIDC funds a full-time position, entitled a Real Estate Manager, dedicated to the management and development of various industrial properties within the City with real or perceived contamination. The employee in this position has successfully deployed and administered local, state and federal grants over a four year period since her employment. Liz Gabor is member of the City's Neighborhood Coordination Strategy group as well as a contributor to Industrial Land Use Strategic Plan. She was previously a Business and Industry Specialist for the Department of Defense where she administered \$3 million in federal grants during her three year tenure.

Procurement:

PIDC encourages the creation of opportunities for minority-, women-, and disabled- owned businesses in its projects, including professional services contracts such as are contemplated here. Respondents are asked to achieve the participation ranges coordinated with the Office of Economic Opportunity according to each project. PIDC also will only contract with entities that comply with the campaign finance requirements of the City, requests ethics disclosure forms and non-indebtedness forms. If PAID receives this grant award there will be a competitive, publicly bid contract to hire one firm who will perform our environmental assessment work for an entire year.

**3. Community Engagement and Partnerships**

**a. Discuss your plan for involving the affected community.**

PAID is fully committed to providing outreach efforts to the targeted communities and stakeholder groups in the underserved areas of Philadelphia and is committed to an open and transparent process. The City of Philadelphia has dozens of unique neighborhoods and ethnic groups. Coordination and the free flow of information with the stakeholders of communities in and around brownfields are vital to the success of the PAID's effort to utilize this grant to leverage the maximum possible impact.

PAID solicits input from civic associations and council members from the communities prior to acquisition in accordance with the City Ordinance process. Community comments and concerns are addressed and resolved prior to moving forward with a project.

PIDC is currently implementing a comprehensive community engagement process in conjunction with the Lower Schuylkill Master Plan initiative. This process includes three critical outreach components:

- Stakeholder Outreach: PIDC is meeting individually with representatives of all community organizations representing areas in or adjacent to the LSRD, including:
  - o University City District;
  - o West Shore Civic Association;
  - o Southwest CDC;
  - o Grays Ferry Community Council; and
  - o Forgotten Bottom Association.
- Community Meetings: PAID will attend scheduled monthly community meetings to provide progress reports on the remediation activities and receive comments.

Through these stakeholder meetings, PIDC is developing an understanding of the impact these brownfields have on the communities, as well as community priorities for redevelopment. Primary concerns articulated by community representatives include the lack of available jobs, lack of access to the river, These factors will be incorporated into the master planning process. PIDC is also willing and has also agreed in several cases to make presentations at general membership meetings of the community organizations. PAID will continue to maintain contact with community and stakeholder groups through a variety of mechanisms including the following:

- Meeting minutes, assessment work plans, and assessment reports will be made available at the Community Development Corporation offices in a timely manner as it has done previously through the Act 2 required Public Involvement Plan process.
- Announcements and updates will be put in newsletters which are distributed to each home in the community and on our website.
- PIDC representatives will attend and provide updates to the community at Civic Association meetings. These will be published in languages that reflect the constituents of the community.
- PIDC, or an assignee, will hold at least two community public meetings to seek comment on the work plan. A hard copy notice of these meetings shall be posted community centers identified by the local Community Development Corporation. The notices shall be posted at these facilities a minimum of two weeks prior to the meeting date and meetings shall be scheduled to accommodate the community.

**b. Describe your efforts and/or plans to develop partnerships with your local/state/tribal/environmental and health agencies and other relevant governmental agencies to ensure your brownfields project is successful.**

The City of Philadelphia and PAID have a strong, longstanding relationship and will work together to ensure that the investment of cleanup grant dollars are supported by leveraging of other funding to beneficially redevelop this site in a manner that is supported by the community. Previous EPA Brownfield Assessment Grants received by the City of Philadelphia have allowed for the assessment, and paved the way for acquisition of the target property on the Schuylkill River. Both facilities were identified by the Schuylkill River Master Plan as key linkages in the proposed Schuylkill River Trail. Other notable projects include the assessment of a former auto repair site, purchased by a commercial baking company for plant expansion, the assessment and demolition of a former Naval Hospital to be reused as a professional sports complex, the assessment of a former manufacturing building to allow for the expansion of a neighboring company that distributes janitorial supplies, and the characterization of a vacant commercial building acquired by a community development corporation and redeveloped as a mixed use project.

PIDC has an excellent working relationship with the Pennsylvania Department of Environmental Protection and will continue to maintain that relationship. PIDC will request the review, comments and approval of the state's Department of Environmental Protection (DEP) and/or the Environmental Protection Agency (EPA) prior to commencing cleanup activities. A scope of work, including a sampling and analytical strategy, will be pre-approved increasing the likelihood that any environmental work submitted for review to the EPA and the state's Act II Voluntary Cleanup Program or Land Recycling Program will ultimately be approved.

**c. Provide a description of, and role of, the key community based organizations involved in your project.**

PAID believes that partnering with community organizations is essential to the successful redevelopment of an area. Several of these partnerships are described below.

### **Southwest Community Development Corporation**

is a private non-profit organization, which was incorporated in 1986 to combat the home energy and housing problems that face low-income residents in the neighborhood of Southwest Philadelphia. Southwest CDC is located in the heart of Southwest, serving a community of over 70,000 residents in approximately 24,000 households. Since its incorporation, Southwest CDC has expanded its role in the community to provide many additional services, including the utility and rental assistance, housing counseling, community outreach and organizing, employment counseling, family services and education, and economic development planning. The director Ms. Donna Henry may be reached at 215-729-7441 or donna@southwestcdc.org.

**The Children's Hospital of Philadelphia:** The Poison Control Center (PCC) at The Children's Hospital of Philadelphia is a non-profit regional poison control services provider offering a 24-hour-a-day emergency hotline for poisoning incidents and poison information. Information and treatment advice is available to the public and healthcare professionals at no charge. They also provide public and professional education. The PCC will partner with PAID to provide public health information to the communities regarding the potential contaminants present on the sites and how to prevent any risks to the community. They will review the assessment reports and assist with community education. The medical director of the Poison Control Center, Dr. Kevin Osterhoudt may be reached at 1-800-222-1222.

## **4. Project Benefits**

### **A. Welfare and/or Public Health**

The EPA Cleanup grant funding will help to address environmental and human health concerns in Philadelphia, targeted toward minority and low-income communities, a segment of the population that has been disproportionately exposed to environmental harms and risks. The target areas for this assessment grant have higher incidences of asthma, cancer deaths, reproductive complications, and mental health problems than other areas of the City and would benefit from a reduction in exposure that would be facilitated by environmental assessment.

The PAID/PIDC's mission focuses on job creation and economic development with the intent to grow Philadelphia as a green city, improve skill and education attainment, and increase the City's population by 75,000. Brownfield redevelopment, by aiding in the assessment, remediation and redevelopment of key waterfront and infill sites, is integral to achieving these goals and creating sustainable communities with dedicated green and mixed use space, and dedicated space for commercial and industrial users. This project could incentivize and make possible the development of a 200,000 square foot distribution facility which would house some 200 new employees that would likely hire from the local community.

Indirect results of brownfield redevelopment are the ability to use the ground for other development and/or business, increase of surrounding property values, and the elimination of blight which accrues with vacancy and abandonment. Both issues, depressed property values and blight due to abandonment and defunct industrial uses, are key considerations in the designation of "environmental justice" communities. Brownfield redevelopment, consequently, plays an important role in addressing the historic inequities of placing noxious industrial users in the midst of relatively vulnerable communities and by helping to shape patterns of development. Ideally, the reclamation of vacant land influences the location of residential and business activities, and provides new locations for retail and commercial development in historically underserved communities.

Brownfield redevelopment in urban areas reuses existing infrastructure, eliminating the need for greenfield development. Urban brownfield redevelopment also provides greater access to public transportation, decreasing highway congestion, and often provides housing and/or employment opportunities within such proximity that commute times are substantially decreased. Reduction in airborne toxics through declining vehicular transportation is an unintended consequence of urban brownfield redevelopment. Additionally, all brownfield redevelopment in the City conforms to the 2006 stormwater management regulations. These regulations promote permeable surfaces, best management practices, and minimize the on-site “encapsulation” of contaminated material, in new developments.

In Philadelphia, redevelopment of vacant parcels unavoidably impacts existing residents of some of Philadelphia’s poorer neighborhoods due to the amount of vacancy and historic proximity to industrial uses in their communities. Poverty data for Philadelphia show that nearly 44% of Philadelphia’s census tracts (n=184) meet the low-income community criteria and 76 percent of the residents of these communities are African-American.<sup>4</sup> A report from an Environmental Justice Working Group organized by the state’s Department of Environmental Protection stated that one effective method of mitigating the adverse impacts felt by low-income, minority communities disproportionately burdened with industrial and noxious uses lay with successful brownfield redevelopment.<sup>5</sup>

PAID recognizes that redevelopment must also positively contribute to the impacted community and environment. The cleanup of this site will also allow for a reconnection of the community with the Schuylkill River. We intend to re-open a closed street that would provide public access to the river. Eventually a recreational trail will also boarder the river’s edge of the property.

All measures to ensure safety to the adjacent properties and citizens and to protect the community will be employed during the cleanup and redevelopment at the selected project sites. Qualified consultants will prepare comprehensive health and safety plans to ensure safe operation that all impacted material is handled and disposed of properly throughout the project, dust is controlled, areas are fenced off and idling is reduced to limit diesel emissions. These efforts will coincide with the Community Outreach efforts to keep the citizens informed of site activities every step of the way.

**PAID and Philadelphia remain committed to:**

- **Encouraging new investment and reinvestment at all levels in the community;**
- **Encouraging the expansion of existing industry and businesses; and,**
- **Encouraging the location of new industries and businesses, especially those that will attract well educated workers and retain those already residing in the community.**

**B1. Economic Benefits and/or Greenspace**

PAID supports environmentally conscious redevelopment that incorporates environmental buffers and greenspace that benefit human health, welfare and the environment, and leverages the redevelopment of adjacent vacant land, increasing the tax base. Riverfront trails such as the Schuylkill Banks result in an increase in commercial, and residential development; an increase in nearby property values, resulting in higher property taxes and new city wage tax revenues; and creation of a recreational amenity to promote a healthier lifestyle and fight epidemic obesity.

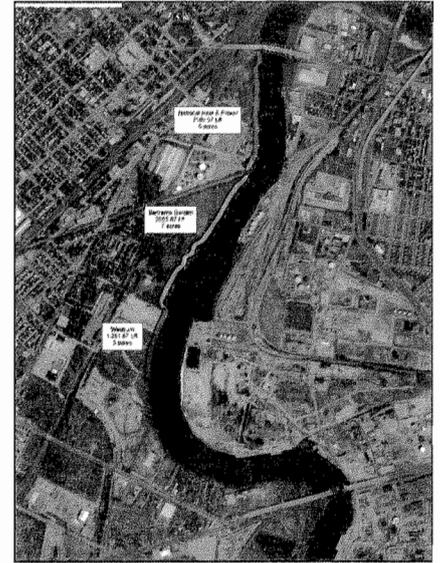
---

<sup>4</sup> U.S. Census Bureau, American Fact Finder. “GCT-P14. Income and Poverty in 1999: 2000”. Data Set: Census 2000 Summary File 3 (SF3) - Sample Data. Geographic Area: Philadelphia County, Pennsylvania – Census Tract.

<sup>5</sup> Environmental Justice Work Group. “Report to the Pennsylvania Department of Environmental Protection: June 2001.” p 16.

The remediation of this site will include a new 1 mile long trail that will connect Center City to this neighborhood. This trail will be a source for recreation but also a clean healthy mode of transit into Center City.

In addition to a city-wide commitment to adding greenspace, Philadelphia's long term economic health depends in part on its ability to attract, accommodate, and retain industry as part of its diverse economy. The City's economy was founded upon the port and those manufacturers who utilized the City's advantages as a center of rail, water, and highway transport. Today, manufacturing, distribution, construction, and other industries that serve the city, region, and larger markets continue to be critical economic engines and providers of essential public services. This sector represents one in every five jobs in Philadelphia, and provides a stable income of approximately \$50,000 annually. It is not the anticipated smoke-stack black uses of 100 years ago, and today these uses often conform and are compatible with surrounding residential and commercial uses.



The viability of industry in the city is dependent in large part on the availability of appropriate and competitive sites and conditions that will allow industry to operate efficiently and profitably. The ability to market a clean 9 acres site that is ready for development with great access to two major highways will help to bring in new development and a business to provide employment to this impoverished neighborhood. Early conceptual planning for this space suggests that it could house a 135,000 square foot facility that would employ approximately 75-100 people.

### **C. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

Brownfield redevelopment in urban areas is inherently sustainable, reusing existing land and infrastructure and consequently negating the need for greenfield redevelopment and habitat destruction. Unlike sprawling suburban developments, all of Philadelphia's brownfields are supplied with public infrastructure like water/sewer/electric and do not require major modification to be serviced by local utilities. Rail lines and road ways are already fully in place and do not have to be newly constructed. Labor and suppliers of goods and services already exist in proximity due to the natural density of urban areas, in contrast to suburban sprawl. The City of Philadelphia is also fortunate to host a regional public transportation system, allowing users of redeveloped brownfield sites to avoid automotive commuting. This cleanup will also remove contaminants that are risks to human health and the Schuylkill River.

Sustainability is a core mission for the Nutter Mayoral Administration, and consequently for PAID. Greenworks Philadelphia, the City's sustainability framework unveiled by Mayor Nutter in April 2009 sets goals in five areas — energy, environment, equity, economy and engagement — and encompasses more than 150 achievable, measurable initiatives. Implementation of these initiatives will reduce the city's vulnerability to rising energy prices, limit its environmental footprint, and reposition its workforce and job development strategies to build upon Philadelphia's competitive advantages to attract new jobs and new businesses, and ensure that all residents share in the city's prosperous future. Maximizing the availability of the City's parcel base to accommodate the "right" mix of uses requires land reclamation, positioning brownfield redevelopment as a key component in the City's sustainable development strategy.

One example of how PAID supports this mission is the new Tasty Baking facility on the Philadelphia Naval Yard. It includes a new 35,000-square-foot headquarters and a 250,000 combination production-distribution facility (the first LEED certified bakery) on reclaimed brownfield property. Although the old buildings were eventually torn down, they recycled the materials from the structures rather than send them to a landfill. The two buildings are showpieces of green construction, built with methods and materials chosen specifically for their minimal impact on the environment. Some of these measures include using locally sourced materials, which require less fuel to transport, and low-VOC paints and carpets in order to reduce emissions of volatile organic compounds, a white roof that will reflect heat and minimize energy requirements, low-flow water-saving fixtures, and plans to reclaim rainwater to irrigate landscaping. Operations that will take place inside the new production-distribution facility are also being engineered for sustainability and renewable energy.

The projects that will be built on the remediated property will consistent with the Tasty Baking facility described above. They will be geared toward energy efficiency, reuse of existing infrastructure, innovative storm water management, conservation of resources, and supportive of use of existing public transportation systems and/or living and working in the same community.

### **Outcomes**

The assistance of this Brownfield Cleanup Grant will allow PAID to reactive an 9 acre property to be assembled into a 30 acre site that has the potential to support three buildings totaling 300,000 square feet of distribution space can be accommodated on this site. We use a formula of 1,000 SF of manufacturing space employs about 0.001 person, so 300,000 SF would likely create 300 jobs in this district and at this property that currently sits blighted, vacant, and inactive.

# **THRESHOLD DOCUMENTATION**

## **THRESHOLD CRITERIA FOR COMMUNITY WIDE ASSESSMENT GRANT**

### **1) APPLICANT ELIGIBILITY**

The Philadelphia Authority for Industrial Development (PAID) is a public instrumentality of the Commonwealth of Pennsylvania and a corporate and political entity created by the City of Philadelphia. Created pursuant to the Economic Development Financing Law of the Commonwealth of 1967, PAID participates in industrial, commercial or specialized development projects.

The PAID is an eligible applicant for grant funding under EPA guidelines as a quasi-governmental entity that operates through its staff at the Philadelphia Industrial Development Corporation (PIDC), which includes 60 full-time employees and an annual budget funded largely from service fees generated by PIDC's business activities. PIDC's staff would manage this grant. The core mission of the PIDC is to ensure that those projects which reflect "the triple bottom line" of environmental quality, social equity and economic impact are identified in a timely fashion for assistance as necessary.

### **2) LETTER FROM STATE OR TRIBAL ENVIRONMENTAL AUTHORITY**

A support letter from the Pennsylvania Department of Environmental Protection is attached.

### **3) SITE ELIGIBILITY AND PROPERTY OWNERSHIP ELIGIBILITY**

a. **Basic Site Information.** The application is for a Cleanup Grant for the US Gypsum property located at 3000 South 56<sup>th</sup> Street in the Southwest section of Philadelphia, Pennsylvania. It is 9.02 acres.

b. **Status and History of Contamination.** The Site is vacant with a history of industrial use as a bulk petroleum facility, gypsum manufacturing, and concrete mixing. The site was previously owned by Gulf Oil Corporation, and was converted to a gypsum plant in 1929 operating until 1988. The site characterization reports indicate the presence of benzene, anthracene, chrysene, fluoranthene, pyrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, and vinyl chloride in groundwater and lead, benzo(a)pyrene, methylene chloride, and dibenz(a,h)anthracene in the soil as exceeding the PADEP medium specific conditions. Three aboveground storage tanks were reported to once be on the property and 29 on the neighboring site. All the ASTs and associated piping was removed in December 2001 and January 2002. A light non-aqueous phase liquids (LNAPL) has been mapped and comprises 5 acres traversing 2 properties (shown in Remedial Action Plan).

- c. **Sites Ineligible for Funding.** The site is not listed on the National Priorities List; there are no administrative or court orders currently; nor is it subject to jurisdiction of the United States government.
- d. **Sites Requiring Property-Specific Determination.** The site does not need a property-specific determination.
- e. **Environmental Assessment Required for Cleanup Proposals.** The Phase 1 conducted for All Appropriate Inquiry and Remedial Action Plan with all relevant site characterization were performed and accepted by the PADEP. To review, feel free to request a copy from Liz Gabor at [egabor@pidc-pa.org](mailto:egabor@pidc-pa.org).
- i. **Petroleum Sites.** See letter from PADEP providing a petroleum site determination.
- (a) Current and immediate past owners. The Philadelphia Authority for Industrial Development (PAID) acquired the site in November 2011. Westrum SRA, L.P. was the previous owner. PAID is the grant applicant.
  - (b) Acquisition of site. PAID purchased the property on November 23, 2011.
  - (c) No responsible party for the site. Neither PAID nor Westrum contributed to or exacerbated the contamination at this property. Documentation notes asbestos abatement by Westrum.
  - (d) Cleaned Up by a Person Not Potentially Liable. The current owner PAID has not exacerbated the existing petroleum contamination. PAID has had the property under agreement to purchase since May 2011 in order to conduct due diligence and obtain approval of the Remedial Action Plan by the PADEP. Negotiations with the owner began in November 2010.
  - (e) Relatively Low Risk. The PADEP has sent a letter (included) that determines this property is “relatively low risk” as compared to other sites in the state.
  - (f) Judgement, Order, or Third Party Suits. There are no outstanding judgments or enforcement actions on this property.
  - (g) Subject to RCRA. Per the determination letter signed by the PADEP, the property is not subject to corrective action order under RCRA.
  - (h) Financial Viability of Responsible Parties. Per the determination letter signed by the PADEP, there is no viable party responsible for this remediation.

**4) CLEANUP AUTHORITY AND OVERSIGHT STRUCTURE**

- a) PAID intends to perform active remediation measures to remove Light Non-Aqueous Phase Liquids (LNAPL) in order to achieve Non-Residential Site-Specific Standards using Pathway Elimination measures through the Pennsylvania Land Recycling and Environmental Remediation Standards Act (Act 2).
- b) There is no additional access required to perform the remediation activities.

**5) COST SHARE:** PAID will dedicated funds from its Land Bank to meet the 20% match requirement of this grant.

**6) COMMUNITY NOTIFICATION.**

- a) Attached to this proposal you will find a draft Analysis of Brownfield Cleanup Alternatives (ABCA); a copy of the ad placed in the Philadelphia Inquirer on November 12, 2011; there were no public comments from the public meeting held November 22, 2011.



# pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOUTHEAST REGIONAL OFFICE

November 22, 2011

Mr. Tom Stolle  
Regional Brownfield Coordinator (3HS51)  
United States Environmental Protection Agency, Region III  
1650 Arch Street  
Philadelphia, PA 19103

Dear Mr. Stolle:

The Department of Environmental Protection (DEP) has reviewed the request for petroleum site eligibility determination for the former U.S. Gypsum property, which is now owned by the Philadelphia Authority for Industrial Development (PAID) in Philadelphia, PA.

Under Appendix I, Section 1.3.2 of the FY12 Guidelines for Brownfield Cleanup Grants, the Environmental Protection Agency (EPA) requires that the EPA or the state make a determination regarding the petroleum contamination of a site and its eligibility for fundings based on the following factors:

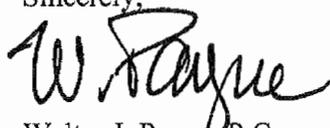
1. The site must be of “relatively low risk” compared with other “petroleum-only” sites in the state.
2. There is no viable responsible party.
3. The site will not be assessed, investigated, or cleaned up by a person that is potentially liable for cleaning up the site.
4. The site must not be subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) Section 9003(h).

The petroleum contamination at this site is the result of operations of a former bulk petroleum storage and wall board manufacturing by the previous owners of the Gulf Oil Corporation until 1925 and U.S. Gypsum, Inc., until 1988. The site is not subject to a corrective action order under RCRA, and the petroleum contamination present at the site is not subject to either a LUST trust fund cleanup or an OPA response. The previous owner assessed and remediated the property under the Storage Tank and Spill Prevention Act (Act 32/Chapter 245) program removing roughly 30 aboveground storage tanks and fulfilling their obligations.

Light nonaqueous phase liquids remain at the site, though there is no viable responsible party to remediate the facility. The property was purchased by PAID in November 2011. The land was vacant upon PAID's purchase, and PAID has not done anything to exacerbate the contamination at the site.

DEP believes that this property meets the EPA requirements for the petroleum-contaminated sites' determination. Please contact me at 484.250.5792 if you have any questions or concerns regarding the Land Recycling Program's Act 2 process.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Payne". The signature is written in a cursive, flowing style.

Walter J. Payne, P.G.  
Professional Geologist Manager  
Environmental Cleanup

cc: Mr. Mellott  
Mr. Sinding  
Ms. Gabor, PIDC  
Re 30 (GJS11)326



# pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOUTHEAST REGIONAL OFFICE

September 12, 2011

Ms. Liz Gabor  
Philadelphia Industrial Development Corporation  
2600 Centre Square West  
1500 Market Street  
Philadelphia, PA 19102

Re: ECP - Special Projects - Act 2  
Remedial Investigation Report/Cleanup Plan Approval  
The Transmontaigne Site  
eFACTS No. 738660  
58th Street and the Schuylkill River  
City of Philadelphia

Dear Ms. Gabor:

The Department of Environmental Protection (Department) has received and reviewed the July 8, 2011, document titled "Remedial Investigation Report/Cleanup Plan," for the property located at 58th Street and the Schuylkill River. The report was prepared by Pennoni Associates and submitted to the Department in accordance with the Land Recycling and Environmental Remediation Standards Act (Act 2) and constitutes a Remedial Investigation Report and Cleanup Plan as defined in Chapter 3, Section 304 of the Act.

The Department hereby approves the report in accordance with the provisions of Act 2. Please notify the Department upon the start of and conclusion of the remedial activities outlined in the report.

We look forward to receipt of your Final Report submittal. If you have any questions or need further information regarding this matter, please contact me at 484.250.5786.

Sincerely,

J. Michael Penzone  
Geologic Specialist  
Environmental Cleanup

Walter J. Payne, P.G.  
Professional Geologist Manager  
Environmental Cleanup

cc: Mr. Mellott  
Mr. Martino, P.G. – Pennoni Associates  
City of Philadelphia  
Philadelphia Department of Health  
Mr. Edelstein – Philadelphia Department of Commerce  
Storage Tank Program  
(dh11ecp)255-3

Proof of Publication in The Philadelphia Inquirer  
Under Act. No 160, P.L. 877, July 9, 1976

STATE OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

Anna Dickerson being duly sworn, deposes and says that **The Philadelphia Inquirer** is a daily newspaper published at Broad and Callowhill Streets, Philadelphia, Pennsylvania, which was established in the year 1829, since which date said daily newspaper has been regularly published and distributed in said County, and that a copy of the printed notice of publication is attached hereto exactly as the same was printed and published in the regular editions and issues of said daily newspaper on the following dates:

November 12, 2011

Affiant further deposes and says that she is an employee of the publisher of said newspaper and has been authorized to verify the foregoing statement and that she is not interested in the subject matter of the aforesaid notice of publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

*Anna Dickerson*

Sworn to and subscribed before me this 12<sup>th</sup> day of  
November, 2011.

*Mary Anne Logan*  
Notary Public

My Commission Expires:

NOTARIAL SEAL  
Mary Anne Logan, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires March 30, 2013

Copy of Notice of Publication

Notification

Philadelphia Authority for Industrial  
Development (PAID)

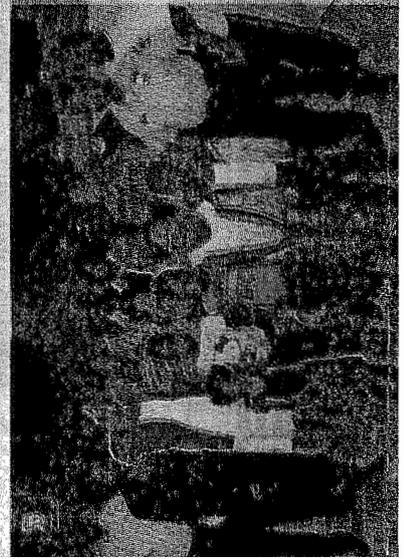
Notice is hereby given that the Philadelphia Authority for Industrial Development (PAID) intends to apply for funding from the Environmental Protection Agency for two Brownfield Cleanup Grants (CFDA No. 66.818). These grants, if awarded, would support the remediation of two properties known as the Transmontaigne site and the US Gypsum site, located at 5736 Eastwick Avenue and 3000 S. 36th Street in the City of Philadelphia, Pennsylvania. The sites were formerly used as a bulk storage and blending facility and a gypsum manufacturing plant. The presence of liquid petroleum has been documented as well as volatile and semi-volatile organic compounds in soil and groundwater. The cleanup plan includes removal of the liquid petroleum from the groundwater, excavation and disposal of the impacted soil, and demonstration of attainment of Non-Residential Site Specific Standards.

A copy of the application for cleanup grant will be available to view at the Paschalville Branch of the Free Library of Philadelphia, 6942 Woodland Avenue, Bartram's Gardens, 5400 Lindbergh Boulevard, and at the Southwest CDC, 6928 Paschal Avenue, Philadelphia, PA.

Notice is also given that PAID will hold a public meeting on November 22, 2011 at 10 AM - 12:00 AM in the offices of the Philadelphia Industrial Development Corporation located at 1500 Market Street, 2600 Centre Square West Tower, Philadelphia, PA 19102-2126 to discuss the draft applications with the public and receive comment.

**COMMUNITY NEWS**

## 2th Police District Police Chaplains Program



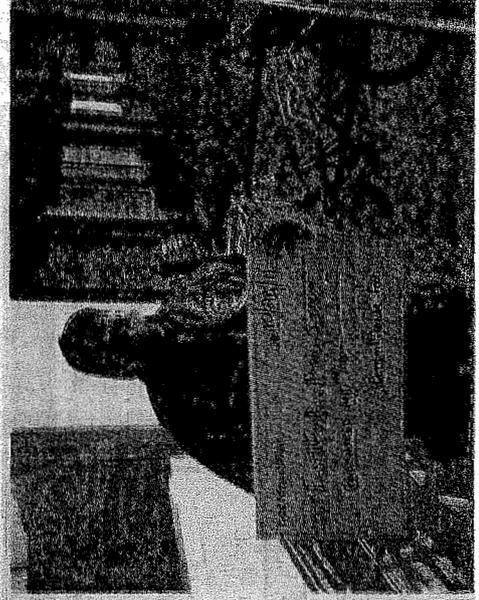
## Penrose Shopping Center Hit by Power Failure

Southwest residents were disturbed Monday evening October 31 by television coverage of a power failure at the Penrose Shopping Center. The NBC broadcast focused on consumer reaction to the discarding of hundreds of cartons of frozen food at the ShopRite supermarket at Island Avenue and Lindbergh Boulevard.

Asked to comment on the situation, Jeff Brown president and CEO of Brown's Super Stores, owners of the popular ShopRite market responded:

"Today, Monday October 31, 2011 a number of

## A Good Neighbor



Traffic Court judge candidate Lewis Harris, poses with his grandchildren and members of the 12th Police District Police Chaplains Program at the group's recent meeting. The Harris grandchildren recited portions of the U.S. Constitution for the Chaplains. The Police Chaplains are the liaison between police officers and the community, offering support, counsel and prayer.

# TAYLOR'S

## Certified Auto Service

TAYLOR'S CERTIFIED AUTO SERVICE

**Lube, Oil & Filter \$21.49**

♦ Coupon Valid to 12-31-11 \*Includes most cars & trucks

TAYLOR'S CERTIFIED AUTO SERVICE

**New Tires at Wholesale**

(less taxes) Plus \$30 Mount & Balance ♦ Coupon Valid to 12/31/11

TAYLOR'S CERTIFIED AUTO SERVICE

**STATE INSP & \$44.95**

Emission Test Coupon valid thru 12/31/11

TAYLOR'S CERTIFIED CAR CARE ONE CARD

Sign up NOW! 10% Off All Repairs

Every Time You Use Your Card!

6-Months Interest Free on Payments



6940 NORWITCH DRIVE

215-365-3300

OPEN 7 DAYS A WEEK  
MON-FRI 9:00-5:00  
SAT 9:00-4:00  
SUN 10:00-4:00

malfunction of a transformer, including the ShopKite of Island Avenue. This ShopKite has a backup generator, but it does not operate our refrigerated cases. This resulted in our refrigerated merchandise being out of proper temperature for more than the allowable time frame. For the safety of our customers, we disposed of all affected merchandise and fresh merchandise was re-stocked (the following morning).

"Our mission at Brown's is to bring joy to the lives of the people we serve, making this action the only appropriate response. We appreciate our community's concern."

Shop at My Personal  
Avon Online Store!

- Safe & Secure • Open 24/7
- Shop at Your Convenience
- 100% Satisfaction Guaranteed
- Low \$3 Direct Shipping or Free Representative Delivery
- Notification of Special Sales or New Products
- Thorough Product Reviews
- Your Anti-Aging Skin Care Plan
- Personalized Customer Service

Sharon Polk

Independent Sales Rep  
215-966-9516

Sarah771@verizon.net

Website: [www.youravon.com/spolk4201](http://www.youravon.com/spolk4201)

3 Easy Ways to Shop at my online store

- Browse my entire stock
- Shop by brochure only
- Use quick line item entry

Any questions? I'm Here to Help!  
Contact me today!

AVON

ONLINE



NEW CARES

- Over-night Restore Skin Vitality
- 10 Days 4 Weeks 10 Weeks 1 Year 2 Years

## NOTIFICATION Philadelphia Authority for Industrial Development (PAID)

Notice is hereby given that the Philadelphia Authority for Industrial Development (PAID) intends to apply for funding from the Environmental Protection Agency for two Brownfield Cleanup Grants (CFDA No 66.818). These grants, if awarded, would support the remediation of two properties known as the Transmontaigne site and the US Gypsum site, located at 5736 Eastwick Avenue and 3000 S. 36th Street in the City of Philadelphia, Pennsylvania. The sites were formerly used as a bulk storage and blending facility and a gypsum manufacturing plant. The presence of liquid petroleum has been documented as well as volatile and semi-volatile organic compounds in soil and groundwater. The cleanup plan includes removal of the liquid petroleum from the groundwater, excavation and disposal of the impacted soil, and demonstration of attainment of Non-Residential Site Specific Standards.

A copy of the application for cleanup grant will be available to view at the Paschalville Branch of the Free Library of Philadelphia, 6942 Woodland Avenue, Bartram's Gardens, 5400 Lindbergh Boulevard, and at the Southwest CDC, 6328 Paschal Avenue, Philadelphia, PA.

Notice is also given that PAID will hold a public meeting on November 22, 2011 at 10 AM - 12:00 AM in the offices of the Philadelphia Industrial Development Corporation located at 1500 Market Street, 2600 Centre Square West Tower, Philadelphia, PA 19102-2126 to discuss the draft applications with the public and receive comment.

Letter from State  
Environmental Authority



# pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Bureau of Environmental Cleanup and Brownfields  
November 17, 2011

Ms. Liz Gabor, Real Estate Manager  
Philadelphia Industrial Development Corporation  
2600 Centre Square West  
1500 Market Street  
Philadelphia, PA 19102-2126

Dear Ms. Gabor:

The Pennsylvania Department of Environmental Protection is pleased to support your efforts to redevelop brownfield properties in your community. Returning such environmentally challenged and underutilized land and buildings to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania's economy.

The DEP supports Philadelphia Industrial Development Corporation's application for a Cleanup fund in the amount of \$200,000. These funds will be used to clean up the US Gypsum site in Philadelphia. The Corporation's efforts to re-examine the redevelopment potential of aggregated, underutilized sites to create renewed neighborhoods and business districts in Pennsylvania is a worthwhile endeavor.

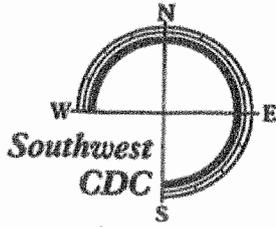
Both Central Office and Regional Office Staff in the Land Recycling Program look forward to supporting Philadelphia Industrial Development Corporation and U.S. EPA Region 3 on this project.

If you have any questions, please contact M. Thomas Mellott by email at [mtmellott@pa.gov](mailto:mtmellott@pa.gov) or by telephone at 717-783-7816.

Sincerely,

Denise Brinley  
Bureau Director

Letters from  
Community Partners



## Southwest Community Development Corporation

*Neighborhood Advisory Committee ❖ Neighborhood Energy Center ❖ New Start Family Resource Center  
Housing Counseling ❖ Woodland Avenue Revitalization Project ❖ Southwest Globe Times*

6328 Paschall Avenue, Philadelphia, Pennsylvania 19142

Main: 215-729-0800 ❖ Fax: 215-726-5719 ❖ Website: [www.southwestcdc.org](http://www.southwestcdc.org)

***Partnerships Building Neighborhood Pride***

November 4, 2011

Kate McNamara, Senior Real Estate Manager  
Philadelphia Industrial Development Corporation  
1500 Market Street, 26<sup>th</sup> Floor West  
Philadelphia, PA 19102

Dear Ms. McNamara:

The Southwest Community Development Corporation (CDC) is pleased to support the application of the Philadelphia Authority for Industrial Development (PAID) to the United States Environmental Protection Agency (USEPA) for funding to establish a revolving loan program which will support brownfield cleanup within the Lower Schuylkill River District. Southwest CDC also supports PAID's application to USEPA for a brownfield cleanup grant for the 18.5 acre Transmontaigne property located at 2751 S. 58th Street and 5736 Eastwick Avenue in Philadelphia, PA. Both the Transmontaigne site and significant portions of the Lower Schuylkill River District are located within the Southwest section of Philadelphia, immediately adjacent to the area represented by Southwest CDC.

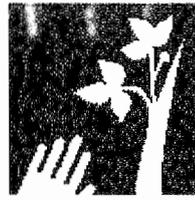
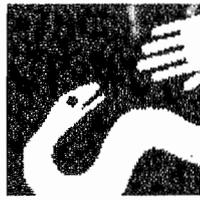
The presence of brownfields on the Transmontaigne site and throughout the Lower Schuylkill River District raises health concerns for our residents and discourages new businesses from locating in this area. Many family-sustaining jobs have been lost due to the downsizing and closure of major industrial facilities within the Lower Schuylkill River District over the past 50 years. While those jobs are gone, the contamination left behind by those industries remains. This has a profound impact on our communities.

Southwest CDC is working closely with PAID's operating entity, the Philadelphia Industrial Development Corporation, on a master plan for reuse and redevelopment within the Lower Schuylkill River District. A key goal is brownfield remediation, to spur economic development and job creation, as well as create a healthy, sustainable environment with recreational amenities that support health and wellness in our community.

Cleaning up these brownfields will require significant resources and we strongly support PAID's application for a revolving loan program to help get this important work underway.

Sincerely,

Donna Henry,  
Executive Director



# T H E P O I S O N C O N T R O L C E N T E R

October 14, 2009

Liz Gabor  
Philadelphia Industrial Development Corporation  
1500 Market Street, Ste 2600 West  
Philadelphia, PA 19102

Dear Ms. Gabor:

The Poison Control Center at The Children's Hospital of Philadelphia (serving the metropolitan Philadelphia region, 23 counties in eastern Pennsylvania, and Delaware) is pleased to support the Philadelphia Authority for Industrial Development's (PAID's) application to the Environmental Protection Agency for its Site Assessment Community-Wide grant.

The Poison Control Center serves the public by offering poison information and education in the community, and is an advocate on environmental issues which may affect the health of the citizens throughout our region. We also advocate for environmental sustainability. We have identified PAID as a valuable partner in our environmental community outreach activities. Investigating "brownfield" sites, eliminating any relevant health hazards, and redeveloping these sites to productively reincorporate the land into the community is of vital importance. With funding from the EPA the PAID organization will be able to better assess environmental hazards to the citizens we serve, and work to remove identified toxicants and redevelop contaminated land in Philadelphia.

I thank you for your kind consideration. I think that we are all partners in the effort to leave a clean and healthy earth to our children.

Sincerely,

Kevin Osterhoudt, MD, MS; FAAP, FACMT, FAACT  
Medical Director, The Poison Control Center  
[osterhoudtk@email.chop.edu](mailto:osterhoudtk@email.chop.edu)

Certified by the American Association of Poison Control Centers

at The Children's Hospital of Philadelphia  
34th Street & Civic Center Boulevard, Philadelphia, PA 19104-4399  
Administration 215-590-2003 • Fax 215-590-4419 • Poison Help 1-800-222-1222 • <http://poisoncontrol@chop.edu>

**Analysis of Brownfields  
Cleanup Alternatives  
Preliminary Evaluation**

**--DRAFT--**

**Analysis of Brownfields Cleanup Alternatives  
Preliminary Evaluation**

**Contaminated Soil and Groundwater Site,  
Transmontaigne and US Gypsum Sites  
State Tracking Number: eFACTS No. 738660**

**Prepared by  
The Philadelphia Authority for Industrial Development**

**I. Introduction & Background**

**a. Site Location (address)**

The Transmontaigne, Hopeland, US Gypsum, and Dennis Trucking Sites, are comprised of five tax parcels in the City of Philadelphia (the "Site"). The contiguous parcels are bound by the Schuylkill River to the east, rail lines to the west, 58th Street to the south, and a 56th Street to the north. The Properties are contiguous with the exception of the Dennis Trucking site, which located to the northwest, on 2830 South 56<sup>th</sup> Street. The table below summarizes pertinent information concerning the Site.

Address	Acres	Local Description
5736 Eastwick Avenue	12.7	Transmontaigne
2751 South 58 <sup>th</sup> Street	5.4	Transmontaigne South
3000 South 56 <sup>th</sup> Street	8.6	US Gypsum
2731 South 58 <sup>th</sup> Street	1.6	Hopeland
2830 South 56 <sup>th</sup> Street	0.36	Dennis Trucking

The Site has contiguous parcels of land that are mostly vegetated with remnants of former structures, such as concrete pads and foundations. An active railroad defines the approximate westerly boundary of these parcels. The Transmontaigne and Transmontaigne South portions are separated by the former 58<sup>th</sup> Street. No structures are present on the Transmontaigne South portion, while a two-story brick building and a single-story masonry building are present on the

Transmontaigne site. The US Gypsum site is nearly entirely covered with a concrete slab. Similarly, a concrete slab is present on the Hopeland site. Dennis Trucking is mostly vegetated with no structures. All five parcels currently are vacant.

**b. Previous Site Use(s) and any previous cleanup/remediation**

The Site has contiguous parcels of land that were used as a bulk petroleum facility since at least 1925. These sites once comprised the Gibson Point Terminal of the Gulf Oil Corporation. In 1929, the northern portion of the site was converted to a gypsum manufacturing company (US Gypsum), which operated until 1988. Subsequent to 1988, the US Gypsum site was converted to a concrete mixing plant that received aggregate from barges which appears to have ceased operations in 2002. The southern portion of the property continued to be used for oil storage, eventually under the management of Transmontaigne, Inc., where petroleum was received through barges and by pipeline (Colonial Pipeline) for product blending to produce various grades of heating oil. As many as 32 tanks, aboveground storage tanks (ASTs), and five underground storage tanks (USTs), two of which were oil/water separators, were once present at the Transmontaigne site. An aboveground capacity of 14,058,660 gallons was indicated for the facility. Of the 32 ASTs, three were reportedly located on the Hopeland site, as well as one potential UST that may still be present. Three ASTs also were reportedly located on the US Gypsum site. Historic petroleum storage at all three locations is described as fuel oil #2, #4, #5, #6, diesel fuel #2, #6 residual diesel, and kerosene. ASTs associated with the Transmontaigne and Hopeland sites reportedly were removed by 2002. Structures and tanks associated with the US Gypsum site were demolished in 2007. Concrete foundations remain on the US Gypsum and Hopeland sites, while buildings remain (brick building and pipe rack building) on the Transmontaigne Site. All ASTs associated with the former petroleum and gypsum manufacturing uses were removed from the site. Soil removals have occurred at the Site in response to releases of petroleum at the site. No ASTs are currently present at the Properties.

The Dennis Trucking site adjoins, and is to the northwest of the Transmontaigne site. The site is mapped as a vacant lot since at least 1925 (earliest Sanborn Fire Insurance Map) and appears to have been used for parking purposes.

**c. Site Assessment Findings**

The Site has undergone considerable environmental assessment in response to two reported releases of petroleum at the site, assessments conducted for apparent due diligence purposes, and to conduct tank closure activities under the Commonwealth of Pennsylvania's Land Recycling and Environmental Remediation Standards Act (Act 2) and the Storage Tank and Spill Prevention Act (Act 32/Chapter 245) programs. As many as 200 subsurface explorations have been completed through the use of soil borings and test pits to assess environmental conditions. Also, 15 additional test pits were excavated to evaluate geotechnical suitability of site soils. Twenty-one groundwater monitoring wells also were installed across the site to assess groundwater quality with respect to the presence of petroleum hydrocarbons. Groundwater monitoring elevation data has indicated that the flow direction is to the east-northeast, toward the Schuylkill River. These site explorations have indicated the presence of free-phase petroleum (light non-aqueous phase liquids or "LNAPL") in the soils and on the groundwater table at the site as well as elevated concentrations of certain substances of concern in the site soils. The area of LNAPL at the site is estimated to be approximately 4 acres in size.

A Site Characterization/Remedial Investigation Report/Cleanup Plan (SC/RIR/CP) prepared for the

Properties by Pennoni Associates, Inc. (Pennoni) and dated July 8, 2011, was submitted to Pennsylvania Department of Environmental Protection (PADEP) for review. Major substances of concern at the Site include certain volatile and semi-volatile organic compounds and inorganics related to the former use of the Site as a petroleum terminal. Accordingly, petroleum related compounds such as benzene, methyl-tert butyl ether (MTBE), polynuclear aromatic hydrocarbons (PAHs), chlorinated solvents, and lead have been identified as substances of concern. Also, substances related to the presence of historic fill at the site have been identified in Site soils, these were antimony, arsenic, chromium and cadmium.

The SC/RIR/CP report relies heavily on previous environmental reports prepared by others dating back to 1993. These appended reports include several documents concerning asbestos survey and abatement, which are no longer applicable, as most of site buildings have been removed. Some of the other documents appended to the SC/RIR/CP report include memos, letters, and reports describing various petroleum spills and associated remedial actions, and removal of aboveground and underground storage tanks, and other reports. In the SC/RIR/CP, the remedial strategy for the site includes recovery of LNAPL through a trench and collection system coupled with bulk excavation of petroleum impacted soils. The remedial goals established for the site were attainment of Statewide Health Standards, as applicable, and Site-Specific Standards using Pathway Elimination measures incorporated into the development of the Properties for Non-Residential and/or Commercial use. Engineering and institutional controls would be documented in an environmental covenant and a Post-remedial Care Plan would be developed. PADEP approved this remedial approach by correspondence dated, September 12, 2011).

Also, abandoned buried petroleum transmission pipes were observed in the subsurface during site explorations. The buried piping has the potential to contain residual petroleum and may be a source contributing to subsurface conditions.

On the Hopeland site, vent and fill ports along the western side of the former building were observed, indicating the potential presence of a buried tank.

Environmental conditions have not been identified on the Dennis Trucking site.

#### **d. Project Goal**

Anticipated future development of the property will be for industrial purposes with a recreational trail along the River's edge.

## **II. Applicable Regulations and Cleanup Standards**

### **a. Cleanup Oversight Responsibility**

The cleanup will be overseen by the state environmental department—i.e. the Pennsylvania Department of Environmental Protection (“PADEP”). PAID will hire a project Engineer to provide owner's representation services and environmental consulting services. In addition, all documents prepared for this Site are submitted to PADEP under eFACTS No. 738660 for the purposes of obtaining regulatory approval for site work.

## **b. Cleanup Standards for Major Contaminants**

The remedial goals established for the site is to attain Statewide Health Standards, as applicable, and Site-Specific Standards using Pathway Elimination measures incorporated into the development of the Site for Non-Residential and/or Commercial use. Engineering and institutional controls would be documented in an environmental covenant and a Post-remedial Care Plan would be developed.

Major substances of concern at the Site include certain volatile and semi-volatile organic compounds and inorganics related to the former use of the Site as a petroleum terminal. Accordingly, petroleum related compounds such as benzene, methyl-tert butyl ether (MTBE), polynuclear aromatic hydrocarbons, chlorinated solvents, and lead have been identified as substances of concern. Also, substances related to the presence of historic fill at the site have been identified in Site soils, these were antimony, arsenic, chromium and cadmium.

In the SC/RIR/CP, the remedial strategy for the site includes recovery of LNAPL through a trench and collection system coupled with bulk excavation of petroleum impacted soils. The remedial goals established for the site were attainment of Statewide Health Standards, as applicable, and Site-Specific Standards using Pathway Elimination measures incorporated into the development of the Properties for Non-Residential and/or Commercial use. Engineering and institutional controls would be documented in an environmental covenant and a Post-remedial Care Plan would be developed. PADEP approved this remedial approach by correspondence dated, September 12, 2011).

## **c. Laws & Regulations Applicable to the Cleanup**

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, state environmental law, and the City of Philadelphia charter and policies. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

In addition, all appropriate permits (e.g., excavation and stormwater) will be obtained prior to the work commencing.

## **III. Evaluation of Cleanup Alternatives**

### **a. Cleanup Alternatives Considered**

PAID considered four environmental remediation alternatives in response to the Site Characterization. These alternatives are:

Alternative #1: No action

Alternative #2: Construction of a Cap or Cover

Alternative #3: Excavation and Off-site Disposal of Petroleum-impacted Soils

Alternative #4: LNAPL Recovery combined with Soil Excavation and Offsite Disposal

## **b. Cost Estimate of Cleanup Alternatives**

### Effectiveness

#### Alternative #1: No Action.

The No Action alternative would result in the Site remaining in its current condition. This alternative would preclude construction of site improvements or any other beneficial reuse and is not effective in controlling or preventing the exposure to substances of concern, or the potential migration of substances of concern from the Site.

#### Alternative #2: Construction of a Cap or Cover.

Construction of a cap or cover across the entire Site would be an effective way of preventing direct contact to substances of concern in site soils and groundwater. The removal of environmentally impacted soil would not be required under this Alternative. However, this Alternative does not address the presence of LNAPL in the subsurface or its potential migration off-site. Under Alternative #2, an institutional control (land use restriction) would be recorded on the deed to prevent residential use of the property (in order to meet the objective of eliminating the direct contact pathway for residents) and long-term groundwater sampling and analysis would be required to monitor LNAPL in the subsurface.

#### Alternative #3: Excavation and Offsite Disposal of Petroleum-impacted Soils.

Under Alternative #3, petroleum-impacted soils across the site would be excavated and disposed or recycled at a permitted facility. The goal of this remedial alternative would be to remove the source of LNAPL from the subsurface. This remedial alternative also would require either covering the entire site with at least 2-feet of clean fill and/or pavements/buildings to prevent contact with environmentally impacted soils that are not impacted (e.g., elevated concentrations of metals). As with Alternative #2, institutional controls would be required as well as on-going monitoring of the Site to ensure the engineering controls (soil cover and pavements) are in-place and groundwater monitoring to assess the effectiveness of the remedial alternative. However, petroleum-impacted soils lie within the shallow groundwater table at the Site. While this remedial alternative would be effective in addressing the source of petroleum impact at the Site, this remedial approach alone would not allow for effective management and capture of LNAPL during excavation work.

#### Alternative #4: LNAPL Recovery combined with Soil Excavation and Offsite Disposal.

Under remedial Alternative #4, a LNAPL recovery trench would be constructed and operated for a period of time. The purpose of the recovery trench would be to collect LNAPL from the groundwater table and pump to holding tanks for off-site disposal. Pumping also is anticipated to depress the water table to allow for follow-on soil excavation once the LNAPL recovery system is no longer effective. Soil excavation will be limited to the removal of petroleum impacted soils, and excavated soils will be transported off-site for disposal or recycling at a licensed facility.

The recovery trench is anticipated to be located between the LNAPL front, near the northeast property bulkhead at the Schuylkill River, and extend approximately 225 feet into the area underlain by LNAPL oriented in a direction perpendicular to groundwater flow. A sump will be excavated in which groundwater and LNAPL will naturally flow. An automatic skimmer pump

will recover LNAPL and pump it in to storage containers at the surface. The recovery system will be monitored for effectiveness and when LNAPL recovery diminishes, the LNAPL area will be excavated to remove petroleum impacted soils. Under remedial Alternative #4, both soil and groundwater conditions will be addressed. This alternative also will require the use of engineering controls and institutional controls and post-remediation groundwater monitoring to assess the effectiveness of the remedial approach.

### Implementability

#### Alternative #1: No Action.

No activities would disturb the present condition of the Site and environmentally impacted materials would remain in its current condition. The Site is currently managed under Alternative #1.

#### Alternative #2: Construction of a Cap or Cover.

While construction of an impermeable cap or cover across the entire site that incorporates the redevelopment design would be implementable, this approach would result in stormwater management issues as well as require ongoing monitoring and maintenance and periodic coordination and reporting. In addition, this alternative requires installation and maintenance of a sub-slab depressurization system to mitigate potential for vapor intrusion into buildings, the implementation of a land use restriction on the property, and long-term groundwater monitoring for LNAPL. This remedial alternative does not address groundwater issues in the short-term. For these reasons, Alternative #2 is considered the most difficult to implement.

#### Alternative #3: Excavation and Off-site Disposal of Petroleum-impacted Soils.

This remedial alternative is complicated by the shallow groundwater table at the site. Without managing LNAPL on the groundwater as part of the remedial approach, impacted soils cannot be effectively excavated, and clean backfill materials would become impacted again. Remedial Alternative #3 is considered difficult to implement and an ineffective approach toward site remediation.

#### Alternative #4: LNAPL Recovery combined with Soil Excavation and Offsite Disposal.

Remedial Alternative #4 is moderately difficult to implement, however this approach addresses both soil and groundwater issues at the Site. This approach will require coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill). Long-term monitoring and maintenance are not expected to be required following completion of the remedial action.

### Cost

Alternative #1: The estimated cost of Alternative #1 is: \$0.

Alternative # 2: The estimated cost of Alternative # 2 is \$1,500,000 and excludes post-remedial monitoring of site conditions for effectiveness of the remedy.

Alternative #3: Excavation and Off-site Disposal of Petroleum-impacted Soil is estimated to cost \$1,800,000 and does not include long-term LNAPL groundwater monitoring and Post-Remedial Care reporting costs.

Alternative #4: LNAPL Recovery combined with Soil Excavation and Offsite Disposal is estimated to cost \$2,000,000.

**c. Recommended Cleanup Alternative:**

The recommended cleanup alternative is Alternative #4: LNAPL Recovery combined with Soil Excavation and Offsite Disposal.

Alternative #1: No Action, does not adequately address site risks. While Alternative #2: Construction of a Cap or Cover is less expensive than the other remedial alternatives, this approach would require ongoing monitoring and maintenance, the installation and maintenance of a sub-slab depressurization system to mitigate vapor intrusion risks, and the implementation of land use restrictions, making it more difficult to implement than Alternative #4: LNAPL Recovery. In addition, Alternative #2 does not prevent potential future exposure to LNAPL and is less likely to receive regulatory closure from the PADEP in a reasonable timeframe. Alternative #3: Excavation and Offsite Disposal of Impacted Soil would not effectively remove the source of impact to the groundwater and would require long-term monitoring of groundwater.

Based on this analysis, Alternative #4 is the preferred remedial approach as it will address both soil and groundwater conditions at the Site. This approach can be completed in a well-defined timeframe and is expected to be completed in a year.

**IV. Conclusions**

The objective of the ABCA is to provide a thorough evaluation of reliable remediation strategies consistent with technical feasibility, property redevelopment objectives, and cost. Applicable remediation technologies were outlined and evaluated based on analysis and data provided by professionals under contract to PAID. Based on this exercise, PAID determined that LNAPL Recovery combined with Soil Excavation and Offsite Disposal is the most appropriate remedial approach with regards to providing the most certainty for regulatory closure, liability protection, and provides a well-defined timeline to allow future development to proceed. PAID intends to carry out these activities through the solicitation of a bid package for contractor selection and implementation of the project work.





DATE	NO.	REVISIONS
9/7/11	1	90 SET
		TDC
		BT

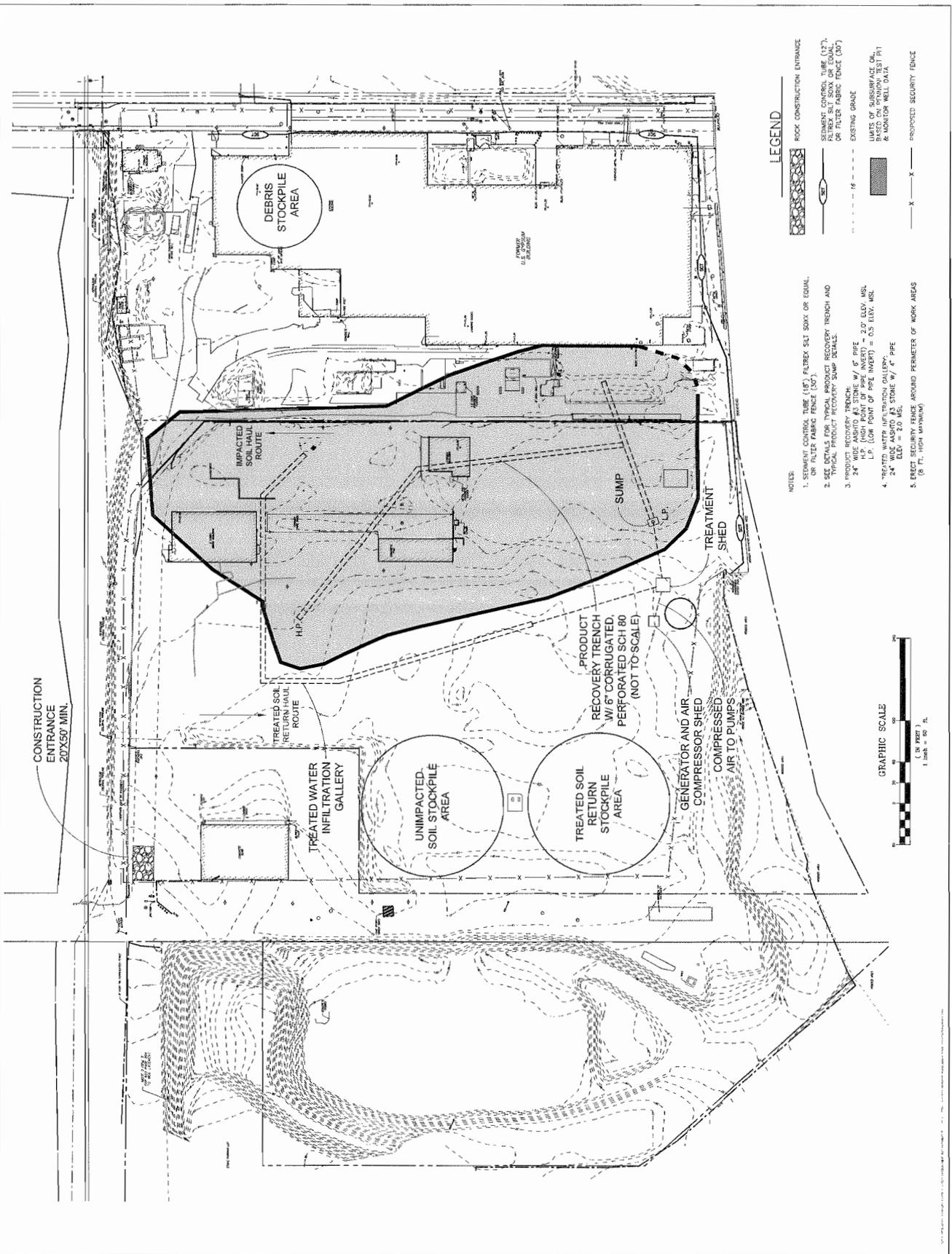
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

TRANSMONTAIGNE PROPERTY  
 59TH AND THE SCHUYLKILL  
 PHILADELPHIA, PENNSYLVANIA  
 PHILADELPHIA AUTHORITY FOR  
 INDUSTRIAL DEVELOPMENT (PAID)  
 2800 CENTRE SQUARE WEST  
 1500 MARKET ST  
 PHILADELPHIA, PA 19102-2126

REMEDATION PLAN  
 PART 3 OF 4  
 SHEET 002  
 1" = 60'

PROJECT NO.  
 N-0003

Pennoni Associates Inc. One Drexel Plaza, 3001 Market Street Philadelphia, PA 19104  
 Engineers • Surveyors • Planners • Landscape Architects



# Certificate of Incorporation

COMMONWEALTH OF PENNSYLVANIAOFFICE OF THE  
SECRETARY OF THE COMMONWEALTH

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, In and by the provisions of the Industrial Development Authority Law approved August 23, A.D. 1967, (Act No. 102), the Secretary of the Commonwealth is authorized and required to issue a

## CERTIFICATE OF INCORPORATION

evidencing the incorporation of an authority under the provisions of said Law.

AND WHEREAS, The stipulations and conditions of said Law have been fully complied with by the Municipal Authorities of the City of Philadelphia, Commonwealth of Pennsylvania desiring the organization of

## PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT

THEREFORE, KNOW YE, That subject to the Constitution of this Commonwealth, and under the authority of Act No. 102, approved the twenty-third day of August, Anno Domini one thousand nine hundred and sixty-seven, I DO BY THESE PRESENTS, which I have caused to be sealed with the Great Seal of the Commonwealth, declare and certify the creation, erection and incorporation of

## PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT

Into a body politic and corporate in deed and in law by the name chosen hereinbefore specified, now to become operative with authority to transact business, and which shall exist for a term of fifty years unless sooner dissolved according to law.

Such corporation shall have and enjoy and shall be subject to all the powers, duties, requirements, and restrictions, specified and enjoined in and by the above Act of Assembly and all other applicable laws of this Commonwealth.

SEAL OF THE STATE OF  
PENNSYLVANIA

GIVEN under my Hand and the Great Seal of the Commonwealth, at the City of Harrisburg this 27th day of December in the year of our Lord one thousand nine hundred and sixty-seven and of the Commonwealth the one hundred and ninety-second.

/s/ CRAIG TRUAX  
Secretary of the Commonwealth